

**MINUTES OF THE VINEYARD TOWN
WORK SESSION AND COUNCIL MEETING
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah
March 11, 2015, 6:00 PM**

6:00 PM WORK SESSION

PRESENT:

Mayor Randy Farnworth
Councilmember Dale Goodman
Councilmember Nathan Riley

ABSENT:

Councilmember Sean Fernandez
Councilmember Julie Fullmer

Staff Present: Attorney David Church, Planner Nathan Crane, Sheriff Deputy Collin Gordon, Treasurer Jacob McHargue, Public Works Director Don Overson, Recorder Pamela Spencer

Others Attending:

6:00 PM –

Staff discussed a COG task force, graffiti, adopting new ordinances, the fire service agreement and a fireworks display. Mayor Farnworth discussed the agenda items for the regular session.

7:00 PM COUNCIL MEETING

COUNCILMEMBERS PRESENT:

Mayor Randy Farnworth
Councilmember Sean Fernandez
Councilmember Dale Goodman
Councilmember Nathan Riley

ABSENT:

Councilmember Julie Fullmer

Staff Present: Attorney David Church, Planner Nathan Crane, Planning Commission Chair Wayne Holdaway, Water Operator Sullivan Love, Deputy Treasurer Jacob McHargue, Public Works Director Don Overson, Recorder Pam Spencer

Others Attending: Resident Tyce Flake, Mr. Bart Brockbank with R2R Ventures, Resident Marcus Jessop, Shawn Herring with Region Engineering and Bryant Bishop with Greenstone Properties

Regular Session - The meeting was called to order at 7:00 PM. The invocation was offered by Treasurer Jacob McHargue.

CONSENT ITEMS:

- a) Approval of minutes for February 11, 2015.

Motion: COUNCILMEMBER RILEY MOVED TO APPROVE THE CONSENT ITEMS AS PRESENTED. COUNCILMEMBER GOODMAN SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. NONE WERE OPPOSED. THE MOTION CARRIED WITH ONE ABSENT.

PLANNING COMMISSION UPDATE AND RECOMMENDATIONS TO THE COUNCIL:

Planning Commission Chair Wayne Holdaway reported that the Planning Commission recommended approval on two business items being addressed by the Council. He talked about the preferred street cross section for the Roper subdivision.

STAFF REPORTS:

Planner – Nathan Crane – Mr. Crane asked for Council direction regarding a possible TAC out-of-state tour. He recommended that it be done soon and that the number of attendees be limited. Mr. Church explained that there was an exception to the Open Meetings Act that allowed for tours to be taken without having to take minutes. Mr. Crane suggested leaving it up to Civil Solutions Group to determine the best site to tour. The Council reviewed the timing of a trip and their availability. Mr. Crane said he would coordinate with Civil Solutions Group to determine a location. It was decided that two Councilmembers and two Planning Commissioners would attend the out-of-state tour on March 20-21. The Council agreed that land owners wanting to also attend the tour would cover their own expenses.

Mr. Crane reported that plans for the area by the Megaplex should begin the review process within the next two weeks.

Public Works Director /Engineer– Don Overson – Mr. Overson reported that the 300 West detour road should be completed by the first of the week. Councilmember Riley wondered if the speed limit signs were posted on the detour and if there were any corners or curves to the road. Mr. Overson explained that it was an all weather surface and drivers would not be going fast. He said they could post speed limit signs if it became a problem. He also mentioned that continuators would be placed so drivers could see the curve of the road.

Mr. Overson mentioned that he attended a West Smith Irrigation Company meeting and learned that Vineyard had 18.8 shares of the ditch, which calculated to 466 acre feet of water worth about \$366,000. He said there might be interested parties wanting to lease the water from Vineyard. He said there might also be an option to irrigate the new 18 acre park with the water. Councilmember Fernandez wondered if the water was assigned to a service area. Mr. Overson understood that it was common to lease or swap shares.

Attorney – David Church – Mr. Church mentioned that current ordinances needed to be updated due to growth. He said he would soon present a new suggested General Municipal Code to be reviewed by the Council.

Utah County Sheriff Department – Collin Gordon – Deputy Gordon was not present at the meeting.

Treasurer – Jacob McHargue – Mr. McHargue mentioned that staff was working on the upcoming budget and creating a list of needs for next year.

Town Clerk/Recorder – Pamela Spencer – Ms. Spencer had no new items to report.

COUNCILMEMBER’S REPORTS:

Councilmember Riley – Councilmember Riley had no new items to report.

Councilmember Fernandez – Councilmember Fernandez had no new items to report. The Council thanked him for the reports from the Legislative session.

Councilmember Fullmer – Councilmember Fullmer was not present at the meeting.

Councilmember Goodman – Councilmember Goodman had no new items to report.

MAYOR’S REPORT :

Mayor Farnworth reported that he was waiting for a contract from Orem City regarding Fire and EMT services.

Mayor Farnworth mentioned that he had a discussion in his Mountainland Association meeting regarding light rail, FrontRunner, and the hub. He said the hub behind Geneva was estimated to be the Number 1 hub in Utah County because of the anticipated UVU (Utah Valley University) ridership. He said the goal was to have light rail service to Lindon City and Orem City on State Street.

Mayor Farnworth mentioned that North Pointe would change the location of their scale house this summer.

OPEN SESSION: Citizens’ Comments

Mayor Farnworth asked for public comment.

Resident Tyce Flake appreciated the curbs being cleaned. He said sidewalks on 300 West were completely covered. Mr. Overson mentioned that landscaping would be installed after the walls were put in this spring.

BUSINESS ITEMS:

8.1 Discussion and Action – Mill Road East Plat B

The applicant is requesting approval for preliminary and final plat for Mill Road East Subdivision, Plat B. The Mayor and Town Council will take appropriate action.

Mr. Crane reviewed the details of the property. He explained that the smaller parcel was

intended to be a buffer between Parish Chemical and Edgewater. The Council discussed the current condition of the Parish Chemical property. Mr. Crane mentioned that the Planning Commission recommended approval of the preliminary and final plat.

Councilmember Riley wondered why the property was being platted again. Mr. Bart Brockbank with R2R explained that they were anxious to develop the corner piece. He said they had been involved in talks with IHC (Intermountain Health Care) for a while. Mr. Brockbank explained that IHC was now interested in four acres for a regional center rather than the original two acres previously discussed.

Mayor Farnworth asked for additional questions. Hearing none, he called for a motion.

Motion: COUNCILMEMBER FERNANDEZ MOVED TO ACCEPT THE FINDINGS AND APPROVE THE MILL ROAD EAST SUBDIVISION PLAT B AS PRESENTED SUBJECT TO THE FOLLOWING STIPULATIONS AS RECOMMENDED BY THE PLANNING COMMISSION AND STAFF:

1. THE FINAL PLAT SHALL BE IN CONFORMANCE WITH THE APPLICATION DATE STAMPED MARCH 30, 2015, EXCEPT AS MODIFIED BY THESE STIPULATIONS.
2. THE PLAT SHALL INCLUDE THE APPROPRIATE CROSS ACCESS EASEMENT.
3. PRIOR TO RECORDATION THE FINAL PLAT SHALL BE REVISED AS DETERMINED BY THE TOWN ENGINEER.

COUNCILMEMBER RILEY SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. NONE WERE OPPOSED. THE MOTION CARRIED WITH ONE ABSENT.

8.2 Discussion and Action – Roper Property Preliminary and Final Plat Approval

The applicant is requesting Preliminary and Final Plat Approval for the Roper 5 lot Subdivision, located on the Southwest Corner of 400 South and 620 East. The Mayor and Town Council will take appropriate action.

Mr. Crane reviewed the details of the application. He mentioned that there was a cul-de-sac for the subdivision. He said the property was in the R-2-15 Zone and that staff was authorized by the Council to look at alternative road cross sections. He reviewed three options and mentioned that Option 1 with 26-foot asphalt was recommended by the Planning Commission.

Councilmember Riley said he was surprised by how significantly the property had been raised. Mr. Crane explained that the site was raised about four feet in order to connect to the sewer drainage. Mr. Overson added that some of the lots would require walkout basements. He talked about the elevation of the lots. Councilmember Riley mentioned that it was not anticipated that some of the new homes in Vineyard would have basements.

Councilmember Fernandez wondered how the storm water was handled on the site. Mr. Overson explained that Vineyard did not particularly have a storm drain system. He said the water would drain to the streets and the lots would retain water on site. He said a grading plan and storm drain site plan was submitted for each lot and site development would be done accordingly.

Councilmember Riley wondered if the cul-de-sac was large enough for fire trucks. Mr. Overson said it was.

Councilmember Riley confirmed that all lots in the proposed subdivision were 15,000 square feet or larger. Mr. Crane suggested adding a stipulation specifying the minimum lot size.

Mayor Farnworth asked for additional questions or comments. Hearing none, he called for a motion.

Motion: COUNCILMEMBER RILEY MOVED THAT THE COUNCIL APPROVE THE 5-LOT ROPER PROPERTY PRELIMINARY AND FINAL PLAT WITH CURB AND GUTTER OPTION 1 DEFINED AS 26 FEET OF ASPHALT, 2 FOOT RAISED CURB ON BOTH SIDES, AND 5 FOOT SIDEWALK ON EACH SIDE, SUBJECT TO THE FOLLOWING FIVE STIPULATIONS:

1. THE FINAL PLAT SHALL CONFORM TO THE PRELIMINARY PLAT DATED STAMPED FEBRUARY 27, 2015 EXCEPT AS MODIFIED BY THESE STIPULATIONS.
2. PRIOR TO FINAL PLAT APPROVAL, THE STREET NAMES AND ADDRESSING SHALL BE APPROVED BY THE TOWN ENGINEER AND TOWN PLANNER.
3. ALL STREET RIGHT OF WAY AND IMPROVEMENTS SHALL BE DEDICATED AS REQUIRED BY THE TOWN ENGINEER.
4. THE FINAL PLAT SHALL BE REVISED AS DETERMINED BY THE TOWN ENGINEER AND TOWN PLANNER.
5. MINIMUM LOT SIZE WITHIN THE SUBDIVISION SHALL NOT BE LESS THAN 15,000 SQUARE FEET.

COUNCILMEMBER GOODMAN SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. NONE WERE OPPOSED. THE MOTION CARRIED WITH ONE ABSENT.

8.3 DISCUSSION AND ACTION – Vote By Mail

Pamela Spencer Town Clerk/Recorder will present her findings on the "Vote by Mail" municipal election option. The Mayor and Town Council will take appropriate action

Mayor Farnworth talked about the purpose for the discussion. He asked Ms. Spencer to lead the discussion.

Ms. Spencer mentioned that there had been a lot of discussion in different cities regarding a vote-by-mail process. She said some cities approved it and others did not. She explained the vote-by-mail process. She reviewed voter turnout statistics for cities that used vote-by-mail and the difference in costs. Ms. Spencer presented the projected costs using a polling location versus using a vote-by-mail process.

Resident Marcus Jessop talked about the experience in Davis County and candidates having to wait two weeks before knowing if they won the election. He said there might be voters who liked going to the polls to vote and said he saw the advantages of it.

Discussion ensued. The Councilmembers decided to consider the issue and discuss it during a future meeting.

8.4 Discussion and Action – Recording Systems

Pamela Spencer Town Clerk/Recorder will present three different recording systems and their costs to the Mayor and Town Council. The Mayor and Town Council will take appropriate action.

Ms. Spencer presented the different options for an audio recording system. She talked about the software requirements, the initial setup pricing and upgrade options for each system.

Discussion ensued. The Council wanted to ensure that the new system would provide anyone with the ability to access recordings using mobile devices. The Councilmembers were comfortable with staff choosing the new recording system.

8.5 Discussion and Action - Appoint a Representative to the Utah Valley Dispatch Special Services District - Resolution 2015-04

Mayor Farnworth is requesting the appointment of a representative to the Utah Valley Dispatch Special Service District. The Mayor and Town Council will take appropriate action.

Mayor Farnworth explained that he asked Mr. McHargue to serve as the Vineyard representative. He asked for feedback from the Council. Discussion ensued.

Motion: COUNCILMEMBER RILEY MOVED TO APPROVE RESOLUTION 2015-04 AND TO APPOINT JAKE MCHARGUE TO THE UTAH VALLEY DISPATCH SPECIAL SERVICES DISTRICT. COUNCILMEMBER FERNANDEZ SECONDED THE MOTION. MAYOR FARNWORTH AND COUNCILMEMBER FERNANDEZ, COUNCILMEMBER GOODMAN, AND COUNCILMEMBER RILEY WERE IN FAVOR. NONE WERE OPPOSED. COUNCILMEMBER FULLMER WAS ABSENT. THE MOTION CARRIED WITH ONE ABSENT.

8.6 DISCUSSION AND ACTION – West Smith Ditch Irrigation Company Board Member Appointment

Mayor Farnworth is requesting the appointment of a representative to the West Smith Ditch Irrigation Company. The Mayor and Town Council will take appropriate action.

Mayor Farnworth said that Vineyard needed a representative on the Board because they were a major stockholder.

Motion: MAYOR FARNWORTH MOVED TO APPOINT MR. DON OVERSON AS A WEST SMITH DITCH IRRIGATION COMPANY BOARD MEMBER. COUNCILMEMBER GOODMAN SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. NONE WERE OPPOSED. THE MOTION CARRIED WITH ONE ABSENT.

CLOSED SESSION

Motion: COUNCILMEMBER GOODMAN MOVED TO GO INTO A CLOSED SESSION FOR THE PURPOSE OF DISCUSSING PROPERTY ACQUISITION. COUNCILMEMBER RILEY SECONDED THE MOTION. MAYOR FARNWORTH, COUNCILMEMBER FERNANDEZ, COUNCILMEMBER GOODMAN, AND COUNCILMEMBER RILEY WERE IN FAVOR. NONE WERE OPPOSED. COUNCILMEMBER FULLMER WAS ABSENT. THE MOTION CARRIED WITH ONE ABSENT.

ADJOURNMENT :

Motion: COUNCILMEMBER FERNANDEZ MOVED TO ADJOURN THE MEETING AT 9:19 PM. COUNCILMEMBER RILEY SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED.

Next regularly scheduled meeting is March 25, 2015.

MINUTES APPROVED ON: April 22, 2015

CERTIFIED CORRECT BY: /s/ Pamela Spencer
P. SPENCER, TOWN CLERK/RECORDER