

MINUTES OF THE VINEYARD
WORK SESSION AND TOWN COUNCIL MEETING
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah
December 09, 2015 at 6:00 PM

6:00 PM WORK SESSION WITH STAFF

Present

Mayor Randy Farnworth
Councilmember Julie Fullmer (electronically)
Councilmember Dale Goodman
Councilmember Nate Riley

Absent

Councilmember Sean Fernandez

Staff Present: Public Works Director/Engineer Don Overson, Town Planner Aric Jensen, Finance Director Jacob McHargue, Utah County Sheriff's Deputy Collin Gordon, Town Clerk/Recorder Pamela Spencer, Town Attorney David Church.

Others Present: Residents Tyce Flake and Chris Judd.

Mayor Farnworth went over the agenda with staff.

Public Works Director/Engineer Don Overson reported that he met with UTA and Gerald Anderson with Anderson Development on the concept plan for the train station. He said that they would be getting an approximate cost for the first phase. He mentioned that Steve Meyer with UTA and Mr. Anderson felt that they could have the first phase built and opened for use in two years. Mr. Anderson committed to building the 6-story building plus part of the parking lot and then it would be Vineyard's responsibility to finish the parking lot and the road into the train station. He said that they estimate it would cost four (4) to six (6) million for Vineyard's part. Mr. Meyer was willing to help with the TIGER grant application. He mentioned that the grant might end up being a 70/30 or 60/40 split with the federal government and the town.

Mayor Farnworth mentioned that there were from MAG who also interesting in being involved in the grant application. Mr. Overson said that the more entities involved the better chance they had of receiving the grant money.

Mr. Overson explained the other phases of the train station and that the parking structures needed to meet the density planned for the area.

Mr. Overson reported that Glen Pettit would like to donate to the town land west of the trail along the lake by the Shores subdivision. He said that resident Kyle Stucki would like to obtain property that aligns with 300 West behind his property and was landlocked. Councilmember Goodman asked if this was taxable land. Mr. Overson replied that he would look into it.

Councilmember Goodman asked for an update on the public safety building. Mr. Overson replied that Epic Engineering who designed the building needed to make some changes to plans so he could continue with the bid process.

Mr. Overson gave a brief overview of the three items he had on the agenda. Councilmember Elect Tyce Flake mentioned that he met with Dave Pitcher from the Central Utah Water Project about water storage.

Utah County Sheriff's Deputy Collin Gordon reported that the south end of Vineyard Road had been blocked off because of criminal activity. He explained that it was state land and that they would be posting "no vehicles allowed" signs. He mentioned that the inmate work crew would be coming the next day for clean up around the city. He explained that he did not have the 3rd quarter law

enforcement calls report but that it was coming. He gave a brief overview of the statistics. He reported that in the 3rd quarter of 2014, there were 197 calls for service in comparison to the 494 calls for the 3rd quarter of 2015. He mentioned that the total number of calls for 2014 was 736 and year to date for 2015 there were 1602. Councilmember Goodman asked what the percentage was for high-density housing. Deputy Gordon replied that he was waiting for changes to the reporting system before he could separate the calls per area.

Deputy Gordon reported that they had a traffic team doing speed enforcement in front of the school.

Town Planner Aric Jensen gave a brief overview of the two business items that were on the agenda for development. Councilmember Riley asked about the parking stall requirements and if the fast food restaurant would require additional parking. Mr. Jensen replied that the parking amount would be determined when they submit their request. Councilmember Riley expressed his concern with the division of part of the land in the WatersEdge Zone. Mr. Jensen explained how the code was written and that they could not deny their request. Mr. Overson mentioned that he would have a trail master plan for the WatersEdge development by tomorrow.

Mr. McHargue reported that the Council retreat had been scheduled for January 25, 2016. He recommended that they should read the training book before the meeting. He mentioned that the budgeting and purchasing reports were on the Dropbox.

Town Attorney David Church reported that he had a discussion with Cody Deeter from Lewis Young Robertson and Burningham about the triggering of the tax increment for certain parcels on the Geneva Property. He mentioned that he had a call from Sue Hronek with Union Pacific who said that they would have the draft of the documents for the removal of the rail spur the first of next week.

Councilmember Goodman reported that he attended the Northern Utah Environmental Resources Association (NEURA) meeting. He said that one of the main discussion items was that recycling was not making enough money and that they might be adding additional charges.

Mayor Farnworth mentioned that he met with Mayor Brunst from the City of Orem, who runs a business in Vineyard about allowing concrete crushing on the Geneva site. He explained to him that his company did not own the ground, and that a permit was given to Anderson Geneva to allow crushing as part of the land cleanup. He told him that the town does not allowed anyone to run a crushing business in Vineyard. The said that the complaint was that Mike Dunn's company was bringing in concrete from other places to crush along with what was already there. He told Mayor Brunst that he needed to bring the town proof and they would shut Mr. Dunn's project down.

7:00 PM REGULAR SESSION

Present

Mayor Randy Farnworth
Councilmember Julie Fullmer (electronically)
Councilmember Dale Goodman
Councilmember Nate Riley

Absent

Councilmember Sean Fernandez

Staff present: Public Works Director/Engineer Don Overson, Town Planner Aric Jensen, Finance Director Jacob McHargue, Utah County Sheriff's Deputy Collin Gordon, Town Clerk/Recorder Pamela Spencer, Town Attorney David Church, Planning Commission Chair Wayne Holdaway, Water/Sewer Operator Sullivan Love.

Others Present: Residents Tyce Flake, Chris Judd, Anthony Jenkins, Cristy Welsh, and Jana George, Pete Evans and Nate Hutchingson with Flagship Homes, Garrett Seely with Woodside Homes, Mike Hutchings with Anderson Development.

Regular Session - The meeting was called to order at 7:00 PM. The invocation was offered by Mayor Farnworth.

CONSENT ITEMS:

- a) Approval of November 17, 2015 Minutes
- b) Approval of November 24, 2015 Minutes
- c) Approval of Edgewater Phase 6
- d) Approval of Edgewater Phase 7
- e) Approval of Edgewater Phase 8

Mayor Farnworth called for a motion.

Motion: COUNCILMEMBER GOODMAN MOVED TO APPROVE THE CONSENT ITEMS. COUNCILMEMBER RILEY SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. MOTION CARRIED WITH ONE ABSENT.

PLANNING COMMISSION UPDATE AND RECOMMENDATIONS TO THE COUNCIL:

Planning Commission Chair Wayne Holdaway – Mr. Holdaway reported that the Planning Commission recommended approval of the two items on the agenda, WatersEdge and Vineyard Gateway.

STAFF REPORT

Public Works Director/Engineer – Don Overson – Mr. Overson reported that work on Main Street was going well, and that the streetlights and landscaping should be completed by February. He mentioned that he has been working with the property owners and UTA on a concept plan for the FrontRunner station. He said that Steve Meyer with UTA mentioned that this was the only place in Utah County where there was an opportunity to create a station like this. He mentioned that there were a couple of people who wanted to donate land to or purchase property from the town.

Councilmember Riley asked for an update on the striping of the curb on Geneva Road. He asked if the town could get “no parking” signs, and install them. Mr. Overson replied that he would be meeting with Terri Newell from UDOT and would try to get an update. Deputy Gordon mentioned that he had left messages with UDOT and had not heard back from them. Councilmember Riley said that there were now three (3) semis parked along Geneva Road. Resident and Councilmember Elect Tyce Flake living in the Shores subdivision stated that he saw four (4) semis parked along Geneva Road. Mr. Overson explained that it was a state road and that the state needed to install everything. Mayor Farnworth asked Mr. Overson to discuss the signage for Vineyard on the freeway at his meeting with UDOT.

Attorney – David Church – Mr. Church reported that they were moving forward on the removal of the railroad spur along Geneva Road.

Utah County Sheriff’s Department – Deputy Collin Gordon – Deputy Gordon reported that west of Vineyard Road there was spur that dropped down to the lakebed that people were using to access the lake. He mentioned that there had been a lot criminal activity there lately and it was requested to have the road blocked off. He said that the state put up barriers to restrict public access. He mentioned that he was waiting for a system update to give them the 3rd quarter law enforcement calls report. He said that with this update the high-density housing projects would have their own reporting zone. He reported that there were 197 law enforcement calls for services in the 3rd quarter of 2014 compared to

494 in the 3rd quarter of 2015. He stated that the total number of calls for 2014 were 736 compared to 1602 to date in 2015. He mentioned that the inmates would be coming the next day to clean up some of the roads before it snowed again.

Planner – Aric Jensen – Mr. Jensen had no new items to report.

Finance Director – Jacob McHargue – Mr. McHargue had no new items to report.

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

COUNCILMEMBERS' REPORTS

Councilmember Julie Fullmer - Councilmember Fullmer – had no new items to report.

Councilmember Sean Fernandez – Councilmember Fernandez was excused.

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

Councilmember Dale Goodman – Councilmember Goodman reported that he attended a meeting with NUERA where they discussed the possibility of an increase in the cost of recycling. He said that recyclers found that they were not able to operate with the rates they were currently charging. He explained that most people were paying for just the pickup of the recycling and that they may have to charge for tipping fees, which could possibly double the cost of recycling for the homeowners.

MAYOR'S REPORT – Mayor Farnworth had no new items to report.

OPEN SESSION: Citizens' Comments

Mayor Farnworth opened the public session.

Resident Chris Judd living in the Sleepy Ridge subdivision asked if the recycling companies could change the rates at any given time or if there was a percentage that they could not raise the amount above from the original rate in the contract. Councilmember Goodman replied that there was nothing precise, it was what they foresaw coming. Mayor Farnworth mentioned that the dumps had no place to put the green waste. He said that green waste was not being used, and that it was cheaper to put it in the landfill.

Pete Evans with Flagship Homes expressed his concern with the time it was taking to issue building permits. He said that he spoke with George Reid the new Building Official and he said that it was taking six (6) to eight (8) week to complete a plan review. He suggested a temporary fix of bringing in an outside firm to help with plan checks to speed up the process. He said that the additional fees would be paid by the builders. Mr. Overson replied that the delay was a matter of Mr. Reid taking on things that were not being done in the past, which had expanded the inspection time. He stated that they were working on a new process that would shorten the review time. He mentioned that there was an increase in subdivisions pulling permits. Mr. Evans mentioned that they had submitted eleven (11) building permits the day before. He requested that they look at a short-term solution.

Cristy Welsh living in the Garden subdivision mentioned that when they tore up the land on her street they tore up the end road and left a piece of it unfinished. She wanted to know when it would be fixed. Mr. Evans replied that he was not aware of the finished edge conditions and would look into it. Mr. Overson commented that he was aware of it and had been in contact with the contractor.

Resident Jana George living in the Sleepy Ridge subdivision asked if there were going to be three charter schools in Vineyard. Mr. Overson replied that Franklin Discovery Academy had submitted plans and that there was the potential for one other school. Mr. Church explained that the charter schools did not have to ask permission from the town to build the schools. Mr. Evans reported that Freedom Academy had closed on the property on the northwest corner of Main Street and 400 North and they expect to be open in the fall of 2016.

Resident Anthony Jenkins living in the LeCheminant subdivision inquired about plans for on and off street bike paths and where the plans were located. Mayor Farnworth replied that they wanted to keep cycling on the trails as much as possible. Mr. Overson said that people were allowed to ride bikes on the road, but they did not have a cross section that included bike lanes and that it needed to be addressed. Mr. Jenkins said that when the train station is completed he would like to cycle to it and commute. Mayor Farnworth said that they would have a map that showed the location of the trails. Mr. Overson explained that there would be trail corridors that would not conflict with roads but they would address bike lanes in the road plans.

Ms. Welsh asked if the town would be coming up with the funds to acquire the property where Grant Holdaway grew pumpkins for his garden center. Mayor Farnworth mentioned that they were in negotiations with the landowner.

Mayor Farnworth asked for further comments. Hearing none, he closed the public session.

BUSINESS ITEMS:

8.1 DISCUSSION AND ACTION – WatersEdge Phase 7 Plat A

The applicant is proposing to subdivide approximately 47 acres into (4) parcels ranging between 9 to 14 acres in size. The Mayor and Town Council will take appropriate action.

Mayor Farnworth turned the time over to Town Planner Aric Jensen.

Mr. Jensen reviewed the subdivision request. He explained that this item was not to approve any development but to approve a division of the land. He stated that based on the Town Code and the Planning Commission's recommendations the Council should approve the request as presented.

Councilmember Riley said that he indicated before that he would not vote on any action until they saw a trail master plan. He asked how they were going to be coordinating the development with four (4) landowners. He wanted to see what parcels were being impacted in relation to the other parcels. He asked where the trail map was that they had requested.

Mr. Evans felt that the trail map did not apply to this item because they were breaking it up into marketable pieces and there was no site layout. Garrett Seely with Woodside Homes said that they were not asking to subdivide but that these were metes and bounds descriptions to break the land into four (4) parcels to obtain tax ID numbers. He mentioned that the three parcels on the east side next to the railroad tracks would be presented at the next Planning Commission meeting and that they would include a layout of the trails. Mr. Seely said that he would be entitling the property and be responsible for bringing the subdivisions to the town. Councilmember Riley asked if Woodside would entitle all of the parcels. Mr. Seely replied that he was working with DR Horton, Garbett Homes, and the developer for the Town Homes project and that he was entitling for them.

Councilmember Fullmer asked if they would be able to coordinate with all of the developers to work with them on the trials. Mr. Seely explained that the lenders would not lend on a metes and bounds description and that they wanted to lend on a tax ID number. Councilmember Riley asked what would happen if the developments did not get approved. Mr. Seely said that he needed to go through the process first before they could purchase the land. Mr. Jensen explained that the town approved this part of the ordinance and that the property owners were entitled to the number of units shown on the

plan. He said that the Planning Commission and Council cannot deny this request if it meets all of the provisions in the code.

Councilmember Riley felt that it was critical that nothing was passed over. Mr. Seely gave his word that they would get everything they were promised. He said that they were parceling the property to sell individual pieces that banks would lend on.

Mr. Judd explained from a banker's perspective that a builder would not want to come into the bank without the metes and bounds description. He said that if they were working with someone that was willing to take the entitlement through they were in a better position.

Councilmember Riley expressed his disappointment that they had not seen the master trail map. Mr. Evans said that they were trying to overlay all of the plats that had been approved so far and show how they matched up with the rest of the development. Councilmember Riley felt that it was crucial that the information was before them before they bring in any other plans. Mr. Evans explained that there was an approved trail plan and that it would be more detailed as they lot the land.

Councilmember Riley said that he had yet to see how the eight (8) miles of trails would be laid out in the master plan. He said that they were making decisions that would become irreversible and they would not have a lot of input on. Nate Hutchingson with Flagship Homes explained that when they bring in preliminary plans they show overall plan and how the trails fit together. He said that the purpose was to have the trail corridor go through the areas but that the trails might need to be moved over a few feet as they were laid out.

Councilmember Goodman felt that the problem was when they look at the bubble plan it shows a greenspace, and as they were put in the housing and roads it was no longer a green space. He explained that the plans showed a path that was not a 25-foot wide green space but could be sidewalk or greenway. Mr. Seely said that all of the trails they were showing on the three lower pieces were exactly where they were on the bubble map.

Mayor Farnworth called for a motion.

Motion: COUNCILMEMBER GOODMAN MOVED TO APPROVE THE PROPOSED SUBDIVISION OF APPROXIMATELY 47 ACRES INTO (4) PARCELS RANGING IN SIZE FROM 9 TO 14 ACRES AS SHOWN ON THE ATTACHED SURVEY, WITH THE FOLLOWING CONDITIONS AND FINDINGS:

CONDITIONS

1. IF NECESSARY, THE APPLICANT PROVIDES AN UPDATED PR AND MAKES ANY OUTSTANDING REDLINE CORRECTIONS,
2. THE APPLICANT PAYS ALL FEES AND BONDS,
3. THIS SUBDIVISION DOES NOT GUARANTEE OR CONVEY ANY BUILDING RIGHTS OR PRIVILEGES; ANY OWNER OF ANY PARCEL CREATED HEREIN MUST APPLY FOR SITE PLAN AND/OR ADDITIONAL SUBDIVISION APPROVALS BEFORE ANY CONSTRUCTION THEREON.

FINDINGS

1. THE PROPOSAL QUALIFIES FOR A PLAT EXEMPTION;
2. THE ENGINEERING DEPARTMENT RECOMMENDS APPROVAL;
3. THE PROPOSED SUBDIVISION APPEARS TO CONFIRM TO ALL TOWN STANDARDS.

COUNCILMEMBER RILEY SECONDED THE MOTION.

Councilmember Fullmer felt it was not okay to approve this item without the other information that the Council had requested. She asked that they amend the motion to include the trail map. Councilmember Riley explained that when he spoke earlier he was speaking for himself and not speaking for the council. He said that what changed for him was that there was still going to be one landowner that had to go through the entitlement process and that they were not dealing with four (4) separate purchasers at this point. He said that his concern was that they were going to have work with

four (4) different developers on getting the trail details they were requesting. Councilmember Fullmer felt that it was appropriate to support each other on the council.

Mayor Farnworth called for a vote.

ALL PRESENT WERE IN FAVOR. MOTION CARRIED WITH ONE ABSENT.

Mr. Evans said that he understood that when they presented something that showed a piece of the trail that they wanted to see the big picture. He felt that this had nothing to do with that request.

8.2 DISCUSSION AND ACTION – Vineyard Gateway 1 Site Plan Amendment

Mr. Steve Pruitt representing Vineyard Gateway 1 LLC, requests amended site plan approval for the Vineyard Gateway commercial development. The Mayor and Town Council will take appropriate action.

Mayor Farnworth turned the time over to Town Planner Aric Jensen.

Mr. Jensen reviewed the site plan amendment and the Planning Commission stipulations. He said that the Planning Commission recommended approval.

Mayor Farnworth called for a motion.

Motion: COUNCILMEMBER RILEY MOVED THAT THE COUNCIL APPROVE THE AMENDED VINEYARD GATEWAY SITE PLAN WITH THE FINDINGS AND CONDITIONS SET FORTH IN THE STAFF REPORT.:

FINDINGS:

- IT CONFORMS TO THE VINEYARD GENERAL PLAN.
- IT SATISFIES THE REQUIREMENTS OF THE ZONING ORDINANCE.
- IT CONFORMS TO THE PROVISIONS OF THE RMU ZONING DESIGNATION.

CONDITIONS:

1. THE APPLICANT SHALL INSTALL ALL UNCOMPLETED SECTIONS OF SIDEWALK AND CURB AND GUTTER LOCATED WITHIN THE ADJACENT STREET RIGHTS-OF-WAY, INCLUDING ADJACENT TO THE AREA SHOWN FOR FUTURE DEVELOPMENT;
2. ALL LANDSCAPING SHALL BE INSTALLED PRIOR TO ANY CERTIFICATE OF OCCUPANCY, WITH THE EXCEPTION OF THE LANDSCAPING IMMEDIATELY SURROUNDING THE AREA OF FUTURE DEVELOPMENT.
3. ANY DISCREPANCIES BETWEEN THE EXISTING, APPROVED SITE PLAN DRAWINGS AND THE PROPOSED AMENDED SITE PLAN SHALL BE RESOLVED ADMINISTRATIVELY.
4. THIS ACTION DOES NOT ENDORSE OR OTHERWISE ENTITLE THE APPLICANT TO THE FUTURE DEVELOPMENT OF A FIFTH BUILDING AND RELATED IMPROVEMENTS (AS REPRESENTED BY DASHED LINES ON THE AMENDED SITE PLAN).
5. THE APPLICANT SHALL PAY ALL REQUIRED FEES AND BONDS.

COUNCILMEMBER GOODMAN SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. MOTION CARRIED WITH ONE ABSENT.

8.3 DISCUSSION AND ACTION – Water Storage MOA (Resolution 2015-15)

Public Works Director/Engineer Don Overson will present a Memorandum of Agreement (MOA) for approval to collaborate with Orem and CUWP to conduct a water storage site study. The

Mayor and Town Council will take appropriate action. (This item was postponed from the November 17, 2015 meeting.)

Mayor Farnworth turned the time over to Public Works Director/Engineer Don Overson.

Mr. Overson explained that this item was postponed from the last council meeting because of changes to the agreement that the City of Orem had requested. He presented the agreement and explained how it would work. He said that it sets up a process for working with CUP and Orem to study locations for water storage in Orem and Vineyard. He said that it breaks down the cost sharing of which Vineyard would be responsible for 20 percent. He requested that the council give the mayor permission to sign the agreement.

Councilmember Riley asked Mr. Church if there was anything of concern in the agreement. Mr. Church replied that it was a straight forward agreement. He said that the real cost would come after the study was completed and they decide how and where to build the storage. Mr. Overson explained that the agreement did not obligate the town to build the tank in any certain place. He said that the study would come back with recommendations, which they do not have to follow.

Councilmember Goodman asked for clarification that CUP would put out the RFP and run the study process. Mr. Overson explained that a panel of employees from CUP, Orem, and Vineyard would monitor the process.

Councilmember Goodman asked how long the study would take. Mr. Overson replied that they estimated three (3) to six (6) months.

Mr. Church reminded the council that they had an obligation to build storage and that this study would delayed that obligation.

Mr. Overson explained that Orem did not agree with the town's master water storage plan so this MOA was a way to revise the plan. He said that when the study was completed the storage plan could be edited to match what the study suggested.

Mayor Farnworth called for a motion.

Motion: COUNCILMEMBER GOODMAN MOVED TO AUTHORIZE THE MAYOR TO SIGN THE WATER STORAGE MOA RESOLUTION 2015-15. COUNCILMEMBER FULLMER SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. MOTION CARRIED WITH ONE ABSENT.

8.4 DISCUSSION AND ACTION – North Area Water Use Study

Public Works Director/Engineer Don Overson will present the north area water use study for the north water zone. The Mayor and Town Council will take appropriate action.

Mayor Farnworth turned the time over to Public Works Director/Engineer Don Overson.

Mr. Overson explained that with the development of the Geneva project it was necessary to purchase water from CUP for the residential areas. He stated that the developers requested him to look at the water usage. He said as it works now they would have to purchase an acre-foot of water per unit. He explained that they asked him to look at what other cities had done and come up with a water use table to tell them how much water they had to purchase.

Mr. Overson explained that he came up with a 4-step process. He said that he looked at the State's requirements for water use and design and came up with a cost by size of lots. He revised the cost by looking at other studies that had been done. He said he used one study that the Department of Natural Resources had completed which included 18 cities. He then compared that study with Eagle Mountain, Lehi, and Saratoga Springs who purchased water through CUP. He compared that with the town's water use records for the Sleepy Ridge, Holdaway Road, LeCheminant, and the Shores

subdivisions. He presented a table with zoning types, lot acreage, the State's numbers, D&R numbers, and the current water use. He said that he compared the water usage for Vineyard, Orem, Provo, and Lehi. The water use per lot in Vineyard was a lot lower than most cities. He explained what the charges would be for each type of housing development.

Councilmember Riley asked if he took into consideration family size and number of bedrooms. Mr. Overson replied that it included the maximum usage. He said that he took an average of usage and included a percentage for landscaping. Councilmember Riley asked about pools with a high water usage. Mr. Overson replied that pools were included and added that they did not use that much water.

Councilmember Riley asked what would happen if they found the numbers were too low. Mr. Church replied that if they run more water than the contract allows they could force the town to purchase more water. He said the question would be if the town had enough money to purchase it and if CUP had more water to purchase. He explained that they would have to find another wholesaler or tell the residents to be more frugal. He said the town needs to think of themselves as the retailer and they are buying the right to have the water available. He explained that the only thing they were doing by purchasing the water was having the right to sell it. Mr. Overson said that this did not cover the cost to water the parks etc. He said that they were monitoring the water use closely.

Mr. Church explained that according to state law the town could only require the developer to acquire the amount that would be a reasonable burden. He said that the contract signed with the wholesalers did not bind the town with something they could not pass on to the developers.

Councilmember Riley asked if there was sufficient water for the development of the Geneva land. Mr. Overson replied that they had until 2021 to take the water from CUP and after that CUP could sell it to someone else.

Mr. Church said that the developer could buy a block of water from CUP or Orem. Mr. Overson explained that Orem's water came through the impact fees charged.

Mr. Judd asked if Lehi, Saratoga, and Eagle Mountain were on CUP water. He commented that this were growing areas and asked what water availability CUP had and if Vineyard was big enough to have some say in who could purchase it. Mr. Overson replied that CUP could not sell to anyone else until 2021. Mr. Judd said that Eagle Mountain did not calculate for enough water and they were now short. Mr. Church explained that Eagle Mountain had CUP and wells. He mentioned that they required water from the developers and that the concern was more infrastructure than source.

Mayor Farnworth called for a motion to accept the table.

Motion: COUNCILMEMBER RILEY MOVED TO ADOPT THE STUDY FOR THE NORTH AREA WATER USE TABLE AS PRESENTED. COUNCILMEMBER GOODMAN SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. MOTION CARRIED WITH ONE ABSENT.

8.5 DISCUSSION AND ACTION – Municipal Wastewater Planning Program (Resolution 2015-16)

Water/Sewer Operator Sullivan Love will present the results of the 2014 annual sewer self-evaluation as required by the State of Utah. The Mayor and Town Council will review and by resolution approve the results.

Mayor Farnworth turned the time over to Water Operator Sullivan Love.

Mr. Love presented the report and explained the results of the self-analysis of the wastewater system. He said that this analysis allows the state to manage any potential concerns and allows the town to understand how the system is operating.

Mayor Farnworth called for a motion.

Motion: COUNCILMEMBER GOODMAN MOVED TO ADOPT THE MUNICIPAL WASTEWATER PLANNING PROGRAM RESOLUTION 2015-16. COUNCILMEMBER RILEY SECONDED THE MOTION. ALL PRESENT WERE FAVOR. MOTION CARRIED WITH ONE ABSENT.

ITEMS REQUESTED FOR NEXT AGENDA

Mr. Church requested to have the annual open meetings training placed on the first agenda in January.

Mr. Jensen reported that the Planning Commission held a public hearing to discuss changes to the Zoning Ordinances and that it would remain open until further notice. He asked the council to email him any concerns they felt needed addressed.

ADJOURNMENT

Mayor Farnworth called for a motion to close the meeting.

Motion: COUNCILMEMBER GOODMAN MOVED TO CLOSE THE MEETING AT 8:32 PM. ALL PRESENT WERE IN FAVOR. MOTION CARRIED WITH ONE ABSENT.

The meeting was adjourned at 8:32 PM. The next regularly scheduled meeting will be held on January 13, 2016.

MINUTES APPROVED ON: January 13, 2016

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