



VINEYARD
STAY CONNECTED

WATER CONSERVATION PLAN

JANUARY 2022

Sullivan Love, Water Conservation Coordinator

Karl Patten, Environmental Utilities Supervisor

Emily Kofoed, Staff Engineer I

- **INTRODUCTION**

Vineyard City has prepared this Water Management and Conservation Plan to meet the requirements of the Utah Water Conservation Act (UC 73-10-32) and to assist the City address its current and future water needs.

Vineyard City has designated the Water Division Manager as its Water Conservation Coordinator.

- **SYSTEM PROFILE**

The City of Vineyard is located in north-central Utah County on the eastern shore of Utah Lake. Vineyard began as an agricultural settlement when its first settlers arrived in 1855. In the 1940s, the Geneva Steel Mill was constructed on about 1,700 acres of land in Vineyard where it operated until the early 2000s. The future of the Geneva Steel Mill was plagued with multiple shutdowns and changes in ownership. The Mill was permanently closed in 2002, its assets liquidated, and the land sold for development in 2005.

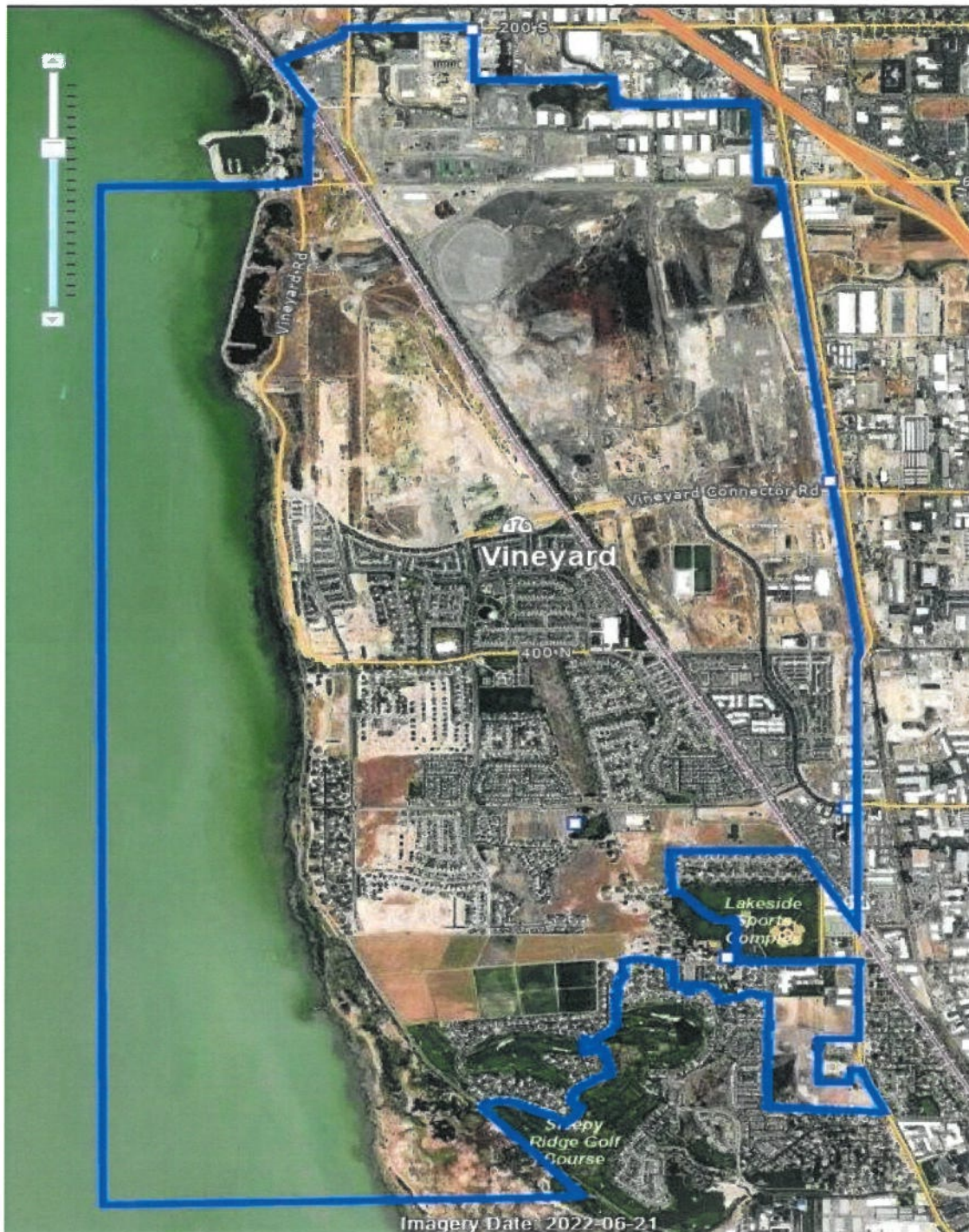
Vineyard has earned the distinction as one of the most rapidly growing cities in Utah, beginning with a population of 139 residents in 2010 and expanding to an estimated 14,000 by the year 2018 (Vineyard General Plan, 2019). Continued rapid growth is expected in Vineyard due to its welcoming atmosphere, proximity to the thriving Provo-Orem metropolitan area, excellent recreational opportunities, and a variety of appealing and affordable housing options.

Before gaining cityhood, Vineyard purchased 35-acre feet of water from Central Utah Water Conservancy District (CUWCD) for usage if the residents chose to develop their property or if a need for additional culinary water occurred. No water lines were installed at this time. Pressure to develop began in the early 2000s. The first water line was installed in 2006 along 400 South through Holdaway Rd and within a few short years, a State Approved water system was built to serve all residents. A small, pressurized irrigation system was also built and is maintained by the City. It provides non-potable water for two parks and the majority of Vineyard's streetscape.

Currently, Vineyard is building a 6-million-gallon storage reservoir with a booster station to provide for the immediate buildout needs of the city. Vineyard owns two shallow wells which provide irrigation water for Gammon Park and 11 acres currently leased for farming. Almost all connections to Vineyard's water system are metered using Badger meters with cellular endpoints that transmit daily usage information. The few radio meters will be changed to Badger meters by the end of 2023.

- **MAP OF SERVICE AREA**

<https://maps.waterrights.utah.gov/EsriMap/map.asp?layersToAdd=State&wuse=11295>



• INVENTORY OF WATER RESOURCES

Currently, Vineyard purchases culinary water from Orem City and Central Utah Water Conservancy District (CUWCD). 1,400 acre-feet per year come from Orem City and another 1,071 acre-feet per year from CUWCD. This contracted amount currently provides a 22% surplus of water for Vineyard. However, because of our anticipated growth, we are actively pursuing additional water from CUWCD to provide an adequate amount for our future buildout. At the completion of the storage reservoir and booster station, Vineyard will purchase 100% of its water from CUWCD. In addition to the contracted culinary water, the City owns the rights to use 431 acre-feet per year of well and ditch water for irrigation purposes. Vineyard City does not provide any secondary water to residents. Secondary/well water is used to irrigate 3 parks and a large percentage of the streetscape in Vineyard. The total source capacity for both culinary and secondary water is 3,461 GPM.

• CULINARY SOURCES

Source	Volume (AF)
CUP Project Water	35
Contracted Water from CWP (as of 2022)	1,036
Contracted Water from Orem City (as of 2022)	1,400
Total	2,471

• SECONDARY SOURCES

Source	Volume (AF)	Source Capacity (GPM)
Irrigation Well - Gammon	27.60	-
Irrigation Wells –Robins	42.52	125
Irrigation Water – Lake Bottom Irrigation Company	361	750
Total	431.12	875

- **M & I WATER CONNECTIONS**

Year	Residential	Commercial	Industrial	Institutional	Total	ERC Value
2021	2735	75	6	46	2862	3179.42
2020	2409	65	6	47	2527	3018.58
2019	2090	62	5	40	2197	2780.50
2018	1781	55	3	31	1870	2794.00
2017	1288	43	4	16	1351	1771.00
2016	720	39	4	12	77	1079.00

- **WATER MEASUREMENT**

Vineyard City meters all water system connections. Vineyard utilizes Badger meters with a cellular endpoint which provides daily usage data. 315 meters still read via radio. The City has ordered the necessary endpoints and other parts needed to replace these radio read meters and plans to do so within the next 6 months.

Vineyard monitors all water usage regularly and repairs leaks as soon as detected. The City has six (6) remote pressure recorders and one (1) meter installed with pressure monitoring.

- **WATER SUPPLY AND USAGE**

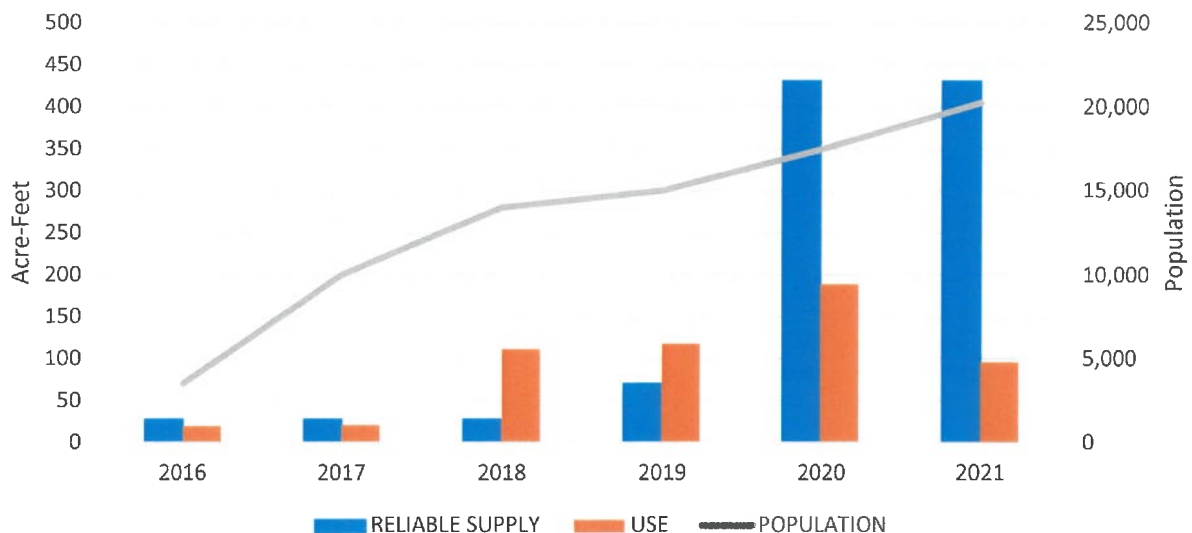
Year	Culinary Water Supply (AF)	Use (AF)	Population
2016	665	725.56	3,500
2017	1,221	1,046.09	10,000
2018	1,771	1,327.14	14,000
2019	2,071	1,406.99	15,000
2020	2,471	1,816.79	17,442
2021	2,471	1,795.01	20,274

Reliable Culinary Water Supply and Usage



Year	Secondary Supply (AF)	Use (AF)	Population
2016	27.6	19.5	3,500
2017	27.6	20.47	10,000
2018	27.6	111.27	14,000
2019	70.12	117.83	15,000
2020	431.12	188.62	17,442
2021	431.12	96.29	20,274

Reliable Secondary Water Supply and Usage



2021 WATER CONSERVATION REPORT FOR VINEYARD CITY

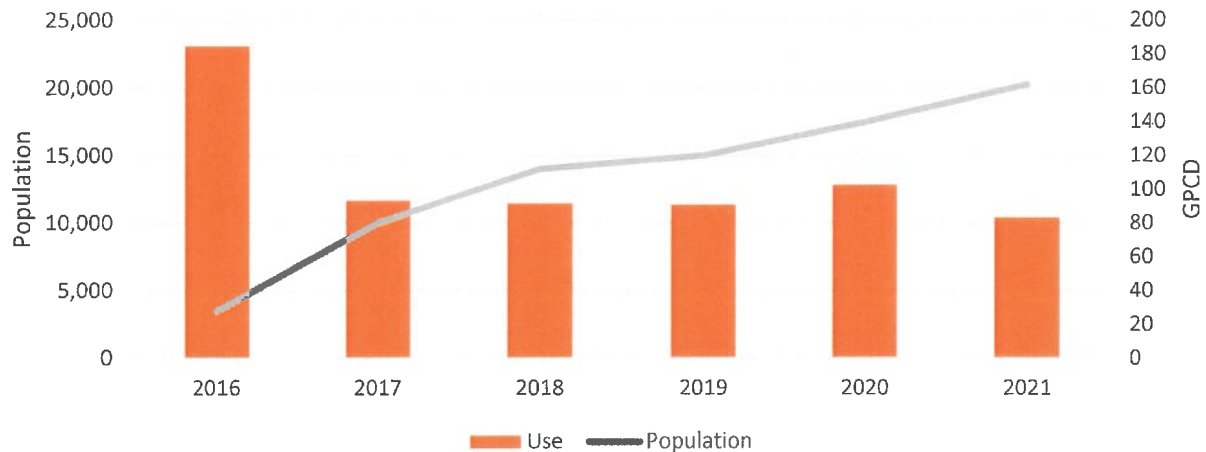
• WATER USAGE

Due to the large volume of new construction, Vineyard benefits from low-flow plumbing fixtures throughout the city. This allows Vineyard to boast of one of the lowest per capita per day water uses.

Calculator: Water use in Gallons per Capita per Day
Enter data in blue and green cells in the table below.

Data reported to Utah Division of Water Rights on the annual Water Use Form http://waterrights.utah.gov/wateruse/WaterUseList.asp						Data collected by system	Sum residential, commercial, Industrial, Institutional, secondary use	Multiply acre-feet by 325851.43 to change to gallons	Divide by 365 to change from year to day	Divide use in gallons per day by population
Year	Population	Residential Use (acre-feet/year)	Commercial Use (acre-feet/year)	Industrial Use (acre-feet/year)	Institutional Use (acre-feet/year)	Use (not reported to Water Rights)	Total Use (acre-feet/year)	Convert from acre-feet to Gallons	Convert from Year to Day	Calculate gpcd
2021	20,274	1,544.11	111.88	5.40	133.63	96.29	1,891.31	616,286,068	1,688,454.98	83.28
2020	17,442	1,449.90	108.81	28.07	230.01	188.62	2,005.41	653,465,716	1,790,317.03	102.64
2019	15,000	1,057.58	92.50	12.51	244.40	117.83	1,524.82	496,864,777	1,361,273.36	90.75
2018	14,000	1,027.08	57.22	3.27	239.57	111.27	1,438.41	468,707,955	1,284,131.38	91.72
2017	10,000	941.20	44.70	1.93	58.26		1,046.09	340,869,922	933,890.20	93.39
2016	3,500	629.54	46.08	2.86	47.08		725.56	236,424,764	647,739.08	185.07
2013							0.00	0	0.00	0.00
2012							0.00	0	0.00	0.00
2011							0.00	0	0.00	0.00
2010							0.00	0	0.00	0.00
2005							0.00	0	0.00	0.00
2000							0.00	0	0.00	0.00

Water Usage



Year	Total Retail Use (AF)	Total from Sources (AF)	Total Wholesale Sources (AF)	Estimated Water Loss (%)
2021	1795.01	1952.75	94.36	3.25
2020	1816.79	2155.41	159.18	8.33
2019	1406.99	1487.5	19.69	4.09
2018	1327.14	1368.18	-	3.00
2017	1046.09	1091.79	-	4.19
2016	725.56	821.48	-	11.68

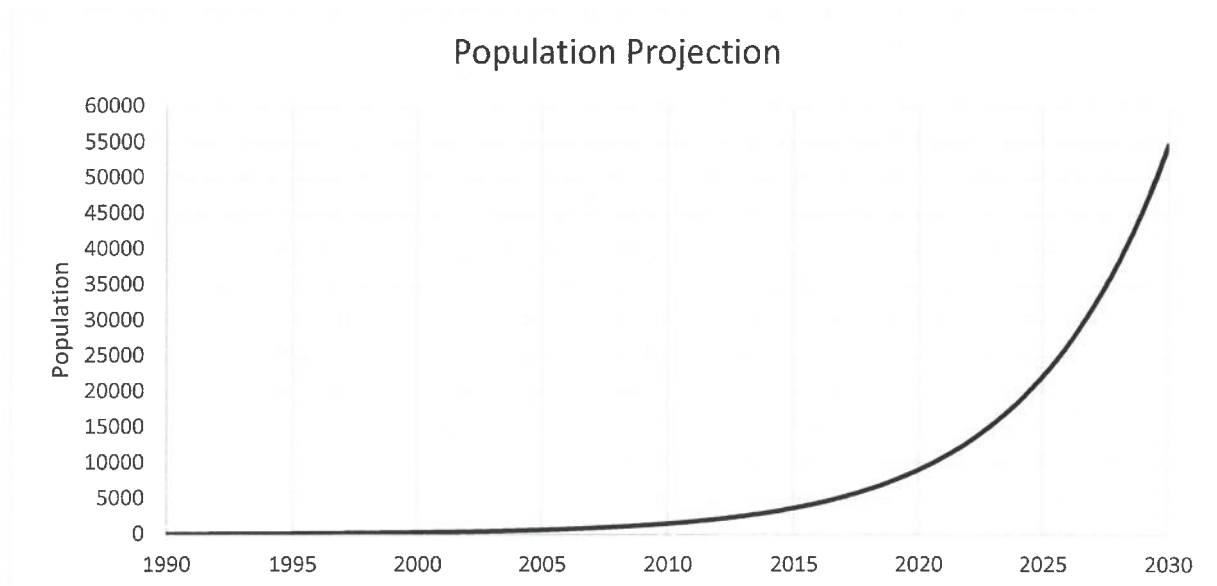
• BILLING

Vineyard implemented a tiered billing rate structure in 2018. After two years, City Council approved a new rate structure for the fiscal year 2020 – 2021. The table below shows this structure.

UTILITY FEES	
Water Base Rate ¾" Meter	\$27.09 first 5,000 gallons
Water Base Rate 1" Meter	\$37.93 first 5,000 gallons
Water Base Rate 1 ½" Meter	\$48.76 first 5,000 gallons
Water Base Rate 2" Meter	\$78.56 first 5,000 gallons
Water Base Rate 3" Meter	\$297.99 first 5,000 gallons
Water Base Rate 4" Meter	\$386.48 first 5,000 gallons
Water Base Rate 6" Meter	\$568.89 first 5,000 gallons
Water Base Rate 8" Meter	\$758.52 first 5,000 gallons
Residential Water Usage Rates:	
Tier 1 (5,001 – 15,000)	\$1.77 per 1,000 gallons
Tier 2 (15,001 – 30,000+)	\$2.03 per 1,000 gallons
Tier 3 (30,001 – 50,000)	\$2.50 per 1,000 gallons
Tier 4 (50,001+)	\$2.75 per 1,000 gallons
Commercial Water Usage Rates:	
Tier 1 (5,001 – 30,000)	\$1.77 per 1,000 gallons
Tier 2 (30,001 – 100,000)	\$2.50 per 1,000 gallons
Tier 3 (100,001+)	\$2.75 per 1,000 gallons

• POPULATION PROJECTION

From Vineyard Planning Department and U.S. Census Bureau:



- **VINEYARD WATER CONSERVATION TEAM MEMBERS**

Mayor – Julie Fullmer – mayor@vineyardutah.org

Vineyard City Council – Amber Rasmussen – amber@vineyardutah.org

Water Conservation Coordinator – Sullivan Love – sullivanl@vineyardutah.org

Vineyard Public Works Director – Naseem Ghandour – nassemg@vineyardutah.org

Vineyard Planning – Briam Perez – briamp@vineyardutah.org

Vineyard Parks & Recreation – Brian Vawdrey – brianv@vineyardutah.org

Vineyard Environmental Utilities – Karl Patten – karlp@vineyardutah.org

Vineyard Engineering – Emily Kofoed – emilyk@vineyardutah.org

Vineyard Arborist – George Schramm – georges@vineyardutah.org

- **WATER CONVERSATION GOALS AND METHODS FOR SUCCESS**

Due to the large volume of recent construction in Vineyard, low flush toilets, low flow showerheads, and smart irrigation controllers have been installed. It will be difficult for Vineyard to have a reduction in water usage in the same percentages proposed by the State. Vineyard has set a goal to reduce overall water consumption by five percent (5%) over the next five years and the City will actively work to lessen our overall water use with the following goals:

Goal #1 – Replace non-programmable turf with water-wise landscape, based on design elements from Locascapes™.

Working with Parks & Recreation and Public Works Departments, all non-programmable turf will be replaced with a water-wise landscape by 2027. A specific timeline and funding plan will be utilized to determine a five-year plan of action. Progress will be tracked by comparing water meter readings for these areas before and after removing turf.

Goal #2 – Monitor meter data to detect residential leaks and excessive water use.

Residents with excessive water use will be contacted and educated about their individual use every year for the next five (5) years. They will be encouraged to sign up for the city-offered water monitoring app, “Eye on Water”. This will allow residents to create leak alerts and self-monitor water usage. Every week, an Environmental Utilities team member will spend two (2) hours identifying and contacting residential consumers regarding water leaks and will provide education. Progress will be tracked by comparing water meter readings before and after educational efforts.

Goal #3 – Install local weather station and moisture sensors in city-owned properties to allow existing smart controllers to water by ET.

Vineyard City, through normal budget or grants, will purchase a weather station to install and connect to city controllers by 2025. This will allow greater control of Vineyard’s irrigation

water. The City will be able to monitor each system for proper watering times and leaks. When found, leaks will be repaired within 24 hours. Progress will be tracked by comparing water meter data before and after installation.

Goal #4 – Pass landscape ordinance requiring water-wise landscape and water efficiency standards on all new construction.

Vineyard is reviewing model landscape ordinance and water efficiency standards. These ordinances and standards are proposed to be adopted no later than May 1st, 2023. The Planning and Public Works Department will ensure that these standards are being followed when performing inspections for new construction.

Goal #5 – Support and encourage residents to earn rebates through the “Flip your Strip” program.

Vineyard has already begun to encourage residents to replace their turf park strips with a more water-wise landscape. The City has asked contractors to begin offering a water-wise option for park strips to their new homes.

Goal #6 – Vineyard will continue to use social media to promote water conservation.

From March to October every year, Vineyard will share one (1) social media post per month encouraging residents to use water wisely. These social media posts will include sharing things such as watering schedule updates provided by the State and CUWCD, as well as the “Flip your Strip” program. At least one (1) class per year will be held by the City to educate and promote water conservation practices. The Environmental Utilities Division will be tasked with ensuring the City’s Communications team shares these social media posts, and organizing and carrying out the water conservation classes.

**VINEYARD
ORDINANCE 2023-09**

ORDINANCE 2023-09

AN ORDINANCE OF THE CITY OF VINEYARD, UTAH, UPDATING THE CITY'S GENERAL PLAN TO INCLUDE A NEW ELEMENT (OR CHAPTER) TITLED, "WATER USE AND PRESERVATION". THIS NEW ELEMENT (NOW ELEMENT 11 OF THE GENERAL PLAN) IS A REQUIREMENT FROM SENATE BILL 0110, WHICH MODIFIES PROVISIONS RELATED TO GENERAL PLANS TO ADDRESS WATER. THE BILL REQUIRES A WATER USE AND PRESERVATION ELEMENT TO BE A PART OF A MUNICIPAL OR COUNTY GENERAL PLAN ON OR BEFORE DECEMBER 31, 2025. THIS ORDINANCE ADDRESSES THE REQUIREMENTS OF THAT BILL; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION BY SUMMARY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in compliance with the Utah State Municipal Land Use, Development, and Management Act (LUDMA), the City established a Water Use and Preservation Element in the General Plan; and

WHEREAS, the Water Use and Preservation Element provides the city strategies for reductions in water usage and preservation; and

WHEREAS, the Planning Commission held a public hearing on February 15, 2023, and after fully considering public comment and staff recommendation, recommended approval to the City Council, and

WHEREAS, the City Council reviewed the Water Use and Preservation Element of the General Plan and held a public hearing on February 22, 2023, and after fully considering public comment, staff and Planning Commission's recommendations, evidence, and testimony presented by the City, staff, and other interested parties.

NOW THEREFORE, be it ordained by the Council of the Vineyard, in the State of Utah, as follows:

SECTION 1: **ADOPTION** "11 Water Use And Preservation" of the Vineyard General Plan is hereby *added* as follows:

ADOPTION

11 Water Use And Preservation(*Added*)

[See 12.18 for Goals and Strategies regarding Water Use and Preservation.](#)

SECTION 2: **ADOPTION** “Goals And Strategies” of the Vineyard General Plan is hereby *added* as follows:

ADOPTION

Goals And Strategies(*Added*)

SECTION 3: **ADOPTION** “12.18 Water Use And Preservation” of the Vineyard General Plan is hereby *added* as follows:

ADOPTION

12.18 Water Use And Preservation(*Added*)

SECTION 4: **ADOPTION** “12.18.010 Goal 1” of the Vineyard General Plan is hereby *added* as follows:

ADOPTION

12.18.010 Goal 1(*Added*)

- 1. Implement methods for reducing water demand and per capita consumption for existing development.**
 - a. Strategy 1: Replace non-programmable turf with water-wise landscaping based on elements from Localscapes.
 - b. Strategy 2: Monitor water meter data to detect residential and commercial water leakages and excessive water use.
 - c. Strategy 3: Create a program where residents can ear rebates through the "Flip Your Strip" Program.
 - d. Strategy 4: Continue to use social media and other online platforms to promote water conservation.

SECTION 5: **ADOPTION** “12.18.020 Goal 2” of the Vineyard General Plan is hereby *added* as follows:

ADOPTION

12.18.020 Goal 2(*Added*)

1. Implement methods for reducing water demand and per capita consumption for future development.

- a. Strategy 1: Install local weather stations and moisture sensors in city-owned properties to allow smart controllers to water by sensing evapotranspiration. The city shall consider a method of incentivizing private property owners to adopt similar mechanisms.
- b. Strategy 2: For future Downtown development, offer water credits to developers who are willing to implement more than required water-wise landscaping and/or install water-saving devices.
- c. Strategy 3: Create a Secondary Water Master Plan. Secondary water is used for irrigation and is less expensive than potable water.
- d. Strategy 4: Implement a tiered-rate billing structure that incentivized using less water.
- e. Strategy 5: Adopt a landscaping ordinance requiring water-wise landscaping and water on all new construction.

SECTION 6: **ADOPTION** “12.18.030 Goal 3” of the Vineyard General Plan is hereby *added* as follows:

ADOPTION

12.18.030 Goal 3(*Added*)

1. Improve the effect of permitted development or patterns of development on water demand and water infrastructure.

- a. Strategy 1: Focus on Smart Growth and water-sensitive urban and building design.
- b. Strategy 2: Incorporate Blue/Green Infrastructure (BGI) solutions and Low Impact Development (LID).
- c. Strategy 3: Reduce hardscape and impervious surfaces throughout the city.
- d. Strategy 4: Preserve open space, natural beauty, and critical environmental areas.

SECTION 7: **ADOPTION** “12.18.040 Goal 4” of the Vineyard General Plan is hereby *added* as follows:

ADOPTION

12.18.040 Goal 4(*Added*)

1. Modify the municipality's operation to eliminate practices or conditions that waste water.

- a. Strategy 1: Identify and retrofit areas within public property that can be converted to low-water usage in the near or immediate future.
- b. Strategy 2: Implement a water audit program that sends a certified employee to a residents home to survey their water usage and implement a plan to conserve water.
- c. Strategy 3: Provide regular water conservation training for city staff that are involved with water infrastructure repair and monitoring and water services.
- d. Strategy 4: City staff shall repair water leaks within 24 hours of detection.
- e. Strategy 5: Upgrade and maintain the existing water infrastructure network, rather than invest in expanding water systems to dispersed development.

SECTION 8: REPEALER CLAUSE All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 9: SEVERABILITY CLAUSE Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

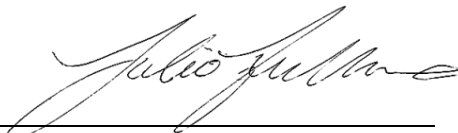
SECTION 10: EFFECTIVE DATE This Ordinance shall be in full force and effect from _____ and after the required approval and publication according to law.

PASSED AND ADOPTED BY THE VINEYARD COUNCIL FEBRUARY 22, 2023.


	AYE	NAY	ABSENT	ABSTAIN
Mayor Julie Fullmer	<u> </u>	<u> </u>	<u> X </u>	<u> </u>
Tyce Flake	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Amber Rasmussen	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Mardi Sifuentes	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Cristy Welsh	<u> X </u>	<u> </u>	<u> </u>	<u> </u>

Presiding Officer

Attest



Julie Fullmer, Mayor, Vineyard



Pamela Spencer, City Recorder,
Vineyard



RESOLUTION NO. 2023-12

**A RESOLUTION OF THE CITY COUNCIL OF VINEYARD, UTAH,
ADOPTING A WATER CONSERVATION PLAN**

WHEREAS, Utah consistently ranks in the top five driest states in the nation year to year, with this past being one of the worst droughts on record; and

WHEREAS, to meet the requirements of the Utah Water Conservation Act (UC 73-10-32) and to assist the City in addressing its current and future water needs; and

WHEREAS, the Vineyard City Council has determined that there is a need for water conservation in the city; and

WHEREAS, the Vineyard City Council desires to adopt a Water Conservation Plan as part of City's Water Efficiency Standards; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF VINEYARD UTAH, AS THE FOLLOWING:

Section 1. Adopt the Vineyard City's Water Conservations Plan as shown in Exhibit A.

Section 2. This Resolution shall take effect upon passing.

Section 3. All other resolutions, ordinances, and policies in conflict herewith, either in whole or in part, are hereby repealed.

PASSED and ADOPTED by the City Council of Vineyard, Utah this 22nd day of February 2023.

APPROVED:


Julie Fullmer, Mayor

ATTEST:


Pamela Spencer, City Recorder



PASSAGE BY MUNICIPAL COUNCIL
ROLL CALL VOTE

RESOLUTION NO 2023-12

**A RESOLUTION OF THE CITY COUNCIL OF VINEYARD, UTAH,
ADOPTING A WATER CONSERVATION PLAN**

ROLL CALL VOTE:

MAYOR JULIE FULLMER

COUNCILMEMBER TYCE FLAKE

COUNCILMEMBER AMBER RASMUSSEN

COUNCILMEMBER MARDI SIFUENTES

COUNCILMEMBER CRISTY WELSH

TOTALS

MOTION	SECOND	AYES	NAYS	ABSENT
				X
X		X		
	X	X		
		X		
		X		
		4		1

This Resolution was passed by the City Council of Vineyard Utah on the 22nd day of Febraury 2023, by a roll call vote as described above.

CITY RECORDER'S CERTIFICATE AND ATTEST

This Resolution was recorded in the office of the Vineyard City Recorder on the 23rd day of February 2023.

I hereby certify and attest that the foregoing constitutes a true and accurate record of proceedings with respect to Resolution No. 2023-12

ATTEST:


Vineyard City Recorder



February 2, 2023

Attention: Public Hearing Notice

Contact Person: Rachel Stevens, Planning Technician
707 E Mill Road
Unit 202
Vineyard, UT 84059
(801) 226-1929

NOTICE is hereby given regarding public hearings for the following items:

- A conditional use permit to allow for Vehicle and Equipment Sale or Rental New or Used (Light) submitted by Vineyard Auto. The property is located at approximately 720 S Geneva Road, Vineyard, UT 84059 and is zoned within the Regional Commercial District. Parcel ID: 18:028:0179.
- City initiated document regarding Water Efficiency Standards. The purpose of these standards is to conserve the public's water resources by establishing water conservation standards for indoor plumbing fixtures and outdoor landscaping.
- Special Purpose Zoning District text amendment submitted by X-Development. This text amendment will modify Section 7.08 *Development Standards* to allow for parking in the setback area. It will also modify Section 7.12 *District Use Table* to allow for off-site residential parking lots. Parcel IDs: 40:597:0004, 40:513:0005, 40:513:0006, 40:513:0007, 40:513:0008, 40:587:0 012, 40:587:0013, 40:587:0014 and 40:587:0015.
- Vineyard Zoning Code text amendment submitted by Hughes General Contractors. This text amendment will modify Section 15.12.050 *District Use Table* to allow clinical support housing to be eighty percent (80%) of the net square footage of a single building or development. Parcel ID: 53:589:0001.
- City initiated General Plan Amendment to the Public Utilities and Services element of the General Plan. This will update the goals and strategies for managing public utilities and services throughout the City. In addition, the City is adding a new element to the General Plan titled, Water Use and Preservation, which will plan developing, delivering, and efficiently using our limited water resources.

The hearings will be held before the Vineyard Planning Commission on February 15, 2023, at 6 pm and City Council on February 22, 2023, at 6 pm located at 125 S. Main Street, Vineyard, Utah 84059.

Public comments, questions, and requests for copies of application materials are encouraged to be emailed to Rachel Stevens at rachels@vineyardutah.org prior to the meeting.

I, the undersigned, hereby certify that the foregoing Public Hearing Notice will be posted at the Vineyard City Offices, Vineyard City Hall and on the Vineyard City website, posted on the Utah Public Notice website, and delivered to surrounding entities.

/s/ Rachel Stevens, Planning Technician

**NOTICE OF A REGULAR
CITY COUNCIL MEETING
February 22, 2023, at 6:00 PM**

PUBLIC NOTICE is hereby given that the Vineyard City Council will hold a regularly scheduled City Council meeting on Wednesday, February 22, 2023, at 6:00 p.m., in the City Council Chambers at City Hall, 125 South Main Street, Vineyard, Utah. This meeting can also be viewed on our [live stream page](#). If storm conditions don't allow in-person attendance, members of the City Council may join this meeting electronically, with City Hall as the anchor location.

AGENDA

Presiding Mayor Julie Fullmer

1. CALL TO ORDER/INVOCATION/INSPIRATIONAL THOUGHT/PLEDGE OF ALLEGIANCE – *to be announced.*

2. WORK SESSION

No items were submitted.

3. PUBLIC COMMENTS

(15 minutes)

“**Public Comments**” is defined as time set aside for citizens to express their views for items not on the agenda. Each speaker is limited to three minutes. Because of the need for proper public notice, immediate action **cannot** be taken in the Council Meeting. If action is necessary, the item will be listed on a future agenda, however, the Council may elect to discuss the item if it is an immediate matter of concern.

Public comments can be submitted ahead of time to pams@vineyardutah.org.

4. MAYOR AND COUNCILMEMBERS' REPORTS/DISCLOSURES/RECUSALS

5. STAFF, COMMISSION, AND COMMITTEE REPORTS

(3 minutes each)

5.1 City Manager Ezra Nair

5.2 Planning Commission

6. CONSENT ITEMS

6.1 [Approval of the February 8, 2023, City Council Meeting Minutes](#)

6.2 [Approval of the February 9, 2023, City Council Retreat Minutes](#)

6.3 [Bid Award for a Planning Services Contracts \(Resolution 2023-08\)](#)

7. APPOINTMENTS

7.1 Communities That Care Commission

With the advice and consent of the City Council, Mayor Fullmer will appoint members to the Vineyard Communities that Care Commission.

7.2 Library Board

With the advice and consent of the City Council, Mayor Fullmer will appoint members to the Vineyard Library Board.

8. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS

No items were submitted.

9. BUSINESS ITEMS

9.1 DISCUSSION AND ACTION – Development Agreement for The Forge (Resolution 2023-09) (15 minutes)

Community Development Director Morgan Brim will present a development agreement for The Forge development. The mayor and City Council will act to adopt (or deny) this request by resolution. *(A public hearing for this item was held January 25, 2023.)*

9.2 PUBLIC HEARING – Consolidated Fee Schedule Amendment (Resolution 2023-10)

Finance Director David Mortensen will present amendments to the water and sewer rates in the Consolidated Fee Schedule. If adopted, these new rates will take effect on July 1, 2023. The mayor and City Council will act to adopt (or deny) this request by resolution.

9.3 DISCUSSION AND ACTION – Bond Parameters (Resolution 2023-11) (15 minutes)

Finance Director David Mortensen will present for consideration for adoption of a resolution authorizing the issuance and sale of not more than \$20,000,000 aggregate principal amount of Water and Sewer Revenue Bonds, Series 2023; and related matters. The mayor and City Council will act to adopt (or deny) this request by Ordinance and set a public hearing for March 22, 2023.

9.4 PUBLIC HEARING – General Plan Amendment (Ordinance 2023-09)

Senior Planner Briam Amaya Perez will present a text amendment to the General Plan adding Water Use and Preservation. The purpose of these standards is to conserve the public's water resources by establishing water conservation standards for indoor plumbing fixtures and outdoor landscaping. The mayor and City Council will act to adopt (or deny) this request by Ordinance.

9.5 PUBLIC HEARING – City Water Conservation Plan (Resolution 2023-12)

Staff Engineer Emily Kofoed will present a recommended city water conservation plan. The mayor and City Council will act to adopt (or deny) this request by resolution.

9.6 PUBLIC HEARING – Zoning Text Amendments (Ordinance 2023-10)

Senior Planner Briam Amaya Perez Special Purpose Zoning District text amendment submitted by X-Development. This text amendment will modify Section 7.08 *Development Standards* to allow for parking in the setback area. It will also modify Section 7.12 *District Use Table* to allow for off-site residential parking lots. Parcel IDs: 40:597:0004, 40:513:0005, 40:513:0006, 40:513:0007, 40:513:0008, 40:587:0 012, 40:587:0013, 40:587:0014 and 40:587:0015. The mayor and City Council will act to adopt (or deny) this request by Ordinance.

9.7 PUBLIC HEARING – Zoning Text Amendments (Ordinance 2023-11)

Senior Planner Briam Amaya Perez will present an amendment to Vineyard Zoning Code submitted by Hughes General Contractors. This text amendment will modify Section 15.12.050 *District Use Table* to allow clinical support housing to be eighty percent (80%) of the net square footage of a single building or development. Parcel ID: 53:589:0001. The mayor and City Council will act to adopt (or deny) this request by Ordinance.

9.8 PUBLIC HEARING – General Plan Amendment to the Public Facilities and Services (Ordinance 2023-12) *(This public hearing is being postponed to the March 8, 2023, City Council meeting.)*

City initiated General Plan Amendment to the Public Facilities and Services element of the General Plan. This will update the goals and strategies for managing public utilities and services throughout the city. In addition, the city is adding a new element to the General Plan titled, Water Use and Preservation, which will plan developing, delivering, and efficiently using our limited water resources.

9.9 DISCUSSION AND ACTION – Flagborough Impact Fee Agreement (Resolution 2023-13)

(15 minutes)

City Manager Ezra Nair will present a recommendation for the city to enter into an impact fee agreement with Flagborough, LLC. The mayor and City Council will act to adopt (or deny) this request by resolution.

10. CLOSED SESSION

The Mayor and City Council pursuant to Utah Code 52-4-205 may vote to go into a closed session for the purpose of (these are just a few of the items listed, see Utah Code 52-4-205 for the entire list):

- (a) discussion of the character, professional competence, or physical or mental health of an individual
- (b) strategy sessions to discuss collective bargaining
- (c) strategy sessions to discuss pending or reasonably imminent litigation
- (d) strategy sessions to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares
- (e) strategy sessions to discuss the sale of real property, including any form of a water right or water shares
- (f) discussion regarding deployment of security personnel, devices, or systems;
- (g) the purpose of considering information that is designated as a trade secret, as defined in Section 13-24-2, if the public body's consideration of the information is necessary in order to properly conduct a procurement under Title 63G, Chapter 6a, Utah Procurement Code;

11. ADJOURNMENT

The next meeting is on Wednesday, March 8, 2023.

This meeting may be held in a way that will allow a councilmember to participate electronically. The Public is invited to participate in all City Council meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Recorder at least 24 hours prior to the meeting by calling (801) 226-1929.

I the undersigned duly appointed Recorder for Vineyard, hereby certify that the foregoing notice and agenda was emailed to the Salt Lake Tribune, posted at the Vineyard City Offices, the Vineyard website, the Utah Public Notice website, and delivered electronically to city staff and to each member of the Governing Body.

AGENDA NOTICING COMPLETED ON: February 21, 2023

CERTIFIED (NOTICED) BY: /s/ Pamela Spencer
PAMELA SPENCER, CITY RECORDER

**MINUTES OF A REGULAR
CITY COUNCIL MEETING**
City Council Chambers
125 South Main Street, Vineyard Utah
February 22, 2023, at 6:01 PM

AGENDA

Present

Councilmember Tyce Flake
Councilmember Amber Rasmussen
Councilmember Mardi Sifuentes
Councilmember Cristy Welsh

Absent

Mayor Julie Fullmer

Staff present: City Manager Ezra Nair, Finance Director David Mortensen, City Attorney Jayme Blakesley, Chief Building Official Cris Johnson, Lieutenant Holden Rockwell with the Utah County Sheriff's Office, Community Development Director Morgan Brim, City Planners Briam Amaya Perez and Cache Hancey, Public Works Director Naseem Ghandour, Staff Engineer Emily Kofoed, Deputy Recorder Kelly Kloepper, Planning Commission Chair Bryce Brady

Others Speaking: Residents Daria and Russell Evans, David Lauret, and Fred Vander Werff; Steve Borup and Brian Dilley with Dakota Pacific Real Estate; David Robertson and Fred Philpot with Lewis Young, Robertson and Burningham; Mac Woodbury, Nate Hutchinson, and Pete Evans with Flagborough; Jason Boal and Eric Towner with X Development; Gary Tyler representing Telos

1. CALL TO ORDER/INVOCATION/INSPIRATIONAL THOUGHT/PLEDGE OF ALLEGIANCE



Deputy Recorder Kelly Kloepper opened the meeting at 6:01 PM and called for a nomination for a mayor pro tempore.



Motion: COUNCILMEMBER RASMUSSEN MOVED TO NOMINATE COUNCILMEMBER WELSH AS MAYOR PRO TEMPORE FOR THIS MEETING. COUNCILMEMBER FLAKE SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. MAYOR FULLMER WAS ABSENT. THE MOTION CARRIED WITH ONE ABSENT.

Ms. Kloepper turned the time over to Mayor Pro Tempore Welsh.

Councilmember Sifuentes gave the invocation and led the Pledge of Allegiance.

2. WORK SESSION

No items were submitted.

3. PUBLIC COMMENTS



Mayor Pro Tempore Welsh called for public comments.



Resident Daria Evans, living in The Villas subdivision, explained that she had attended last week's Planning Commission meeting and that there was supposed to be a public hearing on two items, but they were not listed on tonight's agenda. There was a discussion about the public hearing notice posting. Ms. Evans expressed concerns that the Vineyard Auto development was not meeting the zoning code requirements. There was a discussion about the requirements.

4. MAYOR AND COUNCILMEMBERS' REPORTS/DISCLOSURES/RECUSALS



Councilmember Flake gave an update on the current Utah State Legislative Session and reviewed bills that were of concern to the city.





Councilmember Sifuentes reported that the Vineyard Children's Library would be holding a toy exchange March 6-9, 2023. Councilmember Rasmussen explained how the toy exchange would work. Councilmember Sifuentes mentioned that the city would be highlighting at-home businesses during the week of March 13.



Mayor Pro Tempore Welsh reported that the Vineyard Cares had held their first coalition meeting and would be holding an education night on February 27.

5. STAFF, COMMISSION, AND COMMITTEE REPORTS

5.1  City Manager Ezra Nair reported that concrete work was being done in preparation for new crosswalks and to improve crossing at intersections. He gave a brief overview of the goals agreed upon at the City Council Planning Retreat two weeks ago.

5.2  Planning Commission Chair Bryce Brady mentioned that at the last Planning Commission meeting, they had discussed some of the items that were on the agenda tonight. He also mentioned that the public hearing notice for the Conditional Use Permit was done in error and no public hearing was held.

6. CONSENT ITEMS


6.1 Approval of the February 8, 2023, City Council Meeting Minutes

6.2 Approval of the February 9, 2023, City Council Retreat Minutes

6.3 Bid Award for a Planning Services Contracts (Resolution 2023-08)



Mayor Pro Tempore Welsh called for a motion.

 **Motion:** COUNCILMEMBER SIFUENTES MOVED TO APPROVE THE CONSENT ITEMS AS PRESENTED. COUNCILMEMBER RASMUSSEN SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR PRO TEMPORE WELSH, COUNCILMEMBERS FLAKE, RASMUSSEN, AND SIFUENTES VOTED YES. MAYOR FULLMER WAS ABSENT. THE MOTION CARRIED WITH ONE ABSENT.

7. APPOINTMENTS

7.1 Communities That Care Commission

With the advice and consent of the City Council, Mayor Fullmer will appoint members to the Vineyard Communities that Care Commission.

7.2 Library Board

With the advice and consent of the City Council, Mayor Fullmer will appoint members to the Vineyard Library Board.

Due to the mayor's absence, no board appointments were made.


8. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS


No items were submitted.


9. BUSINESS ITEMS


9.1 DISCUSSION AND ACTION – Development Agreement for The Forge (Resolution 2023-09)


Community Development Director Morgan Brim will present a development agreement for The Forge development. The mayor and City Council will act to adopt (or deny) this request by resolution. (*A public hearing for this item was held January 25, 2023.*)


 Mayor Pro Tempore Welsh turned the time over to Community Development Director Morgan Brim.


 Mr. Brim explained that he did not have a new presentation and turned the time over to Steve Borup with Dakota Pacific Real Estate.


 Mr. Borup reviewed the changes they had made since the last time they met. He mentioned that they wanted to donate one (1) acre of land behind the theater (Block H) for a public park. He reviewed the commercial phasing plan and noted that they were not going to be able to add retail until the residential was built. He said that residential subsidized the retail through shared parking. He said that the original entitlement anticipated 1 million square feet of commercial and 600 dwelling units.


 Councilmember Sifuentes asked what the percentage would be at each step. Mr. Borup replied that they assumed 900 to 1000 square feet per dwelling unit. He felt that they were concerned with the added population compared to the commercial square footage. There was a discussion about the comparisons.


 Councilmember Rasmussen asked about the indoor recreation space. Mr. Borup replied that there was no guarantee that they could attract that type of amenity. There was a discussion about the indoor recreation space.


 Mr. Borup continued his review of the changes.


 Councilmember Rasmussen asked who would be responsible for occupancy enforcement. Mr. Borup responded that the developer would be responsible. There was a discussion about enforcing occupancy and possible parking issues.


 Mr. Borup reviewed the discussion they had had during the last Planning Commission meeting.


 Mayor Pro Tempore Welsh felt that they had incorporated a lot of good designs into this plan. She mentioned that the Yard development had done a good job with the commercial-to-residential ratios. She stated that it was difficult to consider that much more housing in this development when they were clearly able to land commercial anchors.


 Mr. Borup mentioned that, in the last 4 months, they had to turn away commercial because of the required structured parking. He felt that they could not compare their development to The Yard development.


 Brian Dilley with Dakota Pacific Real Estate said that it had become apparent that the economics did not work for the commercial and the need for shared parking on top of Redevelopment Agency reimbursement. He mentioned that rents were 30 percent higher with structured parking.


 Mayor Pro Tempore Welsh stated that it was difficult to hear that they had passed on commercial without coming to the city for a partnership on the structured parking. Mr. Borup replied that structured parking was more expensive to build, and that requirement changed the game and needed incentives to make it happen.


 Councilmember Sifuentes asked how the structured parking requirement came to be. Mr. Brim replied that structured parking typically presented a higher property value for the development and that the developer had requested it. There was a discussion about structured parking.


 Councilmember Flake said that he was on the council when the development was approved, and the council agreed to it because they wanted economic development on that site. He stated that he was reluctant to put that high of a number of residences there, but at the same time, he understood their quandary. He felt that at the end of this development there would be a decent amount of commercial, but it would not be developed right now. He said that he knew that the cost of a multi-storied parking structure carried a high cost.


 Councilmember Sifuentes said that she did not understand why they were rushing to build residential when the Vineyard Connector expansion had not been done to handle the traffic this development would create.


 Councilmember Rasmussen felt that the city was not sure of the trajectory of needed office space and stated that she would have a hard time approving this agreement as is.

 Mayor Pro Tempore Welsh suggested that they continue this discussion to another meeting.

 Mr. Borup explained the trade of more commercial square footage for the development. Mayor Pro Tempore Welsh felt that they needed more time to discuss this agreement.


 Mayor Pro Tempore Welsh called for a motion.


 Councilmember Sifuentes expressed respect for the concept and appreciation for their plan.


 **Motion:** COUNCILMEMBER FLAKE MOVED TO CONTINUE THIS DISCUSSION TO A FUTURE DATE. COUNCILMEMBER RASMUSSEN SECONDED THE MOTION. MAYOR PRO TEMPORE WELSH, COUNCILMEMBERS FLAKE, RASMUSSEN, AND SIFUENTES VOTED YES. MAYOR FULLMER WAS ABSENT. THE MOTION CARRIED WITH ONE ABSENT.


9.2 PUBLIC HEARING – Consolidated Fee Schedule Amendment (Resolution 2023-10)


Finance Director David Mortensen will present amendments to the water and sewer rates in the Consolidated Fee Schedule. If adopted, these new rates will take effect on July 1, 2023. The mayor and City Council will act to adopt (or deny) this request by resolution.


 Mayor Pro Tempore Welsh turned the time over to Finance Director David Mortensen.


 Mr. Mortensen gave a brief background and then turned the time over to Fred Philpot with Lewis Young Robertson and Burningham.


 Mr. Philpot presented the options for the water and sewer rate increases.

 Mr. Mortensen explained that he had looked at a couple of utility accounts to see how each of the rate increases would affect them if they approved Scenario 4 in the presentation. The lowest water user would see a five (5) percent monthly increase and the highest water user would see about a 7.7 percent increase. Councilmember Rasmussen expressed concern at a higher rate increase for multi-family and asked how much it would be raised if they did it evenly. There was a discussion about the rates.


 David Robertson, with Lewis Young Robertson and Burningham, explained that this would have a direct impact when the city went through the bonding process. The rate discussion continued.

 Councilmember Flake stated that the reason the city was having to raise rates was because past councils did not increase the rates and the city was subsidizing the users' bills. The rate discussion continued.


 Mayor Pro Tempore Welsh called for a motion to open the public hearing.


 **Motion:** COUNCILMEMBER RASMUSSEN MOVED TO OPEN THE PUBLIC HEARING AT 7:33 PM. COUNCILMEMBER FLAKE SECONDED THE MOTION. MAYOR PRO TEMPORE WELSH, COUNCILMEMBERS FLAKE, RASMUSSEN, AND SIFUENTES VOTED YES. MAYOR FULLMER WAS ABSENT. THE MOTION CARRIED WITH ONE ABSENT.


 Mayor Pro Tempore Welsh called for public comment.


 Mac Woodbury with Flagborough felt that there were design options that would help save water and water users should pay for what they used instead of having a flat rate. Mr. Mortensen clarified that the city did have a two-tiered rate system.


 Resident David Lauret living on Holdaway Road, felt that the city was underfunding the water and sewer and stated that he was in support of these rate increases.


 Resident Fred Vander Werff, living in the Lakefront development, mentioned that he lived in high density and sought clarification on the charges for the multi-family and who would be paying for it. Mr. Mortensen explained how payment of the fees would work for the Lakefront development. There was a discussion about the fees in the Lakefront development.


 Nate Hutchinson with Flagborough explained that other cities had consumption rates that were tiered. He felt that this incentivized everyone at every socioeconomic level to save water.


 Resident Russell Evans, living in The Villas subdivision, felt that there was a lot of wasted water that the city had been subsidizing and that people needed to pay for what they used. He also felt that the city should focus on saving water.

 There was a discussion about the impact the rate changes would have on residents.

 Mayor Pro Tempore Welsh called for a motion to close the public hearing.

 **Motion:** COUNCILMEMBER FLAKE MOVED TO CLOSE THE PUBLIC HEARING AT 7:43 PM. COUNCILMEMBER SIFUENTES SECONDED THE MOTION. MAYOR PRO TEMPORE WELSH, COUNCILMEMBERS FLAKE, RASMUSSEN, AND SIFUENTES VOTED YES. MAYOR FULLMER WAS ABSENT. THE MOTION CARRIED WITH ONE ABSENT.


 Mayor Pro Tempore Welsh called for further questions. Hearing none, she called for a motion.


 **Motion:** COUNCILMEMBER SIFUENTES MOVED TO ADOPT 2023-10 THE AMENDED CONSOLIDATED FEE SCHEDULE AS PRESENTED. COUNCILMEMBER RASMUSSEN SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR PRO TEMPORE WELSH, COUNCILMEMBERS FLAKE, RASMUSSEN, AND SIFUENTES VOTED YES. MAYOR FULLMER WAS ABSENT. THE MOTION CARRIED WITH ONE ABSENT.

9.3 DISCUSSION AND ACTION – Bond Parameters (Resolution 2023-11)


Finance Director David Mortensen will present for consideration for adoption of a resolution authorizing the issuance and sale of not more than \$20,000,000 aggregate principal amount of Water and Sewer Revenue Bonds, Series 2023; and related matters. The mayor and City Council will act to adopt (or deny) this request by Ordinance and set a public hearing for March 22, 2023.

 Mayor Pro Tempore Welsh turned the time over to Finance Director David Mortensen.

 Mr. Mortensen gave a brief background on the bonding process. He then turned the time over to David Robertson with Lewis Young Robertson and Burningham


 Mr. Robertson presented a summary of the resolution and supporting documents.


 Mayor Pro Tempore Welsh called for questions.

 **Motion:** COUNCILMEMBER SIFUENTES MOVED TO ADOPT RESOLUTION 2023-11, AS PRESENTED. COUNCILMEMBER FLAKE SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR PRO TEMPORE WELSH, COUNCILMEMBERS FLAKE, RASMUSSEN, AND SIFUENTES VOTED YES. MAYOR FULLMER WAS ABSENT. THE MOTION CARRIED WITH ONE ABSENT.


9.4 PUBLIC HEARING – General Plan Amendment (Ordinance 2023-09)


Senior Planner Briam Amaya Perez will present a text amendment to the General Plan adding Water Use and Preservation. The purpose of these standards is to conserve the public's water resources by establishing water conservation standards for indoor plumbing fixtures and outdoor landscaping. The mayor and City Council will act to adopt (or deny) this request by Ordinance.


 Mayor Pro Tempore Welsh turned the time over to Senior Planner Briam Amaya Perez.


 Mr. Amaya Perez and Staff Engineer Emily Kofoed presented the General Plan Amendments. There was a discussion about the types of waterwise landscaping residents could put in.


 Mayor Pro Tempore Welsh called for questions.


 Councilmember Sifuentes asked about the population estimate at the buildout listed in the presentation. There was a discussion about the numbers.


 Mayor Pro Tempore Welsh called for a motion to open the public hearing.


 **Motion:** COUNCILMEMBER FLAKE MOVED TO OPEN THE PUBLIC HEARING AT 8:03 PM. COUNCILMEMBER SIFUENTES SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR PRO TEMPORE WELSH, COUNCILMEMBERS FLAKE, RASMUSSEN, AND SIFUENTES VOTED YES. MAYOR FULLMER WAS ABSENT. THE MOTION CARRIED WITH ONE ABSENT.

 Ms. Evans expressed concerns about the population estimates in the presentation. The was further discussion about the buildout numbers. Mr. Ghandour explained that staff would be working on a Water, Sewer, and Transportation Master Plans to make sure that population projections were captured properly.


 Mr. Russell Evans said that he had lived in West Jordan and as an alternate to grass parking strips, the city had installed nice-looking concrete that was colored and stamped.


 Mayor Pro Tempore Welsh called for further public comments. Hearing none, she called for a motion to close the public hearing.


 **Motion:** COUNCILMEMBER FLAKE MOVED TO CLOSE THE PUBLIC HEARING AT 8:08 PM. COUNCILMEMBER SIFUENTES SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR PRO TEMPORE WELSH, COUNCILMEMBERS FLAKE, RASMUSSEN, AND SIFUENTES VOTED YES. MAYOR FULLMER WAS ABSENT. THE MOTION CARRIED WITH ONE ABSENT.


 **Motion:** COUNCILMEMBER FLAKE MOVED TO ADOPT ORDINANCE 2023-09 AS PRESENTED BY STAFF. COUNCILMEMBER RASMUSSEN SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR PRO TEMPORE WELSH, COUNCILMEMBERS FLAKE, RASMUSSEN, AND SIFUENTES VOTED YES. MAYOR FULLMER WAS ABSENT. THE MOTION CARRIED WITH ONE ABSENT.

9.5  PUBLIC HEARING – City Water Conservation Plan (Resolution 2023-12)
Staff Engineer Emily Kofoed will present a recommended city water conservation plan. The mayor and City Council will act to adopt (or deny) this request by resolution.


 Mayor Pro Tempore Welsh turned the time over to Public Works Director Naseem Ghandour.


 Mr. Ghandour explained that this plan provided an action plan to accomplish the Water Conservation Plan adopted in the General Plan and would meet the State requirements. There was a discussion about the plan.


 Mayor Pro Tempore Welsh called for a motion to open the public hearing.


 **Motion:** COUNCILMEMBER SIFUENTES MOVED TO OPEN THE PUBLIC HEARING AT 8:12 PM. COUNCILMEMBER RASMUSSEN SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR PRO TEMPORE WELSH, COUNCILMEMBERS FLAKE, RASMUSSEN, AND SIFUENTES VOTED YES. MAYOR FULLMER WAS ABSENT. THE MOTION CARRIED WITH ONE ABSENT.


 Mayor Pro Tempore Welsh called for public comments.

 Pete Evans with Flagborough stated that he was excited about water conservation and requested that his colleague Bronson Tatton be involved in the city's conversations.

 Mayor Pro Tempore Welsh called for further public comments. Hearing none, she called for a motion to close the public hearing.


 **Motion:** COUNCILMEMBER FLAKE MOVED TO CLOSE THE PUBLIC HEARING AT 8:14 PM. COUNCILMEMBER SIFUENTES SECONDED THE MOTION. MAYOR PRO TEMPORE WELSH, COUNCILMEMBERS FLAKE, RASMUSSEN, AND SIFUENTES VOTED YES. MAYOR FULLMER WAS ABSENT. THE MOTION CARRIED WITH ONE ABSENT.

 Mayor Pro Tempore Welsh called for further questions. Hearing none, she called for a motion.


 **Motion:** COUNCILMEMBER SIFUENTES MOVED TO ADOPT RESOLUTION 2023-12, THE WATER CONSERVATION PLAN, AS PART OF THE VINEYARD CITY WATER EFFICIENCY STANDARDS AS PRESENTED. COUNCILMEMBER RASMUSSEN SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR PRO TEMPORE WELSH, COUNCILMEMBERS FLAKE, RASMUSSEN, AND SIFUENTES VOTED YES. MAYOR FULLMER WAS ABSENT. THE MOTION CARRIED WITH ONE ABSENT.


9.6 PUBLIC HEARING – Zoning Text Amendments (Ordinance 2023-10)


Senior Planner Briam Amaya Perez Special Purpose Zoning District text amendment submitted by X Development. This text amendment will modify Section 7.08 *Development Standards* to allow for parking in the setback area. It will also modify Section 7.12 *District Use Table* to allow for off-site residential parking lots. Parcel IDs: 40:597:0004, 40:513:0005, 40:513:0006, 40:513:0007, 40:513:0008, 40:587:0 012, 40:587:0013, 40:587:0014 and 40:587:0015. The mayor and City Council will act to adopt (or deny) this request by Ordinance.


 Mayor Pre tempore Welsh turned the time over to Senior Planner Briam Amaya Perez.

 Mr. Amaya Perez presented the zoning text amendments.


 Jason Boal with Snell and Wilmer and representing X Development explained the reason for some of the proposed changes. A discussion ensued.

 Mayor Pro Tempore Welsh asked Mr. Boal if this code change would only work for this area, and this zone. Mr. Boal replied yes, and that X Development was working with the Edgewater development to provide more parking. Mayor Pro Tempore Welsh stated that she wanted to see additional language that stated that this was location specific. There was a discussion about the location. Mayor Pro Tempore Welsh reiterated her concerns and stated that she would not vote for this amendment without the additional language being added. The discussion continued.


 Mayor Pro Tempore Welsh called for a motion to open the public hearing.


 **Motion:** COUNCILMEMBER FLAKE MOVED TO OPEN THE PUBLIC HEARING AT 8:36 PM. COUNCILMEMBER SIFUENTES SECONDED THE MOTION. MAYOR PRO TEMPORE WELSH, COUNCILMEMBERS FLAKE, RASMUSSEN, AND SIFUENTES VOTED YES. MAYOR FULLMER WAS ABSENT. THE MOTION CARRIED WITH ONE ABSENT.


 Mayor Pro Tempore Welsh called for public comments.


 Eric Towner with X Development explained that they were trying to fix a problem that they did not create. He asked the council not to delay this decision tonight and suggested that they could limit the number of stalls. There was a discussion about the potential design of the parking area.


 There was a discussion about adding more specific language to the code.


 Mr. Amaya Perez reiterated the additional language. “To serve Edgewater Townhomes or future ownership of the townhomes, west of the Geneva Regional Mixed-use District (GRMU), to be located immediately east of the terminus of east 280 North and south of Central Utah Water Conservancy District (CUWCD) property”.

 **Motion:** COUNCILMEMBER SIFUENTES MOVED TO CLOSE THE PUBLIC HEARING AT 8:44 PM. COUNCILMEMBER FLAKE SECONDED THE MOTION. MAYOR PRO TEMPORE WELSH, COUNCILMEMBERS FLAKE, RASMUSSEN, AND SIFUENTES VOTED YES. MAYOR FULLMER WAS ABSENT. THE MOTION CARRIED WITH ONE ABSENT.

 Mayor Pro Tempore Welsh questioned not including an exhibit. Mr. Blakely explained that could include an exhibit but that it should be simplified. A discussion ensued about adding an exhibit.

 **Motion:** COUNCILMEMBER SIFUENTES MOVED TO ADOPT ORDINANCE 2023-10, WITH THE LANGUAGE PRESENTED BY STAFF AND THE ADDITION OF AN EXHIBIT DEPICTING THE PROPERTY TO BE CREATED AND APPROVED BY STAFF AND THE APPLICANT. COUNCILMEMBER FLAKE SECONDED THE MOTION: “TO SERVE EDGEWATER TOWNHOMES OR FUTURE OWNERSHIP OF THE TOWNHOMES, WEST OF THE GENEVA REGIONAL MIXED-USE DISTRICT (GRMU), TO BE LOCATED IMMEDIATELY EAST OF THE TERMINUS OF EAST 280 NORTH AND SOUTH OF CENTRAL UTAH WATER CONSERVANCY DISTRICT (CUWCD) PROPERTY.”


 There was a discussion about the language presented by Mr. Boal. Mr. Amaya Perez read the wording to be included in the motion: “The offsite parking shall only be permitted when providing parking to adjacent residential developments, would only be fenced on three sides, there shall be a usable pedestrian connection on the west side of the lot every 150 feet and all these pedestrian connections shall be paved for ADA standards.


 **Amended motion:** COUNCILMEMBER SIFUENTES AMENDED HER MOTION TO INCLUDE THE WORDING MENTIONED. COUNCILMEMBER FLAKE SECONDED THE MOTION. “THE OFFSITE PARKING SHALL ONLY BE PERMITTED WHEN PROVIDING PARKING TO ADJACENT RESIDENTIAL DEVELOPMENTS, WOULD ONLY BE FENCED ON THREE SIDES, USABLE PEDESTRIAN CONNECTION ON THE WEST SIDE OF THE LOT EVERY 150 FEET AND ALL THESE PEDESTRIAN CONNECTIONS SHALL BE PAVED FOR ADA STANDARDS.” ROLL CALL WENT AS FOLLOWS: MAYOR PRO TEMPORE WELSH, COUNCILMEMBERS FLAKE, RASMUSSEN, AND SIFUENTES


VOTED YES. MAYOR FULLMER WAS ABSENT. THE MOTION CARRIED WITH ONE ABSENT.


9.7 PUBLIC HEARING – Zoning Text Amendments (Ordinance 2023-11)


Senior Planner Briam Amaya Perez will present an amendment to Vineyard Zoning Code submitted by Hughes General Contractors. This text amendment will modify Section 15.12.050 *District Use Table* to allow clinical support housing to be eighty percent (80%) of the net square footage of a single building or development. Parcel ID: 53:589:0001. The mayor and City Council will act to adopt (or deny) this request by Ordinance.


 Mayor Pro tempore Welsh turned the time over to Senior Planner Briam Amaya Perez.


 Mr. Amaya Perez gave a background on the Telos development and the zoning text amendments.


 Councilmember Flake asked if this would be an addition to the existing building. Mr. Perez replied that they would be building a new building and clarified where it would be. There was a discussion about the lot size and the new building.


 Gary Tyler with Hughes General Contractors representing Telos, explained that Telos was a state-licensed residential facility and high school that helped emotionally disabled adolescents to young adults. He said that this lot was purchased with the intent of adding the building and had the zoning created for this site. There was a discussion about the facility.


 There was a discussion about future development of the property around it and blocking view corridors.

 There was a discussion about the text amendments.

 **Motion:** COUNCILMEMBER SIFUENTES MOVED TO OPEN THE PUBLIC HEARING AT 9:05 PM. COUNCILMEMBER RASMUSSEN SECONDED THE MOTION. MAYOR PRO TEMPORE WELSH, COUNCILMEMBERS FLAKE, RASMUSSEN, AND SIFUENTES VOTED YES. MAYOR FULLMER WAS ABSENT. THE MOTION CARRIED WITH ONE ABSENT.

 Mayor Pro Tempore Welsh called for public comments. Hearing none, she called for a motion to close the public hearing.

 **Motion:** COUNCILMEMBER FLAKE MOVED TO CLOSE THE PUBLIC HEARING AT 9:05 PM. COUNCILMEMBER SIFUENTES SECONDED THE MOTION. MAYOR PRO TEMPORE WELSH, COUNCILMEMBERS FLAKE, RASMUSSEN, AND SIFUENTES VOTED YES. MAYOR FULLMER WAS ABSENT. THE MOTION CARRIED WITH ONE ABSENT.

 Councilmember Sifuentes asked if they could change the housing amount to 33 percent. Mr. Tyler stated that the owner would not support the change. Mayor Pro Tempore Welsh understood

Councilmember Sifuentes' concerns, but she felt that changing the percentages would make no difference.



Motion: COUNCILMEMBER FLAKE MOVED TO ADOPT ORDINANCE 2023-11, AS PRESENTED BY CITY STAFF. COUNCILMEMBER RASMUSSEN SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR PRO TEMPORE WELSH, COUNCILMEMBERS FLAKE, RASMUSSEN, AND SIFUENTES VOTED YES. MAYOR FULLMER WAS ABSENT. THE MOTION CARRIED WITH ONE ABSENT.

9.8 PUBLIC HEARING – General Plan Amendment to the Public Facilities and Services (Ordinance 2023-12) *(This public hearing is being postponed to the March 8, 2023, City Council meeting.)*

City initiated General Plan Amendment to the Public Facilities and Services element of the General Plan. This will update the goals and strategies for managing public utilities and services throughout the city. In addition, the city is adding a new element to the General Plan titled Water Use and Preservation, which will plan developing, delivering, and efficiently using our limited water resources.



Mayor Pro Tempore Welsh called for a motion to continue this item.



MOTION: COUNCILMEMBER FLAKE MOVED TO CONTINUE THIS ITEM TO THE MARCH 8, 2023, CITY COUNCIL MEETING. COUNCILMEMBER RASMUSSEN SECONDED THE MOTION. MAYOR PRO TEMPORE WELSH, COUNCILMEMBERS FLAKE, RASMUSSEN, AND SIFUENTES VOTED YES. MAYOR FULLMER WAS ABSENT. THE MOTION CARRIED WITH ONE ABSENT.

9.9 DISCUSSION AND ACTION – Flagborough Impact Fee Agreement (Resolution 2023-13)

City Manager Ezra Nair will present a recommendation for the city to enter into an impact fee agreement with Flagborough, LLC. The mayor and City Council will act to adopt (or deny) this request by resolution.



Mayor Pro Tempore Welsh turned the time over to City Manager Ezra Nair.



Mr. Nair explained that the city wanted to get a standardized agreement in place for the Flagship properties on how to handle the impact fees. He read the suggested motion.



Mayor Pro Tempore Welsh called for questions.



Motion: COUNCILMEMBER SIFUENTES MOVED TO ADOPT RESOLUTION 2023-13, APPROVING AND AUTHORIZING THE CITY MANAGER TO ENTER INTO AN IMPACT FEE AGREEMENT WITH FLAGBOROUGH LLC, AS PRESENTED. COUNCILMEMBER FLAKE SECONDED THE MOTION. MAYOR PRO TEMPORE WELSH, COUNCILMEMBERS FLAKE, RASMUSSEN, AND SIFUENTES VOTED YES. MAYOR FULLMER WAS ABSENT. THE MOTION CARRIED WITH ONE ABSENT.

10. CLOSED SESSION

There was no closed session held.

11. ADJOURNMENT



Mayor Pro Tempore Welsh called for a motion to adjourn the meeting.



Motion: COUNCILMEMBER FLAKE MOVED TO ADJOURN THE MEETING AT 9:13 PM. COUNCILMEMBER SIFUENTES SECONDED THE MOTION. MAYOR PRO TEMPORE WELSH, COUNCILMEMBERS FLAKE, RASMUSSEN, AND SIFUENTES VOTED YES. MAYOR FULLMER WAS ABSENT. THE MOTION CARRIED WITH ONE ABSENT.

MINUTES APPROVED ON: March 8, 2023

CERTIFIED CORRECT BY: /s/Pamela Spencer
PAMELA SPENCER, CITY RECORDER