

**MINUTES OF THE VINEYARD TOWN
PLANNING COMMISSION MEETING
Vineyard Town hall, 240 East Gammon Road, Vineyard, Utah
April 2, 2014, 7:00 PM**

PRESENT –

Commission Chair Wayne Holdaway
Commissioner Angie Kohl
Commissioner Daniel Pace
Commissioner Garrett Smit
Commissioner Kelly Wixom

ABSENT –

STAFF PRESENT–

Planner Nathan Crane
Engineer Don Overson
Kinsli McHargue, Deputy Recorder/Planning Coordinator

OTHERS PRESENT–

Resident Dave Robins
Garrett Seely - Woodside Homes
Nate Hutchinson - Flagship
Stewart Park with Anderson Development

The Vineyard Town Planning Commission held a public hearing and regular meeting on Wednesday, April 2, 2014 starting at 7:00 PM in the Vineyard Town hall. The invocation was offered by Commissioner Smit.

Regular Session - The meeting was called to order at 7:00 PM.

OPEN SESSION – Citizen Comments

Commission Chair Holdaway asked for public comment. None was given.

MINUTES REVIEW AND APPROVAL – No minutes were reviewed at this meeting.

BUSINESS ITEMS –

5.1 PUBLIC HEARING - Zoning Ordinance Change – General Plan

Woodside Homes of Utah is requesting to amend the General Plan, to change the Land Use Designation for 244 acres, from Low Density Residential, to Mixed Use Residential. At the request of the applicant this item will be discussion only.

5.2 PUBLIC HEARING – Zoning Ordinance Change – Chapter 7

Woodside Homes of Utah is requesting to amend Chapter 7 Special Purpose Districts by adding the Water's Edge Zoning. The proposed project will allow for 2,414 homes on 419 acres. At the request of the applicant this item will be discussion only.

5.3 PUBLIC HEARING – Zoning Ordinance Change – Water's Edge Zoning District
Woodside Homes of Utah is requesting to rezone 419 acres from HDR-1 (High Density Residential) and A-1 (Agricultural) to Water's Edge Zoning District. At the request of the applicant this item will be discussion only.

Chairman Holdaway explained that the public hearings for items 5.1, 5.2 and 5.3 would be combined. He asked for a motion.

Motion: COMMISSIONER SMIT MOVED TO OPEN THE PUBLIC HEARING FOR BUSINESS ITEMS 5.1, 5.2 AND 5.3 AT 7:02 PM. COMMISSIONER PACE SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED UNANIMOUSLY.

Mr. Crane began by expressing that the goal of the meeting was to provide honest and candid feedback to the developers of the Water's Edge project. He began his presentation by addressing some important topics. He said a Master Planned community was what the Town had envisioned for the Geneva property. This Master Planned Development had a mixture of products, such as a community trail system, a mixture of housing densities, and community parks. He said it was a different type of project than what was originally planned on the LDS Sod Farm. Mr. Crane explained that it was originally planned for single family homes with larger lots. He briefly discussed the importance of having a balance of housing types to attract different demographics and to provide stability within the community. He explained that diversity in housing types would allow residents to remain within the community throughout many stages of life. He advised the Commission to consider the amenities offered by the developer in exchange for density and to decide if the exchange was justified. Mr. Crane discussed some of his concerns.

Commissioner Wixom began by expressing concern about having too much higher density housing compared to traditional sized lots. Discussion ensued regarding how approving more high density housing would affect the Town in the long run. She said she wanted to see 10% or more of the housing product consisting of .15 acre lots or larger.

Garrett Seely with Woodside Homes talked about the planned community that they initially proposed. He said it was frustrating because they felt they considered the comments from the Council and Planning Commission, reduced the density even further, and were still getting push-back.

Resident, and former Commission Chairman Dave Robins made a comment about the high density. He said the area was always planned for open space. He said there needed to be a balance between developers making money and creating a livable community. He, along with Commissioner Wixom and Chairman Holdaway, expressed concern about moving from open space to high density.

Commissioner Pace said he had found no residents who were in favor of the proposed plan. He said the idea of the development was a good one, but was concerned with the proposed density.

Chairman Holdaway expressed concern about the small amount of low density. He thought potential residents would like open space.

Mr. Seely talked about the lifestyle of the community versus lot sizes. He thought the lifestyle would be the same regardless of the lot size because of the community.

Commission Wixom disagreed. She talked about how potential buyers looked for minimum lot sizes. She said Vineyard already had higher density zones. Mr. Seely suggested that she revisit what she considered high density.

Commissioner Kohl was worried that it would not become the community that was being proposed. She was afraid that it would become a college town with a lot of rental properties because of the high density. The Planning Commission discussed current housing products within Vineyard.

Chairman Holdaway asked what could be done based on the Commissioners feedback. Mr. Seely talked about the requested increase in density to 3.2 units per acre. He talked about the amenities offered within the planned development and asked if they qualified for density benefits. Some Commissioners did not think that it did. Chairman Holdaway asked Mr. Overson's opinion of the development.

Mr. Overson discussed utilities and detention pond areas. He talked about the possibility of a modified swale with rock to eliminate possible erosion or mosquito problems. He discussed water use and ERU's (Equivalent Residential Units) for single family houses and apartments. He said he was in the process of doing a water/sewer study for the area. Staff discussed the number of ERU's currently contracted with TSSD (Timpanogos Special Service District).

Commissioner Pace did not think the developer needed to dedicate property to the LDS Church. He thought the Church would purchase property if they wanted it and he did not want Vineyard involved. Mr. Seely said that the LDS Church asked them to reserve two chapel sites within the development. He said they would dedicate the property directly to the LDS Church and not involve Vineyard. Mr. Crane said he valued dedicated property for park sites and school sites more than church sites. He said a school site would have a larger impact on a community than a church site. The Commission agreed.

Commissioner Kohl voiced concern about the traffic. The Commission discussed road construction schedules. Mr. Hutchinson talked about their involvement with UDOT (Utah Department of Transportation) and the Vineyard Connector.

Chairman Holdaway asked for additional comments. Hearing none, he continued the public hearing for Business Items 5.1, 5.2 and 5.3 to the next meeting. All were in favor.

5.4 PUBLIC HEARING – Zoning Ordinance Change – Planning Commission

The Vineyard Town Council is requesting an amendment to the Zoning Ordinance Section 303 Vineyard Town Planning Commission to create new regulations Regarding composition of the Planning Commission. The Planning Commission will Take appropriate action.

Motion: CHAIRMAN HOLDAWAY MOVED TO OPEN THE PUBLIC HEARING FOR BUSINESS ITEM 5.4 AT 8:00 PM. COMMISSIONER PACE SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED UNANIMOUSLY.

Mr. Crane reviewed the two changes pertaining to Planning Commission alternates and Commissioners employment. The Commission discussed the logistics of the alternates. Commissioner Pace voiced concern about the alternates being able to make decisions. Mr. Crane said he had never seen an occasion where three alternates participated in a vote at the same time.

Motion: COMMISSIONER WIXOM MOVED THAT THE PLANNING COMMISSION ACCEPT THE FINDINGS AND RECOMMENDED APPROVAL OF THE PROPOSED ZONING ORDINANCE AMENDMENT. COMMISSIONER PACE SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED UNANIMOUSLY.

PLANNING COMMISSION REPORTS

There was discussion of the tumbleweeds. Mr. Overson mentioned that Vineyard would be hiring one or two seasonal employees to help maintain the weeds.

Commissioner Smit wondered who was responsible to address the garbage issue and activity at the west end of Center Street by the lake. Mr. Overson suggested calling the sheriff. Mr. Crane said the Council could address the garbage issue.

Commissioner Wixom mentioned that an Orem City police officer recently suggested that a transient individual go to Vineyard. She wondered if the Council needed to address pan handling. Mr. Overson discussed current State laws.

STAFF REPORTS

Nathan Crane – Planner – Mr. Crane stressed the importance of having direct dialogue with developers about concerns.

Don Overson – Town Engineer – Mr. Overson gave an update on the Holdaway Road project.

ADJOURNMENT -

The Planning Commission meeting was adjourned by consensus at 8:33 p.m. The next regular meeting is scheduled to be held on April 16, 2014.

MINUTES APPROVED ON: October 21, 2015

CERTIFIED CORRECT BY: /s/ Kinsli McHargue
K. MCHARGUE, DEPUTY RECORDER