MINUTES OF THE VINEYARD TOWN
PLANNING COMMISSION MEETING
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah
April 16, 2014, 7:00 PM

PRESENT –
Commission Chair Wayne Holdaway
Commissioner Daniel Pace
Commissioner Garrett Smit
Commissioner Kelly Wixom

ABSENT –
Commissioner Angela Kohl

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

OTHERS PRESENT–
Pete Evans - Representing Water's Edge Development
Resident Cumorah Holdaway
Resident Matt Serrao

The Vineyard Town Planning Commission held a continued public hearing and regular meeting on Wednesday, April 16, 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 – <u>Zoning Ordinance Change – Water's Edge Zoning District</u>***
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 combined public hearing for Business Items 5.1, 5.2 and 5.3 was continued from the last meeting and therefore did not require a motion to open. He turned the time over to Mr. Crane, who then turned the time over to Pete Evans for a presentation of the revised Water's Edge Project. He reviewed the history of how they came up with the idea for the proposed plan. He said the revised items were drafted to address the concerns of the Commission, specifically the desire for a lower density and larger lots, particularly on the southwestern quadrant. He said the lot sizes were increased and the density was lowered. The revised plan contained 6,300, 10,000, and 20,000 square foot lots. He said there was the same amount of Open Space on the south half of the project. He said the project would generate an estimated $68 million in total tax increment over the RDA (Redevelopment Agency) period. Mr. Evans explained that the project consultants believed there would be no mitigation payment required for Alpine School District.

Commissioner Wixom asked if the northern part of the project was still high density. Discussion ensued about the lot sizes in the northern quadrant. Mr. Evans demonstrated how the density progressed throughout the project.

Mr. Evans then discussed parks that could be included in the project, specifically sports and community parks. He showed pictures of parks that Woodside Homes had done for other communities. He said each park would have a clubhouse that would be available to Water's Edge residents. Mr. Evans explained that each clubhouse would have a large gathering room, kitchen, workout facility, and swimming pool. He said the clubhouses could be rented by the Water's Edge residents for a fee that would help fund the HOA (homeowners association). Mr. Evans talked about the Master HOA and sub HOAs. Mr. Evans explained that HOA fees depended on the area. He said larger areas might have smaller fees.

Mr. Evans discussed the proposed trail system. He showed where the trails intersected internally as well as with the Vineyard General Plan. Mr. Evans discussed the beachfront restoration plan. He explained that there was a bureaucratic process that must be gone through prior to making decisions.

Commissioner Pace wondered what percentage of RDA funds versus developer funds would be used for the beachfront restoration project. Mr. Evans said they did not know yet. He said they were in preliminary discussions. He said the beachfront property restoration was not necessary for the development.

Chairman Holdaway thanked Mr. Evans for his presentation and turned the time over to Nathan Crane. Mr. Crane reviewed the housing distribution on the project site based on the current

General Plan. He reviewed the housing distribution for the proposed project and the breakdown of the proposed lot sizes.

Commissioner Wixom wondered if the number of total units had changed. Mr. Evans explained that the total number of units was the same. He said they distributed the acreage originally planned to be dedicated for church and school sites in order to make some of the lots bigger. He explained that in the future, the church or school system would need to purchase lots if those entities wanted to purchase property.

Mr. Crane showed examples of housing products. He said four different architectural themes were planned with staggered setbacks and elevation variations. He mentioned that when fencing was adjacent to open space, the fencing would be installed prior to a certificate of occupancy to prevent encroachment. He said the community wall and fencing would be consistent throughout.

Commissioner Wixom asked about the area between the road and the lake. Mr. Overson mentioned that Anderson Development was looking into moving Vineyard Road off of the lake to the east side of the power corridor creating smaller lake view lots.

Mr. Crane suggested that the Planning Commission consider the following issues:

- Justification for the density increase?
- Is the proposed plan in the best interest of the town?
- Is this an improvement to the General Plan?
- What type of development is appropriate?
- What is the impact on town services?
- Willingness to commit to unplanned capacity on the TSSD system?
- Will this be a good quality project?
- Does the plan provide a variety of projects needed for the long term sustainability for the community?

Commissioner Wixom wondered how much it would cost to consider the extra 500 lots that would be added to the sewer capacity. Mr. Overson said he did not know.

Chairman Holdaway asked if Mr. Overson had unresolved issues with the proposed project. Mr. Overson explained that the storm water detention questions had been resolved. He mentioned there were holes in the traffic study that was submitted. He had a meeting scheduled to discuss it with the developer on Friday. He discussed the problems with the 400 South intersection and the future construction of the Vineyard Connector. The Commission discussed the increase in traffic if the Water's Edge project was approved.

Chairman Holdaway asked the Commissioners what they thought about the new revisions. Commissioner Wixom said she was much happier with the revised proposal, although a few additional changes needed to be made. She thought they were much closer to an acceptable plan. Commissioner Pace did not think the plan was close for his approval. He said he wanted to see 15,000 square foot lots and no high density in the sod farm areas. Commissioner Smit said his opinion was somewhere in the middle of the previous opinions. He wondered where lot size could be increased, if at all.

Commissioner Wixom said she would like to see higher density on the east and lower density on the west. Mr. Evans wondered if it made a difference to switch the 8,000 square foot lots and 6,300 square foot lots. Commissioner Wixom said it would be fine with her. She asked about determining the locations for the product types. Mr. Crane said placing restrictions on elevations rather than product type was a better way to control variation within a development.

Chairman Holdaway asked for public comment.

Resident Matt Serrao asked for clarification of high density. He reviewed the lots sizes in the proposed project plan.

Commissioner Smit wondered how the look and feel of the proposed development would "flow" with the Homestead Development. Mr. Evans said it was difficult to blend since the Homestead Development didn't currently exist. He said they would execute the Water's Edge plan as presented. He said the Water's Edge development would be very coherent with a well thought-out master plan.

Resident Cumorah Holdaway wondered if there was room for playgrounds and a stake center. Chairman Holdaway said playgrounds would be dedicated to the town and the stake center was the church's responsibility.

Chairman Holdaway asked for additional thoughts from the commissioners.

Commissioner Pace recommended denial based on too many unresolved issues with the traffic study, the impact of the phasing, the issue with the ERU's,(Equivalent Residential Unit) the belief that density should be at or below the General Plan, and the lack of time given to read through the entire Water's Edge plan. He said he was hesitant to rush into a decision.

Commissioner Smit recommended denial at this time because he wanted more time to review the Water's Edge plan.

Commissioner Wixom recommended denial due to the lot sizes, the currently unresolved traffic study issues, and the ERU issues. She wanted to see Mr. Overson's report regarding TSSD and the ERU's, she wanted areas B17 and B15 changed to 8,000 square foot lots, and 8,000 square foot lots to completely replace 6,300 square foot lots.

Motion: CHAIRMAN HOLDAWAY MOVED TO RECOMMEND APPROVAL OF BUSINESS ITEMS 5.1, 5.2 AND 5.3. NO SECOND. MOTION DIED.

Motion: COMMISSIONER PACE MOVED TO RECOMMEND DENIAL OF THE ZONING ORDINANCE CHANGE - GENERAL PLAN, ZONING ORDINANCE CHANGE - CHAPTER 7, AND ZONING ORDINANCE CHANGE - WATER'S EDGE ZONING DISTRICT BASED ON THE FOLLOWING: INCOMPLETE TRAFFIC STUDY AND FURTHER UNDERSTANDING OF THE IMPACT ON THE TOWN, THE IMPACT ON THE ERUS, AND THE DENSITY BEING ABOVE THE CURRENT VINEYARD GENERAL PLAN.

COMMISSIONER WIXOM SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED WITH ONE ABSENT.

PLANNING COMMISSION REPORTS

There were no new items to report.

STAFF REPORTS

Nathan Crane – Planner – Mr. Crane said he was very busy but had no new items to report.

Don Overson – Town Engineer – Mr. Overson gave an update on the Holdaway Road project. He reported that Main Street would go to bid in May and should be completed by the fall.

Resident Cumorah Holdaway said she was very concerned with the speed of traffic on the corner of Holdaway Road and 400 South. She asked about having traffic counters on the road. Mr. Overson pointed out that once an assessment was done, the town needed to accept the results of the study.

ADJOURNMENT -

The Planning Commission meeting was adjourned by consensus at 8:42 p.m. The next regular meeting is scheduled to be held on May 7, 2014.

MINUTES APPROVED ON FEBRUARY 4, 2015

CERTIFIED CORRECT BY /s/KINSLI MCHARGUE
K. MCHARGUE, DEPUTY RECORDER/PLANNING COORDINATOR