



**MINUTES
OF THE VINEYARD PLANNING COMMISSION.
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah
Wednesday August 20th, 2014 at 7:00 p.m.**

PUBLIC NOTICE is hereby given that the Planning Commission of Vineyard Town, Utah, will hold a Regular Planning Commission Meeting, on Wednesday, August 20th, 2014 starting at 7:00 p.m. The meeting will be held at the Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah. The Public is invited to participate in all Town Planning Commission meetings. The agenda will consist of the following:

AGENDA

Present:

Commission Chairman Wayne Holdaway
Commissioner Daniel Pace
Commissioner Garrett Smit
Commissioner Angela Kohl
Commissioner Kelly Wixom

Alternates:

Chris Judd
Tim Blackburn
Don Cosney

- 1. CALL TO ORDER: 7:00**
- 2. INVOCATION** – Daniel Pace
- 3. OPEN SESSION** – No public comment.
- 4. MINUTES REVIEW AND APPROVAL** – No Minutes to approve.
- 5. BUSINESS ITEMS:**

5.1 Design Review for the Community Park in the Water's Edge Development.

Nathan Crane led the Commissioners in a discussion about designing the Community Park that will be located in the Water's Edge Development. The land was given to the town by the developers of Water's Edge. As such, the Town has full discretion on the design, production, and maintenance of the park. The Town has budgeted 6 million dollars that will be used for the design and improvements made to the 18 acres of land designated for the park. The goal for this meeting was to obtain general idea of the different design elements that the Commissioners would like to see in a Community Park. Nathan Crane

showed the commissioners a spreadsheet to demonstrate the cost to place the different design elements on the amount of acreage we have for the park, and how quickly 6 million dollars can be spent. Nathan then showed the Commissioners some examples of nearby parks, and their respective acreage. This was to give the Commissioners some perspective on how much land 18 acres is, and what typically can be built on that amount of acreage.

The Commission began to discuss the different elements they would like to see in a community park. They discussed the possibility of rather than creating a sports complex, having more of a multi-functional space, with 1 baseball diamond, and open fields for soccer/football. This will allow more space for incorporating some other elements that will draw interest from the entire Vineyard Community.

The Commission began to discuss the amount of acreage that will need to be used for parking. Don Overson suggested partnering with another establishment to share the parking. Ideally, a school, due to the fact that the need for parking is in demand at different times of the year. IE: The demand for parking at a school decreases during the summer months, and the demand for parking at the park will decrease during the fall/winter months.

Angela Kohl mentioned restrooms. Daniel Pace suggested that one restroom with 3 stalls would be sufficient. Angela added that she wants to make sure it is placed in a convenient location, so that people won't have to walk 18 acres every time they need to take a child to the restroom.

Other elemental possibilities were discussed, such as a running trail around the parcel, pavilions, tennis courts, a playground, and perhaps a splash pad. It was mentioned that a splash pad could be particularly appealing to the community, and would add a unique quality to the park.

A "Town Heritage" element was mentioned. This is a concept that would display the early establishment of the Town of Vineyard, and help bring appreciation of where we started, and what we have developed in to.

During the next planning session, Nathan will bring examples of what the usable space could look like with the elements that were discussed during this meeting.

6. PLANNING COMMISSION MEMBERS' REPORTS

Commission Chairman Holdaway gave a report from Town Council. The Council discussed the Lakeshore Trail, and will continue the discussion in September. Chairman Holdaway stated that he thinks the trail is a very important concept.

7. STAFF REPORTS

- *Nathan Crane, Town Planner* – Nothing official to report, however there was some discussion about the Megaplex. Don Overson told the Commission that the production of the Megaplex is moving on schedule for their desired Grand Opening in November.
- *Don Overson, Town Engineer* – Don began by addressing the recently completed landscaping along the park strips and the median on Gammon Road. A to Z

Landscaping has been contracted for weed maintenance and mowing.

Council approved modification to the standard cross section that will be required in all new subdivisions. The park strips will be reduced from 8 feet down to 6 feet, with each side of the street gaining 2 feet of pavement. There will be guidelines on the types of trees that will be allowed along the median and park strips, in order to prevent asphalt, and sidewalk upset as the tree roots grow.

8. ITEMS REQUESTED FOR NEXT AGENDA

9. ADJOURNMENT : 8.03 pm

- **OPEN SESSION** – Open Session is defined as time set aside for the public to express their views. Each speaker is limited to three (3) minutes. If action is necessary, the item will be listed on a following agenda. However, the Planning Commission may elect to discuss the item if it is an immediate matter of concern.
- **SPECIAL ACCOMMODATION** – In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this public meeting should notify Kinsli McHargue, Deputy Recorder, at least 24 hours prior to the meeting by calling (801) 226-0210.
- **ELECTRONIC OR TELEPHONE PARTICIPATION** – One or more members of the Vineyard Planning Commission may participate electronically or by phone.

The foregoing notice and agenda was posted on the Utah Public Notice Website, posted on the Vineyard Town Website and at the Vineyard Town Office, delivered to each member of the Vineyard Town Planning Commission, and emailed to the Daily Herald and surrounding entities.

MINUTES APPROVED ON: September 17th, 2014

CERTIFIED BY: /s/ Kinsli McHargue
Kinsli McHargue, Deputy Recorder/Planning Coordinator