

**PUBLIC HEARING AND REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah
Wednesday, February 19th, 2014 at 7:00 p.m.**

PRESENT:

Commission Chair - Dave Robins
Commissioner – Wayne Holdaway
Commissioner - Kelly Wixom
Commissioner - Dave Pace
Commissioner - Garret Smit
Commissioner - Angela Kohl

ABSENT:

Staff Present – Town Planner Nathan Crane, Deputy Recorder Kinsli McHargue Preston

Others in attendance - Stewart Park Geneva Project Manager, James Kanno Architect for the Megaplex, Brian Hansen with Hansen Equities/Megaplex, Brent Keller with Amara Design Build, Dirk Cornell with the Megaplex Theatres

The Vineyard Planning Commission held a public hearing and regular meeting on February 19, 2014 starting at 7:02 PM in the Vineyard Town hall. The invocation was offered by Commissioner Daniel Pace.

The regular session – The meeting was called to order at 7:02 PM

OPEN SESSION – There were no public comments.

MINUTES REVIEW AND APPROVAL – There were no minutes to approve.

BUSINESS ITEMS:

New Commissioners were sworn before meeting began and Chair Robins asked each Commissioner to do a quick introduction. He then called for nominations for a new Chair and Vice Chair. Commissioner Wixom nominated Commissioner Holdaway to be the Chairperson, and Commissioner Kohl nominated Commissioner Wixom as Vice-Chair. Chair Robins called for a vote, all were in favor.

Commissioner Robins left the meeting at 7:09pm, at which point Garret Smit joined the table. Thank you to Commissioner Robins for his service.

DISCUSSION AND ACTION

5.1– MEGAPLEX: *The proposed Geneva Mill Megaplex will include a 13 screen 77,674 square foot movie theater. The site is part of a 24 acre commercial shopping center. The planning Commission will take appropriate action.*

Nathan Crane led a demonstration of the site plans for the Megaplex project. The zoning definition is RMU (Residential Mixed Use). The plans were displayed on a projector screen.

The plans were brought forward to the commission with the recommendation of approval. The Grand Opening is projected for November 2014. The primary focus will be to meet that goal. The parking will be shared among all 4 phases. The parking was planned for average use at 470 stalls in phase one. There will be parking "Islands" broken up by landscaping. Stewart Park commented saying that they were fully supportive of the project. Brian Hansen, and Brent Keller made a comment about being excited to be a part of the project.

Commissioner Holdaway asked if the Spire was lit. James Kanno said that the spire is lit. There was some discussion about the similarities between this project and the one at Thanksgiving Point.

Commissioner Holdaway asked the new planning commission members to review the Planner-recommended stipulations for the project. Commissioner Pace asked a question about stipulation number 4; the architectural characteristics. Stewart Park explained that the Miller group owns 24 acres in the middle of a 93 acre retail parcel. There are contracts in place for the development of retail locations. Stewart Park mentions complications due to the spur line. He assures the commissioners that they are doing all they can to have that spur line removed so that there can be access into the project from Geneva Road. Other accesses will be in the Vineyard Connector from Geneva Road to Mill Road. Construction should begin in May. Commissioner Pace asked a question about parking. The concern about parking was because initially they had thought there were only 195 parking spaces, when in fact there are 470 parking spaces – clarified by Architect James Kanno. There was some more discussion about the specifics of the building, but no further concern about the stipulations.

COMMISSIONER WIXOM MOVED TO ACCEPT THE FINDINGS AND RECOMMEND APPROVAL OF THE DEVELOPMENT PLAN AND SITE PLAN FOR THE GENEVA MILL MEGA PLEX, SUBJECT TO THE 8 STIPULATIONS RECOMMENDED BY STAFF. COMMISSIONER KOHL SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED UNANIMOUSLY.

5.2- PUBLIC HEARING: *The Town of Vineyard is requesting an amendment to the Zoning Ordinance to create new regulations for signs. The Planning Commission will take appropriate action.*

Chair Holdaway called for a motion to open the public hearing.

COMMISSIONER PACE MOVED TO OPEN THE PUBLIC HEARING 7:37 PM. COMMISSIONER SMIT SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED UNANIMOUSLY.

Chair Holdaway asked for comment or discussion from the audience. Hearing none, he called for a motion to close the public hearing.

COMMISSIONER SMIT MOVED TO CLOSE THE PUBLIC HEARING AT 7:37 PM. COMMISSIONER PACE SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED UNANIMOUSLY.

Nathan Crane led a discussion about the new Sign Ordinance. A copy of the sign ordinance can be found in the staff report. After the overview of the ordinance, Nathan Crane asked the commissioners if they had any questions regarding the new proposed ordinance. Commissioner Wixom asked if there was any way to keep the birds away from the larger pylon signs. Mr. Crane said that the issue would be addressed if it ever became an issue.

Mr. Crane talked about pylon signs and pulled up examples for the commissioners to look at so as to make an informed approval/rejection of that type of signage. The commissioners discussed several possible design stipulations to make the signs more attractive at the base. Stewart Park with Anderson Geneva commented that they support the sign ordinance.

Chair Holdaway called for a motion.

COMMISSIONER SMIT MOTIONED TO APPROVE THE SIGN ORDINANCE. KELLY WIXOM SECONDED. MOTION PASSED UNANIMOUSLY.

5.3– COMMISSIONER CHAIR/VICE-CHAIR ELECTIONS: *The Planning Commission will take appropriate action.*

This item of business was taken care of earlier in the meeting.

PLANNING COMMISSION MEMBERS' REPORTS

STAFF REPORTS

Nathan Crane, Town Planner – Made comments about Legislative action vs administrative action. Asked the commissioners to work with him and give him their expectations, so that he can work with that and make those negotiations prior to submitting proposals to the commission.

Nathan went over the General Plan with the commissioners. There will be some further discussion and training at the next meeting.

Don Overson, Town Engineer – Mr. Overson was excused.

ITEMS REQUESTED FOR NEXT AGENDA

Planning 101 and minor amendments

ADJOURNMENT

Planning Commission Chair Holdaway adjourned the meeting at 8:49 PM

Minutes approved on: March 5, 2014

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