



MINUTES OF THE VINEYARD PLANNING COMMISSION.
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah
Wednesday July 2nd, 2014 at 7:00 p.m.

Present:

Commission Chairman Wayne Holdaway
Commissioner Kelly Wixom
Commission Alternate Donald Cosney
Commission Alternate Christopher Judd

Absent:

Commissioner Garrett Smit
Commissioner Daniel Pace
Commissioner Angela Kohl

- 1. CALL TO ORDER : 7:07 PM**
- 2. INVOCATION – Don Cosney**
- 3. OPEN SESSION – No public comment.**
- 4. MINUTES REVIEW AND APPROVAL – Minutes from August 7th, 2013, October 2nd, 2013, March 19th, 2014, and May 7th, 2014.**

COMMISSIONER HOLDAWAY MOTIONED TO APPROVE THE MINUTES FROM MAY 7TH, COMMISSIONER WIXOM SECONDED. MOTION CARRIED UNANIMOUSLY.

MOTION TO APPROVE MINUTES FROM AUGUST 7TH. COMMISSIONER COSNEY SECONDED. MOTION CARRIED UNANIMOUSLY

MOTION TO APPROVE OCTOBER 2ND MINUTES. COMMISSIONER JUDD SECONDED. MOTION CARRIED UNANIMOUSLY.

5. BUSINESS ITEMS:

- 5.1 PUBLIC HEARING – Site Plan, and Conditional Use Permit - Martin Snow with Vineyard Properties of Utah, is requesting approval of a Site Plan, and Conditional Use Permit for an office/warehouse manufacturing building on Lot 16 of the East Lake Industrial Business Park, Phase 1.**

COMMISSIONER WIXOM MOVED TO OPEN THE PUBLIC HEARING. COMMISSIONER JUDD SECONDED. MOTION CARRIED UNANIMOUSLY.

Public hearing open. Wayne turned the time over to Nathan Crane to go over the project.

Nathan reminded the Commissioners that this project came to Vineyard last year, but the application was not completed within the 180 day time constraint. There have been a couple changes made due to a previous concern about the driveway, in relation to truck access. Commissioner Holdaway turned the time over to Leighton Jensen to discuss the project.

Mr. Jensen explained that the building will be done in a similar manner to the Pinnacle building. The CC&R's are currently under review. There is a small issue with the loading docks, as they pertain to the CC&R's, but that there is no reason to believe that the issue won't be easily resolved. Jerry Grover with Anderson Geneva affirmed this, and briefly discussed the CC&R's

CHAIRMAN HOLDAWAY MOTIONED TO CLOSE THE PUBLIC HEARING. COMMISSIONER WIXOM MOTION CARRIED UNANIMOUSLY.

Commissioner Judd asked what the reason was that the project didn't go through within the 180 days last year. Nathan explained that there was no specific reason, but that it is not anticipated to happen again.

COMMISSIONER WIXOM MOVED THAT THE PLANNING COMMISSION ACCEPT THE FINDINGS AND RECOMMEND APPROVAL OF THE REQUEST FOR SITE PLAN AND CONDITIONAL USE PERMIT FOR AN OFFICE WAREHOUSE IN THE I-1 DISTRICT PENDING THE SIX (6) STIPULATIONS RECOMMENDED BY STAFF. COMMISSIONER HOLDAWAY SECONDED. MOTION CARRIED UNANIMOUSLY.

6. PLANNING COMMISSION MEMBERS' REPORTS –

Commissioner Holdaway updated the commissioners about what is happening within Town Council. The Water's Edge Zoning has been approved by Town Council. Commissioner Holdaway asked for any other comments or updates. There were no other comments.

7. STAFF REPORTS

- *Nathan Crane, Town Planner*

There are no current projects to discuss at this time. They are wrapping up Water's Edge project. There are several developers who are interested in the industrial section. As far as the Megaplex goes, they are still optimistic that they will meet their November deadline.

- *Don Overson, Town Engineer*

The Main Street project has been put on hold until the Water's Edge issues are resolved. The reason for that is because we do not have the right of way through the Water's Edge property. They were supposed to donate that property as part of their development negotiations. There was some further discussion about traffic concerns, and upcoming developments that are anticipated over the next few years.

8. ITEMS REQUESTED FOR NEXT AGENDA

There will not be another Planning Commission meeting in July.

9. ADJOURNMENT : 7:29 PM

MINUTES APPROVED ON: October 21, 2015

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