



**MINUTES OF THE VINEYARD PLANNING COMMISSION.**  
**Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah**  
**Wednesday, March 19<sup>th</sup> at 7:00 p.m.**

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**Present:**

**Commissioner Wayne Holdaway**  
**Commissioner Daniel Pace**  
**Commissioner Angela Kohl**

**Absent:**

**Commissioner Garrett Smit**  
**Commissioner Kelly Wixom**

**CALL TO ORDER – 7:03 PM**

- 1. INVOCATION – Daniel Pace**
- 2. OPEN SESSION – No public comment.**
- 3. MINUTES REVIEW AND APPROVAL – No minutes to approve.**
- 4. BUSINESS ITEMS:**

- 4.1 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. This item will be discussion only.

Nathan Crane began the discussion by explaining the importance of understanding the difference between dedication and reservation of land.

**Reservation:** Property that the owner is compensated for, but they are reserving it for a specific use. This land will be taken out of the overall project area. Density is calculated with those areas removed.

**Dedication:** The land is donated to the Town. The land is included in the density calculations.

Nathan took some time explaining how density works, how important it is to understand when moving forward with this type of approval process.

Nathan led a power point demonstration of the proposed development. See attached *Water's Edge Zone Plan* for a detailed description of what was presented to the Commission.

The time was then turned over to the guests from Solitude Construction for a more detailed explanation, and discussion of the development proposal. There was a question about whether the park spaces would be dedicated or reserved. Discussion ensued about the ideas for the development of the sports park. The Developer's intention for the park was that the land would be dedicated to Vineyard. The proposal was that the developers would complete construction of the park, after which the Redevelopment Agency (RDA) would

reimburse them for the construction. Discussion ensued about the money that would be paid up front by the developers, for this project and others, with the expectation of being reimbursed by the RDA later.

Commissioner Holdaway switched the conversation to the drainage plan for the wetlands. It was explained that the water will be picked up at various places. The Developers have been working with Don Overson to create an underground detention pond, where the water will be metered out at a regulated pace, and then percolate down into a deep gravel bed, and be disbursed out. This would help prevent the mosquito problems that come with having standing water basins. The developers are working with the Army Corps to determine what exactly is classified as wetlands.

Daniel Pace initiated discussion on the proposed density. His interpretation, after having discussions with some residents of Vineyard, was that there is a desire for more large lots. Discussion ensued about zoning, densities, and sewer capacity. Nathan Crane had previously explained that Vineyard has a contract in place with Timpanogos Special Service District (TSSD) for sewer water. In that contract it states that they will provide service for 7600 units. This proposal would result in an increase of about 570 units. Mr. Crane advised the Commission to consider Vineyard's ability to increase by that number of units, and to also question who would be responsible for paying for that increase. It is up to the Commission and the Council to decide if there is a justification for the Town to provide such an increase in density. The Developers proposed a discussion of offering land to be dedicated as a justification of that density increase.

## **5. PLANNING COMMISSION MEMBERS' REPORTS**

Commissioner Holdaway brought up the sewer work being done on Holdaway Road is slowly coming along. Commissioner Kohl advised that it would be best for emergency response crews if Skip Dunn would call and inform dispatch when road access will be blocked off.

## **6. STAFF REPORTS**

- *Nathan Crane, Town Planner* - The Megaplex is going to be underway soon. They want to have the project completed by November.

## **7. ITEMS REQUESTED FOR NEXT AGENDA**

## **8. ADJOURNMENT- 8:15**

MINUTES APPROVED ON: October 07, 2015

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