



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

PUBLIC NOTICE is hereby given that the Planning Commission of Vineyard Town, Utah, will hold a Public Hearing and Regular Planning Commission Meeting, on Wednesday, May 7th, 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

ABSENT:

Kelly Wixom

STAFF PRESENT:

Town Planner Nathan Crane
Town Engineer Don Overson
Deputy Recorder Kinsli McHargue

OTHERS PRESENT:

Robert Holdaway- Resident
Cumorah Holdaway – Resident
Shawn Herring – Engineer, Personal Investor for Ashley Acres

- 1. CALL TO ORDER – 7:01pm**
- 2. INVOCATION – *Commissioner Holdaway***
- 3. OPEN SESSION – *Robert Holdaway*** – Density is more developer oriented than it is citizen oriented. He would like to see the standards get back to the way they were when he was on the council. Feels like the town has given up a lot, and is very concerned.
- 4. MINUTES REVIEW AND APPROVAL** - Minutes for March 5th, 2014.

DANIEL PACE MOVED TO APPROVE THE MINUTES FROM WEDNESDAY MARCH 5TH, 2014. COMMISSIONER SMIT SECONDED. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED WITH ONE ABSENT.

5. BUSINESS ITEMS:

5.1 ASHLEY ACRES SUBDIVISION – Discussion and action on the Proposed Preliminary Plat for Ashley Acres Subdivision.

Nathan Crane presented the Ashley Acres subdivision. It is a 14-lot subdivision, with the smallest lot measured at 15,000 sq. feet. The subdivision meets all codes, and is recommended for approval, subject to stipulations. The developer is volunteering to put a fence around the perimeter, beginning at 4th South.

Commissioner Holdaway asked Don Overson about the sewer water. Don explained that the developer was going to make a connection at 4th south, which they plan to begin immediately. Daniel Pace asked about the fencing. The concern from the Town's end is having a consistent design throughout the development. Mr. Herring mentioned that they will have strict CC&R's (Conditions, Covenants, and Restrictions) in place to ensure design conformity.

Commissioner Pace asked about the financial responsibility for the roads throughout the development. Nathan explained that the roads will be the developer's responsibility. Commissioner Kohl expressed concern about the width of the road, based on how narrow the roads in Sleepy Ridge are. The roads in Ashley Acres will be the same width. She wanted to know what the standard size was. Don Overson offered that the standard width is 26' of asphalt. Commissioner Kohl would like to see those roads be wider. Commissioner Holdaway asked if this was something that should be included in part of the motion. Mr. Crane wanted to review the standard, and revisit the question

Commissioner Holdaway asked if the Commission had the chance to go over the recommended stipulations.

COMMISSIONER DANIEL PACE MOVED THAT THE PLANNING COMMISSION ACCEPT THE FINDINGS AND RECOMMEND APPROVAL FOR THE PRELIMINARY PLAT FOR ASHLEY ACRES, SUBJECT TO THE FOUR STIPULATIONS RECOMMENDED BY STAFF AS WELL AS AN ADDITIONAL STIPULATION THAT THEY COMPLY WITH OUR STREET ORDINANCES AS FAR AS WIDTHS. ALL PRESENT VOTED IN FAVOR WITH NONE OPPOSING. THE MOTION CARRIED WITH ONE ABSENT.

6. PLANNING COMMISSION MEMBERS' REPORTS

Wayne Holdaway – Will be attending City Council meetings. Any issues that need to be addressed, should be brought to Commissioner Holdaway, who will then report to the council.

7. STAFF REPORTS

- Nathan Crane, Town Planner – The Megaplex is getting closer to finalizing contracts.

Town Council will be conducting another work session for the Water's Edge project at the next Town Council meeting. May 14th at 7:00 PM

- Don Overson, Town Engineer – RDA update is that they have just put 4th north out to bid and selected a contractor. The contractor will build 4th North from Mill Road, to Geneva. They are working on finalizing the plans for Main Street, which will go out to bid at the end of the month. This will be the last RDA project for a while. Commissioner Smit asked about the fencing at the shores. Don explained that the fencing was supposed to be installed by the developer. The bond was taken when the developer went bankrupt. This will go back before council to be resolved.

8. ITEMS REQUESTED FOR NEXT AGENDA

9. ADJOURNMENT : 7:25 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: July 2nd, 2014

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