

**MINUTES OF THE VINEYARD TOWN
PLANNING COMMISSION MEETING
Vineyard Town hall, 240 East Gammon Road, Vineyard, Utah
October 1, 2014, 7:04 PM**

PRESENT –

Commission Chair Wayne Holdaway
Commissioner Alternate Tim Blackburn
Commissioner Alternate Chris Judd
Commissioner Angela Kohl
Commissioner Garrett Smit

ABSENT –

Commissioner Daniel Pace
Commissioner Kelly Wixom

STAFF PRESENT–

Planner Nathan Crane
Kinsli McHargue, Deputy Recorder/Planning Coordinator

OTHERS PRESENT–

Bart Brockbank with R2RVentures
Tyce Flake – Resident of Vineyard

The Vineyard Town Planning Commission held a public hearing and regular meeting on Wednesday, October 1, 2014 starting at 7:04 PM in the Vineyard Town hall. The invocation was offered by Commissioner Chris Judd.

Regular Session - The meeting was called to order at 7:04 PM.

OPEN SESSION – Citizen Comments

Commission Chair Holdaway asked for public comment. Resident Tyce Flake commented on the weeds and said the trail was impassable.

MINUTES REVIEW AND APPROVAL – No minutes were approved at this meeting.

BUSINESS ITEMS –

5.1 PUBLIC HEARING - Zoning Request

Bart Brockbank with R2RVentures is requesting an amendment the Town of Vineyard Zoning Ordinance, Section 734.3.1, to increase the maximum number of residential units from 2,000 to 2,007 contingent upon construction of commercial buildings.

Motion: COMMISSIONER SMIT MOVED TO OPEN THE PUBLIC HEARING FOR THE ZONING REQUEST AT 7:06 PM. COMMISSIONER KOHL SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED.

Mr. Crane explained the details of the zoning request. He said 2,000 residential units was the maximum number of units as defined in the current zoning. He talked about the reasons for the unit restrictions, particularly the sewer capacity. Mr. Crane explained that R2R Ventures were willing to ensure that the nine units were not built until they had a commercial building constructed. He said nine additional units were not going to be a major impact on the sewer treatment. He said staff thought it was important to encourage non-residential construction.

Mr. Brockbank reviewed the R2R Ventures projects in Vineyard. He briefly discussed the acreage and the possible retail companies that were interested in the property. He explained that the only issue the commercial properties had was that there were not yet enough rooftops near the commercial areas. He said there was some concern about roadways and access to the establishments.

Mr. Smit wondered if there was a chance that other developers would ask for additional units. Mr. Crane thought that it was very likely that they would.

Commissioner Holdaway asked for additional comments. Hearing none, he called for a motion.

Motion: COMMISSIONER JUDD MOVED TO CLOSE THE PUBLIC HEARING AT 7:24 PM. COMMISSIONER SMIT SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED.

Motion: COUNCILMEMBER SMIT MOVED TO RECOMMEND APPROVAL OF THE ZONING REQUEST BECAUSE STAFF BELIEVES IT IS CONSISTENT WITH THE PURPOSE AND INTENT OF THE RMU LAND USE CATEGORY IN THE RMU DISTRICT, AND THAT IT IS CONSISTENT WITH THE GOAL OF THE TOWN BY ACCELERATING THE DEVELOPMENT OF NON-RESIDENTIAL DEVELOPMENT. COMMISSIONER KOHL SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED UNANIMOUSLY.

5.2 Edgewater at Geneva Extension Phase 12 *Request for approval of a Development, Site Plan and Preliminary Plat*

Mr. Crane explained that Phase 12 was the extension of the Edgewater at Geneva Project. He said the site plan had 76 units and met the parking requirements. He said it met the open space requirements, though the retention basins needed further review. Mr. Crane said there were tot lots in Phase 12 of the project. He explained that the town home “blocks” would be sold to one owner then the individual units would be rented out.

Chairman Holdaway wondered how parking was handled if there were multiple drivers living in the same unit, taking up more of the parking spaces. Mr. Crane explained that parking might be a challenge, but guest parking was designed to accommodate for the additional parking spots needed. He said the HOA would monitor parking. Mr. Brockbank said parking could always be a challenge, but they would try to mitigate the issue by having a full-time manager.

Chairman Holdaway voiced concern regarding the street width, safety vehicles and snow removal. Mr. Brockbank said that they met with the fire marshal to ensure that road widths complied with the code. He said the snow would be pushed to the end of the streets, between the buildings.

The Planning Commission discussed fire hydrants, unit ownership, balcony locations, roads and trails. Mr. Brockbank mentioned that a storage unit buffer would be installed between Muddy Boys and Parish Chemical. He said it would be on the next plat. Mr. Crane reviewed the issue with the retention pond that needed to be addressed.

Commissioner Judd asked how the "four unrelated persons" regulation would be enforced. Mr. Crane explained that it was a State law that was difficult to enforce, regardless of the city. He said it would be in the CC&R's and would be enforced by the owner.

Chairman Holdaway asked for additional comment. Hearing none, he called for a motion.

Motion: COMMISSIONER JUDD MOVED TO APPROVE THE EDGEWATER AT GENEVA PHASE 12 SUBJECT TO THE FOLLOWING STIPULATIONS:

1. THE SITE PLAN SHALL CONFORM TO THE SITE PLAN, ELEVATIONS, AND LANDSCAPE PLAN DATED SEPTEMBER 29, 2014, EXCEPT AS MODIFIED BY THESE STIPULATIONS.
2. THE LOCATION OF WATER AND SEWER LINES IN RELATION TO LOT LINES AND BUILDING FOUNDATIONS SHALL BE REVIEWED BY THE ENGINEERING DEPARTMENT AND BUILDING DIVISION WITH THE CIVIL IMPROVEMENT PLANS TO ENSURE ADEQUATE SPACING AND APPROPRIATE LOCATIONS.
3. POTENTIAL HOMEBUYERS SHALL BE INFORMED BY CC&R'S, AFFIDAVIT, AND POSTED NOTICE IN THE MODEL HOME SALES OFFICE OF THE FOLLOWING:
 - A. OWNERSHIP AND MAINTENANCE OF PRIVATE STREETS.
 - B. RESPONSIBILITY FOR REPAIRING PRIVATE STREETS AFTER UTILITY MAINTENANCE.
 - C. PARKING RESTRICTIONS FOR RESIDENTS AND VISITORS.
 - D. OWNERSHIP AND MAINTENANCE RESPONSIBILITY FOR ALL COMMON AREAS.
 - E. THE PROXIMITY OF THE RAILROAD.
 - F. NO MORE THAN FOUR UNRELATED PERSONS MY LIVE IN A UNIT.
4. THE PROPERTY OWNER SHALL ESTABLISH AN IRREVOCABLE MAINTENANCE FUND BY THE CC+R'S TO ENSURE MAINTENANCE OF THE PRIVATE STREETS. IN ADDITION, ALL PRIVATE STREETS SHALL BE CONSTRUCTED TO MEET TOWN DESIGN STANDARDS.
5. A NOTE SHALL BE ADDED TO THE FINAL PLAT AND THE COVENANTS, CONDITIONS, AND RESTRICTIONS STATING THE HOMEOWNER'S

ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PRIVATE STREETS INCLUDING REPAVING THE PRIVATE STREETS AFTER A LEAK OR BREAK IS REPAIRED.

6. IN ACCORDANCE WITH SECTION 1416 OF THE TOWN OF VINEYARD ZONING ORDINANCE, THE APPROVAL OF THE SITE PLAN AND PRELIMINARY PLAT SHALL EXPIRE IN (180) DAYS IF A BUILDING PERMIT HAS NOT BEEN ISSUED.
7. THE CIVIL CONSTRUCTION DRAWINGS SHALL MEET ALL REQUIREMENTS AS DETERMINED BY THE TOWN ENGINEER.
8. THE FINAL LANDSCAPE PLANS SHALL BE REVIEWED AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
9. A COMPREHENSIVE SIGN PLAN ADDRESSING PRIVATE DRIVE SIGNAGE, BUILDING ADDRESSING AND PERMANENT DIRECTIONAL SIGNAGE SHALL BE SUBMITTED AND APPROVED PRIOR TO FINAL PLAT APPROVAL. ALL SIGNS SHALL BE UNIFORM IN THEME AND APPEARANCE.
10. THE FIRE MARSHALL SHALL APPROVE THE LOCATION OF ALL FIRE HYDRANTS PRIOR TO APPROVAL OF THE CIVIL CONSTRUCTION PLANS.
11. PARKING SHALL BE PROHIBITED ON ALL STREETS AND ALLEYS EXCEPT IN DESIGNATED AREAS.
12. A SIX FOOT CONCRETE WALL SHALL BE INSTALLED ALONG THE EAST BOUNDARY OF THE SITE. THE WALL SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR HOMES IN THE ADJACENT PHASE.
13. A 3 FOOT LANDSCAPED BERM AND SPLIT RAIL FENCE SHALL BE INSTALLED ALONG MILL ROAD.

COMMISSIONER BLACKBURN SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED UNANIMOUSLY.

PLANNING COMMISSION REPORTS

None.

STAFF REPORTS

Nathan Crane – Planner – Mr. Crane talked about action taken to reduce thefts at construction sites. He mentioned that he sat down with the local Stake President of the LDS Church to help him get a clear idea of the growth in Vineyard. He said over the next two years Vineyard was estimated to have 14,000 new church members, 37 wards, five Stakes, and two student wards.

The Planning Commission discussed the weeds in the mow strips within the Sleepy Ridge

development. Mr. Crane said the Town Council would need to allocate funds for maintenance on some mow strips, but park strips in front of houses needed to be maintained by property owners.

Don Overson – Town Engineer – Mr. Overson was not present at the meeting.

ADJOURNMENT

The Planning Commission meeting was adjourned by consensus at 7:59 p.m. The next regular meeting is scheduled to be held on October 15, 2014.

MINUTES APPROVED BY PLANNING COMMISSION ON: October 07, 2015

CERTIFIED CORRECT BY: /s/ Kinsli McHargue

K. MCHARGUE, DEPUTY RECORDER