

**MINUTES OF THE VINEYARD TOWN
PLANNING COMMISSION MEETING
Vineyard Town hall, 240 East Gammon Road, Vineyard, Utah
October 29, 2014, 7:00 PM**

PRESENT –

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

ABSENT –

Commissioner Daniel Pace
Commissioner Kelly Wixom

STAFF PRESENT –

Planner Nathan Crane
Engineer Don Overson
Kinsli McHargue, Deputy Recorder/Planning Coordinator

OTHERS PRESENT –

The Vineyard Town Planning Commission held a regular meeting on Wednesday, October 29, 2014 starting at 7:00 PM in the Vineyard Town hall. The invocation was offered by Commissioner Smit.

Regular Session - The meeting was called to order at 7:00 PM.

OPEN SESSION – Citizen Comments

Commission Chair Holdaway asked for public comment. Vineyard Resident Tyce Flake said he would like the median removed on Gammon Road. Mr. Overson explained that the town was in the process of having it removed soon.

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

BUSINESS ITEMS –

5.1 Eastlake Lot 3 Plat

Preliminary and Final Plat Approval for the Mill Road Subdivision

Mr. Crane explained that it was a request for a subdivision of two lots in the I-1 District around the former Geneva Steel site and that it met all the requirements of the district. He explained that the applicants would come back to the Commission and provide proper site plans prior to the development of the lots. Mr. Crane said it was originally three lots combined into one lot. He said the utilities were already placed for the 3 lots. He said any future development would require a Conditional Use Permit.

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

COMMISSIONER BLACKBURN MOVED TO APPROVE THE PRELIMINARY AND FINAL PLAT AS PRESENTED FOR PROPERTY IN THE INDUSTRIAL ZONE, 7.5 ACRES TO BE FURTHER DIVIDED INTO TWO LOTS, 4.5 ACRES AND 3 ACRES, THE FINAL PLAT SHOULD BE IN CONFORMANCE WITH THE APPLICATION DATE STAMPED 10.29.14, AND PRIOR TO RECORDATION, THE FINAL PLAT SHALL BE REVISED AT THE DISCRETION OF THE TOWN ENGINEER. COMMISSIONER SMIT SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED UNANIMOUSLY.

5.2 Community Park Review

Mr. Crane explained the process for the community park design. He said, as per the contract with Woodside Homes, once the design elements were approved, the developer would hire a design team and have the park constructed. He said the Commissioners needed to provide a final recommendation of park elements to the Town Council.

Discussion ensued about the design elements and how they would fit into the park. There was discussion regarding the splash pads, trail system, the number of parking spaces, medium or large pavilions, open space, and a possible heritage element.

After reviewing the community park design, the Planning Commission agreed that it should be taken to the Town Council.

PLANNING COMMISSION REPORTS

Chairman Holdaway mentioned that the Town Council would like to keep the land across the street from Margaret Robins zoned as an age 55+ community. They wanted to keep Pod 1 as a multifamily housing. He also reported that the Planning Commission needed to meet with the Council to discuss the Lake Oriented and Transit District. He encouraged the Commissioners to get feedback from their neighbors. He mentioned that the Council wanted to see a more customized train station in Vineyard. He talked about ideas for the Lake Oriented District. Mr. Crane mentioned that a consultant was hired to discuss ideas for the area.

STAFF REPORTS

Nathan Crane – Planner – Mr. Crane reported that Pod 1, an attached town home product with 288 units, would be submitted in the next few weeks. He mentioned that another apartment complex had been received and was under review.

Don Overson – Town Engineer – Mr. Overson reported that he had a meeting at Senator Bramble's office regarding the at-grade crossing on the Vineyard Connector. He said Vineyard needed to make a connection from Mill Road to the Vineyard Connector, but wasn't sure if it would be completed before the end of the year. He said it might be opened next April. He

reported that the Megaplex moved their opening date to December 13th.

Commissioner Smit asked about the construction of Main Street. Mr. Overson talked about the preliminary plans for the road and said they would work all winter getting it ready to asphalt by spring.

ADJOURNMENT

The Planning Commission meeting was adjourned by consensus at 7:45 p.m. The next regular meeting is scheduled to be held on November 5, 2014.

MINUTES APPROVED BY PLANNING COMMISSION ON: October 07, 2015

CERTIFIED CORRECT BY: /s/ Kinsli McHargue

K. MCHARGUE, DEPUTY RECORDER