

**MINUTES OF THE VINEYARD TOWN
PLANNING COMMISSION MEETING
Vineyard Town hall, 240 East Gammon Road, Vineyard, Utah
September 17, 2014, 7:02 PM**

PRESENT –

Commission Chair Wayne Holdaway
Commissioner Daniel Pace
Commissioner Garrett Smit
Commissioner Kelly Wixom

ABSENT –

Commissioner Angela Kohl

STAFF PRESENT–

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

OTHERS PRESENT–

Pete Evans from Flagship Homes
Garrett Sealy from Woodside Homes

The Vineyard Town Planning Commission held a continued public hearing and regular meeting on Wednesday, September 17, 2014 starting at 7:02 PM in the Vineyard Town hall. The invocation was offered by Chairman Holdaway.

Regular Session - The meeting was called to order at 7:02 PM.

OPEN SESSION – Citizen Comments

Commission Chair Holdaway asked for public comment. None was given.

MINUTES REVIEW AND APPROVAL –

Motion: CHAIRMAN HOLDAWAY MOVED TO APPROVE THE MINUTES FROM AUGUST 21ST 2013. COMMISSIONER WIXOM SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION PASSED WITH ONE ABSENT.

Motion: COMMISSIONER PACE MOVED TO ACCEPT THE MINUTES FROM AUGUST 20, 2014. COMMISSIONER WIXOM SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED WITH ONE ABSENT.

BUSINESS ITEMS –

5.1 PUBLIC HEARING - Zoning Request

The Town Council is requesting to change Table 32-2 Development Standards for Buildings in Residential Zones Building Height, and Chapter 30 Definitions amending how building heights are measured and clarifying the maximum height for residential buildings.

Motion: COMMISSIONER WIXOM MOVED TO OPEN THE PUBLIC HEARING AT 7:05 PM. COMMISSIONER SMIT SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED WITH ONE ABSENT.

Mr. Crane reviewed the maximum building height for a single family dwelling; 30 feet, or 2 ½ stories, whichever is greater, as defined in the current Zoning Ordinance. Mr. Crane said it caused some confusion. He said the proposed height would be 35 feet, measured from the top of the back of curb. He explained that it created consistency in measurement while allowing for steeper pitched rooftops. He said the proposed height would be easier for staff to interpret in the field as well as in the office.

Commissioner Pace asked if the town homes would be affected by the proposed zoning amendment. Mr. Crane explained that height requirements depended on the zone, but the way the height was measured would apply everywhere. Commissioner Pace asked how the code would be enforced. Mr. Crane explained that it will be enforced by the initial plan submittal review, as well as be verified in the field by the Town's building official.

Mr. Overson explained that if a developer wanted to create a "walk-out basement" product type, the roads would need to be built up in order to allow for that design element.

Motion: COMMISSIONER HOLDAWAY MOVED TO CLOSE THE PUBLIC HEARING AT 7:15 PM. COMMISSIONER SMIT SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED WITH ONE ABSENT.

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

Motion: COMMISSIONER WIXOM MOVED TO RECOMMEND APPROVAL OF THE PROPOSED AMENDMENT TO THE CITY COUNCIL. COMMISSIONER PACE SECONDED THE MOTION. CHAIRMAN HOLDAWAY, COMMISSIONER PACE AND COMMISSIONER WIXOM WERE IN FAVOR. COMMISSIONER SMIT WAS OPPOSED. THE MOTION CARRIED WITH ONE ABSENT.

5.2 DISCUSSION - Water's Edge Park

The Commission will discuss design elements for the community park in the Water's Edge Development.

Mr. Crane led the discussion about park design. He created a "to-scale" parcel template, with scaled templates of amenities. He asked the Commissioners to place the amenities in the park template to give them an idea of the actual size of the amenities in relation to the size of the park. Mr. Crane requested that the Commission members think about what they wanted to see in a community park.

Mr. Crane talked about bathrooms and splash pads, trails, parking, pavilions. He asked the Commissioners to think about garbage collection, benches at activity areas and walkways, security lighting, sand volleyball, and secured barbeques. There was a discussion about sports fields, and dog parks.

Commissioner Smit wondered what amenities were popular in other areas. He asked Garrett Sealy about new developments and what the demand was for parks in newer areas. He mentioned that church groups were more likely to use larger and medium pavilions. Mr. Evans mentioned the popularity of splash pads, tot lots and incorporating a playground for older children. Commissioner Smit agreed that there was an overwhelming demand for a splash pad when he did an informal survey for the residents.

The Commission discussed incorporating Vineyard heritage in to the park. Other ideas included adding a mural on the walls of the pavilions and placing a “graffiti wall” which would allow people to draw and decorate as they wished. The Commission liked the idea of including a splash pad, soccer fields, a basketball and/or pickle ball court, and open space within the park.

PLANNING COMMISSION REPORTS

Chairman Holdaway mentioned that the Town Council was considering a Vineyard Park extension. He mentioned that Margaret Robins offered to sell property to Vineyard. He said the Council also discussed the upcoming Christmas party.

STAFF REPORTS

Nathan Crane – Planner – Mr. Crane reported that he was working with the developer on the Megaplex layout. He gave an update on development plans currently being reviewed.

Don Overson – Town Engineer – Mr. Overson gave a development update. He mentioned that the landscaping was being finished on Center Street. He talked about the landscaping plans for the upcoming year. Mr. Overson mentioned that a new restroom would be installed in the park along with a new parking lot overlay. Chairman Holdaway asked if staff was able to keep up with the building permits. Mr. Overson talked about the current staff. He said there was some discussion about contracting another building permit technician for when the Water's Edge project was approved to compensate for the influx of building permits.

ADJOURNMENT

The Planning Commission meeting was adjourned by consensus at 8:11 p.m. The next regular meeting is scheduled to be held on October 1, 2014.

MINUTES APPROVED BY PLANNING COMMISSION ON: October 07, 2015

CERTIFIED CORRECT BY: /s/ Kinsli McHargue

K. MCHARGUE, DEPUTY RECORDER