



**PUBLIC HEARING AND REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah
Wednesday, June 17th 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, June 17th, 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:

- 1. CALL TO ORDER**
- 2. INVOCATION** – *Individuals are invited to volunteer.*
- 3. OPEN SESSION** – *This is a Public Comment period (see definition below).*
- 4. MINUTES REVIEW AND APPROVAL** – Minutes from the April 15th March 4th, and February 20th Planning Commission Meetings, and the Minutes from the March 6th TAC Meeting.
- 5. BUSINESS ITEMS:**
 - 5.1 Public Hearing – A Public Hearing will be held to discuss the following Zoning Amendment Request:**
 - The Applicant is requesting to rezone parcels 40:455:004, 40:455:003, and 17:024:002 from Lake Oriented Mixed Use to Vineyard Town Center Zone. *(Motion to continue to 9/2/2015)*
 - 5.2 Public Hearing- A Public Hearing will be held to discuss the following Zoning Amendment Request:**
 - The Applicant is requesting to rezone the parcel west of the Vineyard Connector right of way, east to the existing railroad tracks from 1600 N. South to the 1200 N. Alignment from I-1 Industrial to Vineyard Town Center Zone. *(Motion to continue to 9/2/2015)*
 - 5.3 Public Hearing – A Public Hearing will be held to discuss the following Text Amendment Requests:**
 - The Applicant is requesting to amend Section 740 Transit Center Zoning District, and Section 750 Lake Oriented Mixed Use District by replacing these sections with a new section titled Section 740 Vineyard Town Center Zone. *(Motion to continue to 9/2/2015)*
 - The Applicant is requesting to amend the land use definitions for The Transit Center, and the Lake Oriented Mixed Use land use categories. *(Motion to continue to 9/2/2015)*
 - The Applicant is requesting to amend Chapter 6 of the Vineyard Town Zoning Ordinance relating to the adoption of the new Vineyard Town Center Zone. *(Motion to continue to 9/2/2015)*

5.4 WATER'S EDGE PHASE 5 – The Applicants, Flagship Homes, and Woodside Homes are requesting approval of their Preliminary Subdivision Plat for Phase 5 of the Water's Edge Project. The Planning Commission will discuss this item and make appropriate action.

6. PLANNING COMMISSION MEMBERS' REPORTS

7. STAFF REPORTS

- *Nathan Crane, Town Planner*
- *Don Overson, Town Engineer*

8. ITEMS REQUESTED FOR NEXT AGENDA

9. ADJOURNMENT

- **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.

AGENDA NOTICING COMPLETED ON: June 16th, 2015

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



June 9, 2015

Nathan Crane, Vineyard Town Planner
Vineyard Town Hall
240 East Gammon Street
Vineyard, Utah 84058

RE: Waters Edge Open Space Location and Acreage

Dear Nathan,

Due to the questions that have come up regarding open space acreage in the Waters Edge development, and in accordance with the Redevelopment Agreement we are submitting a metes and bounds dedication of the open space with the understanding that the areas currently provided may change throughout the planning and platting process. This letter summarizes the current open space design and acreage. We are using the Conceptual Master Plan approved on May 30th of 2014 as our baseline of open space acreage that needs to be provided. This letter is accompanied by three exhibits: 1) An open space comparison table, 2) an open space map, and 3) the metes and bounds dedication descriptions.

Overall Open Space Acreage

The overall open space acreage for the Waters Edge Development is shown as 75.9 acres on the May 30th Conceptual Master Plan. In addition to the acreage defined on that plan, there is a total of 15% open space required in the multi-family areas. The open space is divided into 3 general types – Parks, Trails, and Open Space. The park areas include a sports park, a community park, a beach park, a neighborhood park, and Community Center Parks or HOA maintained open space. The trail areas include community parkway areas. And finally, there are two open space areas.

We have currently designed 82.9 acres of open space outside of the multi-family areas (this number includes landscape area within the right of way). Since the master planned development is not all platted and designed, the current total will likely come down as we finalize lot designs, add street and access points, and refine the design.

We have also taken a preliminary look at some of the multi-family areas and we are providing significantly more than 15% open space. The multi-family areas can possibly be areas where we can make up for some open space lost in the SFD areas. While the locations and sizes may change throughout the design process, we want to be clear that our intention is to provide the same level of connectivity with trails as was approved in the May 30th plan.

CLARIFICATIONS

There are a few areas that need to be clarified in order to compare the amount of provided open space to the acreage of approved open space. For instance, in the approved plan, area A10 (in development Phase 5) shows 3.0 acres. When measuring the AutoCAD file of the approved plan, a portion of this 3.0 acres is actually located on the east side of Vineyard Loop Road. We contacted Steve McCutchan to discuss the discrepancy and he said the A10 (3.0 acres) did include areas outside Phase 5. His reasoning behind grouping areas together was to lessen the amount of labels on the map. He was also unsure of how the project would be phased at the time he created the approved plan. We are currently providing 9.9 acres in Phase 5 but they are not currently in the exact same places as the May 30th Conceptual

Master Plan. We are however providing the same level of connectivity. In order to arrive at the 9.9 acres we have included Parcel K (1.71), N of (1.08), M (0.13) and the small northeast corner of Main Street and Vineyard Road (0.05). As previously discussed the north/south trail corridor in Phase 5 will be relocated to the west on the edge of the park where the trail can be continuous instead of crossing the street 3 times.

As previously discussed we have moved the Community Center from Phase 3 to Phase 1. By doing this we are currently showing less open space in Phase 3 than the approved plan showed.

If you have any questions, recommendations, or need further clarification please don't hesitate to let us know.

Best,

A handwritten signature in black ink, appearing to read "Bronson Tatton", written over a light gray rectangular background.

Bronson Tatton

Professional Landscape Architect/Planner

Below are the open space break downs with the approved acreage in the May 30th plan and what we have currently provided to this point with where we are at in the design phase.

OVERALL TOTALS

CODE	TYPE	APPROVED	PROVIDED
A1	CPW	3.4	3.7
A8	CPW	0.3	
A10	CPW	3.0	3.0
A12	CP	5.9	5.9
A13	CCP	1.0	1.0
A16	CPW	3.2	2.6
A19	CPW	0.7	
A22	CPW	2.0	2.3
B2	CPW	2.2	2.0
B4	CPW	1.3	
B6	NP	2.6	1.5
B6	CCP	0.0	2.1
B8	OS	24.4	25.2
B9	SP	18.0	18.0
B12	CCP	1.0	0.0
B13	CPW	1.5	0.9
B15	CPW	0.6	
B16	OS	2.8	2.5
B20	LP	3.6	4.1
TOTAL		74.6	74.6

BREAKDOWN BY PHASE

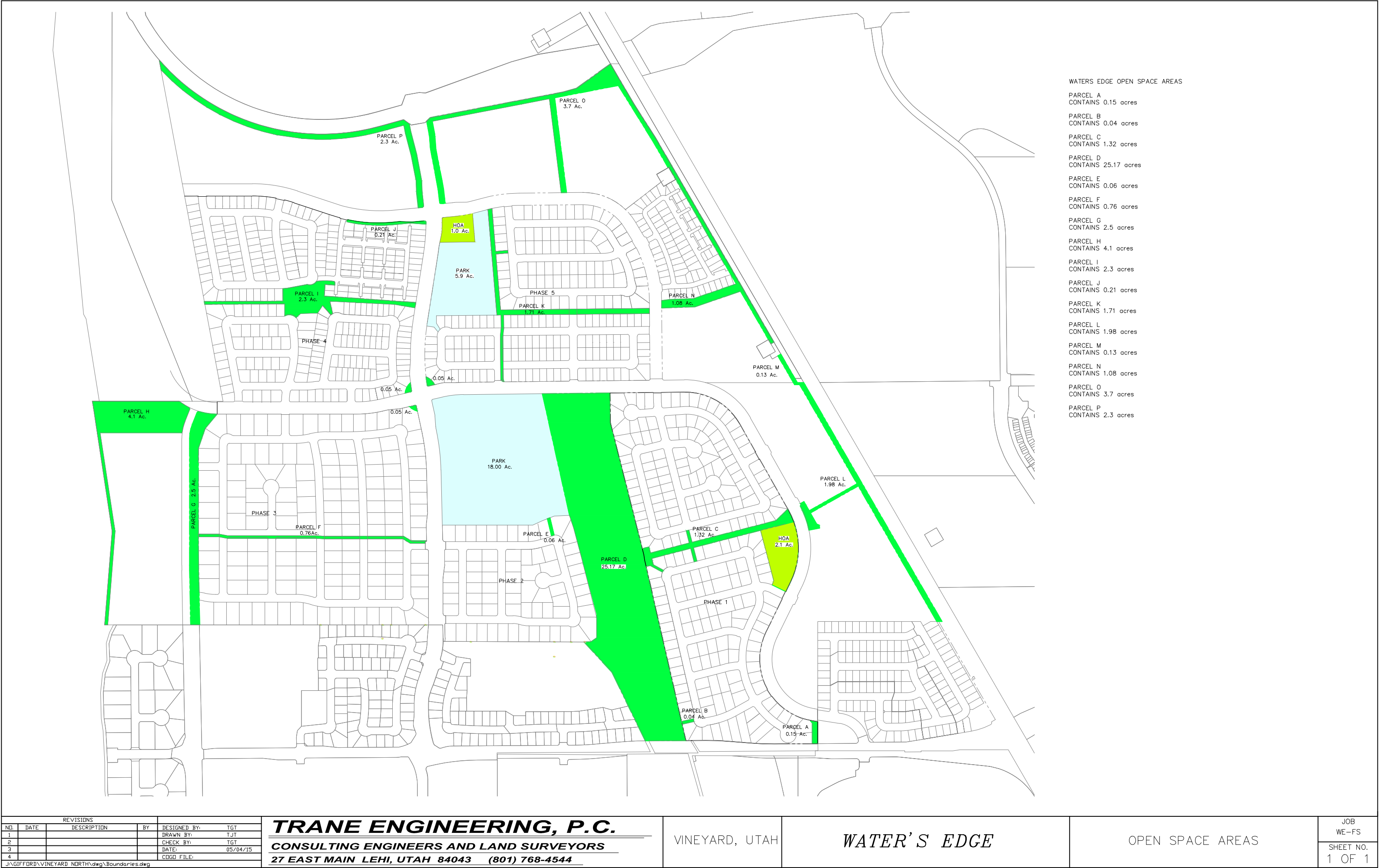
PHASE	APPROVED	PROVIDED
Streetscape Areas (ROW A8, A19, B4, B15)	3.4	0.0 dedicated with road ROW
Phase 1 (B6)	2.6	3.6
Phase 2	0	0.1
Phase 3 (B12, B13, B16)	5.3	3.4
Phase 4 (A16)	3.2	2.6
Phase 5 (A10, A12, A13)	9.9	9.9
Other (A1, A22, B2, B8, B9, B20)	53.6	55.3
	74.6	74.7

BREAKDOWN BY AREA TYPE

TYPE	APPROVED	PROVIDED	DIFFERENCE
STREETSCAPE & TRAILS (CPW)	15.3	14.4	-0.9
Parks (CP, NP, OS, SP, LP)	30.1	29.5	-0.6
Natural Open Space (OS)	27.2	27.7	0.5
Private Parks (CCP)	2.0	3.1	1.1
TOTAL	74.6	74.6	0.0

* Code Descriptions - CPW Community Parkway, CP Community Park, CCP Community Center Park (HOA), NP Neighborhood Park, OS Open Space, SP Sports Park, LP Lake Park

**These quantities should not be considered survey grade, there may be some measuring inaccuracies, but these numbers should be pretty close.





Community Development

SUBJECT: Preliminary Plat for Phase 5 of the Water's Edge Subdivision

MEETING DATE: June 17, 2015

TO: Planning Commission

FROM: Nathan Crane, Town Planner

REQUEST: Preliminary Plat Approval for Phase 5 of the Water's Edge Subdivision

PARCEL SIZE: 43.20 acres

LOCATION: Center Street and New Vineyard Road

APPLICANT: Peter Evans

OWNER: Flagship Homes

BACKGROUND:

The property is designated as Low Density Residential (1-2.5 du/ac) on the General Plan Land Use Map. The property is zoned WatersEdge Zoning District. The WatersEdge Zoning District was approved in June of 2014. This request includes the following planning areas B5, B6, and B7.

Preliminary plat approval is an administrative process.

SUMMARY OF REQUEST:

1. The proposed preliminary plat includes 195 lots as follows:

Approved Zoning			Proposed Preliminary Plat	
Planning Area	# of Lots	Min. Lot Size	# of Lots	Min. Lot Size
A7	33	5,400 sqft	40	5,400 sqft
A9	54	5,400 sqft	47	5,400 sqft
A6	31	4,500 sqft	37	4,500 sqft
A11	86	4,500 sqft	62	4,500 sqft

2. The following table shows the comparison of approved versus proposed lots in phase 5:

Lot Size	Approved	Proposed
5,400 sqft	87	87
4,500 sqft	117	99
Total	204	186

3. The planning area was approved with a 5.9 acre city park, a 1.0 acre private park with a club house, and 3.0 acres of trail corridor for a total of 9.9 acres. The proposed plat includes a 6.5 acre community park and a 1.35 acre private park with clubhouse and 0.45 acres of trail corridor for a total of 8.3 acres.
4. Vehicle and utility access to the site is provided from New Vineyard Road and a new Loop Road which are under construction. All roads within the project are public.
5. The project will be developed in phases. Each phase will require separate final plat approval.

CITIZEN PARTICIPATION:

Public notifications and public hearings are not required for preliminary or final plat applications.

ANALYSIS:

- The preliminary plat is consistent with the approved WatersEdge Zoning District. This includes the number and size of lots, and circulation system.
- The planning area for phase 2 identified 9.9 acres of open space. 8.3 acres have been provided as shown on the preliminary plat. The applicant has provided a letter showing the revised distribution of open space from the master plan to the preliminary plats. As of this writing the letter numbers are not correct. Staff has asked the applicant for additional information.
- House products for this subdivision have not been submitted yet. They will be approved by staff sometime in the future. All house products will comply with the architectural standards in the WatersEdge Zoning District.
- Phase 5 is included in the CUWCD service are for culinary water. Water to serve this subdivision will need to be purchased by the applicant. Staff has included a stipulation requiring the water to be purchased prior to final plat recordation.
- All roads will comply with the Town's standard cross section.
- The perimeter theme wall will be a six-foot concrete wall and will be located along New Vineyard Road and the Loop Road. A six foot clear view fence will be located adjacent open space areas.

FINDINGS:

With the proposed stipulations, the proposed plat meets the following findings:

- It is in conformance with the General Plan, Zoning Ordinance, WatersEdge Zoning District, and Subdivision Regulations.

RECOMMENDATION:

The Planning Commission will need to discuss the open space issue and include an appropriate stipulation.

Staff recommends that the Planning Commission recommend **APPROVAL** of the preliminary plat subject to the following stipulations:

1. The final plat shall conform to the preliminary plat dated stamped June 11, 2015 except as modified by these stipulations.
2. Prior to final plat approval, the street names and addressing shall be approved by the Town Engineer and Town Planner.
3. All street right of way and improvements shall be dedicated as required by the Town Engineer.
4. The final plat and final landscape plans shall be revised as determined by the Town Engineer and Town Planner.
5. The final plat shall not be recorded until the construction of the Vineyard Road is completed.
6. The preliminary plat shall be revised to include the minimum amount of open space as shown on the approved master plan.
7. Water shall be purchased by the applicant from CUWCD prior to final plat recordation.

PROPOSED MOTION:

I move that the Planning Commission accept the findings and recommend **APPROVAL** of the preliminary plat subject to the seven stipulations recommended by staff.

ATTACHMENTS:

Exhibit A – Preliminary Plat and Landscape Plan



DATE: June 17, 2012

TO: Planning Commission

FROM: Nathan Crane, Town Planner

SUBJECT: Continuation for Design Standards and Rezoning

Anderson Development has requested that additional time be allowed to thoroughly review the proposed design standards (see attached letter). As a result staff is recommending that these two items be continued until the September 2, 2015 Planning Commission meeting. A formal motion is needed to continue these items.

ANDERSON DEVELOPMENT

June 12, 2015

Nathan Crane
Vineyard Town Planner
Vineyard Town
240 East Gammon Road
Vineyard, UT

Dear Nathan,

Over the course of the past few months, Anderson Development and the Town of Vineyard have worked closely on the Design Guidelines and Standards for the Town Center and Lake Oriented Mixed Use Zoning Districts, which comprises the now existing Technical Advisory Committee. As part of this process, the town has placed a moratorium on any submissions or approvals for site plans in this area.

Anderson Development recognizes the importance and significance of this project and getting it right. It has become clear that this process needs more time. As the owner of the property we are authorizing the town to continue this process and keep in place the moratorium until Sept. 30 2105 in order to complete the project.

We look forward to continuing our work with you on this important part of the Geneva development.

Best regards,



Gerald Anderson
President Anderson Development