

**MINUTES OF THE VINEYARD TOWN
PLANNING COMMISSION MEETING
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah
March 4, 2015, 7:02 PM**

PRESENT –

Commission Chairman Wayne Holdaway
Commissioner Angela Kohl
Commissioner Kelly Wixom
Commission Alternate Tim Blackburn (sat)
Commission Alternate Chris Judd (sat)

ABSENT –

Commissioner Daniel Pace
Commissioner Garrett Smit

STAFF PRESENT–

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

OTHERS PRESENT–

The Vineyard Town Planning Commission held a public hearing and regular meeting on Wednesday, March 4, 2015, starting at 7:02 PM in the Vineyard Town Hall. The invocation was offered by Commissioner Blackburn.

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

None

BUSINESS ITEMS

5.1 Mill Road East Subdivision, Plat B

The applicant is requesting approval for Preliminary and Final Plat approval for Mill Road East Subdivision, Plat B.

Mr. Crane explained that the application was a request to subdivide one parcel into a 2-lot subdivision. He said a developer was interested in one of the parcels and the replat would help facilitate the sale of the property.

Discussion ensued regarding the location of the property and other buildings in the area. Commission Chair Holdaway asked for additional comment. Hearing none, he asked for a motion.

Motion: COMMISSIONER KOHL MOVED TO ACCEPT THE FINDINGS AND RECOMMEND APPROVAL FOR THE MILL ROAD EAST SUBDIVISION, PLAT B PRELIMINARY AND FINAL PLAT SUBJECT TO THE FOLLOWING STIPULATIONS AS RECOMMENDED BY STAFF:

1. THE FINAL PLAT SHALL BE IN CONFORMANCE WITH THE APPLICATION DATE STAMPED MARCH 30, 2015, EXCEPT AS MODIFIED BY THESE STIPULATIONS.
2. THE PLAT SHALL INCLUDE THE APPROPRIATE CROSS ACCESS EASEMENT.
3. PRIOR TO RECORDATION THE FINAL PLAT SHALL BE REVISED AS DETERMINED BY THE TOWN ENGINEER.

COMMISSIONER JUDD SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

5.2 Roper Property Preliminary Plat

The applicant is requesting Preliminary Plat approval for the Roper 5 lot subdivision.

Mr. Crane reviewed the details of the application. He explained that the property owner was working on a boundary line adjustment with an adjacent property owner. He explained that there were three options for the road cross section and reviewed the details of each:

- Option 1 - 26' asphalt, 2' raised curb, 5' sidewalk on each side
- Option 2 - 24' asphalt 2' flat curb on both sides, no sidewalk
- Option 3 - 30' asphalt, 2' raised curb on both sides, 5' each side within a sidewalk easement

Mr. Crane explained that it was a 5-lot subdivision with a cul-de-sac and no thru traffic. He said there would be no problem with emergency access and no traffic impact. He asked the Planning Commission for feedback regarding the road cross section explaining that the R-2-15 Zoning District allowed flexibility.

Discussion ensued regarding the benefits and drawbacks of each option. The Commissioners agreed that they preferred Option 1 with 26' asphalt, 2' raised curb, and 5' sidewalk on each side for the road cross section.

Motion: COMMISSIONER JUDD MOVED TO ACCEPT THE FINDINGS AND RECOMMEND APPROVAL OF THE ROPER PROPERTY PRELIMINARY PLAT SUBJECT TO THE FOLLOWING FOUR STIPULATIONS AS RECOMMENDED BY STAFF, AND TO INCLUDE THE ROAD CROSS SECTION OPTION 1 WITH 26' ASPHALT, 2' RAISED CURB, AND 5' SIDEWALK ON EACH SIDE:

1. THE FINAL PLAT SHALL CONFORM TO THE PRELIMINARY PLAT DATED STAMPED FEBRUARY 27, 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 SHALL BE REVISED AS DETERMINED BY THE TOWN ENGINEER AND TOWN PLANNER.

COMMISSIONER WIXOM SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED.

PLANNING COMMISSION REPORTS

Commission Chair Holdaway discussed the details of the upcoming TAC field trip. He mentioned that the Megaplex grand opening was on March 9th.

STAFF REPORTS

Nathan Crane – Planner – Mr. Crane mentioned that the property next to the Megaplex might be developed soon.

Don Overson – Town Engineer – Mr. Overson said the RDA (Redevelopment Agency) projects were moving forward.

ADJOURNMENT

The meeting was adjourned by consensus at 7:31 PM. The next regular meeting is scheduled to be held on March 18, 2015.

MINUTES APPROVED BY PLANNING COMMISSION ON: June 17, 2015

CERTIFIED CORRECT BY: /s/ Kinsli McHargue

K. MCHARGUE, DEPUTY RECORDER