



**MINTUES OF THE VINEYARD PLANNING COMMISSION MEETING,
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah
Wednesday, August 17, 2016 at 7:00 p.m.**

PRESENT –

Commission Chair Chris Judd
Commissioner Tim Blackburn
Commissioner Wayne Holdaway
Commissioner Daniel Pace
Commissioner (Alternate) Cristy Welsh
Commissioner (Alternate) Anthony Jenkins

ABSENT –

Commissioner Angela Kohl

Commissioner (Alternate) Don Cosney

STAFF PRESENT – Community Development Director Morgan Brim, Public Works Director/Engineer Don Overson, Town Clerk/Recorder Pamela Spencer, Commissioner

OTHERS PRESENT– Resident and Town Councilmember Tyce Flake.

The Vineyard Town Planning Commission held a regular meeting on Wednesday, August 17, 2016, starting at 7:00 PM in the Vineyard Town hall. The invocation was offered by Wayne Holdaway

OPEN SESSION – Public comment period for items not on the agenda.

Morgan Brim introduced Elizabeth Hart, Community Development Technician, to the Planning Commission. He explained her duties and how it will help to forward projects.

MINUTES REVIEW AND APPROVAL – Minutes for approval were 06.01.2016, 06.15.2016, 07.06.2016, and 07.20.2016 planning commission meetings. Minutes from 07.20.16 were taken of agenda. There were no questions.

Commissioner Pace motioned to approve the minutes from 06.01.2016, 06.15.2016, 07.06.2016, and Commissioner Blackburn seconded the motion. The minutes were approved unanimously.

BUSINESS ITEMS:

5.1 FKW Properties:

Mr. Brim went over how applications will be reviewed. A matrix showing the code requirement and if the application is compliant with that code along with staff comments. He stated that this will allow for all applications to be reviewed in a consistent manner.

The applicant, Douglas Wade, did an overview the company's history and function. He stated first that the application for the preliminary plat would be reorienting the existing two lots into three properties.

The second application for the site plan was also submitted. A landscaping plan was not submitted with the site plan. Chair Judd requested that a landscaping plan be submitted with the final plat showing the three foot berm.

Commissioner Pace motioned for approval of the FWK preliminary plat and site plan with condition that a landscaping plan be submitted with the final plat.

The motion was seconded was Commissioner Jenkins. The motion carried unanimously.

5.2 The Lochs at Waters Edge

Mr. Brim stated that he can answer any questions as the applicant explains his plan.

James Dulan from Vertical Development started with an overview of the application, stating that they are proposing 20 unit town homes. He went over the CN Zone requirements and explained there are 500 minimum spaces and they are proposing 570 spaces, with 9 crosswalks throughout, connections to Vineyards master trails, 20 feet minimum garage, and guest parking throughout.

Chair Judd asked if the guest parking was for everyone or only guest. Mr. Dulan stated that it was currently for everyone.

Commissioner Blackburn motioned to approve the preliminary plat for the Lochs at Waters Edge. Commissioner Holdaway seconded the motion. The motion carried unanimously.

5.3 PUBLIC HEARING - The commission will hold a public hearing regarding town initiated zoning text amendments regarding planning commission authority, planning application process and accessory dwelling units. The following chapters are under consideration:

- 5.3.1** Chapter 3 Land Use Authorities and Other Officers;
- 5.3.2** Chapter 4 Applications and Decision Making Standards;
- 5.3.3** Chapter 5 Amendments to the General Plan and Land Use Ordinances;
- 5.3.4** Chapter 9 Noticing Requirements;
- 5.3.5** Chapter 12 Land Use Application Procedures;
- 5.3.6** Chapter 14 Permitted Uses;
- 5.3.7** Chapter 15 Conditional Uses;
- 5.3.8** Chapter 17 Supplementary Development Standards;
- 5.3.9** Chapter 18 Project Site Planning and Building Design Requirements; and
- 5.3.10** Chapter 30 Definitions

Mr. Brim gave an overview of the changes to zoning ordinance.

Commissioner Holdaway motioned for approval of the zoning text amendments. Commissioner Pace seconded the motion. The motion was carried unanimously.

PLANNING COMMISSION MEMBERS' REPORTS/DISCLOSURES

STAFF REPORTS

- Morgan Brim, Planning Director
- Don Overson, Town Engineer

Mr. Brim recommended that in the future the commission should move from hard copies of the packets to electronic copies. Two commissioners are in favor of staying with a hard copy.

Mr. Overson discussed the storage study with Orem.

ADJOURNMENT

Chairman Judd adjourned the meeting at 8:59 PM.

MINUTES APPROVED ON: 10/19/2016

CERTIFIED CORRECT BY: /s/

ELIZABETH HART, COMMUNITY DEVELOPMENT TECHNICIAN