

**MINUTES OF THE VINEYARD TOWN
PLANNING COMMISSION MEETING**
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah
Wednesday, December 7, 2016 at 6:30 p.m.

PRESENT	ABSENT
Commissioner Chair Chris Judd	
Commissioner Tim Blackburn	
Commissioner Wayne Holdaway	
Commissioner Daniel Pace	
Commissioner Angela Kohl	
(A) Commissioner Cristy Welsh	
(A) Commissioner Anthony Jenkins	

STAFF PRESENT– Community Development Director Morgan Brim, Town Engineer Don Overson,

OTHERS PRESENT– Resident and Town Councilmember Tyce Flake

The Vineyard Town Planning Commission held a public hearing and regular meeting on Wednesday, December 7, 2016, starting at 7:00 PM in the Vineyard Town hall.

CALL TO ORDER

The meeting began at 6:30 PM with a site visit to 496 E 1750 N. Chair Judd opened the regular session at 7:00 PM in the Town Council Chambers at 240 E Gammon Rd.

INVOCATION

Commissioner Blackburn offered the invocation

OPEN SESSION

Chairman Judd asked for public comment.

MINUTES FOR APPROVAL

Chairman Judd called for the approval of the November 16, 2016 Planning Commission meeting.

MOTION: Commissioner Pace made a motion to approve the minutes from the November 16, 2016 Planning Commission Meeting. Chairman Judd seconded the motion. All were in favor. The motion carried unanimously.

BUSINESS ITEMS

5.1 Public Hearing, and Consideration – Coconut Cove, LLC Indoor Recreation

The applicant, Peter Jay, reviewed the conditional use permit application. He stated that the proposed use is an indoor playground targeting children from the ages 0 to 12, as well as an area for toddlers. He stated that there will be three (3) party rooms in the back of the unit that will use portable walls, and a five (5) foot wide hallway around the entire play area. The lobby will be occupied with a desk and a movable gate blocking off the lobby area to the playground room in order to keep the children from leaving the play area. He stated that the unit will have 4 bathroom stalls, a drinking fountain and bench stations in the lobby and around the play area. Discussion ensued about the type and structure of playground equipment.

Commissioner Blackburn asked if it is known what the adjoining businesses are. The property owner, Leighton Jensen, stated that the neighboring businesses would be a bottling company, a mobile vehicle repair facility, a screen printer that does t-shirts and other products, a safety equipment for mining companies, and a water purification company.

Discussion ensued about signage and parking requirements

Motion: COMMISSIONER BLACKBURN MADE A MOTION TO OPEN THE PUBLIC HEARING AT 7:28 PM. COMMISSIONER PACE SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED UNANIMOUSLY.

Chairman Judd asked for public comment.

Lanny Smith, owner of the 6-plex condominium to the west of the subject property, and business owner Aaron Burningham, expressed concern about the parking. Mr. Smith stated that Mr. Burningham uses 12-13 trucks for his business and the parking spaces on west side of the property are vital for his trucks. He explained that if those spaces are not available at the end of the work day the trucks may need to park somewhere out of view from the security cameras which can lead to the possibility of theft. He also stated that other units even though today they may not need more than 2 spaces a future tenant may need more spaces. Mr. Smith suggested a condition being that if the parking becomes an issue that they revisit the issue at a later date.

Chairman Judd asked for any other public comment. There was none. Commissioner Blackburn moved to close the public comment. Commissioner Holdaway seconded the motion. All were in favor. The motion carried unanimously.

The Planning Commission suggested to Mr. Smith and Mr. Burningham to contact the HOA on allowing parking signs to be put up for their units.

Discussion ensued on the parking.

Motion: COMMISSIONER KOHL MADE A MOTION WITH THE EIGHT (8) CONDITIONS BELOW AND THAT THE COMMISSIONS CHAIR SIGNATURE BE ON THE APPROVAL LETTER.

1. All signage shall require a separate permit.
2. This conditional use permit shall maintain compliance with the approved site plan, local, state, and federal laws.
3. The parking lot shall be fully stripped and in compliance with the approved site plan by May 1, 2017.
4. The curb on the west side of the parking lot shall be painted and maintained in red to prohibit parking by May 1, 2017.
5. From six months of the date of certificate of occupancy, if warranted through inspection by town staff or complaint, finding noncompliance with the approved conditions, plans and town codes, the Planning Commission shall review this conditional use permit at a regularly scheduled meeting. The property owner and business owner shall be in attendance to discuss the matter with the Planning Commission.
6. A sign with an active telephone number to the business, shall be installed on the rear (eastern) entrance of Suite C to inform customers needing assistance they can call said number to gain access through the rear entrance as opposed to walking around the

building to the front entrance. In -lieu of a telephone number, an intercom or bell system may be used.

COMMISSIONER BLACKBURN SECONDED THE MOTION. COMMISSIONERS HOLDAWAY, PACE, KOHL AND WELSH WERE IN FAVOR. CHAIRMAN JUDD WAS OPPOSED. THE MOTION CARRIED FOUR TO ONE.

5.2 Consideration of removing December 21st from the 2016 Planning Commission Calendar

Motion: COMMISSIONER BLACKBURN MADE A MOTION TO REMOVE DECEMBER 21ST FROM THE 2016 PLANNING COMMISSION CALENDAR. COMMISSIONER PACE SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED UNANIMOUSLY.

PLANNING COMMISSION MEMEBERS' REPORTS/DISCLOSURES

Commissioner Welsh gave an update on the parks and trails open house committee. She asked Mr. Brim about how the parks were going to be named. Mr. Brim stated that the parks will be named by the Council and that staff will provide the recommendations made from the Heritage Committee. Chairman Judd asked if the trails are being named. Commissioner Welsh stated that the trails will be named. Chairman Judd asked if the names would be in the general plan. Mr. Brim stated that when there is a name it would be added to the general plan and that there can be guidelines for naming the parks and trails. Commissioner Welsh mentioned that they also discussed having businesses sponsor trail markers.

Chairman Judd made a statement thanking Commissioner Holdaway for his service on the Planning Commission.

STAFF REPORTS

- Morgan Brim, Community Development Director
 - Stated that the zoning map and ordinance are close to being done.
 - Discussion ensued about the open house.
- Don Overson, Town Engineer
 - Gave a quick update on projects that are currently being worked. He stated that the North West corner in the 18 acre park will be reserved for the heritage commission to have a display.

ADJOURNMENT

Chairman Judd adjourned the meeting at 8:46 PM

MINTUES APPROVED ON: January 18, 2017

CERTIFIED CORRECT BY: /s/

Elizabeth Hart, Community Development Technician

**MINUTES OF THE VINEYARD TOWN
PLANNING COMMISSION SITE VISIT
496 E 1750 N, Vineyard Utah
Wednesday, December 7, 2016 at 6:30 PM**

ATTENDEES
Peter and Kira Jay – Applicants
Leighton Jenson – Building Owner
Morgan Brim – Planning Director
Commission Chair Chris Judd
Commissioner Daniel Pace
Commissioner Angela Kohl
Commissioner Wayne Holdaway
Commissioner Cristy Welsh

The site visit started at 6:30 PM. The applicant Peter Jay explained and showed the proposed plans for the unit to the commissioners. He discussed how each area will be laid out and the materials that will be used for the playground. Commissioner Pace asked if the two bathroom stalls will be adequate for the amount of customers. Discussion ensued about the bathrooms. Leighton Jenson discussed parking, he stated that employees will be parking in the back and that demand for Coconut Cove will be after regular work hours. Mr. Jenson also stated that more parking stalls will be painted on the back and side of the existing building. Mr. Jay talked about food, he stated that all food will be delivered and prepackaged, no food preparation will happen within the unit. There was discussion about signage for the outside of the unit. There was additional discussion about parking for the occupants of the other units. The site visit concluded at 6:21 PM.