

**MINUTES OF THE VINEYARD TOWN
PLANNING COMMISSION MEETING AND PUBLIC HEARING
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah
July 6, 2016**

PRESENT –

Commission Chair Chris Judd
Commissioner Angela Kohl
Commissioner (Alternate) Anthony Jenkins
Commissioner (Alternate) Cristy Welsh

ABSENT –

Commissioner Tim Blackburn
Commissioner Wayne Holdaway
Commissioner Daniel Pace
Commissioner (Alternate) Don Cosney

STAFF PRESENT– Town Planner Morgan Brim, Deputy Recorder Kinsli McDermott

OTHERS PRESENT– Mark Greenwood - ALM Engineering, Resident Derek Whetten

The Vineyard Town Planning Commission held a regular meeting and public hearing on Wednesday, July 6, 2016, starting at 7:00 PM in the Vineyard Town hall. The invocation was offered by Commissioner Jenkins.

REGULAR SESSION: The meeting was called to order at 7:00 PM.

OPEN SESSION

Chairman Judd asked for public comment. None was given.

MINUTES REVIEW AND APPROVAL

None.

BUSINESS ITEMS

5.1 PUBLIC HEARING – REZONE – 720 SO. GENEVA ROAD

The applicant is requesting an amendment to the zoning of a 1.40-acre parcel at 720 South Geneva Road from R&C-1 to Business Park (BP). The Planning Commission will hear public comment on this item. Citizens, property owners, and all other members of the public are encouraged to attend and participate.

Mark Greenwood with ALM Engineering represented property owner Matias Etchebest. He explained that Mr. Etchebest hoped to build some kind of office building with attached warehouse.

Mr. Brim explained talked about the current zoning on the property and thought the request for the BP district was appropriate for the area. He reviewed the variety of zones on the surrounding properties and mentioned that the warehouse would be a conditional use.

Commissioner Welsh asked Mr. Greenwood about the types of uses being considered for the project. Mr. Greenwood explained that they were thinking of some kind of business that required storage in the back. He said currently there were no specific tenants in mind.

Chairman Judd asked about the size of the warehouse portion compared to the office space. His concern was the possible creep toward heavier manufacturing. He said heavier manufacturing would not work with the residential uses around Mr. Etchebest property.

Mr. Greenwood described the conceptual building they were considering: one building with three units, two stories in the front taking up the first 1/3 of the office going back, architecture and landscaping typical for an office building, total footprint of 5,000 - 7,800 square feet, warehouse portion might have 2,000 - 3,000 square feet.

Commissioner Welsh also voiced concern for the surrounding residents.

The Planning Commission discussed possible uses for the property and noticing requirements for conditional use applications.

Motion: COMMISSIONER JENKINS MOVED TO OPEN THE PUBLIC HEARING AT 7:18 PM. COMMISSIONER WELSH SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED.

Resident Derek Whetten said he was the realtor for the property. He said Vineyard Code Section 10-5-8 was for the R&C-1 zone. He read the code and talked about the uses that were permitted. He said the vision for the property was for tenants with an office set-up but also needed warehouse space. He said they were considering some light manufacturing or production.

Chairman Judd asked for additional public comment. Hearing none, he called for a motion.

Motion: Commissioner Kohl moved to close the public hearing at 7:22 PM. Commissioner Welsh seconded the motion. All present were in favor. The motion carried.

Chairman Judd asked Mr. Brim to compare the differences between the R&C-1 and BP districts for the next meeting. It was pointed out that the main difference in the BP zone was that warehouse use was allowed through a conditional use permit and retail was not allowed.

Motion: COMMISSIONER KOHL MOVED TO CLOSE THE PUBLIC HEARING FOR THE 720 SOUTH GENEVA ROAD ZONING MAP AMENDMENT AND SCHEDULE THE APPLICATION FOR A VOTE AT THE NEXT PLANNING COMMISSION MEETING SCHEDULED FOR JULY 20, 2016. CHAIRMAN JUDD SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. NONE WERE OPPOSED. THE MOTION CARRIED.

5.2 **Public Hearing – Rezone – 275 So. Holdaway Road**

The applicant is requesting an amendment to the zoning of a 2.41-acre parcel located at 275 South Holdaway Road from A-1 and R-2-15,000 to R-2-15,000. The Planning Commission will hear public comment on this item. Citizens, property owners, and all other members of the public are encouraged to attend and participate.

Upon request, Mr. Whetten reviewed the details of the rezone application for 275 South Holdaway Road. He said he did not know the history of the property, but it currently had a split zone between R-2-15,000 and A-1. He pointed out that the surrounding properties were R-2-15,000. He mentioned that there was also a submitted application to subdivide the property into six lots.

Commissioner Jenkins asked about a tie-in to the trail. Mr. Whetten explained the location of the trail and said the applicant would donate an 8-foot section and install asphalt. He said Mr. Pettit of the Homestead agreed to put in the east/west portion of the trail.

Mr. Whetten was asked about the sewer connection. He was told by his engineer and Mr. Overson that there should be no problems with connecting to the sewer line.

Commissioner Welsh asked about the name for the proposed subdivision. She pointed out a different subdivision named Parkside and wondered if it would be confusing to name this one Parkside Place. Mr. Brim said it could cause some confusion, but more discussion could be held before the subdivision plat came through for approval.

Chairman Judd wondered why the property was not being rezoned R-1-15,000. He also asked about sidewalks within the proposed subdivision. Mr. Whetten explained that the surrounding properties were zoned R-2-15,000. He was not opposed to R-1-15,000, but was concerned that having to resubmit an application would slow down the approval process. He explained that they did not have sidewalks because the street cross section matched Holdaway Road and adding sidewalks would add an unnecessary expense. He did not think it was logical to put in a sidewalk where there was no grid system to tie into on Holdaway Road.

The Planning Commission discussed the previous decision to keep Holdaway Road a rural road with no sidewalk or if there was a possibility of adding sidewalks in the future.

Motion: COMMISSIONER JENKINS MOVED TO OPEN THE PUBLIC HEARING AT 7:40 PM. COMMISSIONER WELSH SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED.

Resident Dave Robins wondered if the subdivision would access Holdaway Road. He explained that past ordinances had restricted access to Holdaway Road simply because the road was too small to support additional traffic. He cautioned giving the applicant access to Holdaway Road because if they gave access to one subdivision they had to give access to all.

Chairman Judd asked for additional public comment. Hearing none, he called for a motion.

Motion: COMMISSIONER WELSH MOVED TO CLOSE THE PUBLIC HEARING FOR THE REZONE OF 720 SOUTH HOLDAWAY ROAD AT 7:43 PM. COMMISSIONER KOHL SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED.

Chairman Judd ask Mr. Brim to research the details of Mr. Robins comment and to follow up with Mr. Pettit and the Homestead to find out his plans to connect to Holdaway Road. He mentioned the new school being constructed and thought there would be increased traffic on Holdaway Road. He was concerned with the safe routes to school not having sidewalks. He said he was not trying to slow the process or increase costs for the property owner, but thought it was

something worth investigating. He talked about a separate subdivision that did not have a designated safe route to school because of the lack of sidewalks. The Planning Commission discussed future use of Holdaway Road by kids on their way to school and safety.

Motion: COMMISSIONER JENKINS MOVED TO CLOSE THE PUBLIC HEARING AND SCHEDULE THE APPLICATION FOR A VOTE AT THE NEXT PLANNING COMMISSION MEETING SCHEDULED FOR JULY 20, 2016. COMMISSIONER WELSH SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. NONE WERE OPPOSED. THE MOTION CARRIED.

5.3 **Continued Public Hearing from 12.16.2015**

This Public Hearing has been cancelled for the current meeting.

5.4 **Planning Commission Bylaws**

The Planning Commission will discuss updating Town of Vineyard Planning Commission Bylaws which are designed to provide guidance and direction to the Planning Commission as they perform their duties.

Chairman Judd thanked Commissioner Blackburn and Commissioner Kohl's time spent on drafting the bylaws. Mr. Brim explained the general purposes for bylaws and reviewed the draft. He pointed out that hearing procedures, public meeting etiquette, and public hearing etiquette were attached to the bylaws. He reviewed the meeting procedures as directed by the bylaws, including public meeting procedures and the designation and appointment of a chair pro-tem. The Planning Commission asked for two changes: 1) The Planning Commission Chair can open and close the discussion portion of a public hearing or any agenda item, and 2) chair or vice chair could select a chair pro-tem prior to the meeting.

Motion: COMMISSIONER JENKINS MOVED TO ACCEPT THE BYLAWS AS WRITTEN WITH THE TWO CHANGES AS DISCUSSED AND RECOMMEND APPROVAL TO THE TOWN COUNCIL. COMMISSIONER KOHL SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED.

PLANNING COMMISSION REPORTS

Commissioner Jenkins asked about specific assignments for each Commissioner. Chairman Judd explained that the Council had discussed creating committees that each commissioner could be a part of. He suggested a brainstorming session to consider specific assignments.

Mr. Brim discussed appropriate circumstances in which Commission members needed to disclose information or recuse themselves from a meeting. He stressed the importance of transparency.

STAFF REPORTS

Morgan Brim, Town Planner – Mr. Brim showed the landscaping plan for the Geneva Gateway site plan. He stated that after having gone out to the site, he determined that the installed

landscaping complied with the landscape plan. He thought the only issue was the 1-inch caliper trees that were half the size they were supposed to be. He said he understood that the developer could not find 2-inch caliper trees so the previous planner allowed the smaller trees. The Commission discussed the differences of what they thought the landscaping would be versus the actual installed landscaping. They understood that it would look similar to the opposite side of the street and were bothered that it did not. They discussed requiring developers to submit updated landscaping plans as well as requesting a 2-year plan and a 10-year plan.

Commissioner Jenkins mentioned that residents might come to the next Town Council meeting to petition for crosswalks. He thought there might also be discussion about speed bumps.

Commissioners asked for a sample chicken ordinance to review.

Don Overson, Town Engineer/Public Works Director - Mr. Overson was not present at the meeting.

ADJOURNMENT

Chairman Judd adjourned the meeting at 8:40 PM. The next regularly scheduled meeting will be held on July 20, 2016.

MINUTES APPROVED ON: August 17, 2016

CERTIFIED CORRECT BY: /s/Kinsli McDermott
K. MCDERMOTT, DEPUTY RECORDER