

**MINUTES OF THE
VINEYARD PLANNING COMMISSION MEETING
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah
Wednesday, July 20, 2016 at 7:00 PM**

PRESENT –

Commission Chair Chris Judd
Commissioner Tim Blackburn
Commissioner Wayne Holdaway
Commissioner Daniel Pace

ABSENT –

Commissioner Angela Kohl
Commissioner (Alternate) Anthony Jenkins
Commissioner (Alternate) Don Cosney

STAFF PRESENT – Community Development Director Morgan Brim, Public Works Director/Engineer Don Overson Town Clerk/Recorder Pamela Spencer, Commissioner (Alternate) Cristy Welsh (7:35 PM)

OTHERS PRESENT– Resident and Town Councilmember Tyce Flake, residents Audrey and Brian Camp, David Robins; resident and Commissioner (Alternate) Cristy Welsh; Phil and Jamie Gillman, Chris Henry, Bill Hoops, and Derek Whetten with the Vineyard Park Place subdivision; Mark Greenwood with ALM & Associates.

The Vineyard Town Planning Commission held a regular meeting on Wednesday, July 20, 2016, starting at 7:00 PM in the Vineyard Town Hall. Commissioner Blackburn offered the invocation.

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

OPEN SESSION:

Chair Judd opened the public session. He called for public comment, hearing none he closed the public session.

MINUTES REVIEW AND APPROVAL – there were no minutes for approval

BUSINESS ITEMS:

5.1 Consideration – Rezone – 720 South Geneva Road

The planning commission will consider an application to amend the zoning of a 1.40-acre parcel at 720 South Geneva Road from R&C-1 to Business Park (BP). A public hearing for this request was held on 07/06/2016.

Chair Judd turned the time over to Community Development Director Morgan Brim.

Mr. Brim reviewed the two (2) types of uses. He stated that staff recommended approval of the zoning change.

Chair Judd asked what was happening on the other side in Orem. Mr. Overson replied that they were building an apartment complex.

Chair Judd asked for questions. He felt that they would be losing retail. Mr. Brim agreed that they would be losing retail but would be allowing for assembly. They could have a show room as long as the principle use was within the code. He stated that it would be an ancillary use of the retail.

Commissioner Blackburn asked associated sizes. Mark Greenwood with ALM & Associates replied that it would be two-thirds warehouse. He explained how the development would look.

Chair Judd asked if with light manufacturing how they control it with residential nearby. Mr. Brim replied that the conditional use permit was a useful tool. He added that it would not be a permanent use and would require them to stay in compliance with the permit.

Chair Judd called for a motion.

Motion: COMMISSIONER HOLDAWAY MOVED TO RECOMMEND APPROVAL OF THE 720 SOUTH GENEVA ROAD ZONING MAP AMENDMENT. COMMISSIONER PACE SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. MOTION CARRIED WITH ONE ABSENT.

5.2 Consideration – Rezone – 275 South Holdaway Road

The planning commission will consider an application to amend 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. A public hearing for this request was held on 07/06/2016.

Chair Judd turned the time over to Community Development Director Morgan Brim.

Mr. Brim reviewed the rezone request. He mentioned that the east side was zoned A-1 and the west side was zoned R-2-15 and they would like to have it all zoned R-2-15.

Chair Judd asked if they allowed an entrance from a subdivision onto Holdaway Road. Mr. Overson replied that when they did the sewer master plan they looked at the capacity and there only a couple places that could still be developed. He said they did not see a concern with the traffic on the road or with the sewer capacity. He mentioned that when the Homesteads development was approved they were not allowed to have roads going onto Holdaway road.

Commissioner Holdaway stated that the only access was onto Holdaway Road so they could not deny access to the owners. Mr. Overson agreed that this is the only way they could connect.

Commissioner Holdaway asked what the maximum square footage would be. Chair Judd replied that the minimum would be 15,000 square feet.

Chair Judd called for a motion

Motion: COMMISSIONER PACE MOVED TO RECOMMEND APPROVAL OF THE VINEYARD PARK PLACE ZONING MAP AMENDMENT, FINDING THAT ON THE WHOLE THE APPLICATION IS IN COMPLIANCE WITH THE TOWN'S GENERAL PLAN. COMMISSIONER HOLDAWAY SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. MOTION CARRIED WITH ONE ABSENT.

5.3 Preliminary Plat Subdivision – Vineyard Park Place Subdivision –

The planning commission will consider an application for a preliminary subdivision to accommodate six single-family lots. The property is located at 275 S. Holdaway Road. Chair

Judd turned the time over to Community Development Director Morgan Brim.

Mr. Brim reviewed the request and the name change to Vineyard Park Place. He went over the staff report, which addressed the concerns that were brought up during the public hearing. Mr. Overson stated that when he was having the sewer installed and rebuilding Holdaway Road that Council had agreed that with the width of the road they did not want sidewalks and that any new subdivision would have the same cross section. He explained how they came up with the road width and cross sections.

Commissioner Blackburn asked for clarification on the clause discussing traffic on that route remaining minimal when the area is moving away from agricultural development to urban development. Mr. Overson replied that it was decided during the master planning of Vineyards roads cross sections that roads would be created to carry traffic and other roads would be residential. He stated that Holdaway Road is considered a residential road and was never going to be a connector road. The idea for the future is that 400 South will connect into Main Street and 300 West, so you won't see the traffic coming down Holdaway Road because people will use the East, West, North and South connections.

Commissioner Holdaway asked about the standing water on the property. Mr. Whetten stated it was determined that it was a leak in the well. Commissioner Holdaway stated that there was a drain. Mr. Whetten replied that there had not been any water on the property for a few years. Mr. Overson said that when they installed the storm drain from the Orem Lake Side Sports Park it was a perforated pipe at reverse grade and would pond on the property.

There was a discussion about sidewalks and trails coming from the Homesteads development along Holdaway Road. It was discussed where those trails would be placed on Holdaway Road and where the crossing would be to connect their subdivision's trails. They also discussed the possibility of a connecting trail from the Vineyard Park Place subdivision.

Chair Judd asked if it was the developer's responsibility to install a trail. Mr. Overson replied that the developer was required to install the infrastructure on the roads they were building and they were not building Holdaway Road. Mr. Whetten asked why they should install it if they did not own the land. He stated that the General Plan Map did not show a trail system in that area

they were requesting. Mr. Brim stipulated that for a sidewalk it should match the General Plan even if it was in the public right-of-way.

Chair Judd called for further comment.

Commissioner Holdaway suggested that when other property was developed they include the trails and where they connect. Commissioner Pace felt that it made sense to amend the General Plan now to show what they would like to see. He pointed out that on the county map there was a boundary overlap. Mr. Overson replied that the town own to back of curb and would need additional property for sidewalks, etc. There was further discussion about where they would like trails to run and connect and who would be installing and maintaining them.

Chair Judd asked about the fences. Mr. Whetten replied that it would be a six-foot vinyl fence along the property. Chair Judd asked what was required on the Homesteads. Mr. Overson stated the original plan was to have a three-rail fence along the trail. Chair Judd asked if they should include that in the motion. Mr. Brim replied that they could make it a condition to include a six-foot fence. Chair Judd was concerned with the fences not matching in the two adjoining subdivisions if the developer did not install it. There was further discussion on the types and color of fencing.

Chair Judd clarified that the town owned an additional amount of land. He felt that if they were going to install a trail it would make sense to have it on the west side and connect it to the east side. Mr. Overson explained that the east side of the road dropped off, west side was flat, and if they went across the road, they would have to grade it down to the adjoining trail. Chair Judd asked what they would do for the crossing. Mr. Overson replied that he did not want a raised crossing but suggested that they could have a different type of material such as brick or stamped concrete.

Chair Judd called for a motion

Motion: COMMISSIONER BLACKBURN MOVED TO I MOVE TO RECOMMEND APPROVAL OF THE VINEYARD PARK PLACE PRELIMINARY PLAT WITH THE FOLLOWING FINDINGS AND CONDITIONS AND ADDING A THIRD CONDITION.

FINDINGS:

WITH THE CONDITIONS BELOW, THE PROPOSED PLAT MEETS THE MINIMUM REQUIREMENTS OF TOWN ORDINANCES.

CONDITIONS:

1. THE APPLICANT SUBMITS A LANDSCAPING PLAN MEETING THE MINIMUM REQUIREMENTS OF THE ZONING ORDINANCE TO THE TOWN PLANNER FOR REVIEW
2. THE APPLICANT MAKES ANY REDLINE CORRECTIONS AND PAYS ALL FEES
3. A CONSISTENT SIX-FOOT PRIVACY FENCE ALONG THE EAST AND NORTH SIDE OF THE SUBDIVISION

COMMISSIONER PACE SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. MOTION CARRIED WITH ONE ABSENT.

PLANNING COMMISSION MEMBERS' REPORTS/DISCLOSURES

Chair Judd felt that it was important that they proceed with the General Plan amendment. He mentioned that Commissioner Kohl as a firefighter had concerns with the cross section of roads. She felt that there should have been a standard cross section in the Vineyard Park Place subdivision. Chair Judd thought that they had not implemented the new IFC codes. Mr. Overson replied that the stated adopted the new codes in 2015 but did not adopt the appendices, which had the information on the cul-de-sacs. He mentioned that the town would be updating their standards to 100 feet. He added that he was working with George Reid the town Building Official to get the appendices approved.

Chair Judd mentioned that he the Planning Commission had presented a General Plan amendment to Town Council. Mr. Brim stated that he had been given direction by the Town Council to work up a complete amendment to the General Plan and Zoning Code and Zoning Map. He said that he would have text amendments to present at the next Planning Commission meeting. He added that he was working with Anderson Geneva to establish Zoning Districts on their property. There was discussion about the zones and the other processes.

Mr. Overson felt that there was a disconnect on the trails, so they needed to update the trail maps. Mr. Brim suggested that they form a trail committee to look at parks and trails. Commission Blackburn felt that it would fit with the Heritage Commission. Commissioner Holdaway commented that develop if they have property developed now and the trail is not there then they cannot require it one be installed.

Chair Judd asked if there were any Planning Commission members that would like to be part of a subcommittee, to look at trails to bring to the next meeting. He suggested that they take the master plan and either add or connect the trails. Mr. Brim recommended that only two (2) Commissioners sit on the committee. Chair Judd said that he could meet with staff. Alternate Cristy Welsh volunteered as well. Chair Judd suggested that send out a request to the commissioners and then follow up in a work session.

Mr. Overson mentioned that he met with UDOT and they were interested in the trail system. He said that if they could get the master plan on the map with MAG it might be easier to get grants for funding to build the trails. He said that they needed to define what types of trials they were building. Mr. Brim suggested that they include a trail cross section. Mr. Brim also suggested that they determine what had been built and what was in the process of being built before the committee convenes. Mr. Brim felt they could have this done within a couple of weeks.

STAFF REPORTS

Morgan Brim, Community Development Director – Mr. Brim had no other items to report.

Don Overson, Town Engineer – Mr. Overson had no other items to report.

ITEMS REQUESTED FOR NEXT AGENDA – There were no items requested.

ADJOURNMENT

Chair Judd adjourned the meeting at 8:05 PM.

MINUTES APPROVED ON: September 7, 2016

CERTIFIED CORRECT BY: /s/ Pamela Spencer
PAMELA SPENCER, TOWN CLERK/RECORDER