

**MINUTES OF THE VINEYARD TOWN
PLANNING COMMISSION MEETING
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah
June 1, 2016**

PRESENT –

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

ABSENT –

STAFF PRESENT– Public Works/Town Engineer Don Overson, Planner Aric Jensen, Deputy Recorder Kinsli McDermott

OTHERS PRESENT– Resident Tyce Flake

The Vineyard Town Planning Commission held a regular meeting and public hearing on Wednesday, June 1, 2016, starting at 7:00 PM in the Vineyard Town hall. The invocation was offered by Commissioner Pace.

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

OPEN SESSION

Commissioner Jenkins asked about the Tiger Grant for the train station. Mr. Overson explained that the town decided to wait because they did not have all the information needed by the application deadline. He said staff was working with UDOT (Utah Department of Transportation), MAG (Mountainland Association of Governments), and UTA (Utah Transit Authority) to be able to submit a complete application next July.

MINUTES REVIEW AND APPROVAL

Motion: COMMISSIONER TIM BLACKBURN MOVED TO ACCEPT THE MINUTES FROM MARCH 16, 2016. COMMISSIONER PACE SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED UNANIMOUSLY.

BUSINESS ITEMS

5.1 **The Forge Preliminary and Final Subdivision Plat**

Applicants Cottonwood Geneva LLC; John West and Jeff Gochmour are requesting preliminary and final subdivision approval for The Forge, located on the Southwest corner of the Vineyard Connector and Geneva Road. The Planning Commission will take appropriate action.

Mr. Jensen brought up the approved zoning ordinance and the application request to explain the project with the two items side by side. He reviewed the proposed phasing plan and explained that the applicant, for now, would build surface parking with each building and alleys leading to the parking rather than one large parking structure. Once there was a need, they would build the parking structures.

Commissioner Pace asked if the alleyways were final. Mr. Overson pointed out that the applicant spent time with the fire marshal getting the right measurements for the alleyways. He explained that alleyways could be modified and would be approved with a site plan.

Commissioner Jenkins asked about access from Vineyard Road. Mr. Jensen explained that the main access would be from Mill Road and showed other access points.

Commissioner Pace asked about building height. Mr. Overson explained that the maximum building height was 12 stories.

Mr. Jensen said the only thing that did not match up with the zoning was street lighting. He noticed there was no lighting along the street frontages and only saw street lights at intersections. He asked the Planning Commission to address the lighting.

Motion: COMMISSIONER HOLDAWAY MOVED TO RECOMMEND APPROVAL OF ITEM 5.1 PRELIMINARY AND FINAL SUBDIVISION PLAT WITH THE FOLLOWING THREE CONDITIONS RECOMMENDED BY STAFF AND A NOTE TO BE PASSED TO THE COUNCIL REGARDING ALLEYWAYS AND LIGHTING:

1. ANY OUTSTANDING FEES ARE PAID.
2. ANY OUTSTANDING REDLINE CORRECTIONS ARE MADE.
3. THE APPLICANT PROVIDES AN URBAN-STYLE STREET AND PEDESTRIAN LIGHTING PLAN TO THE SATISFACTION OF THE PLANNING COMMISSION.

COMMISSIONER BLACKBURN SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED UNANIMOUSLY.

5.2 **Continued Public Hearing from 12.16.2015**

The Vineyard Town Planning Commission shall hold a Public Hearing to consider amendments to the Town Zoning Ordinance and Town Zoning Map. Topics may include, but are not limited to: signs, procedures, definitions, and land use tables. Citizens,

property owners, and all other members of the public are encouraged to attend and participate.

Chairman Judd noted that the Planning Commission request for the General Map Amendment regarding the Clegg property was discussed with the Council. The Council asked to get the family's input then make a recommendation.

Commission Holdaway said he talked to a couple of family members.

Chairman Judd mentioned that staff was trying to contact family members in order to invite them to the next Planning Commission meeting. Chairman Judd stressed that the property was not being rezoned. He encouraged the Commissioners to invite neighbors to the meeting to provide input. The public hearing was continued.

5.3 **Planning Commission Training Session**

The Planning Commission will have a standard training session and will cover Planning Ethics vs. Land Use Law. No action will be taken.

Mr. Jensen discussed ethics and how it related to land use law. He talked to the Planning Commission about decision making and educating the public. He reviewed the rules of conduct.

PLANNING COMMISSION MEMBERS REPORTS

None

STAFF REPORTS

Aric Jensen, Town Planner - The Planning Commission acknowledge that it was Mr. Jensen's last meeting and thanked him for all his help while working with Vineyard.

Don Overson, Town Engineer/Public Works Director - The Commissioners wondered what could be done about parking issues near the Megaplex. Mr. Overson explained that the Commission first needed to ask the Council to address parking, then the property owner would be contacted. Mr. Overson mentioned that the contractor for the public safety building was very good. He said George Reid had been very helpful with making the project move forward.

Chairman Judd talked about having the Planning Commission take on more approval responsibility. He suggested that the commissioners put together and present a formal motion that suggested responsibilities the Council could delegate to the Planning commission.

Commissioner Kohl asked about landscaping. It was explained that the size of trees that had been planted throughout Vineyard were not regulated by the Council or Planning Commission. Mr. Overson suggested that the town create landscaping standards that could govern the size of trees required for each development

Commissioner Pace talked about illegally posted signs throughout the town. Mr. Overson talked about having Vineyard-owned kiosks and said the locations needed to be determined.

Commissioner Kohl wondered how postal boxes were placed. Mr. Overson explained that there was a disagreement about postal easements.

ADJOURNMENT

The meeting was adjourned at 8:13 PM

MINUTES APPROVED ON: August 17, 2016

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