MINUTES OF THE VINEYARD TOWN
PLANNING COMMISSION MEETING
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah
Wednesday, November 16, 2016 at 6:30 p.m.

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

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

OTHERS PRESENT– Resident and Town Councilmember Tyce Flake

The Vineyard Town Planning Commission held a regular meeting on Wednesday, November 16, 2016, starting at 6:30 PM in the Vineyard Town hall.

CALL TO ORDER
Chairman Judd called the meeting to order at 6:31 PM

INVOCATION
Commissioner Holdaway offered the invocation.

OPEN SESSION
Chairman Judd asked for public comment. No public comment was given.

MINUTES FOR APPROVAL
Chairman Judd called to approve the minutes of the 11.02.16 Planning Commission meeting.

MOTION: Commissioner Holdaway moved to accept the minutes from November 2, 2016. Commissioner Blackburn seconded the motion. All were in favor. The motion carried unanimously.

BUSINESS ITEMS
5.1 Preliminary Subdivision Plat – 400 N. Commercial Subdivision
Jerry Grover, representing the Anderson Geneva Development, reviewed the application for subdividing the parcel. He stated that the parcel will be divided into two larger development lots. He pointed out that there is lot subdivided as a private road. This private road has been designed to go up to the roundabout in front of the Megaplex. The road design has been submitted to Mr. Overson to review the dimensions, so that in the future if the road is turned into a public road it meets the standards. He also stated that the smaller lots were designated for the anticipation of UTA concept plan of light-rail in the future. He mentioned that if UTA decides to bring the light rail through that area the width of the lots will be sufficient for platforms. There was discussion about the future sale of the parcel.

Mr. Brim stated that staff reviewed the application and that it meets all requirements. He stated that staff recommends approval with the three conditions added to the plat.

MOTION: Commissioner Holdaway made a motion to recommend approve of the proposed preliminary plat for the 400 N. Commercial Subdivision with the three conditions:

1. The applicant pays any outstanding fees and makes any redline corrections.
2. The forthcoming final plat be in a conformance with this preliminary plat.
3. The applicant is subject to all local, state and federal laws.

Commissioner Welsh seconded the motion. All were in favor. The motion passed unanimously.

PLANNING COMMISSION MEMEBERS' REPORTS AND EX PARTE DISCLOSURES

Chair Judd disclosed that he works for Central Bank and regularly does develop, construction and other loans. Currently he has none in process.

Commissioner Welsh gave an update on the General Plan Committees. Discussion ensued on this topic. Commissioner Blackburn also gave an update on projects the Heritage Commission is working on and its presentation at the Open House.

STAFF REPORTS

- Mr. Brim gave an update on the Zoning Ordinance and Map. Mr. Brim also discussed that staff is working with the Telos group to discuss the possible rezoning a parcel of land next to their school to commercial.

  Mr. Brim stated that he would like to start doing site visits on conditional use permits with the commission. He stated that a conditional use permit will be presented at the next planning commission meeting and a site visit will be planned. Chair Judd asked if meetings that have conditional use permits on the agenda should be started at 6 PM. Mr. Brim suggested that commission discuss timing at a later date and keep the current time of 6:30 PM for site visit of the conditional use permit that is on the next agenda.

- Mr. Overson gave an update on Public Work projects in process. He stated they have started the update for the Transportation Master Plan. He stated that the design for the overpass will be done in the spring and they are working on getting funding. Mr. Overson stated that with the new zoning for the Town Center and the Forge that the town's capacity to handle it is a concern. They will need to work with TSSD to increase the town's capacity and that will take a few years. Mr. Overson then stated that Town Council gave him approval to start the design process for widening 400 South.

ADJOURNMENT

Chairman Judd adjourned the meeting at 7:32 PM

MINTUES APPROVED ON: **December 7, 2016**

CERTIFIED CORRECT BY: /s/ Elizabeth Hart

Elizabeth Hart, Community Development Technician