

**MINUTES OF THE VINEYARD
PLANNING COMMISSION MEETING
Vineyard City Hall, 240 East Gammon Road, Vineyard, Utah
Wednesday, February 1, 2017 at 6:30 p.m.**

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

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

OTHERS PRESENT– Residents Nathan Carter and Conrad Bird

The Vineyard Planning Commission held a regular meeting on Wednesday, February 1, 2017 starting at 6:30 PM in the Vineyard City Hall.

CALL TO ORDER

Chairman Judd called the meeting to order at 6:31 PM.

INVOCATION

Chairman Judd called on Commissioner Jenkins for the invocation. Commissioner Jenkins lead the Pledge of Allegiance.

OPEN SESSION

Chairman Judd asked for public comment. There was none.

MINUTES FOR APPROVAL

Chairman Judd called for a motion to approve the minutes of the January 18, 2017 planning commission meeting.

Motion: COMMISSIONER JENKINS MADE A MOTION TO APPROVE THE MINUTES FROM THE JANUARY 18, 2017 PLANNING COMMISSION MEETING. COMMISSIONER PACE SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED UNANIMOUSLY.

BUSINESS ITEMS

5.1 Zoning Ordinance: Chapter 30 Definitions

Mr. Brim thanked the commissioners for attending the public safety building open house and for the work the subcommittees did to make the general plan presentation for the open house a success.

Mr. Brim reviewed the timeline for rewriting the zoning ordinance. He explained that phase one has been completed, which was amending chapters 3,4,5,14,15,17,and 18 to provide the planning commission with more authority to make decisions on things like land use applications, conditional use permits and site plans. Phase two, which is what staff is currently working on, is expected to be completed in April. This phase is about cleaning up the code and getting rid of redundancies. Making sure the districts found in Chapter 6 match what it seen on the zoning map. Making sure that definitions found throughout the ordinance match each other and are all moved to one location in Chapter 30.

Simplifying the tables of uses found in Chapter 32 by taking out the definitions and taking out uses that are archaic and don't fit in the community. Chapter 7 in phase two is taking the uses specified for the special districts and putting them into the table of uses in Chapter 32. You will see chapter 7 in phase 3 as well.

Mr. Brim explained that Phase 3 will be working on putting all the standards for the site plan, parking and landscaping chapters into one spot. He stated that chapter 7 will be involved in this phase because there are design standards that are specific for special districts. By putting all the standards in one place it makes it easier to find what you are looking instead of going throughout the entire code to find a standard.

Mr. Overson stated that Utah State legislature is going to be passing a bill that all engineering standards, specs and drawings be adopted by ordinance. He explained that right now a city can have engineering design standards and they are not accepted or approved by the council, approval is at staff level, it is the public works director authority to make those standards. Mr. Overson went on to say that staff has recently done an update and with the new standards it might be possible to coordinate with Mr. Brim on getting those standards adopted and in the standards chapter Mr. Brim has mentioned for the zoning ordinance.

Chairman Judd raised concern about having enough staff to accomplish the ordinance changes and the general plan within the short timeline. Mr. Brim stated that the planning department was approved to hire some help and going to a planning consultant to help with the zoning ordinance is an option and staff will look into sending out a bid.

Mr. Brim showed a few examples of the amendments made to Chapter 30. Discussion ensued about amendments made to Chapter 30.

5.2 Zoning Ordinance: Chapter 32 Table of Uses and Development Standards

Mr. Brim showed the commission the Table of Uses matrix for Chapter 32. He explained that the zoning districts are labeled on the top rows and the uses in the left column. He stated that some zoning districts have been removed and new ones have been added like the Flex Office Industry (FOI), Open Space and Public Facilities (PF). He also stated that changes have been highlighted yellow and notes about the change have been added to the last column on the right. Discussion ensued about the changes made to the Table of Uses matrix in Chapter 32.

5.3 Zoning Map Update

Mr. Brim stated that the updated zoning map will go along well with the zoning ordinance changes. Chairman Judd asked about the Lake Promenade Park being shown in the Town Center district of the zoning map. Mr. Brim stated that there is a note on the legend that states there are additional requirements and information about sub-districts in Chapter 7. There was discussion about the Town Center parks. It was decided that the parks would be labeled as Open Space on the zoning map. There was also discussion and a decision made on making the Lake Oriented Mixed Use district a part of the Town Center on the zoning map.

PLANNING COMMISSION MEMEBERS' REPORTS/DISCLOSURE

Chairman Judd stated that Jake McHargue is now interim city manager and that interview for planning commission alternates would be taking place the following week.

STAFF REPORTS

- Morgan Brim, Community Development Director

Mr. Brim discussed the city council retreat. He stated that a strengths, weaknesses, opportunities and threats, also known as a SWOT, exercise took place. He also discussed the Utah Home Builder Association plans to build a new office on Mill Rd.

- Don Overson, Town Engineer

Mr. Overson gave an update on the overpass and train station.

ADJOURNMENT

Chairman Judd called for a motion to adjourn the meeting at 7:58 PM

Motion: COMMISSIONER JENKINS MADE A MOTION TO CLOSE THE MEETING AT 7:58 PM. COMMISSIONER WELSH SECONDED THE MOTION. THE PLANNING COMMISSION MEETING ADJOURNED AT 7:58 PM.

MINUTES APPROVED ON: March 1, 2017

CERTIFIED CORRECT BY: /s/ Elizabeth Hart

Elizabeth Hart, Community Development Technician