PUBLIC HEARING AND REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Vineyard City Hall, 240 East Gammon Road, Vineyard, Utah
Wednesday, June 7, 2017 at 6:30 p.m.

Present
Chairman Chris Judd
Commissioner Cristy Welsh
Commissioner Daniel Pace
Commissioner Anthony Jenkins
Commissioner Bryce Brady
Commissioner Tim Blackburn
Commissioner Nate Carter

Absent
Commissioner Angie Kohl

Staff Present: Community Development Director Morgan Brim, Public Works Director/Engineer Don Overson, Community Development Technician Elizabeth Hart.

Others Present: Resident and Councilmember Tyce Flake, Mike Olson with the Homesteads Development, Resident David and Claudia Lauret, and Resident Marcus Jessup.

1. **CALL TO ORDER**
   Chairman Judd called the meeting to order at 6:33 PM.

2. **INVOCATION –** Individuals are invited to volunteer.
   Chairman Judd asked Commissioner Welsh to offer the invocation.

3. **OPEN SESSION –** This is a Public Comment period (see definition below).

   Chairman Judd opened the public session.

   David Lauret, resident on Holdaway Road, asked the Commission for an update on the Center St. overpass. He expressed concern that traffic will not want to use the new Vineyard Road and will instead use Holdaway Road to get into the city.

   Don Overson stated that the overpass is shovel ready and will be built once funding is available.

   Claudia Lauret, resident on Holdaway Road asked if there is a way to protect Holdaway Road from construction trucks traveling down it. Mr. Overson stated that heavy trucks like that are not allowed on Holdaway Road and that staff has been working on keeping them off of it. He asked that if residents see trucks driving down Holdaway Road to contact the city and staff will go out to find who is doing it and stop it.

   Chairman Judd asked for other public comment. There was none. Chairman Judd closed the open session.

4. MINUTES FOR REVIEW AND APPROVAL

There were no minutes for approval

5. BUSINESS ITEMS:

Chairman Judd moved business items 5.2 and 5.3 up to before the public hearing. Chairman Judd turned the time over to Elizabeth Hart, Planner.

5.3 Site Plan - The Alloy at Geneva Parking Addition

Ms. Hart provided an overview of the application for additional parking within the Alloy at Geneva Development. She stated that parking is an issue for all the high-density developments within the area. She stated that staff reviewed the application and found it to be compliant with all the RMU zoning standards. She then handed the time over the applicant.

Jerry (unknown), representing Castlewood Development, provided the commission an overview of their proposal to add 65 additional parking spaces to assist the parking issue with the development. He asked the commission for any questions.

Commissioner Blackburn, asked if the need for additional parking was not foreseen when the original application was approved. The applicant responded that at the time the development met the standards required of the parking zoning ordinance. He stated that there has been an influx of cars in the development recently.

Commissioner Blackburn asked how much open space was being taken away with the additional parking. Ms. Hart stated that the additional parking does require them to remove some landscaping but they still met the minimum landscaping requirement of five percent of the gross parking surface area. Discussion ensued regarding the overflow of parking into the undeveloped lots around the subject property.

Commissioner Blackburn asked if the proposed additional parking would solve the problem. The applicant stated that it would not fix the issue but it will help.

Commissioner Welsh asked if the development was built today how much more parking would they need to meet the requirement. Mr. Brim stated that staff would have to look into exact numbers but it could possibly be about twenty percent more parking. He stated that that in Edgewater staff looked at the numbers and that development if it were built today it would need almost seventy percent more parking to meet the current standards. He stated that this is a great effort by the applicant to add more parking and address the issue.

Chairman Judd stated that the additional parking sites are pretty close to the CUWCD possible well sites, he asked if the applicant needed to get approval from them prior to adding the parking spaces. Ms. Hart stated that they do need to get a letter of approval from the Lake Bottom Canal Company and the CUWCD. She stated that this was added as a condition to the approval. The applicant stated that they have been working with the CUWCD to get a letter of approval.

Chairman Judd asked if we think the CUWCD is going to approve it. Mr. Overson responded that staff has a meeting with them next week to discuss their plans of possibly adding two wells right there soon.

Chairman Judd asked if they knew if the garages provided for residents were actually used for parking instead of storage. The applicant stated that the management is going to start enforcing assigned parking and enforcing that the garages are used for only parking. He stated that they are hoping this will help address the parking issue.

Chairman Judd asked if the applicant was doing to deter about residents parking on the Maverik lot. The applicant stated that they have put up signs but since it's not their property they do not enforce anything.

Commissioner Welsh asked if it the parking will affect the proposed trail head in that area. Ms. Hart stated that it would not because the proposed trail head was further south than the where the proposed parking is going.

Commissioner Jenkins asked what the projected timeline for the construction of the parking. The applicant stated that they hope to work CUWCD and it get started right away, they would like to do it this year.

Commissioner Jenkins asked if they knew what capacity they were at right now. The applicant said they are around 95% and that's where they tend to hover.

Chairman Judd asked if they have received any comment from the residents of the development. Ms. Hart said no comment was received.

Chairman Judd asked for a motion for approval.

Motion: COMMISSIONER PACE MADE A MOTION TO APPROVE THE SITE PLAN FOR THE ALLOY AT GENEVA AS AMENDED. COMMISSIONER BLACKBURN SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION PASSED UNANIMOUSLY.

5.2 Homesteads POD 2 Preliminary Plat.

Ms. Hart provided an overview of the application for POD 2 of the Homesteads Development. Ms. Hart noted that the applicant added a fire access, to meet fire code, that from 180 South in Orem. She stated that there is no access onto Holdaway Road from POD 2. There was discussion about the fire access and access onto Holdaway Road.

Commissioner Jenkins asked if adding the access did anything to the number of lots. Ms. Hart responded that the only change was the open space parcel got slightly smaller.

Chairman Judd asked if it was always planned to only have one main access into POD 2 from POD 1 because of the restriction of no access onto Holdaway Road. Mike Olsen, representing the Homesteads Development, stated that it was always planned like this.

Discussion continued about access onto Holdaway Road.

Chairman Judd asked why the access didn't just tie into 180 South. Don stated that it was agreed with Orem that there wouldn't be access onto 180 South because the neighborhood right there didn't want there to the traffic to cut through that street to POD 2.

Discussion ensued about revisiting the conversation with Orem to have access onto 180 South.

Chairman Judd called for a motion.

Commissioner Blackburn stated he would like look at another option for access, specifically into 180 South.

Commissioner Pace made a motion to approve the preliminary plat with the proposed conditions from staff. Chairman Judd asked for a second. None was given.

Chairman Judd asked for a counter motion.

Motion: COMMISSIONER JENKINS MADE A MOTION TO RECOMMEND APPROVAL FOR THE PRELIMINARY PLAT WITH THE PROPOSED CONDITIONS FROM STAFF AND THE ADDED STIPULATION OF MOVING THE FIRE ACCESS TO CONNECT THROUGH 180 SOUTH IN OREM. COMMISSIONER BLACKBURN SECONDED THE MOTION. COMMISSIONERS JENKINS, COMMISSIONER WELSH AND COMMISSIONER BLACKBURN VOTED AYE. CHAIRMAN JUDD AND COMMISSIONER PACE VOTED NAY. THE MOTION PASSED WITH THREE AYES AND TWO NAYS.

5.1 Public Hearing and Consideration – Zoning Ordinance and Zoning Map Amendments

Mr. Brim gave an overview of the proposed amendments to the zoning ordinance and zoning map. He stated that the amendments are cleaning up the code and placing what is already being practiced within the ordinance. He stated that the District Use Table has been cleaned up and updated, it went from forty pages to about three pages. He stated that all the definitions have been moved to its own chapter. He stated that storage units have been added to the code because the city has seen interest in them and they want to get ahead of the curve. Mr. Brim then went through the changes of the zoning map.

Chairman Judd asked if any public comment was received. Mr. Brim stated that Nitrogen Chemical pushed back on their property being rezoned from Industrial. He stated that they don't have plans on shutting down or change uses. He stated that staff gave plenty of time for the public to send in public comment and staff did receive some comment but none of it was push back.

Commissioner Welsh asked if a property owner came in wanting to rezone their property if the commission had to allow it. Mr. Brim stated that the commission does not have to approve a rezone. He explained that what the commission would do is review the general plan to see if the rezone met the goals of the general plan and from there they would make a recommendation to the city council on whether to approved the rezone or not.

There was discussion on why the open space within the Town Center was taken off the zoning map. Mr. Brim stated that while the open space is within the Town Center ordinance the Anderson Group felt that in the future they may want to move the open space to a different location and instead of having to go through a text and map amendment process they would just have to go through a text amendment process. He stated that even though it's not on the zoning map it is in the ordinance and staff will be sure that the Town Center meets what is in the ordinance.

Mr. Brim asked for additional questions. There was none. Chairman Judd called for a motion.

Motion: COMMISSIONER WELSH MADE A MOTION TO OPEN THE PUBLIC HEARING. COMMISSIONER BLACKBURN SECONDED THE MOTION. ALL WERE IN FAVOR. THE PUBLIC HEARING OPENED.

Marcus Jessup, reside of the Gardens asked if there was a proposed parking lot that would go through the open space running along the east side of the Garden subdivision. Mr. Overson stated that a trail is proposed to run through the wetlands and possibly a trail head. Discussion ensued about wetlands and trails.

David Lauret, resident of Holdaway Road, asked what the difference between the zoning districts RE-20 and R2-15. Chairman Judd stated that RE-20 has larger lots than the R2-15, and that the R2-15 district which allows for more density.

Chairman Judd asked for additional public comment. Hearing none he called for a motion to close the public hearing.

Motion: COMMISSIONER PACE MADE A MOTION TO CLOSE THE PUBLIC HEARING. COMMISSIONER WELSH SECONDED THE MOTION. ALL WERE IN FAVOR. THE PUBLIC HEARING CLOSED.

Chairman Judd asked the commission for additional questions or comments on the zoning text amendments. Hearing none he called for a motion.

Motion: COMMISSIONER WELSH MADE A MOTION TO RECOMMEND APPROVAL OF THE AMENDMENTS TO THE ZONING ORDINANCE AND MAP AS PROPOSED. COMMISSIONER PACE SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION PASSED UNANIMOUSLY.

6. COMMISSION MEMBERS’ REPORTS AND EX PARTE DISCUSSION DISCLOSURE

Chairman Judd commented on a recent documentary he saw about Utah and water. He asked Mr. Overson if our water table has dropped any. Mr. Overson added that the water costs are going up. Discussion continued on water usage and water rights.

7. STAFF REPORTS

Morgan Brim, Community Development Director

Mr. Brim stated that staff is working with Councilmember Tyce to put together a tree manual for the entire city.

Mr. Brim also stated that there is a thank you letter for the UVU class that worked on the community center that was presented to the commission the week before. He stated that they will also be working with UVU and Lindon on another project for coordinating a shoreline trail.

Elizabeth Hart, Community Development Technician

Ms. Hart stated that the new website is going to be up and running the next day. She also stated that the planning department just hired an intern to work on putting together a demographic report for the entire city. She asked the commission to review the list of topics that will be addressed in the report and to add anything they wanted.

Chairman Judd asked what the demographic report is for. Mr. Brim stated that it is something staff will be updating every year and it will be used to put in our general plan and to hand out to potential developers and businesses in order to show where Vineyard is as it grows.

Don Overson, City Engineer

Mr. Overson gave an update on the Town Center design. He also stated that Main Street and Mill Road will be extended sometime in the next year depending on funding.

8. ADJOURNMENT

Chairman Judd called for a motion to adjourn.

Motion: COMMISSIONER JENKINS MADE A MOTION TO ADJOURN THE PLANNING COMMISSION MEETING. COMMISSIONER BLACKBURN SECONDED THE MOTION. ALL WERE IN FAVOR. THE MEET ADJOURNED AT 8:42 PM.

MINUTES APPROVED ON: September 6, 2017

CORRECTED BY: /s/ Elizabeth Hart
Elizabeth Hart, Planner