VINEYARD
STAY CONNECTED

REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Vineyard City Hall, 240 East Gammon Road, Vineyard, Utah
Wednesday, July 19, 2017 at 6:30 p.m.

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

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

Others Present: Resident and Councilmember Tyce Flake, Steve Caldwell with Utah Valley Home Builders Association

1. **CALL TO ORDER**
   Chairman Judd called the meeting to order at 6:33 PM.
2. **INVOCATION**
   Chairman Judd asked Commissioner Carter to give the invocation.
3. **OPEN SESSION**
   Chairman Judd opened the open session. He asked for public comment, none was given. Chairman Judd closed the open session.
4. **MINUTES REVIEW AND APPROVAL**
   There were no minutes for review.
5. **BUSINESS ITEMS:**

5.1 Utah Valley Home Builders Association Site Plan

The applicant, Steve Caldwell, went over the proposed site plan for the Utah Valley Home Builders Association located on Mill Road. He stated that two of the floors will be condomiumized in order to sell them. He asked the commission for any questions.

Commissioner Jenkins asked about the signage. Mr. Caldwell stated that it will meet with what is in the code.

Chairman Judd asked about the Alloy sign located on the subject property. Ms. Hart stated that a permit was submitted and approved by staff for the sign. Mr. Brim stated that they want the applicant to work with the Alloy to do a combined monument sign.

Chairman Judd asked about how they plan to address parking. He stated that residents of the Alloy have been parking in the vacant lot and that it would be in the best interest of the applicant to put together a parking plan or put up signs to stop residents from parking in the lot. Mr. Caldwell stated that in the past they have monitored the parking and if people are parking within their lot that do not work within the building then they have implemented a permit process.

Commissioner Welsh asked how many units are within the building. Mr. Caldwell stated that right now it is planned for three suites per floor but that can be changed depending on the buyer. Commissioner Welsh asked if the occupants of the building will have signage as well. Mr. Caldwell said that they will have meet what is in the code. Commissioner Welsh asked if the building met the height restrictions within the district. Ms. Hart stated that they do meet the building height standard set forth in the code.

Chairman Judd asked for additional questions. Hearing none he called for a motion.

Motion: COMMISSIONER JENKINS MADE A MOTION TO APPROVE THE UTAH VALLEY HOME BUILDERS ASSOCIATION SITE PLAN WITH THE PROPOSED CONDITIONS LISTED FROM STAFF. COMMISSIONER CARTER SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION PASSED UNANIMOUSLY.

5.2 Phase 3 of Zoning Ordinance Amendment: Site Planning, Landscaping, and Parking

Mr. Brim briefly reviewed what the next steps for updating the zoning ordinance. He stated that consolidating these chapters will help the ordinance to be clear and concise and have all the standards in one section instead of having all the spread out throughout multiple chapters. Mr. Brim asked if any of the commissioners would like to help out with going through these chapters with staff. Chairman Judd and Commissioner Welsh volunteered to help.

Commissioner Carter asked what the Design Criteria referenced in the ordinance is. Mr. Brim stated that the Design Criteria is a public works manual that sets the standards of infrastructure. He stated that Mr. Overson has been working on this.

There was additional discussion on landscaping and parking standards.

5.3 General Plan Diagnostic Update

Mr. Brim stated that staff is going to be asking the city council for funding to hire a consultant that will perform a general plan diagnostic. He stated that the diagnostic is for analyzing the general plan and comparing it to state code to find where it is not compliant and then they put together best practices for general plans. Mr. Brim stated that it would give us a road map for the general plan.

6. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

Commissioner Jenkins disclosed that he has changed employers, he is required to disclose that he will be acting in a government consulting role mostly for federal government agencies but some state and local governments agencies.

Chairman Judd stated that there is an alternate position open, a posting will put up on the website and Facebook and that staff will be conducting those interviews.

7. STAFF REPORTS

- Morgan Brim, Community Development Director
  Did not have any updates for the commission.
- Don Overson, City Engineer

Mr. Overson gave an update on the 6-acre park and the pond. He stated that they will be adding street lights to Mill Road. He stated that staff is working on a grading plan to extending Main Street, and that they are looking at putting a pedestrian overpass to go over Main Street in order to connect the Intermodal Station and the promenade in the Town Center. He also discussed putting together a bike lane plan.

Commissioner Welsh asked if curbing was going to be addressed in Le Cheminant. Mr. Overson stated that staff has been looking into it.

8. ADJOURNMENT

Chairman Judd called for a motion to adjourn the meeting.

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

MINUTES APPROVED ON: September 6, 2017

CORRECTED BY: /s/ Elizabeth Hart

Elizabeth Hart, Planner