

**REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Vineyard City Hall, 240 East Gammon Road, Vineyard, Utah
Wednesday, August 2, 2017 at 6:30 p.m.**

Present

Chairman Chris Judd
Commissioner Dan Pace
Commissioner Cristy Welsh
Commissioner Tim Blackburn
Commissioner Anthony Jenkins
Commissioner Nate Carter

Absent

Commissioner Bryce Brady

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

Others Present: Resident and Councilmember Tyce Flake

1. CALL TO ORDER

Chairman Judd called the meeting to order at 6:30 PM

2. INVOCATION

Chairman Judd asked Commissioner Blackburn to give the invocation.

3. OPEN SESSION

Chairman Judd opened the public comment period. He asked for any public comment, none was given. Chairman Judd closed the public comment period.

4. MINUTES REVIEW AND APPROVAL – Minutes from the May 17, 2017 planning commission meeting.

Commissioner Blackburn commented that his statement of the Utah Valley area having the world's greatest libraries should be changed to be more general.

Chairman Judd asked for a motion to approved the minutes of the May 17th, 2017 meeting.

Motion: COMMISSIONER BLACKBURN MADE A MOTION TO APPROVE THE MINUTES OF THE MAY 17, 2017 PLANNING COMMISSION MEETING AS REVISED. COMMISSIONER WELSH SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION PASSED UNANIMOUSLY.

5. BUSINESS ITEMS:

5.1 Eastlake at Geneva Industrial Business Park Ph. 10 Preliminary Plat

Ms. Hart gave an overview of the application. She stated that the applicant is proposing to subdivide two existing lots into three lots located at 451, 487, 523 E 1750 N. She then reviewed the setback requirements for the buildings.

Darrin Long, the owner of the subject property, presented his application. He stated that there are three existing buildings on the property and the reasoning for subdividing the property was so that each building would be on its own parcel.

Commissioner Welsh asked where the dumpsters are located. Mr. Long stated that they are located on the back of the property and is shared by all tenants. Mr. Brim stated that since the applicant is adding additional dumpsters that they will have to reflect that on an updated site plan.

Chairman Judd also asked the applicant to work with staff on putting in easement accesses to the dumpsters and landscaping on the property.

Chairman Judd asked about the Lindon Heritage Trail behind the property. There was discussion on landscaping along the trail.

Commissioner Welsh asked about the fencing along the Lindon Heritage Trail. The applicant described the fencing along the property, stating that a wall and chain link fence was put up.

Chairman Judd asked the commission for any other comments or questions. There was none. He called for a motion.

Motion: CHAIRMAN JUDD MADE A MOTION TO APPROVED THE PRELIMINARY PLAT WITH THE RECOMMENDED CONDITIONS PROPOSED BY STAFF AND AN ADDITIONAL CONDITION THAT THE OWNER WILL WORK WITH THE PLANNER TO ESTABLISH AN ACCESS EASEMENT TO THE DUMPSTERS AND LANDSCAPING. COMMISSIONER JENKINS SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION PASSED UNANIMOUSLY.

6. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

Commissioner Blackburn stated that the city has no formal process for naming parks or open space in general. He proposed that the planning commission put together a process and present it to the city council to establish a process for the future.

Chairman Judd asked Commissioner Blackburn to put together a proposal for the next planning commission meeting.

Commissioner Jenkins asked why some developments are given access to Holdaway and others are not. Mr. Overson discussed how access points are decided for new developments. There was discussion on access into POD 2 of the Homesteads.

Chairman Judd asked about parking on residential streets, he asked if someone could park in front of a driveway. Mr. Overson stated that the owner could park in front of the driveway. Chairman Judd asked if staff could put out a newsletter or posting on Facebook explaining parking for residents. Mr. Brim stated that the new planning intern is working on putting together newsletters for a variety of zoning ordinance regulations and that parking was one of them.

7. STAFF REPORTS

- Morgan Brim, Planning Director

Mr. Brim stated that the Forge and Megaplex are coming together nicely. That the owners of the property in front of the Megaplex will be submitting a site plan application soon.

- Don Overson, City Engineer

Mr. Overson stated that school starts in two weeks and that the flashing lights for the school will be put up for all schools and crossing guards will be placed at crossing intersections.

Mr. Overson stated that construction on the new Vineyard Road will be taking place the next week and that it will be closed off until the 15th of August.

ADJOURNMENT

Chairman Judd called for a motion to adjourn the meeting.

Motion: COMMISSIONER JENKINS MADE A MOTION TO ADJOURN THE MEETING.
COMMISSIONER WELSH SECONDED THE MOTION. ALL WERE IN FAVOR. THE MEETING
ADJOURNED AT 7:31 PM.

MINUTES APPROVED ON: September 6, 2017

CORRECTED BY:

Elizabeth Hart, Planner