MINUTES OF THE VINEYARD PLANNING
COMMISSION SPECIAL SESSION
Vineyard City Offices, 125 S. Main Street, Vineyard, Utah
Wednesday, November 14, 2018 at 5:06 PM

Present	Absent
Madam Chair Cristy Welsh	Commissioner Jeff Knighton
Commissioner Tim Blackburn	Commissioner Nate Carter
Commissioner Bryce Brady	
Commissioner Anthony Jenkins	
Others Present	
Commissioner Stan Jenne	
Commissioner Shan Sullivan	

Staff Present: Community Development Director Morgan Brim, Public Works Director/City Engineer Don Overson, Assistant City Engineer Chris Wilson, City Recorder Pamela Spencer

5:06 PM SPECIAL SESSION

Chair Welsh opened the special session at 5:06 PM. Commissioner Jenkins gave the invocation.

OPEN SESSION
Chair Welsh called for public comments. Hearing none, she closed the public session.

MINUTES REVIEW AND APPROVAL
There were no minutes submitted for approval.

BUSINESS ITEMS:

5.1 Preliminary Plat – The Yard Plat B

The applicant is requesting preliminary and final plat approval. The subject property is currently platted as the 400 North Commercial Subdivision, and is located on Mill Road, south of the Megaplex development and north of Edgewater Townhomes. The subject property is within the Regional Mixed-Use (RMU) zoning district and contains approximately twenty-three (23) acres of land. The applicant is proposing to subdivide the subject property into a total of eight (8) lots. A private lane runs from south to north centrally through the property connecting 400 North to the southern leg of the round-about serving the Megaplex development.

Chair Welsh turned the time over to Community Development Director Morgan Brim.

Mr. Brim reviewed the request. He mentioned that they were the same owners and had changed the name from “Mill Town” to “The Yard.” He said that they would be developing the 23 acres in conjunction with their retail area. He explained the they were breaking the lot into nine parcels, one of which would be set aside for future light rail.

Mr. Brim stated that staff was recommending approval. He explained that it was a simple plat amendment to cup up the parcels, and that the roadways were being preserved.

Commissioner Jenkins asked if splitting up the lots would limit economic development. Mr. Brim replied no and explained that they were designed for specific uses.

Commissioner Blackburn asked if on Lots 5, 6 & 7 they had anticipated meeting the needs of perspective occupants. Mr. Brim replied yes. He explained that they had set aside parcels for professional and medical offices.

Commissioner Blackburn asked where the parking stalls and access in and out of the development would be located. Mr. Brim replied that there would be a shared parking agreement across all of the parcels. He added that conceptual plans met the parking code.

Commissioner Blackburn asked if Lot 8 could be further subdivided. Mr. Brim replied no and explained that it was a proposed build and lease lot. He further explained that the code allowed for multiple buildings on one lot. He felt that part of the reason they were breaking up the lots was to potentially sell off some of the parcels and to also have the ability to use them as collateral on loans, etc.

Chair Welsh asked if Lot 2 went across the road. Mr. Brim replied that it did. He explained that it was a private lane. He added that there would be two access points off of Mill Road. Commissioner Blackburn asked if the roads would remain private or become city owned. Assistant City Engineer Chris Wilson explained that this was only a proposed road alignment.

Mr. Brim stated that this was a simple subdivision and that the owners would still have to go through a site plan and conditional use permit process.

Chair Welsh called for further comments. Hearing none, she called for a motion.

Motion: COMMISSIONER BLACKBURN MOVED TO APPROVE RECOMMENDING APPROVAL TO THE CITY COUNCIL FOR THE YARD B PRELIMINARY PLAT WITH THE CONDITIONS AS PROPOSED. COMMISSIONER BRADY SECONDED THE MOTION. CHAIR WELSH, COMMISSIONERS BLACKBURN, BRADY, AND JENKINS VOTED AYE. COMMISSIONER KNIGHTON WAS ABSENT. MOTION CARRIED WITH ONE ABSENT.

5.2 Planning Commission 2019 Calendar

The commission will discuss and take action on the 2019 Planning Commission Calendar.

There was a discussion about the proposed calendar. The consensus was to keep the September 4 meeting as a regularly scheduled meeting and to remove the January 2, July 3, and December 18 meeting dates.

Chair Welsh called for a motion.

Motion: COMMISSIONER JENKINS MOVED TO APPROVE THE 2019 PLANNING COMMISSION MEETING SCHEDULE WITH OFF DATES OF JANUARY 2, JULY 3, AND DECEMBER 18 AND KEEPING SEPTEMBER 4 AS A REGULARLY SCHEDULED MEETING. COMMISSIONER BLACKBURN SECONDED THE MOTION. CHAIR WELSH, COMMISSIONERS BLACKBURN, BRADY, AND JENKINS VOTED AYE. COMMISSIONER KNIGHTON WAS ABSENT. MOTION CARRIED WITH ONE ABSENT.

COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

No commission reports were given.

STAFF REPORTS

No staff reports were given.

Commissioner Jenkins asked about the installation of signs on new buildings for which they had not seen sign permit applications and if they were meeting the code. Mr. Brim asked everyone to let staff know if they see signs on buildings that had not gone through the sign permit process. There was further discussion about sign permitting and code enforcement.

ADJOURNMENT

Chair Welsh called for a motion to adjourn the meeting.

Motion: COMMISSIONER BRADY MOVED TO ADJOURN THE MEETING AT 5:23 PM. COMMISSIONER JENKINS SECONDED THE MOTION. CHAIR WELSH, COMMISSIONERS BLACKBURN, BRADY, AND JENKINS VOTED AYE. COMMISSIONER KNIGHTON WAS ABSENT. MOTION CARRIED WITH ONE ABSENT.

The next regularly scheduled meeting is December 5, 2018.

MINUTES APPROVED ON: February 6, 2019

CERTIFIED CORRECT BY: /s/ Pamela Spencer
PAMELA SPENCER, CITY RECORDER