

**MINUTES OF THE VINEYARD TOWN
PLANNING COMMISSION MEETING**
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah
Wednesday, May 20th, 2015 at 6:00 p.m.

PRESENT –

Commission Chairman Wayne Holdaway
Commissioner Daniel Pace
Commission Alternate Don Cosney (sat)
Commission Alternate Chris Judd (sat)

ABSENT –

Commissioner Angela Kohl
Commissioner Garrett Smit
Commissioner Kelly Wixom
Commission Alternate Tim Blackburn

STAFF PRESENT–

Town Planner Nathan Crane, Public Works Director/Engineer Don Overson,
Town Clerk/Recorder Pamela Spencer

OTHERS PRESENT– Michael Brewer and Cort Lambson with CUWCD, Ryan Clark and Jared Penrod with Orem City, Derek Whetten Orem Resident

The Vineyard Town Planning Commission held a public hearing and regular meeting on Wednesday, May 20, 2015, starting at 6:00 PM in the Vineyard Town Hall. The invocation was offered by Commissioner Cosney.

Regular Session - The meeting was called to order at 6:00 PM.

OPEN SESSION – Citizen Comments

Commission Chair Holdaway asked for public comment. None was given.

MINUTES REVIEW AND APPROVAL

There were no minutes for approval.

BUSINESS ITEMS:

5.1 WatersEdge Plat 1: The applicant is seeking approval of their preliminary subdivision plat. The Planning Commission will review and take appropriate action.

Chair Holdaway turned the time over to Town Planner Nathan Crane for an overview.

Mr. Crane explained that it was a request for Phase 1 of WatersEdge. He said that there would be 227 lots with an average lot size of 7,500 square feet. He pointed out that the number of lots is less than approved in the original zoning. He said that it includes some open space and a clubhouse. He mentioned that it is consistent with the WatersEdge Zoning District and added

that they will review the house products as they come in. He said that there would be a six (6) foot concrete wall installed around the open space. He recommended that Planning Commission approve the preliminary subdivision plat. He stated that the roads are under construction and plats would not be recorded until these roads are completed

Commissioner Judd asked for clarification on the fencing, Mr. Crane said it would be a semi-privacy fence and it would have to be done before the home can be built.

Commissioner Judd asked if the developer would be asking for additional units in other areas to make up for the loss in this area. Mr. Crane said that on the other two phases they are looking at they would be short on those as well, so they will have to wait and see what happens.

Chair Holdaway inquired about the development draining into the swamp area. Mr. Overson said that the developer would be required to clean up the water before it can go into the wetlands. He said they would have a detention pond that will have a high water mark to allow the overflow to run into the wetlands. Chair Holdaway asked if they would put grass in the detention ponds. Mr. Overson said they would put grass in them in a manner so that they can be maintained.

Commissioner Judd asked when the roads would be completed. Mr. Overson said by the end of summer and that the homes will not be built until the roads are finished and the infrastructure is in.

Chair Holdaway called for a motion.

Motion: COMMISSIONER JUDD MOVED THAT THE PLANNING COMMISSION ACCEPT THE FINDINGS AND RECOMMEND APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO THE FIVE STIPULATIONS RECOMMENDED BY STAFF.

1. THE FINAL PLAT SHALL CONFORM TO THE PRELIMINARY PLAT DATE STAMPED MAY 15, 2015 EXCEPT AS MODIFIED BY THESE STIPULATIONS.
2. PRIOR TO FINAL PLAT APPROVAL, THE STREET NAMES AND ADDRESSING SHALL BE APPROVED BY THE TOWN ENGINEER AND TOWN PLANNER.
3. ALL STREET RIGHT OF WAYS AND IMPROVEMENTS SHALL BE DEDICATED AS REQUIRED BY THE TOWN ENGINEER.
4. THE FINAL PLAT AND FINAL LANDSCAPE PLANS SHALL BE REVISED AS DETERMINED BY THE TOWN ENGINEER AND TOWN PLANNER.
5. THE FINAL PLAT SHALL NOT BE RECORDED UNTIL THE CONSTRUCTION OF THE VINEYARD ROAD IS COMPLETED.

COMMISSIONER PACE SECONDED THE MOTION. ALL IN FAVOR. MOTION CARRIED.

5.2 Public Hearing – The Applicant, Orem City, is requesting to rezone 1.72 acres from A-1 (Agricultural) to R-2-15 (Residential) to allow for a two-lot subdivision. Lot one has an existing single family home. Lot 2 will be a future parking lot for the City of Orem Lake Side Park. Review and approval of a conditional use permit will be required prior to construction of the parking lot.

Chair Holdaway called for a motion to open the Public Hearing.

Motion: CHAIR HOLDAWAY MOVED TO OPEN THE PUBLIC HEARING. COMMISSIONER COSNEY SECONDED THE MOTION. ALL IN FAVOR. MOTION CARRIED.

Chair Holdaway turned the time over to the Town Planner Nathan Crane.

Mr. Crane mentioned that the parking for the sports park has been a challenge. He said that Orem City has purchased the Fisher home to create a parking lot behind it. He said that in doing this, they would like to rezone the property to divide the house off and sell it and in the future, they will construct the parking lot. He explained that the request is to rezone from A1 to R-2-15, which is consistent with the General plan. He said that staff is recommending approval and a conditional use permit will be required for the parking lot.

Ryan Clark with City of Orem Economic Development explained that the parking lot would be on the grass area to the east and the lot behind the house would be soccer fields.

Commissioner Judd asked if the new parking would extend to the current parking lot. Mr. Clark said that it would and they would leave a buffer along the edge near to the house. He mentioned that the parking would increase by 155 spaces.

Commissioner Pace asked if there would be a secondary access point from the road. Mr. Clark said that there would be a second access point with a buffer between the road and Vineyard's master water meter.

Commissioner Judd asked if the additional spaces would satisfy the parking need. Mr. Clark explained that it would pull 155 cars off the street but added that it may never eliminate the parking on Vineyard Road.

Jared Penrod with Orem City showed the commissioners a concept plan for the anticipated park changes.

Commissioner Pace asked if there was any interest in painting the curb red on the industrial side of Vineyard Road. Mr. Clark said they did not have any plans to do so at this time.

Commissioner Judd asked if they would still have the same number of small fields. Mr. Clark said they would.

Chair Holdaway asked if they received any comments from the surrounding neighbors. Mr. Crane said they had not.

Commissioner Cosney said from a crossing guard's perspective any additional parking would not hurt.

Commissioner Judd asked about existing wells. Mr. Clark mentioned that they capped one of the wells and he added that the well that belongs with the house would stay with it. He said that the well for the neighboring home would remain under the soccer field.

Chair Holdaway expressed his concern about the water runoff into the parking lot and street. Mr. Overson explained that there is a detention pond at the back of the park.

Derek Whetten, an Orem resident who is purchasing the home under discussion, suggested that they consider the value in converting the field closest to Vineyard Road and north of the softball fields into parking. He said that it would help alleviate some of the parking issues on that side of the park. Mr. Clark explained that they had evaluated that option and it would require eliminating a soccer field and that was met with much resistance from the soccer organization.

Commissioner Pace asked who owns the property that they are currently using for parking off Vineyard Road. Mr. Clark said that it is privately owned, and added that they have use of it until it is developed.

Commissioner Cosney asked if Orem had anything planned in the future for another facility. Mr. Clark said that Orem is always looking for additional recreational space.

Commissioner Judd stated that he heard that Orem was requesting that Vineyard help pay

for the construction of the new parking lot. Mr. Clark said that was being handled by the Orem City Manager and Mayor Farnworth.

Chair Holdaway called for a motion to close the Public Hearing.

Motion: COMMISSIONER PACE MOVED TO CLOSE THE PUBLIC HEARING. COMMISSIONER JUDD SECONDED THE MOTION. ALL IN FAVOR. MOTION CARRIED.

Chair Holdaway called for a motion.

Motion: COMMISSIONER PACE MOVED THAT THE PLANNING COMMISSION ACCEPT THE FINDINGS AND RECOMMEND APPROVAL OF THE REZONING. COMMISSIONER COSNEY SECONDED THE MOTION. ALL IN FAVOR. MOTION CARRIED.

5.3 Public Hearing - The applicant, Central Utah Water Conservancy District is requesting a site plan approval for a water chlorination facility on Lot 6 of the East Lake Industrial Business Park Phase 2 Amended. There are two buildings as follows: A 2,851 square foot Control Building and a 2,873 square foot chlorine building. The building height is 40 feet. A six-foot concrete fence surrounds the site.

Chair Holdaway called for a motion to open the Public Hearing.

Motion: COMMISSIONER JUDD MOVED TO OPEN THE PUBLIC HEARING. COMMISSIONER PACE SECONDED THE MOTION. ALL IN FAVOR. MOTION CARRIED

Chair Holdaway turned the time over to Town Planner Nathan Crane.

Mr. Crane explained that the Chlorination facility for the Central Utah Water Conservancy District (CUWCD) is to be located on the east end of Lot 6 of the East Lake Industrial Business Park Phase 2 Amended site. He said that it will be a gated and secured facility and added that they may add storage for equipment. He mentioned that the area to south has been designated for a Consolidated Area Management Unit (CAMU) that will have the waste from the Geneva property. The development would not be affecting any adjacent land uses, with the railroad track to the west, Industrial to the north and a CAMU to the south. He said that staff is recommending approval.

Chair Holdaway asked if the line running west of the site is a pipeline or a road. Cort Lambson with CUWCD said that it is a road. He explained that there would be a pipeline going to a vault that chlorine would be injected into on the northwest corner of the site. He mentioned that they would be drilling additional wells along the railroad right-of-way.

Chair Holdaway asked if all of the wells are on the east side of the track. Mr. Lambson explained where the current wells are located and that they anticipate drilling ten (10) more wells.

Chair Holdaway asked if they are putting the water out for distribution after they

chlorinate it. Mr. Lambson said that currently the water goes to Saratoga Springs and Lehi. He said that they found that in the early stages of projects, they do not have a lot of customer use so the flows are very low, but they needed to boost the water chlorination to meet the state requirements. He further explained that they are on a fast track and expect to have the facilities built by April or May of next year.

Commissioner Pace asked if any of the water would stay in Vineyard. Mr. Lambson stated that there is an allotment they are required to give to Vineyard.

Commissioner Judd asked if the storage would be vehicles parked on the dirt. Mr. Lambson said that it would be a stockpile of supplies or other materials as needed.

Mr. Cosney asked how tall the wall would be around the area. Mr. Crane said that it would be a six-foot wall.

Commissioner Pace asked staff if they have any concerns. Mr. Crane stated that this is a good site for this type of development.

Commissioner Judd asked about the CAMU. Mr. Overson said that it would be about 40 to 50 feet tall. Mr. Crane said that there might be a park there in the future.

Chair Holdaway asked about the building product. Mr. Lambson showed the Commissioners the color scheme for the building.

Chair Holdaway called for a motion to close the Public Hearing.

Motion: COMMISSIONER PACE MOVED TO CLOSE THE PUBLIC HEARING. COMMISSIONER JUDD SECONDED THE MOTION. ALL IN FAVOR. MOTION CARRIED.

Chair Holdaway asked for further questions.

Commissioner Judd asked how soon they would start building. Mr. Lambson said that they would open the bids on June 23 and anticipated that they would start construction the first or second week of July with 9 months to complete the project.

Chair Holdaway called for a motion.

Motion: COMMISSIONER JUDD MOVED THAT THE PLANNING COMMISSION ACCEPT THE FINDINGS AND RECOMMEND APPROVAL OF A REQUEST FOR SITE PLAN AND CONDITIONAL USE PERMIT FOR THE CUWCD CHLORINATION FACILITY IN THE I-1 DISTRICT SUBJECT TO THE FOUR STIPULATIONS RECOMMENDED BY STAFF:

1. THE SITE PLAN SHALL CONFORM TO THE SITE PLAN, ELEVATIONS, AND LANDSCAPE PLAN DATED MAY 8, 2015 EXCEPT AS MODIFIED BY THESE STIPULATIONS.
2. IN ACCORDANCE WITH SECTION 1416 OF THE TOWN OF VINEYARD ZONING ORDINANCE, THE APPROVAL OF THE SITE PLAN SHALL EXPIRE IN (180) DAYS IF A BUILDING PERMIT HAS NOT BEEN ISSUED.
3. IN ACCORDANCE WITH SECTION 1514 OF THE TOWN OF VINEYARD ZONING ORDINANCE, THE APPROVAL OF THE CONDITIONAL USE PERMIT SHALL EXPIRE IN (180) DAYS IF A BUILDING PERMIT HAS NOT BEEN ISSUED.

4. THE CIVIL CONSTRUCTION DRAWINGS SHALL MEET ALL REQUIREMENTS AS DETERMINED BY THE TOWN ENGINEER.
COMMISSIONER PACE SECONDED THE MOTION. ALL IN FAVOR. MOTION CARRIED.

STAFF REPORTS

Nathan Crane, Town Planner – Mr. Crane had no new items to report.

Don Overson, Town Engineer – Mr. Overson had no new items to report.

ITEMS REQUESTED FOR NEXT AGENDA

Mr. Crane mentioned that he would have a couple of plats for the next meeting.

ADJOURNMENT

Motion: CHAIR HOLDAWAY CALLED FOR ADJOURNMENT OF THE MEETING. ALL IN FAVOR. MOTION CARRIED.

Meeting adjourned at 6:35 pm. Next scheduled meeting is June 3, 2015.

MINUTES APPROVED ON: August 5, 2015

CERTIFIED CORRECT BY: /s/ Pamela Spencer
P. SPENCER, TOWN CLERK/RECORDER