

**MINUTES OF THE VINEYARD TOWN  
PLANNING COMMISSION MEETING AND PUBLIC HEARING  
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah  
June 17th, 2015, 7:06 PM**

**PRESENT –**

Commission Chair Wayne Holdaway  
Commissioner Angela Kohl  
PC Alternate Chris Judd (sat)  
PC Alternate Tim Blackburn (sat)

**ABSENT –**

Commissioner Daniel Pace  
Commissioner Kelly Wixom  
Commissioner Garrett Smit

**STAFF PRESENT–**

Planner Nathan Crane, Deputy Recorder/Planning Coordinator Kinsli McHargue

**OTHERS PRESENT –** Resident Marcella Hill, Bronson Tatton – Flagship Homes, Garrett Seely – Woodside Homes

The Vineyard Town Planning Commission held a public hearing and regular meeting on Wednesday, June 17, 2015, starting at 7:06 PM in the Vineyard Town hall. The invocation was offered by Commissioner Chris Judd.

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**REGULAR SESSION -** The meeting was called to order at 7:06 PM.

**OPEN SESSION** – Citizen Comments

Resident Marcella Hill made comment about the address changes in the Garden subdivision. She stated that there was confusion.

**MINUTES REVIEW AND APPROVAL** –

The Planning Commission reviewed the minutes from the February 20, 2015, March 4, 2015 and April 15, 2015 Planning Commission meetings.

**Motion:** COMMISSIONER JUDD MOVED TO APPROVE THE MINUTES FROM FEBRUARY 20, MARCH 4, AND APRIL 15, 2015 AS WRITTEN. COMMISSIONER KOHL SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED.

**BUSINESS ITEMS** –

**5.1 Public Hearing – A Public Hearing will be held to discuss the following Zoning Amendment Request:**

*The Applicant is requesting to rezone parcels 40:455:004, 40:455:003, and 17:024:002 from Lake Oriented Mixed Use to Vineyard Town Center Zone.*

**5.2 Public Hearing- A Public Hearing will be held to discuss the following Zoning Amendment Request:**

*The Applicant is requesting to rezone the parcel west of the Vineyard Connector right of way, east to the existing railroad tracks from 1600 N. South to the 1200 N. Alignment from I-1 Industrial to Vineyard Town Center Zone.*

**5.3 Public Hearing – A Public Hearing will be held to discuss the following Text Amendment Requests:**

*The Applicant is requesting to amend Section 740 Transit Center Zoning District, and Section 750 Lake Oriented Mixed Use District by replacing these sections with a new section titled Section 740 Vineyard Town Center Zone. The Applicant is requesting to amend the land use definitions for The Transit Center, and the Lake Oriented Mixed Use land use categories. The Applicant is requesting to amend Chapter 6 of the Vineyard Town Zoning Ordinance relating to the adoption of the new Vineyard Town Center Zone.*

Mr. Crane explained that Anderson Development suggested that Vineyard take a couple more months to go through the town center design standards, address traffic and other issues. He explained that the town had an agreement with them to not process development applications until mid-July. Anderson Development agreed to extend it to September. He talked about how the town would move forward to determine traffic modeling and road configurations.

**Motion:** COMMISSION CHAIR HOLDAWAY ASKED FOR A VOTE TO POSTPONE BUSINESS ITEMS 5.1, 5.2, 5.3 PERTAINING TO PUBLIC HEARINGS FOR THE TOWN CENTER ZONE. ALL PRESENT WERE IN FAVOR. THE PUBLIC HEARINGS WERE POSTPONED BY CONSENT UNTIL SEPTEMBER 2, 2015.

**5.4 Water's Edge Preliminary Plat – Phase 5**

*The Applicants, Flagship Homes, and Woodside Homes are requesting approval of their Preliminary Subdivision Plat for Phase 5 of the Water's Edge Project. The Planning Commission will discuss this item and make appropriate action.*

Mr. Crane reviewed the preliminary plat. He explained that everything north of 400 North used water from CUWCD (Central Utah Water Conservancy District), and mentioned that the developer had to purchase water prior to recordation of the final plat. Mr. Crane also explained that the applicant was requesting to redistribute open space.

Mr. Bronson Tatton reviewed the new proposed open space areas. Discussion ensued.

Mr. Crane asked about a discrepancy in the trail open space totals. Mr. Bronson explained that trail acreage from a different phase was included in the calculations.

Commissioner Judd asked about the long straight roads. He wondered if the applicant would be willing to place "bulb-outs" to help prevent speeding. The applicant said they were working with Mr. Overson.

The commission discussed the details of the parks. They discussed the trail located next to the road. Discussion ensued as to what the applicant should get credit for. Mr. Crane explained that the applicant was taking a dedicated trail corridor, adding it to the park, and moving a trail from a north/south function to a roadside function. He said typically it would be determined as a sidewalk. He said the Planning Commission needed to decide if it was acceptable. The Planning Commission voiced concerns with the open space credit, mid-block crossings and pedestrian safety. Discussion followed regarding different options of resolution. Commission 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 FOLLOWING SEVEN STIPULATIONS RECOMMENDED BY STAFF, AND TO SEARCH FOR ALTERNATIVES TO ALLOW KEEPING THE 15-FOOT TRAIL, NOT GIVING TRAIL CREDIT FOR ASPHALT CROSSINGS, AND TO CONSIDER OPTIONS TO AVOID MID-STREET CROSSINGS:

1. THE FINAL PLAT SHALL CONFORM TO THE PRELIMINARY PLAT DATE STAMPED JUNE 11, 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 WAY 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.
6. THE PRELIMINARY PLAT SHALL BE REVISED TO INCLUDE THE MINIMUM AMOUNT OF OPEN SPACE AS SHOWN ON THE APPROVED MASTER PLAN.
7. WATER SHALL BE PURCHASED BY THE APPLICANT FROM CUWCD PRIOR TO FINAL PLAT RECORDATION.

COMMISSIONER BLACKBURN SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED.

### **PLANNING COMMISSION MEMBERS' REPORTS**

The Planning Commission briefly discussed the speed bumps.

### **STAFF REPORTS**

Nathan Crane, Town Planner - Mr. Crane mentioned the development applications he was currently reviewing, including the LDS Church and two office warehouses.

Don Overson, Town Engineer - Mr. Overson was not present at the meeting.

**ADJOURNMENT**

Commission Chair Holdaway adjourned the meeting by consent at 8:17 PM. The next meeting is scheduled to be held on July 1, 2015.

MINUTES APPROVED ON: October 21, 2015

CERTIFIED CORRECT BY: /s/ Kinsli McHargue

K. MCHARGUE, DEPUTY RECORDER