

**MINUTES OF THE VINEYARD TOWN
PLANNING COMMISSION MEETING AND PUBLIC HEARING
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah
November 18th, 2015, 7:01 PM**

PRESENT –

Commission Chair Wayne Holdaway
Commissioner Angela Kohl
Commissioner Daniel Pace
Alternate Commissioner Tim Blackburn (sat)

ABSENT –

Commissioner Garrett Smit
Commissioner Chris Judd

STAFF PRESENT–

Planner Aric Jensen, Town Engineer/Public Works Director Don Overson, Deputy Recorder Kinsli McDermott

OTHERS PRESENT–

Garrett Seeley – Representative from Woodside Homes, Steve Pruitt – Manager of Vineyard Gateway 1 Subdivision, Resident Tyce Flake, Resident Christy Welsh

The Vineyard Town Planning Commission held a regular meeting on Wednesday, November 18, 2015, starting at 7:01 PM in the Vineyard Town hall. The invocation was offered by Resident Tyce Flake.

REGULAR SESSION - The meeting was called to order at 7:01 PM

OPEN SESSION - Citizen Comments

Chairman Holdaway asked for public comment. Angela Kohl asked Christy Welsh if the addresses in her neighborhood had been fixed. She replied that they had been fixed for a while.

MINUTES REVIEW AND APPROVAL -

Motion: COMMISSIONER BLACKBURN MOVED TO APPROVE THE MINUTES OF OCTOBER 7, 2015. COMMISSIONER PACE SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED WITH TWO ABSENT.

BUSINESS ITEMS -

5.1 **Discussion and Action - Waters Edge Phase 7 Plat A**

The applicant from Woodside Homes is proposing to subdivide approximately 47 acres into (4) parcels ranging between 9 and 14 acres in size.

Mr. Jensen explained the details of the application. He said the planner and engineer recommended approval to subdivide the parcel for the intent of gross land sale to developers with the understanding that in the future, the purchasers of the property would submit a site plan/subdivision plat for separate approval.

Commissioner Pace asked for elaboration on the city code allowing the plat exemption. Mr. Jensen reviewed the requirements of an exemption as defined in Section 108 in the Vineyard Code.

Chairman Holdaway called for a motion.

Motion: COMMISSIONER BLACKBURN RECOMMENDED APPROVAL OF THE PROPOSED SUBDIVISION OF APPROXIMATELY 47 ACRES INTO 4 PARCELS RANGING IN SIZE FROM 9 TO 14 ACRES AS SHOWN ON THE SURVEY WITH THE FOLLOWING 3 CONDITIONS AS PROPOSED BY STAFF:

1. IF NECESSARY, THE APPLICANT PROVIDES AN UPDATED PR AND MAKES ANY OUTSTANDING REDLINE CORRECTIONS
2. THE APPLICANT PAYS ALL FEES AND BONDS
3. THIS SUBDIVISION DOES NOT GUARANTEE OR CONVEY ANY BUILDING RIGHTS OR PRIVILEGES; ANY OWNER OF ANY PARCEL CREATED HEREIN MUST APPLY FOR SITE PLAN AND/OR ADDITIONAL SUBDIVISION APPROVALS BEFORE ANY CONSTRUCTION THEREON.

COMMISSIONER KOHL SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED WITH TWO ABSENT.

5.2 **Discussion and action – Vineyard Gateway 1 Site Plan Amendment** -

Mr. Steve Pruitt representing Vineyard Gateway 1 LLC, requests amended site plan approval for the Vineyard Gateway Commercial Development.

Mr. Jensen reviewed the existing site plan and explained that the developer only wanted to add another building. He mentioned that there was a building with a potential drive-through, but the applicant understood they would again amend the site plan with the drive-through application. Mr. Jensen discussed the pros and cons pertaining to approving the application or waiting until the drive-through details could be included. Discussion with the developer ensued regarding current construction. Mr. Jensen discussed the items requested to be excluded from the amendment. Mr. Pruitt added that he would take care of all of the landscaping as shown on the site plan. He noted that the landscaping and signage would need to wait for the weather.

Discussion ensued regarding water lines, blue staking, storm runoff, emergency access, ingress and egress, and potential tenants. Mr. Pruitt explained that he had tenants lined up for each of the lots, but wanted to be able to project occupancy dates to the prospective tenants.

Commissioner Pace wanted to make sure that the landscaping and site improvements would still be put in even if construction or occupancy was delayed. Mr. Pruitt said they would be put in.

Motion: COMMISSIONER KOHL MOVED THAT THE PLANNING COMMISSION ACCEPT THE FINDINGS AND RECOMMEND APPROVAL OF THE AMENDED VINEYARD GATEWAY 1 SITE PLAN SUBJECT TO THE FOLLOWING 5 CONDITIONS, AS RECOMMENDED BY STAFF:

1. THE APPLICANT SHALL INSTALL ALL UNCOMPLETED SECTIONS OF SIDEWALK AND CURB AND GUTTER LOCATED WITHIN THE ADJACENT STREET RIGHTS-OF-WAY, INCLUDING ADJACENT TO THE AREA SHOWN FOR FUTURE DEVELOPMENT;
2. ALL LANDSCAPING SHALL BE INSTALLED PRIOR TO ANY CERTIFICATE OF OCCUPANCY, WITH THE EXCEPTION OF THE LANDSCAPING IMMEDIATELY SURROUNDING THE AREA OF FUTURE DEVELOPMENT.
3. ANY DISCREPANCIES BETWEEN THE EXISTING, APPROVED SITE PLAN DRAWINGS AND THE PROPOSED AMENDED SITE PLAN SHALL BE RESOLVED ADMINISTRATIVELY.
4. THIS ACTION DOES NOT ENDORSE OR OTHERWISE ENTITLE THE APPLICANT TO THE FUTURE DEVELOPMENT OF A FIFTH BUILDING AND RELATED IMPROVEMENTS (AS REPRESENTED BY DASHED LINES ON THE AMENDED SITE PLAN).
5. THE APPLICANT SHALL PAY ALL REQUIRED FEES AND BONDS.

COMMISSIONER PACED SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED WITH TWO ABSENT.

5.3 Public Hearing – Zoning Ordinance Changes

Motion: CHAIRMAN HOLDAWAY MOVED TO OPEN THE PUBLIC HEARING AT 7:32 PM. COMMISSIONER BLACKBURN SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED.

Mr. Jensen discussed the purpose of the public hearing and noted that sometimes it was necessary for a town to update its ordinances and procedures. He explained that Land Use Tables, Zoning Map land use zones, and the Sign Ordinance needed to be updated. He hoped to get more citizen input on the ordinance amendments. He explained the process and timing for the amendments.

Chairman Holdaway continued the public hearing by consent to subsequent meetings.

PLANNING COMMISSION REPORTS -

None

STAFF REPORTS -

Aric Jensen, Town Planner – Mr. Jensen had no new items to report.

Don Overson, Town Engineer/Public Works Director – Mr. Overson mentioned that two charter schools were going through the approval process. Franklin Discovery Academy would be located on the southwest corner of Holdaway Road and Center Street. He said they sent two different site plan proposals. He recommended the option giving access from Center Street. Mr. Overson said Freedom Prep Academy was looking at a parcel on the northwest corner of Main Street and 400 North. The Planning Commission discussed potential attendance as well as parking and traffic issues.

ADJOURNMENT

Commission Chair Holdaway adjourned the meeting by consent at 7:54 PM. The next meeting is scheduled to be held on December 16, 2015.

MINUTES APPROVED ON: February 17, 2016

CERTIFIED CORRECT BY: /s/ Kinsli McDermott
K. MCDERMOTT, DEPUTY RECORDER