

MINUTES OF THE VINEYARD PLANNING COMMISSION
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah
Wednesday, March 16th, 2016 at 7:00 p.m.

Present

Chair Wayne Holdaway
Commissioner Chris Judd
Commissioner Daniel Pace
Commissioner Tim Blackburn
Alternate Commissioner Cristy Welsh (sat)

Absent

Commissioner Angela Kohl
Alternate Commissioner Anthony Jenkins
Alternate Commissioner Don Cosney

Staff present: Town Planner Aric Jensen, Town Engineer Don Overson, Town Clerk/Recorder Pamela Spencer, Town Councilmember Tyce Flake

Others: Pete Evans, Bronson Tatton, and Nate Hutchinson with Flagship Homes/WatersEdge

The Vineyard Town Planning Commission held a regular meeting on Wednesday, March 16, 2016, starting at 7:00 PM in the Vineyard Town Hall. The invocation was offered by Town Planner Aric Jensen.

REGULAR SESSION - The meeting was called to order at 7:00 PM.

OPEN SESSION -

Chair Holdaway asked for public comment. None was given.

MINUTES REVIEW AND APPROVAL – February 3, 2016 PC meeting minutes

Chair Holdaway called for a motion.

Motion: COMMISSIONER JUDD MOVED TO APPROVE THE MINUTES FROM THE 02.03.2016 PLANNING COMMISSION MEETING. COMMISSIONER PACE SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED.

BUSINESS ITEMS:

5.1 Waters Edge Phase 4A – The applicants from Flagship Homes are seeking approval for a Preliminary and Final subdivision application for Waters Edge Phase 4A. This phase is located on the west side of Main Street and north of 400 North.

Chair Holdaway turned the time over to Town Planner Aric Jensen.

Mr. Jensen explained that Phase 4A units were at approximately 80 west and Loop Road. He said that because they needed to amend the plat they needed to go through the preliminary approval again. He added that they were also requesting Final Plat approval. He said that the other half / Phase 4B would be a cluster subdivision with a minimum of 2,400 square feet. He recommended approval of the Phase 4A Plat. He mentioned the landscape plan, which showed the trail and where it would run.

Commissioner Welsh asked if they count the sidewalk as trail. Chair Holdaway replied that it would be wider than a regular sidewalk. Mr. Jensen explained that there would be a six-foot sidewalk and a six-foot park strip. Commissioner Welsh asked if parking would be along the road so children could not ride their bike in the lane. Mr. Jensen stated that there would be a wrought iron fence and the school would add their own chain link fence. He said they would have to ride bikes on the sidewalk. Commissioner Welsh asked if they were not getting the promised trails. Mr. Jensen replied that these trails would be internal trails. Commissioner Welsh asked if the original trail went along the whole development. Commissioner Judd explained that it was a concept plan. He said that they had requested to see an overall trail map to compare with each new plat. Commissioner Pace asked what was required by what had been approved in the past.

Chair Holdaway asked if the 42 feet of minimum width would be a problem for utility easements. Town Engineer Don Overson replied that they needed be creative on how they installed the utilities.

Commissioner Pace asked if they had to post a bond. Commissioner Judd explained that a bond would only be good for a year after the approval. Commissioner Pace asked if it was a requirement that the HOA keep a certain amount in the bank. Mr. Overson thought that there was a law. Commissioner Pace explained that in Las Vegas there was a law that they had to keep money set aside in case the HOA defaulted. Mr. Jensen thought that there was a law that stated that the HOA had to keep money in reserves but it did not give the town rights to take over the HOA. Commissioner Judd asked if there was a requirement in the Master Development Agreement that they provide the town a report from the HOA.

Commissioner Welsh expressed concerns about where the trails would be located. A discussion on the trails and green / open space ensued. Commissioner Pace stated that the detention basin brought no value and he felt that the developer was misleading the town. Commissioner Judd said that they did not get the requested updated trail map. He wanted to continue the discussion after they received the updated map.

Commissioner Welsh asked if the trails in the other plats would be turned into roads. Mr. Overson asked what the commission considered a trail. Commissioner Welsh replied that it should be a cement pathway, which has green on both sides and is non-drivable. Mr. Overson asked if they had a sidewalk with a park strip on each side would they consider that a trail. Commissioner Welsh replied that she considered that a sidewalk. Mr. Overson explained that a regular sidewalk was 5 feet wide; trails were 8 feet for local trails and 10 feet for master trails. He said that they could be made of asphalt, concrete or other materials. Commissioner Welsh felt that the community should have sidewalks and trails. Commissioner Judd asked if they were to

beef up the sidewalk would she consider that a trail. Commissioner Welsh wanted to see the trail go between the homes in the two developments. The trail discussion continued.

Pete Evans with Flagship Homes/WatersEdge entered the meeting at 7:17 pm. Chair Holdaway gave him an overview of the discussion.

Mr. Evans explained that the trail going to the west disappeared because of the 55 and older development. He said that the trail to the south and east made more sense to include it on the school side for traffic safety. He stated that there was a strong desire to have a circulation road around the school. He said that they widened out the section on the school side to have a wider sidewalk.

Chair Holdaway explained that the commission thought that there was to be a park where they were showing a detention pond. Mr. Evans replied that it would be a public park with a tot lot area. Commissioner Welsh asked if they were guaranteed a tot lot. Mr. Evans replied that this plat was showing the trails and detention basin but the tot lot was always in the plan to be a neighborhood park.

Commissioner Blackburn asked about the flexibility with the trail width. He mentioned that they were uncomfortable with the trail being along the roadway. Mr. Evans said that there could be some flexibility and that they would work with the school. Mr. Overson mentioned that there would be a 6-foot park strip. Mr. Evans explained that there was the street, a 6-foot curb, 6-feet of landscape, and the wider walkway/trail. He stated that people riding distances on their bikes should be riding on the main roads. He said that the neighborhood trails were designed to get people to the backbone trails. He felt that those using the interior trails would be children going to school. Chair Holdaway commented that he had noticed children riding their razors to the bus stop.

Commissioner Pace asked what was the square footage of the area. Commissioner Judd mentioned that the open space was 1.51 acres. Mr. Evans explained that the original interior trails were going to be an intersection of all of the trails. He further explained that when they added the 55 and older development, and the school, and then plotted out the space the area was smaller.

Chair Holdaway asked about the lots with the 42-foot driveway. Mr. Evans replied that they were building these types of homes in Eagle Mountain. He explained that it had a lot to do with the elevation of the product. He said that they would get more than a town home, but did not have the detached lifestyle. He added that there was no front yard. He felt they were getting the niche between townhomes and single-family dwellings. He explained how the shared driveways would work.

Commissioner Welsh asked how the fire trucks would get in the area. Bronson Tatton with Flagship/WatersEdge replied that they had planned for emergency vehicles.

Commissioner Pace asked Mr. Overson if the town needed to provide school crossing guards and flashing lights. Mr. Overson replied that after the school was open they would do a warrant

study. He explained how the traffic study would work. He felt that they would end up having crossing guards where the trail turns into the sidewalk. He said that they did not want to spend money on a flashing light if there were only six (6) children using the crosswalk. Commissioner Pace thought that there would be people crossing regularly at that spot. Mr. Overson suggested that they change the crosswalk style to pavers or something to show the crosswalk. Commissioner Judd mentioned that Center Street in Provo had stamped and stained crosswalks. They discussed the different options and their longevity. Mr. Evans recommended stamped and colored asphalt. Nate Hutchinson with Flagship Homes/WatersEdge felt that there would not be a lot of children walking to school. He said that at peak times there could be a lot of cars.

Commissioner Judd mentioned that Commissioner Welsh's issue was that they needed to beef up the trails and sidewalks. Mr. Hutchinson suggested that they could narrow the park and widen the trail. They continued to discuss the trails and sidewalks. They agreed to leave it the same size and move it against the fence. Mr. Hutchinson stated that the wider they made the sidewalk the more they invited bikers to use it.

Commissioner Welsh asked if any time they see a road would it mean a sidewalk or delineated lane. Mr. Evans replied that none of the roads had a widened-out asphalt section for a bike lane or trail. He said that where a trail would be they had a widened-out sidewalk. Commissioner Pace asked if this would be better than what they had in The Maples and The Garden. Mr. Evans mentioned that people were already using the trail installed on Main Street. He said that they dedicated a wider section to push the trail away from the road. Commissioner Judd asked if they had planned on bikes being ridden in the roadway. Mr. Evans replied that the town had never intended to restrict bikes on the trails. The people that you see riding for fitness, etc., would be on the roads and those running or jogging, etc., would be on the trails.

Chair Holdaway called for a motion.

Commissioner Welsh asked if they wanted to talk about sidewalks on both sides before it went to council. Mr. Evans replied that the idea with the sidewalk on one side on a private street was to get the higher density.

Motion: COMMISSIONER PACE MOVED THAT THE COMMISSION RECOMMEND PRELIMINARY PLAT APPROVAL OF THE PROPOSED WATERSEDGE PLAT PHASE 4A WITH THE FOLLOWING FINDINGS AND CONDITIONS WITH THE ADDITIONAL CONDITIONS DISCUSSED:

FINDINGS

1. WITH THE CONDITIONS BELOW, THE PROPOSED PLAT MEETS THE MINIMUM REQUIREMENTS OF THE TOWN ORDINANCES.

CONDITIONS

1. THE APPLICANT INSTALLS THE TRAIL, LANDSCAPING, FENCING, AND OTHER IMPROVEMENTS SHOWN ON THIS PLAN AND WITHIN THE ADOPTED WATERS EDGE SPECIAL DISTRICT ZONING.

2. THE APPLICANT PAYS ANY OUTSTANDING FEES AND MAKES ANY REDLINE CORRECTIONS.
3. THE STREET AT THE CROSSING FROM THE TRAIL TO THE PARK SHALL HAVE A MATERIAL CHANGE FROM THE STREET TO THE WALKING LANE.
4. THE FENCING ALONG THE SCHOOL SHALL RUN TIGHT TO THE SIDEWALK AS DISCUSSED.
5. FINAL APPROVAL SHALL BE TIED TO THE TOT LOT.

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

5.2 WatersEdge Phase 4B – The applicants from Flagship Homes are seeking approval for a Preliminary subdivision application for Waters Edge Phase 4B. This phase is located between 400 North and Loop Road, and west of Main Street.

Chair Holdaway explained that this was the same area, just a different phase.

Chair Holdaway called for a motion.

Motion: COMMISSIONER BLACKBURN MOVED THAT THE COMMISSION RECOMMEND PRELIMINARY APPROVAL OF WATER’S EDGE PLAT PHASE 4B WITH THE FOLLOWING FINDINGS AND CONDITIONS WITH THE ADDITIONAL CONDITIONS DSCUSSED:

FINDINGS

1. WITH THE CONDITIONS BELOW, THE PROPOSED PLAT MEETS THE MINIMUM REQUIREMENTS OF THE TOWN ORDINANCES.

CONDITIONS

1. THE APPLICANT INSTALLS THE TRAIL, LANDSCAPING, FENCING, AND OTHER IMPROVEMENTS SHOWN ON THIS PLAN AND WITHIN THE ADOPTED WATERS EDGE SPECIAL DISTRICT ZONING.
2. THE APPLICANT PAYS ANY OUTSTANDING FEES AND MAKES ANY REDLINE CORRECTIONS.
3. THE STREET AT THE CROSSING FROM THE TRAIL TO THE PARK SHALL HAVE A MATERIAL CHANGE FROM THE STREET TO THE WALKING LANE.
4. THE FENCING ALONG THE SCHOOL SHALL RUN TIGHT TO THE SIDEWALK AS DISCUSSED.
5. FINAL APPROVAL SHALL BE TIED TO THE TOT LOT.

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

Commissioner Judd requested that they have an updated trail map at each meeting.

5.3 Continued Public Hearing from 12.16.2015 - The Vineyard Town Planning Commission shall hold a Public Hearing to consider amendments to the Town Zoning Ordinance and Town Zoning Map. Topics may include, but are not limited to signs, procedures, definitions, and land use tables. Citizens, property owners, and all other members of the public are encouraged to attend and participate.

Chair Holdaway turned the time over to Town Planner Aric Jensen.

Zoning Map and Land Uses

Mr. Jensen presented what he felt the current Zoning Map should look like. He explained that the I-1 was changed to Light Manufacturing or Manufacturing. He said that the Town Center and Forge needed to be added along with the Homesteads PD overlay. He mentioned that there were other places that needed to be cleaned up because of lots overlapping zones. He recommended that they eliminate three zones: the Transit Center, the Transit Center Secondary Area and the Lake Oriented Mixed Use. He also recommended combining the Light Manufacturing and Manufacturing, and calling it Manufacturing.

Commissioner Judd asked what the difference was between the Land Use and Zoning Maps. Mr. Jensen explained that the General Plan Map was what it should become, or the vision, and the Zoning Map was the entitled use or what had been approved.

Commissioner Judd asked about the Mixed Use area on the south end. Mr. Overson explained that the original plan was that commercial could be down by the lake. He said that at the time Council felt it could be a good place to access the lake. Commissioner Pace suggested that they leave it A-1 and change it when they develop the property. There was discussion on the different types of zones. Commissioner Judd felt that they should create an overlay for the A-1 (Clegg Property) for low density and state that they had given up all of the high density. He suggested that they set the expectations now. Mr. Jensen stated that would be on the General Plan Map. Planning Commission discussed the issue and felt that there should be larger homes in that area. Commissioner Judd asked what it should be zoned. His concern was that a developer could come in and average the lots if they did not zone it correctly. Mr. Jensen explained that The Lakes at Sleepy Ridge subdivision was zoned R-1-15, meaning an average of 15,000 square feet. He felt that R-1-15 would be complementary with what they already had in that area. Commissioner Judd felt that it should be RE-20 like the Shores subdivision. Commissioner Welsh suggested that they divide it into three sections. Commissioner Judd recommended that they state R-20 and up, and then negotiate from there for amenities. Commissioner Pace suggested that they update it to say R-15 or greater. They discussed lot sizes, averages, and negotiating for amenities.

Commissioner Judd recommended that they add changing the General Plan Map to the next meeting.

Commissioner Blackburn asked what the difference was between Light Manufacturing and Manufacturing. Mr. Jensen replied that the Manufacturing Zone allowed for heavy manufacturing and the Light Manufacturing Zone did not. Commissioner Judd asked if that was partly because of how the land had been cleaned up. He asked if it would allow for a grocery store. Mr. Jensen replied that it did not and they would have to apply for a rezone.

Mr. Overson mentioned that Martin Snow had purchased a lot of the land in the current I-1 Zone just south of 1600 North. He said that they wanted to have larger lots so that the industrial use could handle bigger companies.

Commissioner Blackburn asked what was going to happen to the slag piles that were on the Geneva property. Mr. Overson replied that they would be going away or placed in a Containment Area Management Unit (CAMU). He said that the CAMU would be next to the railroad tracks, be about 20 feet tall, and slope down towards the extension of Mill Road.

Sign Code

Chair Holdaway asked if the sign code stated monument signs only and someone wanted to install a pole sign, could they do a conditional use permit. Mr. Jensen replied no, they would have to rezone it. The Commission discussed the different types of signs. Commissioner Judd asked Mr. Jensen to get the name of the type of sign they had discussed and also come up with a recommendation for a height limit. Mr. Jensen read the Bountiful Zoning Ordinance in regards to signs.

Procedures

Mr. Jensen felt that they needed to come up with a process such as an Administrative Committee, which could consist of the Planner, City or Assistant City Engineer, a member of the Planning Commission or City Council. He said they would hear all of the small items (such as conditional use permits) that needed a public hearing, but would be a waste of time in Planning Commission or City Council meetings.

Other Duties for Planning Commission

Mr. Jensen stated that there were four (4) committees in Bountiful and explained what each of the committees did. He said that he created a chart, which included the different approval bodies; staff, administrative committee, Planning Commission and City Council. He said he then listed every type of use there was and which committee approved them. Commissioner Pace asked if they had any problems. Mr. Jensen replied after a few months they had to adjust it a little. Mr. Overson liked the idea because he worked in Draper when it was a small city that was growing fast. He said that they had Planning Commission and City Council every week and had to separate the duties because they did not have the time to see something twice. He said that they gave more authority to the Planning Commission, which utilized it more. Mr. Jensen stated that the developers and citizens liked it because there were fewer meetings and a quicker approval time. He said that this would give them an appeals process as well.

Chair Holdaway called for a motion to approve the Zoning Map discussed.

Motion: COMMISSIONER JUDD MOVED THAT PLANNING COMMISSION RECOMMEND THE AMENDMENTS TO THE ZONING MAP TO TOWN COUNCIL. COMMISSIONER PACE SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED.

Chair Holdaway called for a motion to continue the public hearing.

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

PLANNING COMMISSION MEMBERS' REPORTS

STAFF REPORTS

Town Planner Aric Jensen – Mr. Jensen reported that the town was hiring a full time planner. He mentioned that he had received a job offer from Reno City, Nevada. He went over the changes that were happening in Reno.

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

ITEMS REQUESTED FOR NEXT AGENDA

Leisure Villas subdivision

The Homesteads Townhome Project Pod 1

ADJOURNMENT

Chair Holdaway adjourned the meeting at 8:27 PM.

The next Planning Commission meeting is scheduled for April 6, 2016

MINUTES APPROVED ON: June 1, 2016

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