

**MINUTES OF THE VINEYARD TOWN
PLANNING COMMISSION MEETING
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah
June 15, 2016**

PRESENT –

Commission Chair Chris Judd
Commissioner Tim Blackburn
Commissioner Wayne Holdaway
Commissioner Angela Kohl
Commissioner (Alternate) Anthony Jenkins
Commissioner (Alternate) Cristy Welsh

ABSENT -

Commissioner Daniel Pace

STAFF PRESENT – Storm Water Manager Sam Bell, Town Planner Morgan Brim, Deputy Recorder Kinsli McDermott, Sheriff Deputy Josh Chaplain

OTHERS PRESENT – Vineyard Resident Jim Brinton, Kelly Godbold, Brent Griffin, Sean Fernandez, Allison Carlisle, Ryan McCarthy, Anthony Jenkins, Theron Anderson, Bessilyn Fernandez, Jan Blackburn, and Kiersty Collier; Orem Resident Cameron Larsen

The Vineyard Town Planning Commission held a regular meeting and public hearing on Wednesday, June 15, 2016, starting at 7:02 PM in the Vineyard Town hall. The invocation was offered by Commissioner Holdaway.

REGULAR SESSION: The meeting was called to order at 7:02 PM

OPEN SESSION

Chairman Judd asked for public comment. Resident Jim Brinton stressed the importance of the bug abatement program and said it needed to be a priority because of the swarms of bugs.

Chairman Judd introduced Mr. Brim as Vineyard's new planner and economic development director. Mr. Brim reviewed his background and said he was happy to be working with Vineyard.

MINUTES REVIEW AND APPROVAL

Commissioner Welsh asked to review past minutes regarding landscaping plan approvals for the Dairy Queen property. Mr. Brim said he would bring the approved site plan to the next meeting for review and offered to do research regarding minimum landscaping standards in Vineyard.

Motion: COMMISSIONER BLACKBURN MOVED TO APPROVE THE MINUTES FROM THE APRIL 20, 2016 AND MAY 4, 2016 PLANNING COMMISSION MEETINGS. COMMISSIONER HOLDAWAY SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. NONE WERE OPPOSED. THE MOTION CARRIED.

BUSINESS ITEMS

5.1 Continued Public Hearing from 12.16.2016

The 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.

Mr. Brim provided tables that reviewed current processes for applications. He said because of the rate of growth of Vineyard, the Town Council would not always have the ability to review all types of applications like they were currently reviewing. He said in most cities, the Planning Commission and other boards had the ability to review and approve certain types of applications. He hoped to make review processes more efficient and create better development standards so many uses could be permitted and more intensive ones could be seen by the Planning Commission and/or Town Council.

Motion: COMMISSIONER HOLDAWAY MOVED TO OPEN THE PUBLIC HEARING FOR BUSINESS ITEM 5.1 AT 7:18 PM. COMMISSIONER BLACKBURN SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED.

Chairman Judd asked for public comment.

Resident Kelly Godbold was concerned that the public voice would be lost if the review processes were changed so applications were not reviewed by the town council. Mr. Brim explained the process for a conditional use application and a site plan approval, and the redundancy to have to go through the planning commission and town council.

Resident Sean Fernandez reviewed the reasons for the processes in the past and explained that former councils wanted to get familiar with the process and issues before giving the discretion to the planning commission.

Motion: COMMISSIONER BLACKBURN MOVED TO CONTINUE THE PUBLIC HEARING TO THE NEXT MEETING. COMMISSIONER HOLDAWAY SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED.

Commissioner Holdaway asked for a timeline on moving these processes forward. Mr. Brim said he could have proposed text within the next couple of meetings.

Commissioner Blackburn liked the idea of simplifying the process and thought it was good to remove as many burdens from the town council since they will become rather bogged down with the coming development.

WORK SESSION

6.1 General Plan Amendment

The Planning Commission will discuss developing a work plan and timeline for updating the Town's General Plan

Mr. Brim reviewed the history of the current General Plan and said it was due to be reviewed and updated. He briefly talked about the purposes of the General Plan and went through some items that are typically in the General Plan. He discussed the purpose behind keeping the General Plan up to date and said that the zoning code was supposed to support and enforce the General Plan.

Chairman Judd asked for public comment.

Resident Kelly Godbold was concerned about the property known as the Clegg farm and wondered if there was a way to limit future density on the property. She thought more long-term residents in lower density areas were needed in the community.

Resident Jim Brinton wondered why there was a discussion with the Clegg property. He thought the discussion was very premature because the property owners did not intend to rezone at this time. He did not want to turn it into higher density property.

Resident Brent Griffin pointed out that there were no parks in the Sleepy Ridge development. He was concerned about running out of room to build a community park. He said the Clegg property was adjacent to the development and it did not make sense to make it higher density.

Resident Sean Fernandez talked about the history of the property and his experience living in Vineyard and being part of the community. He said his wife was part of the Clegg family. He talked about the importance of quality development and said the Clegg's also wanted quality development. He was concerned with changing the zoning on the General Plan without input from the property owners because it may cause development issues in the future. He asked that the Planning Commission and Town Council let property owners discuss options with staff before moving forward with a rezone on the General Plan. Mr. Fernandez said the property was not currently for sale.

Resident Allison Carlisle discussed high density housing and the need for sufficient ingress and egress, both daily and in emergency situations. She voiced concern that Vineyard was boxed in.

Resident Ryan McCarthy talked about the importance of keeping low density housing on the Clegg property. He thought it was important to discuss the type of density ahead of time even if the property owners were not ready to move forward with development. He was in favor of having long term residents in low density housing.

Orem Resident Cameron Larsen stated that he agreed with Mr. McCarthy's comments.

Resident Anthony Jenkins was concerned that the Regional Mix Use zone did not have much mixed use and suggested ways to ensure there was more commercial development.

Resident Jim Brinton talked about areas of future development and pointed out that the Clegg farm property was one of the only areas left for lower density. He agreed with the comments about the roads and said it would be an issue if there was increased traffic.

Resident Theron Anderson wanted to reiterate Ms. Carlisle's comments about the roads. He suggested looking at 400 South before additional development came and suggested possibly creating a new road.

Resident Bessilyn Fernandez said she was one of the property owners of the Clegg property. She said her family was offended and upset that they were not notified of the meeting. She said she heard about it from Facebook, but it seemed that others received fliers. She said no one in her family even received a phone call. She said the property was not currently listed for sale, but when they decided to sell, it would be for a quality project.

Commissioner Holdaway talked about some of the previous development projects and negotiations that took place that resulted with lower densities and additional parks. He said he wanted to add some perspective and talked about what the Planning Commission and Town Council had to go through with developer negotiations.

Addressing some of the concerns, Chairman Judd explained that it was never intended to rezone the property, but thought it was important to address a potential issue proactively rather than reactively. He said it was the intent of the Planning Commission to notify the property owners and give phone calls. He said it was the Commission's understanding that all owners of the Clegg property were notified. Chairman Judd talked about the history of the Sleepy Ridge development. He said it was a development that was approved before the market crashed in 2008. The HOA failed and no parks were planned during that time. He talked about current developments and parks incorporated with the other projects. He agreed that there needed to be additional parks.

Mr. Griffin suggested doing some kind of remediation in order to purchase land for a park. When asked, Mr. Griffin said he could identify and email possible lots that might be suitable for a park. Mr. Brim also suggested that Mr. Overson be contacted and used as a resource for park standards, etc.

Addressing concerns about roadways, Chairman Judd explained that the standard road cross sections were increased mainly because of what happened in Sleepy Ridge. He mentioned that developers could create roads with narrower cross sections, but they would be privately owned and be reviewed by the fire marshal to ensure that emergency access was possible. Chairman Judd discussed the question regarding possibly extending 400 South to the west. He said it would be difficult and costly because Vineyard would have to acquire property and install infrastructure.

Resident Jan Blackburn asked why there was no action taken by the Town Council regarding street issues in Sleepy Ridge. She was concerned about sufficient access for emergency vehicles. Chairman Judd explained that Vineyard had a traffic study done for the roads in Sleepy Ridge and it was determined that street parking slowed traffic. He said the report determined that it would be riskier to eliminate parking because speeds would increase.

Resident Kiersty Collier mentioned that garbage trucks had issues with getting through Sleepy Ridge because of cars parked on streets.

Some residents talked about a lack of code enforcement. Chairman Judd explained that it was important for residents to call and complain because the record of complaints could increase code enforcement ability. It was suggested that residents email the Council and attend Council meetings in order to voice their concerns.

Chairman Judd addressed comments regarding the RMU zone. He said there were plans to push forward commercial development. He mentioned that the zone had met the cap for apartment projects. He explained that the Town Center zone, north of 800 North, allowed for residential units.

Discussion continued regarding the definition of low and high densities and parking enforcement.

6.2 **Planning Commission Training Session**

The Planning Commission will discuss public meeting and hearing etiquette and procedures.

Mr. Brim mentioned that he sent recommendations to the Planning Commission regarding public meetings and public hearings. He suggested that the Commission research and draft bylaws. It was determined that Commissioner Blackburn and Commissioner Kohl would work with Mr. Brim to draft bylaws.

PLANNING COMMISSION MEMBERS' REPORTS

Commissioner Holdaway reported that the building on the public safety building would be going vertical soon.

STAFF REPORTS

Morgan Brim, Town Planner - Mr. Brim had no new items to report.

Don Overson, Town Engineer/Public Works Director - Mr. Overson was not present at the meeting.

ADJOURNMENT

Commissioner Kohl moved to adjourn the meeting at 8:45 PM. Commissioner Welsh seconded the motion. All present were in favor.

MINUTES APPROVED ON: August 17, 2016

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