



**MINUTES OF THE  
PLANNING COMMISSION MEETING  
Regular Meeting: Vineyard Town Hall, 240 East Gammon Road, 6:00 PM  
Wednesday, March 21, 2018**

| Present                    | Absent                     |
|----------------------------|----------------------------|
| Madam Chair Cristy Welsh   | Commissioner Shan Sullivan |
| Vice Chair Anthony Jenkins | Commissioner Tim Blackburn |
| Commissioner Bryce Brady   | Commissioner Nate Carter   |
| Commissioner Stan Jene     | Commissioner Jeff Knighton |
|                            |                            |

**Staff Present:** Community Development Director Morgan Brim, Resident and Councilmember Tyce Flake, Resident David Lauret, Heather Golightly, Jake Golightly, Walker Alldredge, Allen Alldredge, Brian Bird Developer

**1. CALL TO ORDER**

Madam Chair Welsh called the meeting to order 6:10 PM

**2. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE**

Pledge of Allegiance lead by Madam Chair Welsh

**3. OPEN SESSION**

Madam Chair Welsh opened the open session at 6:11 PM. No comment was given and the session closed at 6:11PM

**4. MINUTES REVIEW AND APPROVAL**

November 27 and February 7 minutes for approval.

Madam Chair Welsh stated that in the minutes for February 7<sup>th</sup> it said that the she had stated that the city was going to be amending the lighting and what I said was the city had done that so it's not going to happen in the future. It has already been changed so just change it to past tense.

**Motion:** COMMISSIONER BRADY MADE A MOTION TO APPROVE THE MINUTES COMMISSIONER JENKINS SECONDED THE MOTION AND ALL WERE IN FAVOR.

**5. BUSINESS ITEMS:**

**5.1 Site Visit and Consideration - The Vine Apartments Site Plan Amendment**

Ms. Hart reviewed the applicant's proposal to remove and relocate amenities within the development.

Mr. Brim reviewed the conditions that were discussed at the site visit. He stated that the commission wanted to see two benches per pod area and a fence around the dog park that would be similar to the one used around the pool.



Mr. Bird stated that they would be putting a fence around the dog park and that it will be similar to that is seen around the pool. He also stated that within the common space they have eight benches planned but will also put in two benches per pod area.

Madam Chair Welsh asked about crosswalks between the buildings and the common space of the amenities.

Mr. Bird asked where they would like to see the crosswalks. Mr. Brim asked him where he anticipates the most traffic cross the parking lot to get the common space.

Mr. Bird stated that they probably need a couple, one coming from the south and one coming from the north.

Mr. Brim, stated that they could put that in as a condition for the approval letter.

Ms. Hart, commented that the commission mentioned that they would like to see a picture of the proposed playground.

Mr. Bird responded that he will have his builder send over a brochure of the proposed playground.

Madam Chair Welsh asked if that was something that staff needs to give approval on.

Mr. Brim stated that it's standard playground equipment and it's something you would see at a full-fledged park.

Commissioner Jenkins, stated that the reason the commission was asking for a picture of the playground equipment was because any time there is a site amendment there's logic behind it and the applicant mentioned that there's safety concerns where the original playground equipment is located and that with the common space that those safety concerns are addressed and the new playground equipment will not be drop in quality and the commission would like to verify that it's something that would be beneficial to the community.

Mr. Brim, stated that on the whole the common space is higher quality than the pocket parks originally planned.

Mr. Bird, asked if the commission was comfortable with the change.

Commissioner Jenkins stated that they are comfortable with the change, they just want to see the plan so that they can sign off on it. He asked if there was any contingency on the park being finished.

Mr. Bird, the intent is to get it done before the first ten buildings are complete.

Madam Chair Welsh commented that this meant it would possibly be completed that summer.

Mr. Bird stated that this summer would be their window.



**MOTION:** COMMISSIONER BRADY MADE A MOTION TO APPROVE WITH THE CONDITIONS THAT THERE BE TWO BENCHES PER ZONE OR POD AREA, FENCING AROUND THE CROSSWALKS AND PLAYGROUND, THE APPLICANT SUBMITS A VISUAL OF THE PROPOSED PLAYGROUND EQUIPMENT FOR THE COMMON SPACE AREA FOR STAFF TO REVIEW AND APPROVE, AND CROSS WALKS ARE ADDED ON THE NORTH AND SOUTH SIDE OF THE COMMON SPACE AREA. COMMISSIONER JENKINS SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION PASSED UNANIMOUSLY.

## **6. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE**

Commissioner Brady reported on the Parks and Trails subcommittee meeting. They had a discussion with the chair of the Heritage Commission and decided that they were not going to name the 18-acre park Vineyard Heritage Park. They discussed that the 18-acre park was more of a sporty area and felt that a better name for the park was Vineyard City Park. They discussed changing the name of Gammon Park to Heritage Park and having small memorials for people rather than trying to name different parks for different people.

Madam Chair Welsh also reported on the Parks and Trails subcommittee meeting and said that they had decided that if there is a park in a neighborhood that they would just name it after that neighborhood. She added that the reason for naming the park Vineyard Heritage Park was so that everyone gets an opportunity to have a space without it getting out of control.

Mr. Overson mentioned that the green area around the round-a-bout would contain a park and a memorial named after a former employee who was killed. The park would be a memorial to her and it was requested by the developer. Mr. Brim confirmed that this was already something that had been decided.

Mr. Jenkins asked what they were going to name the park with the pond that's just north.

Madam Chair Welsh stated that they were going to call it Watersedge Park because of its proximity to the clubhouse. She added that the idea is for Vineyard to become a place for people to come in the future and there should be no confusion with park names.

Commissioner Jene asked what the protocol was for naming streets.

Mr. Flake stated that normally the developer makes a suggestion and the city makes sure that there is no conflict.

Discussion ensued regarding street names. The discussion concluded with Mr. Brim telling the commissioners that are able to see the names of the street on the preliminary plat and they can comment on it then.

Commissioner Jenkins asked about Vineyard getting an independent zipcode.

Mr. Overson responded that that is something that they are working on at the top

## **7. STAFF REPORTS**

- Morgan Brim, Planning Director



- Mr. Brim talked about the General Plan Open House that's set to take place April 12<sup>th</sup> from 5pm-8pm. Because it's an open house people can come and go as they please and go to various booths to discuss different topics on the city. He then asked if any commissioners were willing to volunteer to come to Franklin elementary at 4.
- Mr. Brim then talked about the upcoming joint meeting with the City Council on June 6<sup>th</sup> he asked the commissioners to start thinking about items they want on the agenda. Mr. Brim mentioned that he knows that there is interest in discussing short term rentals and more funding for the general plan. He added that since the City Council discussion will be just prior to Planning Commission that they should keep it to about five items.

Madam Chair Welsh asked if this would be a public meeting.

Mr. Brim stated that it'll be a work session that is public. Mr. Brim then asked the Commission if there were any topics they would like to speak to the council about.

Discussion ensued about different items that Commission thought could go on the agenda. They discussed short term rentals, general plan funding, as well as residents renting storage out of their homes. The discussion concluded with the commissioners with Mr. Brim asking the commissioners to send him any questions or ideas.

- Elizabeth Hart, Planner
  - Ms. Hart announced that the Planning Department is going to be conducting interviews with the Planning Commission, the City Council, and the department heads for the general plan. The interviews will be conducted during the first two weeks of April by two of the interns. Ms. Hart will be sending out an email to schedule times to meet and she added that the purpose of the interviews was to get ideas for the general plan.

Mr. Brim added that they have a list of questions on different topics for the general plan

Madam Chair Welsh asked what the first step was for outsourcing topics for the general plan.

Mr. Brim stated that they are sending an RFP out to get some bids. In order to cut the cost of hiring a consultant the planning department will be doing a lot of the public outreach work themselves. By doing this the consultant will only have to go to a few meetings. He added that generating a successful general plan requires lots of public outreach.

- Don Overson, Town Engineer – Gave a report of the transportation meeting he attended. The meeting was set up so that people broke up into groups to have discussions. His group discussed changing the culture of public transportation and getting people into the mindset of using public transit rather than their car. The group discussed different incentivization ideas and tried to get come to a common consensus. He added one of the ideas they discussed was getting places to pay people for working on the train so that they don't lose so much time out of their day by commuting via public transit.



- Chris Judd, City Council Member- Also went to the transportation meeting and reported on that. He talked about the discussion he had with the City Administrators for Provo and Orem. Orem really doesn't want light rail to go out to Geneva.
- Tyce Flake, City Council Member – Went to the transportation meeting and reported on it. He had the mayors of Provo and Orem as well as the president of UVU and they were all in favor of developing out Vineyard but there was an argument about where Trax was going to go.

Discussion ensued regarding where the frontrunner and light rail stops should be. The commissioners discussed putting the rail in a high density area would be the most practical. They also discussed getting public input on the subject as well as speaking with UTA.

Walker Alterage, Boy Scout, commented that it might be a good idea to incentivize people for riding public transportation by offering them a discount if they were to work for a certain company.

Madam Chair Welsh mentioned that her husband was given a free frontrunner pass by his work in order to incentivize him to take public transit.

Mr. Brim added that on a city level they are discussing giving Vineyard residents free UTA passes among other things.

Mr. Overson mentioned that another thing they are discussing with UTA is creating a bus route from the Orem train station through Vineyard and back.

## **8. ADJOURNMENT**

**MOTION:** COMMISSIONER JENE MADE A MOTION TO ADJOURN THE MEETING at 7:11 PM. COMMISSIONER JENKINS SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION PASSED UNANIMOUSLY.

**MINUTES APPROVED ON:** May 16, 2018

**CORRECTED BY:** /s/ Claire Hague

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Claire Hague, Permit Technician