



**VINEYARD PLANNING COMMISSION
REGULAR MEETING
Vineyard City Hall, 125 S Main Street, Vineyard, Utah
Wednesday, June 5, 2019 at 6:00 p.m.**

Present	Absent
Madame Chair Cristy Welsh	Vice Chair Anthony Jenkins
Commissioner Bryce Brady	Commissioner Tim Blackburn
Commissioner Jeff Knighton	
Alternate Commissioner Stan Jenne	
Alternate Commissioner Shan Sullivan	

Others Present: Donn Overson, Chris Wilson, Elizabeth Hart, Zane Latimer, Colby Green, Tharon Smith

1. CALL TO ORDER

Madam Chair Welsh called the Planning Commission meeting to order at 6:01pm.

2. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

Madam Chair Welsh invited everyone to rise for the Pledge of Allegiance.

3. OPEN SESSION

Madam Chair Welsh opened the public session and no comments were given. It was closed at 6:02pm.

4. MINUTES REVIEW AND APPROVAL

The minutes from the 2019 Planning Commission meetings of April 3rd, May 1st and 15th were presented. There were no changes made, but Commissioner Brady emphasized how pro-home occupation he is from a previous meeting's minutes.

Motion: COMMISSIONER BRADY MOTIONED TO APPROVE THE MINUTES FROM APRIL 3, MAY 1, AND MAY 15. COMMISSIONER SULLIVAN SECONDED THE MOTION. ALL WERE IN FAVOR AND THE MOTION PASSED UNANIMOUSLY.

5. BUSINESS ITEMS:

5.1 Peaks Orthodontics Sign Standard Waiver

Zane Latimer, the applicant, is requesting approval of a sign standard waiver. The applicant is asking to place one (1) additional wall sign onto its building frontage. The building is located within the Regional Mixed Use (RMU) District at the address of 773 E. Mill Road Suite A. The additional signage is proposed to be located on the southern elevation facing Mill Road. Ms. Hart showed the different sign sizes that are already on the building frontage as taped onto the wall. The new sign would be 48 square feet. The total allowed sign area is 120 square feet for the two signs. With the new sign they would have 150 square feet. They are within limits of the sign standard waver. The intent of the sign code is to reduce potential hazards to motorists and

pedestrians by providing adequate signage in order to identify a business or facility while eliminating excessive, obtrusive and confusing sign standards and excessive illumination, preserve and improve the aesthetic aspect the city, encourage well-designed signs that contribute in a positive way to the city's visual environment, provide temporary signage, provide each sign with adequate identification, support the goals and policies of the general plan, and assign permit location. Ms. Hart recommended her approval of the sign. It is two businesses within the location: a dentist and an orthodontist. The lumens on this sign will be the same as the other two signs.

Discussion ensued about the additional sign to be added.

Motion: COMMISSIONER BRADY MOTIONED TO APPROVED THE PEAKS ORTHODONTICS SIGN STANDARD WAIVER. COMMISSIONER JENNE SECONDED THE MOTION. ALL WERE IN FAVOR AND THE MOTION PASSED UNANIMOUSLY.

6. WORK SESSION

6.1 Bicycle Parking

The Commission decided to wait until Commissioner Jenkins was in attendance to discuss bicycle parking.

Motion: COMMISSIONER BRYCE MOTIONED TO MOVE THE BICYCLE PARKING WORK SESSION TO JUNE 19 PLANNING COMMISSION MEETING. COMMISSIONER SULLIVAN SECONDED THE MOTION. ALL WERE IN FAVOR AND THE MOTION PASSED UNANIMOUSLY.

7. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

Madam Chair Welsh announced there will be a July 10 Planning Commission meeting at 6:00pm. There will be a City Counsel meeting immediately afterwards to move through the General Plan. There will not be a meeting of the Planning Commission July 3.

Commissioner Sullivan said that Commissioner Blackburn and the Heritage Committee did an excellent job with family reunion for the older families. It gave a lot of history to where Vineyard came from. Madam Chair Welsh added her agreement

8. STAFF REPORTS

- Morgan Brim, Planning Director was not at the meeting
- Don Overson, City Engineer
 - Mr. Overson stated that the plans have been approved by Union Pacific. After the plan were approved UP stated that it would only take another 6 months to a year for the air rights to be completed. The bidding process is going to move forward. By the 10th of July an approval on a bid should happen to start

construction on the areas of construction outside of the right of way. The well site shouldn't provide a problem to the project.

- In a past meeting with Flagship they heard that people in the city were concerned the park in the Promenade was going away. That's not true. The first meeting with Flagship about the Promenade design happened today and weekly meetings will continue to occur. As soon as there is a plan that staff feels more comfortable about then it will come to Planning Commission. Eventually the Heritage Celebration will be in the Promenade. There will be approximately 16 acres of park for everyday use as well as an area for celebrations. There's 133 acres total.
- Flagship said that they would have the Beach Park done last November, but they stopped work on it to finish Penny Springs Park finished.
- Flagship bonded for the trail behind James Bay. There has to be a permit for it. It's been bonded to be built at the same time as that subdivision. The city also wanted to redo the Shores section of the trail to widen it.
- Madam Chair Welsh brought up the trail behind the Willows and Westbrook. It has runoff issues. Mr. Overson responded that once landscaping is in, it shouldn't be a problem, but he'll send a staff member out to look at it. The section where the trails don't connect is supposed to be connected by a bridge and it's in the shop being built. The hold up is on Flagship's timeline.
- Commissioner Sullivan brought up a concern about the trees on 460 North. Because the rain and wind many of those trees have start slanting.
- Flagship will be in charge of replacing all the dead and dying trees before the City takes it over.
- The hill in the park is a liability because of its difficulty in maintenance. Some of the top of the hill will be taken off so it is easier to mow. Mr. Overson was unsure when that will happen.

9. ADJOURNMENT

Motion: COMMISSIONER BRADY MOTIONED TO ADJOURN THE MEETING.

COMMISSIONER SULLIVAN SECONDED. ALL WERE IN FAVOR AND THE MOTION CLOSED AT 6:40PM.

MINUTES APPROVED ON: June 19, 2019

NOTICED BY: /s/ McKenna Marchant

McKenna Marchant, Planning Technician