

**REGULAR MEETING OF THE  
VINEYARD PLANNING COMMISSION,  
Vineyard City Hall, 125 S Main St., Vineyard, Utah  
Wednesday, October 2, 2019 at 6:00 p.m.**

Present	Absent
Vice-Chair Anthony Jenkins	Madam Chair Cristy Welsh
Commissioner Tim Blackburn	Commissioner Jeff Knighton
Commissioner Bryce Brady	Alternate Commissioner Shan Sullivan
Alternate Commissioner Tay Gudmundson	
Alternate Commissioner Jessica Welch	

**Staff Present:** Elizabeth Hart, Chris Wilson, McKenna Marchant

**Others Present:** David Lauret, Bronson Tatton

**1. CALL TO ORDER**

Vice-Chair Jenkins called the meeting to order at 6:02pm.

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

Vice-Chair Jenkins asked Commissioner Gudmundson to lead the Pledge of Allegiance.

**3. OPEN SESSION**

Vice-Chair Jenkins opened the open session at 6:03am. There were no public comments and the public comment closed at 6:03am.

**4. MINUTES REVIEW AND APPROVAL**

**Motion:** COMMISSIONER BLACKBURN MOTIONED TO APPROVE THE MINUTES FROM THE AUGUST 18, 2019 PLANNING MEETING. COMISSIONER GUDMUNDSON SECONDED THE MOTION. ALL WERE IN FAVOR AND THE MINUTES WERE APPROVED.

**5. BUSINESS ITEMS:**

**5.1 Waters Edge Clubhouse 2**

Ms. Hart began by introducing Waters Edge Clubhouse 2. It is the second clubhouse for Waters Edge and is located in the Willow neighborhood. The applicant is proposing a clubhouse which will have a 1,745 square foot fitness room, two restrooms, and a mechanical room. Outside there will be a 4,021 square foot pool which holds approximately 80 occupants, 335 square foot hot tub which hold about 7 occupants. There is outdoor seating and a lawn area. There is fencing along the residential backyards. There will also be an ornamental fence around the edge of the property. They're proposing 1.6 acres of open space and 17 parking spaces (required to have 12 spaces). The building is only 20 feet away from residential but they have 12 feet landscape buffer. The materials are similar to materials at the existing clubhouse, but

not identical. Staff recommends the following conditions: the applicant put in the required shrubbery between the parking lot and street; meet the minimum size requirements for installation of the plants (deciduous trees need to be at least 2-inch caliper, evergreens need to be 6-feet in height, and shrubs a minimum of 5-gallons); coordinate detention pond area with engineering; and have a minimum of 3 bicycle parking stalls according to code. Staff recommends approval.

Commissioner Brady asked if there will be play equipment.

Mr. Tatton responded there will be unique play equipment there. He believed it will be the compound explorer dome there.

Commissioner Brady asked where the money from the HOA fees has gone.

Mr. Tatton responded the fees have been collected and have gone into a reserve account for emergencies. The buildings are 100% funded by Flagship. Once the HOAs take over, Flagship will walk through them with them to ensure they understand all the maintenance.

Further discussion ensued concerning the size, use, and design of the clubhouse and pool. The commissioners added a condition that the material and style of the building be as consistent to the other clubhouse as possible.

David Lauret, resident, stated he appreciates the applicant is adding extra parking. However, since there are already so many parking issues in Vineyard, he asked why the applicant does not make some of the open space into a parking lot.

Commissioner Jenkins responded that the area of the second clubhouse does not have a lot of parking issues in those neighborhoods.

Further discussion ensued about when the clubhouse will start (applicant will pull a permit this month) and what some of that construction will entail (retention versus detention pond).

**Motion:** COMMISSIONER BLACKBURN MOTIONED TO APPROVE THE PROPOSAL PRESENTED WITH THE CONDITIONS AS STATED BY STAFF AND THE ADDITIONAL COMMENT ADDED BY THE COMMISSION FOR THE MATERIALS AND STYLE OF THE BUILDING TO BE AS SIMILAR TO THE FIRST CLUBHOUSE AS POSSIBLE. COMMISSIONER GUDMUNDSON SECONDED THE MOTION. ALL WERE IN FAVOR AND THE PROJECT WAS APPROVED.

## 5.2 Cancellation of October 16, 2019 Planning Commission meeting

Vice-Chair Jenkins explained many staff member and commissioners will be out of town on October 16, the next date for a Planning Commission meeting. He then asked for a motion.

**Motion:** COMMISSIONER BRADY MOTIONED TO CANCEL THE OCTOBER 16, 2019 PLANNING COMMISSION MEETING. COMMISSIONER WELCH SECONDED THE MOTION AND ALL WERE IN FAVOR.

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

Commissioner Blackburn met with the architects who are designing the platform for the Frontrunner Station. It is envisioned there will be a number of glass signs. They are considering how to use that space to represent the heritage of Vineyard to some degree. It would introduce those coming to vineyard to the rich heritage of Vineyard. The ideas they are considering are pieces on the steel mill, farming, or Native Americans who populated this area.

## 7. STAFF REPORTS

- Chris Wilson, Assistant City Engineer
  - We have a right of entry permit to start work on the trail system near James' bay. After it is complete, it will be deeded to the city. The developers are working on it in conjunction with Sunset Park. The plan is to have it connect to the country trails further north.
  - Overpass: The noisy part of the construction of the overpass will not happen until late spring next year. They are currently working on piling up the materials right now.
  - Rail spur removal: The timeline is hard to gage. The project is moving forward, but the money received requires several hoops to jumped. We will need to make sure there are no environmental concerns. It could be a year to complete that and then another two years after Union Pacific accepts the new alignment and salvages any old track they still want.

## 8. ADJOURNMENT

**Motion:** COMMISSIONER WELCH MOTIONED TO CLOSE THE MEETING. COMMISSIONER BRADY SECONDED THE MOTION AND THE MEETING ADJOURNED AT 6:43PM.

**MINUTES APPROVED ON:** November 6, 2019

**CERTIFIED CORRECT BY:** /s/ McKenna Marchant  
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McKenna Marchant, Planning Tech