



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

Present	Absent
Madam Chair Cristy Welsh	Commissioner Tim Blackburn
Commissioner Anthony Jenkins	Alternate Stan Jenne
Commissioner Bryce Brady	Alternate Nate Carter
Commissioner Jeff Knighton	
Alternate Shan Sullivan	

Others Present: David Lauret, William Holdaway, Gil Rand

1. CALL TO ORDER

Madam Chair Welsh called the meeting to order at 6:00pm.

2. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

Madam Chair Welsh led the pledge of allegiance.

3. OPEN SESSION

Madam Chair Welsh opened the open session at 6:02. There was no public comment and it was closed at 6:02pm.

4. MINUTES REVIEW AND APPROVAL

Motion: Commissioner Jenkins motioned to approved minutes from February 6, 2019. Commissioner Knighton seconded the motion. All were in favor and the motion passed unanimously.

5. BUSINESS ITEMS:

5.1 MS Properties Lot 12 Site Plan Application

Mr. Brim introduced the project: The applicant, MS Properties, is requesting site plan approval for a warehouse building. The property is located on the west end of 1600 N within the Flex Office & Industry (FOI) district. The building is located on 3.69 acres of the subject property. The applicant is proposing approximately 60,000 square feet of office/warehouse/manufacturing building. *(Continued from February 19, 2019)* The primary change that occurred on the elevations were the colors.

Mr. Gil Rand, architect, came up to introduce the color pallet. He held the color pallet to demonstrate what the colors will look like.

Mr. Brim stated there was some previous displeasure in the blue so there was instruction to go more earth tones.

Commissioner Knighton stated the new elevation was helpful. One of the previous comments was for a little more specificity.

Further discussion ensued about the color scheme. Madam Chair Welsh stated grays were better for the project and the blue should be a more modern color and the approval letter will be signed by the Chair.

Motion: Commissioner Brady made a motion to approve the MS Properties with the proposed conditions and the added condition that staff and Madam Chair Welsh approve the colors of the building. Commissioner Sullivan seconded the motion. All were in favor and the motion passed unanimously.

5.2 The Yard A Site Plan and Conditional Use Application

Mr. Brim requested that this project be continued to March 20.

Motion: Commissioner Jenkins made a motion to continue the public hearing to March 20, 2019. Commissioner Knighton seconded the motion. All were in favor and the motion passed unanimously.

6. STAFF REPORTS

- Morgan Brim, Planning Director
 - General Plan Work Session meeting the consultant will come and present the finished document. It will be a joint meeting and will be April 17th. The city council may cancel the 24th meeting. This will be a conversation with the commissioners and the city council – which will be a few weeks before public hearing. It will be public, but it won't be a workshop with citizens coming and providing a ton of feedback. The consultant will take those comments and insert them into the draft.
 - Madam Chair Welsh asked for a copy of the draft beforehand.
 - High density areas quarterly meetings: The first meeting will be next week. These meetings will address special issues affecting those areas.
 - Neighborhood Watch Meeting on April 8th: concerning neighborhood watch and code enforcement.
- Don Overson, City Engineer
 - Overpass: There was finally a response from union pacific. Hopefully they will get the overpass and air rights approved quickly and then the bidding process will start. It will probably take one and a half building seasons.
 - Train station: There is an overall site plan which Mr. Brim has if the commission would like to see it. Commissioner Jenkins asked that C.O.s are withheld if certain projects (like the trail that goes under the road to the train station) are not finished. Mr. Wilson, staff, stated that the water company would have torn up those trails if the trails had already been put in. The approval to get the train built on state land takes a little bit longer.
- Commissioner Jenkins reported on the Utah Bike Summit:
 - It would have been more useful if the items were more actionable. Vineyard got a shout out for the work they are doing to make the city pedestrian-friendly. A lot of cities will be looking to Vineyard. UDOT is doing a lot with bike design on state roads.

- Mr. Brim added that they are currently creating a north/south bike trail; they already have one that is going east/west.

7. ADJOURNMENT

Madam Chair Welsh asked for a motion to close the meeting.

Motion: Commissioner Jenkins motioned to close the meeting. Commissioner Brady seconded the motion. All were in favor and the meeting adjourned at 6:34pm.

Minutes Approved On: May 1, 2019

Edited By: /s/ McKenna Marchant

McKenna Marchant, Planning Technician