



**PUBLIC HEARING AND REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Vineyard City Hall, 125 S Main St., Vineyard, Utah
Wednesday, January 16, 2019 at 6:00 p.m.**

Present	Absent
Madame Chair Cristy Welsh	Commissioner Jeff Knighton
Commissioner Tim Blackburn	
Co-Chairman Anthony Jenkins	
Commissioner Bryce Brady	
Commissioner Shan Sullivan (Alternate)	
Commissioner Nate Carter (Alternate)	
Commissioner Stan Jenne (Alternate)	

Staff: City Manager Jake McHargue, Public Works Director and City Engineer Don Overson, Assistant City Engineer Chris Wilson, City Planner Elizabeth Hart, Planning Technician McKenna Marchant
Residents: Tyce Flake, Julie Fullmer, David Lauret, Scout Troop, Chris Judd, Mike Woodward, Rob Skidmore, Parker Woodward, Beckham Sitientes, Julee Schetselaar,
Applicants: Jed Stewart (Edge Homes), Brandon Watson (Edge Homes), Brian Hansen (X Development), Eric Towner (X Development)

1. CALL TO ORDER

Madam Chair Welsh called the meeting to order at 6:02pm.

2. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

Madam Chair Welsh invited Tim Blackburn to offer the invocation.

3. OPEN SESSION

Madam Chair Welsh opened the open session at 6:04 pm and asked for public comment on items not on the agenda. Hearing no comments, she closed the open session at 6:04 pm.

4. MINUTES REVIEW AND APPROVAL

There were no minutes to review.

5. BUSINESS ITEMS:

5.1 Lakefront at Vineyard Town Center: Proposed Site Plan Application

Madam Chair Walsh invited Jed Stewart with Edge Homes to present the proposed site plan application for a 685-unit development within the Lake Front Residential district of the Special Purpose Town Center Zoning District attached to tax ID number 17:026:0045. A Work Session Meeting had taken place for this development January 10th, Edge was there to review and submit application to council.

Mr. Stewart stated that Edge Homes had been working hard since the work session to add more diversity to the architecture of the buildings. He showed various condominium designs to which they had updated various facades and rooflines to the plans. He then held up a contemporary townhome design. He explained there will be four (4) different

condominium elevations with three color schemes for each. The color schemes will have various masonry designs. In the previous design everything was themed by area with contemporary and traditional villages. However, in the new designs there will be a lot of diversity and elevations that work together. The townhomes that are perpendicular to 300 W and they were asked to break it up with some different materials. He then demonstrated a new elevation for the townhomes along 300 West, one-third of the units along 300 West will enter in different ways.

Madam Chair Welsh asked what the front side would look like.

Mr. Stewart replied it would basically look the same at the front entry. He then changed gears and stated he believed Edge Homes had done what the Planning Commission asked of them. He then showed another drawing that showed the end of the building two (2) feet taller than the other roofs. There will be a minimum of four (4) different choices. He then flipped to a new picture to give an example of the street scape.

Resident Julie Fullmer stood and asked if there was a reason Edge Homes will do different roofs.

Madame Chair Welsh stated that it was a comment from the Planning Commission so that there was a variation of roof heights instead of just having one look along the lake front.

Mr. Stewart replied that the shingle type is just preference.

Commissioner Brady suggested that instead of all the buildings being the same type of black shingles incorporating some gray shingles as well so that the roofs won't be so uniform.

Madam Chair Welsh responded that a new house just went up in her neighborhood that has tan shingles and it looks beachy and was cute.

Mr. Stewart stated Edge Homes is doing all they can to address variety in the townhomes. Because they are capped with a maximum height, they cannot do a lot with the roofs. Hopefully the roofs will look different with the townhomes. The way to make a building different is to change the building materials.

Madam Chair Welsh then asked if he would talk through the Lake Shore access trails.

Mr. Stewart responded that the development is somewhat limited on beach front access. Edge Homes recognizes that people will cross at different areas so they have incorporated various access points throughout the property. There are trails for people to easily get to the beach. There will be a park on the south that offers beach access. There will also be the Promenade to the north that will give beach access as well. Throughout the project there's four access points to the beach. In total there will be six formal access points to the beach and residents of the development can also walk through the breezeways of the buildings to the beach.

Madam Chair Welsh asked Ms. Hart if she had anything to add.

Ms. Hart stated that were the three-way stop is at 300 West and Vineyard Loop there is a crosswalk shown a little bit north to that intersection, this will have to be moved to be at the intersection. The engineering department requires crosswalks at stop sign intersections

only. In regards to planning and zoning Ms. Hart first addressed open space. She stated that twenty percent (20%) of the project is required to be one of the open space types stated in the Town Center Zoning Ordinance, which include plazas, pocket parks, commons and courtyards. She stated that it is allowed for the applicant to ask for in-lieu substitution of open space that allows for the open space to be offsite on sites like the Promenade. For this project the applicant is asking for an in-lieu substitution for the Utah Lake beach area. Ms. Hart also stated that the open space requirement may be reduced to ten percent (10%) by providing improvements such as lighting, seating and furnishings, pavilions, trails, and landscaping within the open space types. She stated that the development is a total of 51.07 acres and is required to have 10.2 acres of open space to meet the 20% open space requirement. However, because the open space types have the improvements that allow for the reduction they qualify for that ten percent (10%) reduction of open space which means that they would only need to have 5.1 acres of open space.

Madam Chair Welsh clarified they're getting the break in open space because of the improvements the developers will be making.

Ms. Hart replied that yes, they qualify for a reduction in open space based on the improvements.

Resident Julie Fullmer questioned the amount of open space the developers would be required to provide. She stated that to her, the improvements wouldn't be going to benefit the whole population and she preferred that they kept the open space instead. She recommended that commission consider that and said that if it was her, she wouldn't approve the development with the reduced open space.

Ms. Hart the only thing with that is the code doesn't specify if the open space is required to be public or private.

Further discussion ensued between resident Julie Fullmer and Ms. Hart on code descriptions of green space and private and public amenities.

Commissioner Jenne recapped some discussions that had happened about the Promenade on the north side of the development that would be developed by the Anderson Group or Edge.

Ms. Hart stated the agreement with the Anderson group hadn't been finalized yet for the Promenade which is why it will not be included in the site plan application.

Mr. Stewart stated that Edge Homes had committed one (1) million dollars in the improvements for the lake front and Promenade. They believe they meet the open space requirements. The Promenade development is out of Edge's control and is a negotiation that includes the city, Anderson and the RDA.

Commissioner Jenkins asked if some of that will be part of the Lake Shore project.

Mr. Stewart said there is a trail and sod that will run along Utah Lake. They'll regrade, re-sod, and improve the area right next to the lake. Those improvements will cost a couple hundred thousand and the rest will be spent on the Promenade.

Madam Chair Welsh said that she was frustrated because if they had made some different decisions, they would have had more open space. The clubhouse amenity bought the City 50% less open space, and Edge is receiving that reduction because of the amenities: clubhouse, pavilions, and play areas.

Brandon Watson, Edge Homes, said the initial contribution of one million dollars would have been to improve the lake front. It was clear no one on the councils wanted that. The million did include the section with the Utah lake proposal. It's part of the deal.

Resident Julie Fullmer clarified that the City was concerned that they would not be able to get the rights for it and they could produce a park elsewhere. They wanted to have the documents for the project. In the town center there's a negotiating tool for the planner to determine just to make sure we were getting the right amenity or the amenities produced more green space.

Commissioner Jenkins asked if there could be tradeoffs for the open space. He has been thinking about a lot about the size of the project coming in and with the trend of electric cars he stated he was concerned that those with electric cars would be unable to live in the condo units if they do not have charging stations.

Mr. Stewart stated as part of the overall city code they are actually required to provide electric parking. The condos actually have a garage and every resident can allow access to electrically charge in their garage. It's about \$3,700 to do that.

Ms. Hart stated the conditions for approval: First, the applicant/owner shall maintain general conformance with all proposed building elevations for building types. Staff shall review all permits and ensure conformance. Second, the applicant/owner shall maintain general conformance with the proposed landscaping, trail, park amenities and open space plans. Staff shall review these to ensure compliance with the zoning district regulations. Third, the proposed open space along Utah Lake shall be approved by city staff. Open space credit shall be provided in conformance with the provisions of the zoning regulations. Fourth, the design and alignment for 300 West and Vineyard Loop Road, including adjacent landscaping, shall be approved by public works department. Fifth, the applicant shall be responsible for the extension and/or improvement of the Utah lake trail abutting the proposed development.

Commissioner Jenkins asked for other concerns from other council members.

Commissioner Jenne stated he was very concerned about approving a project which depends on if's and maybe's. They're adding 600 units without creating roads. He stated he was in agreement with other concerns on open space, specifically the concessions about a park on the north end. He also stated he was concerned about the safety of the Freedom Elementary.

Commissioner Jenkins asked for clarification.

Commissioner Jenne responded that in traffic studies the left-hand turn failed, but that study was done before Lake Front has been built out. He said there was a promise of traffic

light but there is no light. Concerned about committing approval to the project before the traffic problem is solved.

Commissioner Blackburn asked for more information about the traffic study that was done and asked if it showed how traffic would flow.

Mr. Watson responded that yes, there was a traffic study done by Edgewater in the last few months. The only turn that failed was (which operated at level of E or F) was the left-hand movement. The City also did their own traffic study which correlated to Edge's study. When the Center Street overpass occurs, it will alleviate a lot more traffic of everyone going to hit the freeway.

Chris Wilson, Assistant City Engineer, stated that they have a manual, the MUTC, that they look at for traffic patterns, they have to meet so many warrants just to meet so many. If one pattern fails it just means that some people are waiting longer than they would like at a turn.

Resident Julie Fullmer stood and asked if 400 South and Geneva was operating at a level D.

Mr. Overson, Public Works Director and City Engineer, replied that 400 South and Geneva was operating at a D.

Resident Julie Fullmer asked if the City can just add a stipulation to the development that the light will have to be put in at a turn in order to be approved.

Mr. Overson responded that as engineers, it is their job to do regular studies on a regular basis. They will continue to repeat the study. The engineers are always watching the intersections that are not working well and they design though intersections for signals when they're necessary. But the engineers will continue to monitor those intersections and when necessary put overpasses in. They try to create safe roads and also make it as economically feasible as possible.

Madam Chair Welsh recognized that it may not fail right now, however, her children cross that street twice a day and they almost get hit by a car every day. They need a light there now.

Resident Julie Fullmer insisted that the traffic light does have to do with the proposed project. If their project is going to fail the intersection, it can be an issue. If the traffic is going to go out on lake road it may not be an issue.

Mr. Overson responded that in the beginning of the project they won't have 600 residents and that the project will gradually build out. He asked Mr. Stewart how long he expects the project will take.

Mr. Stewart responded that it is a four (4) year project.

Mr. Overson expanded on Mr. Stewart's statement and said the development will be phased in over time. Everybody needs to make sure that everybody stays safe. The road is not, not safe because of everybody. It's not safe because of a few people not obeying the law.

Commissioner Jenne invited everybody to drive east on 400 when kids are crossing it's dangerous and it's also clogging up the road.

Mr. Stewart reflected on Edge Homes commitment to the north saying both them and Anderson Geneva Development are committed to the development of the Promenade, and that it will happen it's just a lot of moving pieces.

Commissioner Brady was excited about high density housing (if done right) and improvements to the lake. He heard the Promenade was happening and now he's hearing its falling apart. The public land on either side of Lake Front with the private development in the middle made a lot of sense. However, now he feels like everything has been flipped.

City Manager Jake McHargue said the City is working on an agreement with Anderson and the City has the power to enforce the Promenade. These developers are just saying they don't need to improve the Promenade for their open space requirements. The city is working with Anderson on what will be done.

Commissioner Brady asked for clarification on the ten percent (10%) reduction, if it was automatically given.

Miss. Hart stated that the city planner may allow for the open space requirement be reduced down to ten percent (10%) if they meet those improvements, it doesn't say we have to give them the reduction if they meet the improvements.

Commissioner Brady said that it sounded like much of the commission has been adamant about the green space.

Commissioner Brady interjected that the green space is currently a condition.

Commissioner Brady asked what kinds of grass the developer will be putting in by the lake.

Mr. Stewart responded that they will work with Don Overson on what kind of grass will be used that will look great, but be easy for the city to maintain.

Resident David Lauret stood and asked how the Lake Shores mesh with Walkara Way.

Madam Chair Welsh responded that this development would butt up to it.

Mr. Stewart clarified that this piece of lakefront property would not be a part of Walkara Way.

Commissioner Alternate Shan Sullivan stood and voiced her agreement to everything the Planning Commission had already said in regards to traffic, open space, and high density done right if Vineyard has the infrastructure.

Madam Chair Walsh expressed appreciation to Edge Homes and desire to work with them. She said she didn't feel like she knew what the Commission would be voting for, but asked if anyone would like to motion.

Commissioner Blackburn added his appreciation, but said there are still two or three pieces missing. He moved to make a motion to continue the discussion for the next Planning Commission Meeting.

Commissioner Brady asked for an outline of what the Commission would be approving.

Madam Chair Welsh said the commissioners needed time to understand code and to see all the rendering of the new plans of the proposed designs and backyard variances in single family homes.

Commissioner Jenne added the open space reductions were a surprise.

Commissioner Jenkins remarked that he was ok to make a motion with some conditions including: one million dollars of improvements be finalized and traffic study after so many units are occupied depending on future details.

Madam Chair Welsh added a concern of 300 West being redesigned without them seeing it.

Mr. Overson said that staff has already asked the developers to change 300 West to meet their standard cross section and bike lanes to make sure everything on the new section met that. They also wanted to swap possible locations to spread out connections into the subdivision. Those were the things they asked them to do there won't be a lot of changes on there. Parking and bike lanes.

Madam Chair Welsh asked for another motion.

Motion: COMMISSIONER BLACKBURN MOTIONED TO MOVE APPROVAL FOR THE LAKE FRONT DEVELOPMENT FOR THE NEXT PLANNING COMMISSION MEETING. NO COMMISSIONER SECONDED THE MOTION.

Madam Chair Welsh asked for another motion.

Motion: COMMISSIONER JENKINS MOTIONED TO APPROVE THE LAKE FRONT DEVELOPMENT WITH THE PROPOSED CONDITIONS LISTED IN THE STAFF REPORT AND THE ONE MILLION DOLLAR IMPORVEMENTS BE FINALIZED AND A TRAFFIC STUDY BE COMPLETED AFTER A CERTAIN NUMBER OF UNITS HAVE BEEN OCCUPIED. COMMISSIONER BRADY SECONDED THE MOTION. COMMISSIONERS BRADY AND JENKINS WERE IN FAVOR OF THE MOTION. COMMISSIONERS WELSH, BLACKBURN, AND JENNE VOTED IN OPPOSITION. THE MOTION DID NOT PASS.

Madam Chair Welsh asked for another motion.

Motion: COMMISSIONER BLACKBURN REPEATED HIS MOTION TO CONTINUE THE LAKE FRONT AT TOWN CENTER SITE PLAN APPLICATION TO THE NEXT PLANNING COMMISSION MEETING. COMMISSIONER JENNE SECONDED THE MOTION. ALL WERE IN FAVOR EXCEPT COMMISSIONERS JENKINS AND COMMISSIONER BRADY. THE MOTION PASSED THREE TO TWO.

6. WORK SESSION

6.1 The Yard A Site Plan

Madam Chair Welsh welcomed Brian Hansen Brian Hansen with X Development to discuss the Yard project. Mr. Hansen introduced the project by saying this was a work session for them and they are meeting in February with Planning Commission for approval. He stated that they will be building retail buildings. There will be a sidewalk that goes all through the development. There is a golf vendor at

the south end so people can walk through the buildings to the golf vendor on the south side and spur the retail in the center part.

Ms. Hart stated the developers are required to have public or private gathering space of 10% on the property. She stated that with what is existing on the site they are about 5.4% and would need to add additional gathering space to meet the required ten percent (10%) which can include things like outdoor seating, larger sidewalks or firepits.

Madam Chair Welsh asked if there would really be eight (8) drive thru's. Mr. Hansen replied yes.

Commissioner Blackburn asked Ms. Hart to highlight where the drive thru's were on the map.

There was discussion on the requirements for drive-thru's within the zoning ordinance.

Ms. Hart stated that staff has requested a sweeping conditional use permit application for all of the drive thru's which will be required to contain details for each individual drive thru. The Planning Commission will see details for all of them. They will be able to add conditions based on each drive-thru for the approval of the conditional use permit.

Mr. Hansen argued the current trend in retail are drive thru's. Everything now is built to have a drive thru, and all the retailers want a drive thru. It's difficult to sell a suite if there's not a drive thru attached. The developers will make them look good. The berms, stacking and front façade of the buildings will ensure clean, professional, and modern looks. The developers have also tried to push the buildings out to the street as far as possible.

Madam Chair Welsh mentioned revising of the general plan for the city, and stated that it didn't seem that this plan met the vision of the city. She stated she was concerned that this area seems to be geared around cars. It is great there's lots of parking, but it needs more sidewalks on both sides of the road. The sidewalk on the west comes up to the street and connects all the way to the golf area, but there is no sidewalk coming in from Mill Road.

Mr. Overson stated the idea is that all people living on both sides of Mill Road will be able to access the property at the Forge by the sidewalk. Improving the Forge with interconnections is key.

Mr. Hansen said that he sees better connectivity through the whole site. He said he understands the goal of connectivity in the City. He wanted to pull all the buildings and sidewalks to the edges and parking fields in the middle.

Further discussion ensued about parking in the Forge.

Madam Chair Welsh asked if Mr. Hansen has specific tenants in mind for each of the buildings.

Mr. Hansen responded that X Development does have specific tenants in mind. However, only one business can get the drive thru. The dotted lines on the plat represent how many units could be taken in each building, however, the developers are hopeful that the businesses will take up more units than just one. For example, Chubby's (in the first phase of development) has take up three of the units of its building.

Commissioner Blackburn asked about the solid line around the east end of the round-about on the plat.

Mr. Hansen responded that the line is just a division line of what has already been built.

Commissioner Blackburn asked if parking is necessary in the units right in front of the Megaplex.

Mr. Hansen answered that retail trends show that areas like those units are killed by no nose parking. For example, the Jordan Commons were killed because no parking in between the units. The retail units were eventually turned into office space. The developers have studied that so they switched to this layout.

Madam Chair Welsh asked when the developers will finish their roundabout.

Mr. Eric Towner responded there will be a special monument going in there which has been a little held up with the engineers and insurance company, but it should be done within the next 45 days.

Commissioner Jenne thanked the developers for giving the Commission a heads up to digest this before the approval.

Madam Chair Welsh made a final comment about the conditional use permitting, increased landscaping and coming prepared with final site plan.

Mr. Hansen answered in the affirmative.

6.2 Zoning Text Amendment: Regulations for Golf Driving Ranges

Ms. Hart opened the discussion for regulations for golf driving ranges in Vineyard by stating that this has been Mr. Brim's, the Planning Director, project, but basically the code is for fencing around golf facilities. Right now, the zoning ordinance does not allow fencing to exceed six feet. With the new ordinance it would allow for golf driving ranges to have a fence netting up to 180 feet. She stated that lighting would not be allowed higher than twenty-five (25) feet or on top of any pole that is holding the netting up.

Commissioner Blackburn asked how far away these types of facilities are required to be away from residential areas. Ms. Hart stated that the new code says 400 feet away but the proposed facility is located further than 400 feet away from the Edgewater community.

City Manager Jake McHargue commented that Mr. Brim had been working with Top Golf staff in Midvale to ensure that the code enable the golfing vendor, but also protect citizens. It will also act as a concert venue close to residential zoning and the staff will be working to ensure that it will not be impactful.

Commissioner Brady asked about colors for netting and poles.

City Manager McHargue answered that they do not have those types of details yet, but first they need to get through the zoning process so that the plans can be submitted.

Commissioner Jenne asked for description of project.

Ms. Hart pulled up some pictures of Topgolf. There was discussion on the facility.

6.3 Zoning Text Amendment: Regulations for Short Term Rental Units

Discussion regarding regulations for short term rental units to ensure proper regulation, safety and parking was moved to the next Planning Commission meeting.

6.4 Zoning Map Amendment: Rezoning City Owned Property

Discussion regarding a proposal to rezone city-owned property located at tax ID number 17:023:0017 to Public Facilities (PF), which property is 9.05 acres of size and was recently annexed into the City for a future Public Works yard and office was moved to the next Planning Commission meeting.

7. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

None was given.

8. STAFF REPORTS

None was given.

9. ADJOURNMENT

Motion: COMMISSIONER BRADY MADE A MOTION TO ADJOURN AT 7:49PM. COMMISSIONER JENNE SECONDED THE MOTION. ALL WERE IN FAVOR AND THE MOTION PASSED UNANIMOUSLY.

MINUTES APPROVED ON: February 6, 2019

CORRECTED BY: /s/ McKenna Marchant
McKenna Marchant, Planning Technician