



**VINEYARD PLANNING COMMISSION**  
**SITE VISIT: 44 N 350 E, Vineyard, Utah @ 5:30 p.m.**  
**REGULAR MEETING & PUBLIC HEARING:**  
**Vineyard City Hall, 125 S Main Street, Vineyard, Utah**  
**Wednesday, March 20, 2019 at 6:00 p.m.**

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

**Staff Present:** Morgan Brim, Elizabeth Hart, McKenna Marchant, Don Overson, Chris Wilson

**Others:** Graden Ostler, Brian Hansen, Sarah Williams, Daniel Gonzalez, Brian Hansen, Steve Hutchings, and Eric Towner

**1. CALL TO ORDER**

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

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

Commissioner Sullivan led the pledge of allegiance.

**3. OPEN SESSION**

Madam Chair Welsh opened the open session at 6:00pm and asked for public comment on items not on the agenda.

Sarah Williams, neighbor of Lilypad Preschool, stood up and voice her support of the Lilypad Preschool.

The support was noted and Madam Chair Welsh closed the meeting at 6:01pm.

**4. MINUTES REVIEW AND APPROVAL**

No minutes for approval.

**5. BUSINESS ITEMS:**

**5.1 Lilypad Preschool – Site Visit & Conditional Use Application**

The applicant, Emily Hagen, requested approval for a preschool located in her basement. The property is located on 44 North 350 East of Vineyard within the Waters Edge SFD 6500. The zone requires Planning Commissions approval for any preschools within the area.

Ms. Hart introduced the project. Ms. Hagen is doing a home occupation. There was a preschool before in that same house that Ms. Hagen now lives in. Th code allows for two sessions a day, but is currently planning to hold one session per day from 9-11. With a total of six students. The preschool totals 150 square feet inside the applicant’s home. Staff

recommends the following conditions: (1.) If staff receives a complaint there is a problem then the conditions will be reevaluated. (2.) Prior to operation the applicant must put down another parking space. Ms. Hart then turned the time over to Ms. Hagen.

Ms. Hagen clarified that some of the people who have already expressed interest in the preschool actually live in the culti-sac and will just walk their children to the preschool there by relieving traffic pressure.

Commissioner Knight stated he had no concerns and Madam Chair Welsh seconded his feelings.

Mr. Brim inserted that the code does require the conditions listed and the parking requirements.

Ms. Hagen responded that the home has a 3<sup>rd</sup> car garage that they could open providing an extra parking spot.

Commissioner Jenne stated it was important to have the motion clarify the 3<sup>rd</sup> car garage would be open to provide a spot and to set a precedence for future cases that will come.

**Motion:** COMMISSIONER JENKINS MOTIONED TO OPEN THE PUBLIC HEARING.  
COMMISSIONER SULLIVAN SECONDED THE MOTION AND THE PUBLIC HEARING OPENED.

There were no public comments.

**Motion:** COMMISSIONER SULLIVAN MOTIONED TO CLOSE THE PUBLIC HEARING.  
COMMISSIONER KNIGHTON SECONDED THE MOTION AND THE PUBLIC HEARING WAS CLOSED.

**Motion:** COMMISSIONER JENKINS MOTIONED TO APPROVE THE CONDITIONAL USE PERMIT WITH BOTH CONDITIONS AS STATED BY STAFF. COMMISSION KNIGHTON SECONDED THE MOTION.

## **5.2 The Yard A Site Plan and Conditional Use Application**

The applicant, Brian Hansen with X Development, is requesting approval of a site plan and approval of a conditional use permit for six (6) drive-thrus. The site is located within the Regional Mixed Use (RMU) district and is located east of the existing four (4) buildings in front of the Megaplex. *(Continued from March 6, 2019)*

Ms. Hart began by explaining the development. Some of the development includes bike racks with parking for 48 bikes. Buildings G and M are not part of this application. The one direction sidewalk will contain pedestrian crossings on the north and south. There are pedestrians' crossings connecting the west and east sides of the development. Around the roundabout there are two pedestrian crossing that allow you to get to buildings A and B. There are a lot of pedestrian connection. There is a minimum of 10% open space required for

this development. They are required to have 51, 662 total square feet; they have 105,818 square feet, which is 20% of the development and includes all open plazas, landscaping, outdoor seating, etc. In terms of architecture they meet the standard. The height is between 23 and 26 feet. The 26 feet comes from the parapets which create a false façade. They have wall pop-outs, the primary entrances are covered. All mechanical and building equipment will be in a separate room for each building and all roof equipment is screened by the parapets. There is also screening from the dumpsters. The site lighting is adequate, but the trees they're proposing will overgrow the lights. They need to maintain trees or change their trees. There is one issue of concern for staff, for 90-degree parking stalls the minimum width for the isle is 24 feet. If you measure from the island to the curb it is only about 21 feet so they will have to expand that to meet the minimum 24 feet. This is a shared parking site. All the buildings are retail or general retail with one building specifically designated as a restaurant. Building K, restaurant, requires 35 parking spaces. There is a total of 91 shared parking stalls, but Building K has 32 directly in front of their building. So they would have 32 plus the 91 shared stalls. In the staff report all the parking is broken out. They are required to have 240 stalls and the developers have a total of 291. They have adequate landscaping which are approved with the Vineyard tree manual. They are required to have 20% of the net site landscaped and they have 105,813 square feet. The stacking distance for drive-thrus is 180-270 feet which goes around the buildings. Each drive-thru entrance shall be at least 50 feet from any street access point. All of the buildings meet that requirement except for building L. Building L needs to redesign to be 3 feet away or the building won't be allowed to have a drive-thru. Drive-thru aisles shall be screened from streets with landscaping that is three feet high. And it needs to be 2.6 feet away from the drive isle. Currently the berm is shown at two feet away from the building so the developers will need to move that away .6 inches.

Mr. Hansen stated that some things that had been talked about was doing bushes instead of the berm.

Ms. Hart stated that equal fenestration shall be shown on all sides facing streets. On the sides facing 650, Mill Road or the road to the round about the building meet it at a minimal amount. The doors will be a mix of steel and glass. There needs to be a condition for any shrubbery planted on top of the 1-foot berm will have to be a minimum of 2-feet at planting. All the sidewalks are between 10-15 feet in width.

Mr. Hansen stated the developers have tried to get in all the sidewalks the commission wanted. The developers believe they have met everything from the last meeting and make the site very walkable. The trees are not a big deal in relations to the lighting and developers can change those types of trees easily.

Madam Chair Welsh thanked the developers for their thorough plans.

Commissioner Jenkins clarified that some of those conditions will be worked out at a staff level.

Mr. Brim stated the commissioners could open public comment to ensure the public had a say in the project.

Madam Chair Welsh opened the meeting to public comment.

Daniel Gonzalez, Four Foods Group, stated his group has lease some space in one of these buildings for Mo Betta's and Swig. If there are any further delays to the project, those businesses are asking for a conditional use to get started on their specific building.

Madam Chair Welsh asked Mr. Gonzalez how many of his businesses will require a drive-thru.

Mr. Gonzalez responded that Swig will be a drive-thru. Mo Betta's will be a walk in.

Conversation ensued concerning sidewalks and drive-thru's.

Commissioner Jenne stated that phase 1 and 2 are complete and then asked if 3, 4 and 5 will follow in that order and if the minimum parking will be met in each phase.

Mr. Brim stated that in order to get occupancy they have to have the minimum amount of parking for that area.

Commissioner Sullivan ask clarify questions for open space.

Ms. Hart responded how the staff measures open space.

Madam Chair Welsh stated that her major concern is Building L and asked how that could be fixed.

Conversation concerning Building L ensued.

Commissioner Jenkins state that he would not like to give up a sidewalk in order to get six inches of bushes in condition number four.

Further conversation ensued concerning the berm and landscaping.

Commissioner Knighton asked if the commission was also approving building elevations.

Further discussion ensued concerning the elevations.

Mr. Eric Towner brought up the fact that the developers had needed to sacrifice some costs because the cement crosswalks were more expensive.

Further discussion ensued about which crosswalks should stay and go in order for some of the buildings to get nichiha.

The commission decided that they would be willing to get rid of the central cross walk in order to add some architectural interest by adding nichiha material or equivalent on at least Buildings F and O.

Ms. Hart stated that all plant shall be a minimum of three feet in height and all signage shall go through the sign permitting process.

Commissioner Jenne added that the developers must submit key to all building materials consistent with discussion for staff to determine the appropriateness.

Mr. Brim restated the three additional conditions: 1. Where berm is not used along a drive-thru aisle next to a road the landscaping shall be planted at a minimum of 3-foot height. 2. The applicant shall, at a minimum, update elevations for Buildings F and O to contain nichiha material or equivalent. 3. Central cross walk on east/west private road shall be removed from the site plan. 4. The applicant shall submit a material key for all elevation materials. 5. Signs must go through a permit process.

Madam Chair Welsh asked for motion

**Motion:** COMMISSIONER SULLIVAN MADE A MOTION TO APPROVE THE YARD SITE PLAN A AND CONDITIONAL USE PERMITS WITH THE CONDITIONS AS READ INTO THE MINUTES BY STAFF. COMMISSIONER JENKINS SECONDED THE MOTION AND ALL WERE IN FAVOR.

### **5.3 The Yard B Road Site Plan**

The applicant, Brian Hansen with X Development, is requesting approval of a road sit plan. The site is located within the Regional Mixed Use (RMU) district and is located south of the existing four (4) buildings in front of the Megaplex.

Mr. Brim reported that this was a simple approval. This contains the Big Shots facility, the medical building, two other professional buildings and some retail. The applicant is requesting approval for the internal road system, curbing and gutter. Sidewalks, elevations, lighting, etc. will all be listed in subsequent site plan. This is the backbone infrastructure for the development. There is approximately 2,100 linear feet and on the southeast there is a temporary culti sac and there is a condition in the approval that the developers will need to meet the fire marshal's approval.

Mr. Steve Hutchings, X Development, showed a map of the site with green showing what they are asking for.

Mr. Brim stated the conditions as follows: 1. Only the streets are being approved. 2. The construction drawings will need to be approved by the engineers. 3. The fire turn around will need to be approved by the fire marshal.

Commissioner Jenkins asked if this would include curb and gutter.

Mr. Hutchings responded this would include curb and gutter but not sidewalks.

Mr. Brim states there is a condition (number five) that sidewalks with a parking strip shall be constructed along Mill Road and 400 North with the construction of the proposed private lanes and infrastructure. That's the public sidewalk, not the internal sidewalk.

Mr. Hutchings asked to wait for the sidewalks to be constructed with the building permits. Some of the buildings will be completed, but the developers are not responsible or liable for paying for the sidewalks in front of some of these buildings.

Mr. Overson stated the developers are creating opportunities for people to access the site, but not walk down Mill Road. To bring in the project by the Megaplex, but not put in a way for all the apartment complexes to the south to access it is a danger.

Mr. Towner responded that these roads are being constructed today to get utilities underneath them to the golf facility and the other out parcels. When those buildings are built along Mill Road and there is a reason for people to walk to those buildings there will be sidewalk.

Further discussion ensued concerning when the sidewalk should be built.

Mr. Brim offered an alternative to the fifth condition as follows: 5. Prior to issuance of the first Certificate of Occupancy for any building in the Yard B Plat, the side walk shall be installed along Mill Road. It does not seem like 400 North will be as important for timing.

Commissioner Jenkins stated his comfort with the occupancy restriction on the sidewalks.

**Motion:** COMMISSIONER JENKINS MOVED TO APPROVE THE MILLTOWN COMMERCIAL YARD SITE B PLAN WITH THE CONDITIONS AS STATED ON THE STAFF REPORT AS WELL AS WHAT MR. BRIM HAD STATED EARLIER AMENDING CONDITION FIVE. COMMISSIONER SULLIVAN SECONDED THE MOTION AND ALL WERE IN FAVOR.

## 6. STAFF REPORTS

- Morgan Brim, Planning Director
  - General Plan presentation on April 10<sup>th</sup>.
    - Mr. Brim asked for all the commissioners to be there. The presentation will be 15 minutes and the rest of the time will be public comment. This will be the best opportunity to insert your comments into the General Plan.
      - Madam Chair Welsh asked for copies of the draft beforehand.
    - Mr. Brim asked for the April 17<sup>th</sup> Planning Commission meeting to be cancelled because there will already be two Planning Commission meetings in April. April 3<sup>rd</sup> meetings.
      - The Commission agreed

- McKenna Marchant, Planning Technician
  - There will be a Neighborhood Watch kick-off meeting on April 8.
  - The sign enforcement letters are just waiting for some clarifying language and the online applications to become available.

## **7. ADJOURNMENT**

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

**Motion:** VICE CHAIR JENKINS MOTIONED TO ADJOURN THE MEETING. COMMISSIONER JENNE SECONDED THE MOTION. ALL WERE IN FAVOR.

**MINUTES FOR APPROVAL ON:** May 1, 2019

**CERTIFIED CORRECT:** /s/ McKenna Marchant

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McKenna Marchant, Planning Technician