



VINEYARD PLANNING COMMISSION MEETING MINUTES

Site Visit: 787 East 400 North @ 5:30 PM

Public Hearing and Regular Meeting: Vineyard Town Hall, 125 S Main St.

Vineyard UT, 6 PM

Wednesday, May 1, 2019

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

Staff Present: City Engineer and Public Works Director Don Overson, Assistant City Engineer Chris Wilson, Community Development Director Morgan Brim, City Planner Elizabeth Hart.

Other Present: Residents Tyce Flake, Chris Judd, David Lauret, Mike Whippey CUWCD, Brant Tuttle Northern Engineering, Blaine Hales with Vineyard MOB.

1. CALL TO ORDER

Madam Chair Welsh called the meeting to order at 6 PM.

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 6:01 PM. She asked for public comment. Hearing none she closed the open session at 6:01 PM.

4. MINUTES REVIEW AND APPROVAL

Madam Chair Welsh asked for comments on the minutes for approval. Commissioner Anthony Jenkins asked staff about not including so many minutes for approval on future agenda. Ms. Hart stated that this should be the last time that so many minutes need to be approved because is up to date on minutes.

Madam Chair Welsh asked for a motion to approve the minutes.

MOTION: COMMISSIONER BLACKBURN MADE A MOTION TO APPROVE THE MINUTES FROM THE DECEMBER 5, 2018, JANUARY 10, 2019, MARCH 6, 2019, AND MARCH 20, 2019 PLANNING COMMISSION MEETINGS. COMMISSIONER SULLIVAN SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION PASSED UNANIMOUSLY.

5. BUSINESS ITEMS:

5.1 Site Visit and Consideration - Vineyard Medical Office Building (The Yard)

Ms. Hart reviewed the project application and zoning ordinance requirements.

Commissioner Jenkins asked the applicant that if there were no parking minimum requirements if they would have still built the same amount of parking. The applicant Blaine Hales answered that for their medical offices the number of parking stalls they install is five (5) spaces per 1000 square feet. He expanded on why that number is used. He stated that yes, they would have at least built one (1) space per two-hundred (200) square feet as required per the zoning ordinance.

Commissioner Blackburn asked the applicant about the privacy fence in front of the building. He asked if there were other options for it, he felt that it was awkward to have a fence there, that it doesn't fit with the building design, and that he doesn't like the fence there and would prefer to something else there. He stated that he has been to doctor offices that have glass that still allows for the privacy that the fence is giving. Mr. Hales responded that the dental office using the space had requested it based off the recommendation they had received from their design consultant. Discussion ensued about the privacy fence.

Chair Welsh stated that she had a concern about the building lighting and it affecting the residents to the south. She asked the applicant if they felt that they might get complaints from the residents on the lighting from the building and possibly from the signage. There was discussion among the commissioners about the proposed lighting. Mr. Brim stated that per the zoning ordinance the commission is allowed to require full cut off lighting, he stated that the lighting proposed appears to be full cut off and some of the lighting will escape out through the glass. He stated that they can determine this from the photometric plan. Discussion ensued about lighting.

Chair Welsh asked about where the required open space will go for the entire development. Ms. Hart stated that the master developer has included a private open space area in front of the golf facility they are proposing for that site. Discussion ensued about the master site open space requirement.

Chair Welsh asked about the dumpster enclosure. Ms. Hart stated that it will match the materials on the building. Chair Welsh asked if it will be shielded. Ms. Hart said that three (3) sides will be a wall and the front will be a gate.

Chair Welsh asked how far setback of the building is from the sidewalk on the west side. Ms. Hart stated that there is no setback. Ms. Hart explained that the property line is actually in the middle of the private road that is west of the building, which is why the building is so close to the road and why they meet the setback requirements. Mr. Brim stated that staff directed

them to bring the building up to the road and put the parking behind the building. He stated that this is a theme you will see throughout the site.

Chair Welsh asked for motion.

MOTION: COMMISSIONER BRADY MADE A MOTION TO APPROVE THE PROPOSED SITE PLAN WITH THE LISTED CONDITIONS. COMMISSIONER BLACKBURN SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION PASSED UNANIMOUSLY.

**5.2 Public Hearing and Consideration- Conditional Use Permit and Site Plan - CUWCD
Wells #8, #9 and #10**

Ms. Hart reviewed the proposed site plans and zoning ordinance requirements.

Commissioner Jenkins asked what the noise level for these types of pump house facility. Mike Whimpey with CUWCD stated that these types of pump houses are designed to be within residential areas. He stated that they design the interior have insulations that helps keep the sound out of the residential areas.

Commissioner Blackburn asked how the three (3) pump houses help the city of Vineyard. Mr. Whimpey explained how CUWCD works within the Wasatch Front.

Mr. Whimpey went through a presentation of the proposed pump houses designs, materials, colors and sites.

Commissioner Blackburn asked about the fencing being concrete compared to other well sites that have that have iron-rod fencing. Mr. Whimpey stated that since these well sites are within residential areas the proposed fencing is to ensure the safety of the residents of the community. Mr. Whimpey continued with his presentation.

Commissioner Blackburn asked if well site #9 will be visible from the Center Street overpass. Mr. Whimpey stated that its possible you might be able to see it.

Chair Welsh asked if there were any other questions. Hearing none she asked for a motion to open up the public hearing.

MOTION: COMMISSIONER BLACKBURN MADE A MOTION TO OPEN THE PUBLIC HEARING FOR THE CUWCD WELL SITES 8, 9, AND 10. COMMISSIONER SULLIVAN SECONDED THE MOTION. ALL WERE IN FAVOR. THE PUBLIC HEARING OPENED AT 6:47 PM.

Chair Welsh asked for any public comment. No public comment was given. Chair Welsh asked for a motion to close the public hearing.

MOTION: COMMISSIONER BRADY MOVED TO CLOSE THE PUBLIC HEARING. COMMISSIONER SECONDED THE MOTION. ALL WERE IN FAVOR. THE PUBLIC HEARING CLOSED AT 6:48 PM.

Chair Welsh asked for a motion for CUWCD well site 8, 9, and 10.

MOTION: COMMISSIONER BRADY MADE A MOTION TO APPROVE THE CONDITIONAL USE PERMIT AND SITE PLAN FOR THE CUWCD WELL SITE NUMBER 8 WITH THE CONDITIONS AS LISTED. COMMISSIONER BLACKBURN SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION PASSED UNANIMOUSLY.

MOTION: COMMISSIONER BRADY MADE A MOTION TO APPROVE THE CONDITIONAL USE PERMIT AND SITE PLAN FOR THE CUWCD WELL SITE NUMBER 9 WITH THE CONDITIONS AS LISTED. COMMISSIONER BLACKBURN SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION PASSED UNANIMOUSLY.

MOTION: COMMISSIONER BRADY MADE A MOTION TO APPROVE THE CONDITIONAL USE PERMIT AND SITE PLAN FOR THE CUWCD WELL SITE NUMBER 10 WITH THE CONDITIONS AS LISTED. COMMISSIONER BLACKBURN SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION PASSED UNANIMOUSLY.

Commissioner Blackburn commented that he appreciated the applicant making the effort to match the surrounding residential areas with the design and colors.

5.3 Anderson Geneva Northeast Record of Survey

Chair Welsh asked the commission for a motion to remove the Anderson Geneva Northeast Record of Survey from the agenda.

MOTION: COMMISSIONER BRADY MADE A MOTION TO REMOVE THE ANDERSON GENEVA NORTHEAST RECORD OF SURVEY FROM THE AGENDA. COMMISSIONER JENKINS SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION PASSED UNANIMOUSLY.

5.4 Special Meeting

Mr. Brim stated that X Development requested that we hold a special meeting for their Yard B site plans for the Golf Facility and Medical Building they will proposing. Mr. Brim stated that how the commission has done big projects like this in the past was to have one meeting for a work session with the applicant and then the next meeting to have the applicant go through the approval process.

Chair Welsh asked if the special session would be the work session. Mr. Brim stated that a special session is a meeting that is scheduled outside of your regularly schedule meetings. Mr. Brim stated that the May 15th Planning Commission meeting would be the work session and then we would have the official public hearing and decision during the special meeting. He stated that they do not have to approve a special meeting. Mr. Brim stated that staff is recommending May 21, 22, 23, or 29.

Commissioner Jenkins asked why they are requesting for the special meeting. Mr. Brim stated that they want to move forward as soon as possible.

Discussion ensued about dates for a special meeting.

MOTION: COMMISSIONER JENKINS MADE A MOTION TO SCHEDULE A SPECIAL MEETING ON May 29th AT 6PM. COMMISSION SULLIVAN SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION PASSED UNANIMOUSLY.

6. WORK SESSION:

6.1 Planning Commission Bylaws

Mr. Brim reviewed the Planning Commission Bylaws. There was some discussion on the proposed changes by staff.

6.2 Home Occupations

Mr. Brim discussed allowing accessory structures to be used for home occupations.

Chair Welsh asked if this was being discussed because of all the two-story sheds that have been popping up in backyards as of late. Commissioner Brady stated that he had been talking to Mr. Brim about allowing them. Discussion continued.

Commissioner Brady explained his stance on allowed accessory structures for home occupations. Chair Welsh expressed concern on allowing a light manufacturing type use within a residential area. Commissioner Jenkins commented that the intent would be to allow uses that wouldn't disturb the residential character. Mr. Brim stated that the code would have to be clear on what would and would not be an allowed use, for example mechanical work. Commissioner Blackburn stated his concern was building more code to enforce and that we have an issue with enforcing the code we have now, and that if they can't perform their job within their home then they shouldn't be doing it within a residential area. Mr. Brim discussed storage and office uses that could be allowed. Discussion ensued.

7. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

Commissioner Blackburn reported on the Vineyard service day that took place the weekend before. He also reported on the Vineyard Heritage Celebration events taking place at the end of May.

Commissioner Jenkins commented that in the future when the city hosts a 5k run that the city should not use permanent paint to mark the course.

8. STAFF REPORTS

- Morgan Brim, Planning Director
Mr. Brim discussed a future zoning ordinance text amendment for fencing.
- Don Overson, City Engineer

Mr. Overson reported that they resubmitted the design plans for the Center Street overpass. Discussion ensued on this topic.

He also reported on the water tank location with Orem and Alpine school district. Discussion ensued on this topic.

9. ADJOURNMENT

Chair Welsh asked for a motion to adjourn the meeting.

MOTION: COMMISSIONER BLACKBURN MOVED TO ADJOURN THE MEETING AT 7:37PM. COMMISSIONER SULLIVAN SECONDED THE MOTION. ALL WERE IN FAVOR. THE MEETING ADJOURNED AT 7:37 PM.

MINUTES APPROVED ON: June 6, 2019

CORRECTED BY: /s/ Elizabeth Hart

Elizabeth Hart, Planner