

**PUBLIC HEARING AND REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Vineyard City Hall, 125 S Main St., Vineyard, Utah
Wednesday, July 17, 2019 at 6:00 p.m.**

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

Staff: Morgan Brim, Don Overson, Elizabeth Hart

Other: Eric Towner and Steve Hutchings from X Development, Tyce Flake, David Lauret, Scott Macfarlane, Candice Macfarlane, Graden Ostler

1. CALL TO ORDER

Madam Chair Welsh opened the meeting at 6:01pm.

2. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

Madam Chair Welsh asked all to rise and say the Pledge of Allegiance with her.

3. OPEN SESSION

Madam Chair Welsh opened the open session at 6:02pm. After no comments were given, she closed it at 6:02pm.

4. MINUTES REVIEW AND APPROVAL

Motion: COMMISSIONER JENKINS MOVED TO APPROVE THE MINUTES FROM THE JUNE 19, 2019 PLANNING COMMISSION MEETING. COMMISSIONER SULLIVAN SECONDED THE MOTION. ALL WERE IN FAVOR.

5. BUSINESS ITEMS:

5.1 Public Hearing and Consideration: The Yard B Lot 2 Site Plan and Conditional Use application, and The Yard B Lot 4 Site Plan Application.

The applicant is requesting approval of two (2) site plan applications and a conditional use application. The proposed projects are within the Yard B development, south of the Megaplex and north of 400 North, located on lots two (2) and four (4). This development is within the Regional Mixed Use (RMU) zoning district. The applicant is proposing a 36,948 square foot outdoor commercial recreation golf facility for lot two (2) and a 44,918 square foot medical office building for lot four (4). The outdoor commercial recreation golf facility is a conditional use within the RMU district.

Ms. Hart began with Lot 2. This is the Yard B development. It is 8.52 acres and within the RMU district. The use proposed is outdoor commercial recreation. It is a golf entertainment facility. 56 bays and a driving range. There will be a bar and restraint within the building. It's two stories and about 482 feet from Edgewater. The building meets the setback requirements for the RMU district. There is a 200-foot-long drop-off

area in front of the building. There will be yield signs to be traffic calming. There will be stamped concrete for the crosswalk. There is a landscape barrier between the drop-off lane and drive lane.

Commissioner Gudmundson asked that there be some sort of grit on the stamped concrete, which can sometimes be slippery.

Mr. Eric Towner replied that they seal their concrete and there is a grit mixed into that sealant.

Ms. Hart stated the developers meet all zoning requirements and staff is recommending approval. They have a dumpster with a barrier around it. Lighting is proposed to be all downlit. There are no proposed exterior building lighting except the LED which is embedded in the wall. They are required to have 139 parking stalls and they are proposing 185. They're required to have 5% of the parking lot landscaped and they meet that with 7.7% landscaped. There is 20 feet of landscaping around the fence on the north side and 30 feet on the rear side and 12 feet on another side. The driving range proposed is turf and that is 176,000 square feet of landscaping. All the landscaping around the building and the parking lot is about 57,000 square feet. They meet the landscaping requirements (74,100 square feet) and exceed it by 230,000 square feet. The applicant has requested that we calculate open space in a combination of both lots. The open space states that recreation facilities can be considered as open space. Staff has determined that the recreational facilities will count toward it, which totals 561,160 square feet. The driving range is 350 feet at its widest point and 661 feet at its longest. There are 25 pole which hold up a golf safety net. Lighting is proposed at the top of the building directed toward the range. They have one bike rack with 6 bike stalls. The operating times are proposed to be Sunday through Thursday 9am-12am and Friday-Saturday 9am-1am. They will offer concerts and other outdoor events that may extend those hours to 2am.

Commissioner Welch stated that 6 bike racks did not seem like very many bike spaces for the building.

Mr. Brim recommend to look at how many employees there will be and to add as much bike parking as possible.

Further discussion ensued about the drop-off area around the facility. Mr. Brim proposed "The roadway in front of the golf club running north south, known as 700 East, shall be stripped with paint or constructed with material separate from asphalt to identify a pedestrian crossing zone from the yield sign to the south side of the drop off area."

Mr. Brim stated that Commissioner Knighton (not present) felt that there should be more variety in architectural material facing 700 east. The idea was that the south side looked amazing, but the material and color should be incorporated into the north side.

Mr. Towner responded that he thought that face of the building "looks great" and when the landscaping and the windows and everything is put in it will look great and it meets their budget.

Further discussion ensued about architecture, lighting and budget.

Madam Chair Welsh opened up the session to public comment on the Golf Club.

Candice Macfarlane, resident, stated she thought it was odd how the drop-off ends in the middle of the intersection.

Motion: COMMISSION JENKINS OPENED UP THE MEETING TO A PUBLIC HEARING. COMMISSIONER GUDMUNSON SECONDED THE MOTION AND ALL WERE IN FAVOR.

Mr. Overson addressed Mrs. Macfarlane's question stating he was unconcerned with the location of the drop-off because the yield sign will control traffic going through the intersection. His real concern was if people were going to just head west from there. People need to continue north at the intersection. Putting a curb would make it hard to remove snow, but there could be a sign. The drop-off should be in front of the building, maybe extended a little to the north.

Further discussion continued about the drop-off location.

Motion: COMMISSIONER WELCH MOTIONED TO CLOSE THE PUBLIC HEARING. COMMISSIONER GUDMUNSON SECONDED THE MOTION. ALL WERE IN FAVOR AND THE PUBLIC HEARING CLOSED.

Commissioner Welsh stated that she was concerned with the open allowance for the Golf Club to hold an event past their normal hours. She stated she would rather have them pull a permit from the city like any other event does so everything can be examined case by case.

Mr. Brim recommended they just do a yearly special event permit once they know their calendar.

Further conversation ensued about the hours of operation and special event permitting.

Mr. Brim recommended approval with the listed eight conditions and the addition of condition nine.

Motion: COMMISSIONER GUDMUNSON MOTIONED TO APPROVE THE SITE WITH THE LISTED EIGHT CONDITIONS AND THE ADDITION OF CONDITION NINE: THE ROADWAY IN FRONT OF THE GOLF CLUB RUNNING NORTH SOUTH KNOWN AS 700 EAST SHALL BE STRIPPED WITH PAINT OR CONSTRUCTED WITH MATERIAL SEPARATE FROM ASPHALT TO IDENTIFY A PEDESTRIAN CROSSING ZONE FROM THE YIELD SIGN ON THE NORTH TO THE SOUTH SIDE OF THE DROP-OFF AREA. COMMISSIONER WELCH SECONDED THE MOTION. ALL WERE IN FAVOR.

Ms. Hart explained Lot 4 in the Yard B: it is 3.16 acres and they are proposing to do a medical office building which is a permitted use within the RMU. The building is approximately 44,918 square feet. It is only two levels, but is proposed at 39 feet in

height. The architecture is more modern than traditional – they have wall popouts and covered entry ways. The lighting is the same as Lot 2, just site lighting and no building lighting. They were required 1 space for 200 square feet of floor area which equals 266 parking stalls they are proposing 266. The code says that parking lots larger than 200 stalls need significant landscape area oriented for pedestrian use which they meet. They were required to have 20% of the site landscaped which was 27,534 square feet and they are proposing 40,000 square feet of landscaping. 15% of that is sod which is the frontage between 400 North and Mill Road. They are proposing a 3-foot berm for parking stalls which face a residential area (Edgewater). They do have bicycle parking stalls. Staff is recommending approval with four conditions. Ms. Hart then read those conditions.

Mr. Towner asked how the light spillage from the project will be dealt with, because even though the photometrics say that the light bubble won't reach those residential areas, it will.

Mr. Brim responded that as long as you meet the code which restricts the light source (the most penetrating power) from impacting residents. It will not be as excessive as other lighting.

Further discussion ensued about the project design.

Motion: COMMISSIONER JENKINS MADE A MOTION TO APPROVE THE LOT 4 OF THE YARD B DEVELOPMENT WITH THE PROPOSED CONDITIONS LISTED BY STAFF. COMMISSIONER GUDMUNSON SECONDED AND ALL WERE IN FAVOR.

5.2 Discussion and Consideration: The Yard B Sign Standard Waiver Application

The applicant is proposing two multi-tenant monument signs, located at two entrances into the Yard B development site. The code restricts signs to be twenty feet in height and one hundred square feet of sign area. The applicant's detail shows that the total square footage is 134 square feet. Staff has added a condition that the proposed sign area is only supposed to be a maximum of 100 square feet. There are no lumens, this is what it looks like at night. They want to halo lighting around the letters; the code says they can do halo lighting through a sign standard waiver. Staff is recommending approval with two conditions which Ms. Hart read.

Further discussion ensued about the sign and sizes.

Motion: COMMISSIONER JENKINS MOTIONED TO APPROVED THE SIGN STANDARD WAIVER FOR THE TWO TENANT MONUMENT SIGNS WITH THE YARD B DEVELOPMENT. COMMISSIONER SULLIVAN SECONDED. ALL WERE IN FAVOR.

6. Work Session

6.1 Accessory Structures in Corner Side Yards

Mr. Brim introduced the topic. Currently accessory structures, like a detached garage or shed, are only allowed in the backyard. The code requires the structure to be 6 feet from the house and 3 from the sideyard and it must maintain the same setbacks as the structure. This really only allows the useable area of the backyard to have a shed in it. Why not allow corner lots to have those structures in their side yards? The Planning Commission has directed the yard must be fenced and for staff to look at setbacks. Staff feels that 3 feet from the side yard property line would be appropriate. It would still have to meet all the other accessory structure requirements. It provides the benefit to allow the larger corner lot side yards.

Commissioner Jenkins asked why it would just be extended to corner lots.

Mr. Brim answered that one of the issues you run into is that you would now be abutting another house. If you allow it on the sideyard that abuts a street it wouldn't have an impact.

Further discussion ensued about accessory structures in corner side yards. Staff was directed to look at the definition of 'screened' on the code and to have the maximum height for the accessory structures be 10 feet and to be one foot further from the fence with every foot of height that the building added.

Madam Chair Welsh asked about leash codes and stated the Planning Commission had been asked to revisit that code section.

Mr. Brim stated that leash codes are actually in the Municipal Code and outside the jurisdiction of the Planning Commission, which only address the Zoning Code.

7. STAFF REPORTS

- Community Development Department
 - Mr. Brim stated that the staff will do a better job at highlighting ongoing projects with an interactive map.
 - Madam Chair Welsh asked for a hard copy of the General Plan to be left at the dieris for the Commissioners and Councilmembers to look over occasionally.
 - Madam Chair Welsh
 - Asked when the slides in Penny Springs park will be coated. Mr. Brim responded he wasn't sure if that was one of the conditions of approval.
 - Asked about the signs that are still up around Vineyard.
 - David Lauret, resident, asked if the cauldron in Yard A will ever be tipped, or just left as a big mosquito breeding ground.
- Engineering and Public Works Department

- Weeds have been cut down throughout the whole city. The mayor is trying to organize a weed pulling competition between neighborhoods. Public works is trying to mitigate the weeds this year, and really prepare for next year so they don't have the same problem.
 - Further discussion ensued about weeds
- Public Works is in the process of getting the bids back for the Center Street Overpass right now. Hopefully by the first of September there should be some movement. The idea is to have it built by next September.
- The Frontrunner station should be finished at the same time that UTA is read to open that station.

8. ADJOURNMENT

Motion: COMMISSIONER SULLIVAN MOTIONED TO ADJOURN AND COMMISSIONER JENKINS SECONDED. ALL WERE IN FAVOR AND THE MEETING CLOSED AT 7:48PM.

MINUTES APPROVED ON: August 7, 2019

CORRECTED BY: /s/ McKenna Marchant

McKenna Marchant, Planning Technician