

**PUBLIC HEARING AND REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Vineyard City Hall, 125 S Main St., Vineyard, Utah
Wednesday, August 21, 2019 at 6:00 p.m.**

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

Staff Present: Morgan Brim, Chris Wilson, McKenna Marchant

Others Present: David Lauret, Mark McClain, Richard Dickerson, Bronson Tattan, Eric Towner, Steve Hutchings, Karla Mata

1. CALL TO ORDER

Madam Chair Welsh called the meeting to order at 6:03pm.

2. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

Commissioner Jenkins offered the opening prayer.

3. OPEN SESSION

Madam Chair Welsh opened the open session at 6:04pm. There was no public comment and the session was closed at 6:04pm.

4. MINUTES REVIEW AND APPROVAL

There were no minutes for approval.

5. BUSINESS ITEMS:

5.1 Public Hearing and Consideration: Panda Express Site Plan and Conditional Use Permit

The applicant requested approval of a conditional use permit for a drive-thru aisle. The applicant proposed to place a drive-thru aisle between Mill Road and the building. The subject property is located on the west side of the Megaplex in Yard A, addressed 554 N. Mill Road, Vineyard, Utah. This development is within the Regional Mixed Use (RMU) zoning district. The total drive-thru aisle length is approximately 277.01 feet.

Mr. Brim began by explaining in the last meeting they were asked to provide more fenestration facing the street. One of the comments in the last meeting was for them to add more windows. They did not want to create more confusion for customers in where to enter the store. The Chair had mentioned doing something more on the top cap of the building. The applicant does have an option that pulls that banding further so the center wall piece is reduced. Mr. Brim invited the applicant to come up and introduce the project.

Further discussion continued about the fenestration of the building.

Madam Chair asked for further public comment for the public hearing. After none were given, she asked for a motion to close the public hearing.

Motion: COMMISSIONER BLACKBURN MOTIONED TO CLOSE THE PUBLIC HEARING. COMMISSIONER SULLIVAN SECONDED THE MOTION AND ALL WERE IN FAVOR.

Madam Chair asked for a motion about Panda Express.

Motion: COMMISSIONER JENKINS MOTIONED TO APPROVE WITH PROPOSED CONDITIONS LISTED IN THE STAFF REPORT DATED AUGUST 21ST WITH THE ADDED CONDITION THAT THE POPOUT ON THE NORTH SIDE HAVE A CAP THAT IS SIMILAR IN ARCHITECTURAL DETAIL TO THE REST OF THE BUILDING AND THE OPTION TO PROVIDE IT BE SUBMITTED AS PART OF THE RECORD. COMMISSIONER BRADY SECONDED THE MOTION. ALL WERE IN FAVOR.

5.2 Site Plan Amendment – Sunset Beach Park

Flagship Homes is requesting approval of a site plan amendment for the Sunset Beach Park, also known as the three (3) acre Utah Lake Shoreline park of Waters Edge. The 3-acre park is located at 300 West and 400 North, north of the James Bay subdivision and up against Utah Lake.

Mr. Brim began by showing the commission the original approval plan of Sept 2018 to what Flagship has now proposed. The amphitheater would be decreased in size and would not have the terraces. The volleyball courts would be removed. There will be a lot of tree in the area for shade.

Mr. Bronson Tattan explained they also reversed the pavilion and restroom locations. There were some utility issues there. There have also been additional stalls added to the parking lot.

Mr. Brim added that many of the changes were recommended by the city.

Commissioner Jenkins asked if staff recommended a change to the terraces as well.

Mr. Tattan responded that that was initiated by Flagship. They had a shared budget between Sunset Beach Park and Penny Springs Park and they have gone over budget on the Penny Springs Park so some things will need to be cut from the Sunset Beach Park.

Further conversation ensued about the terraces where the commissioners came to a general consensus that they would like to keep the terraces. They decided instead of the five original terraces they would like at least three.

David Lauret, resident, commented his confusion for the funding for the Sunset Beach Park. He asked if the city will have to pay for the park since Waters Edge has gone over budget for the Penny Springs Park.

Motion: COMMISSIONER JENKINS MOTIONED TO APPROVED THE SUNSET BEACH PARK WITH CONDITIONS AS LISTED BY STAFF, A MINIMUM OF THREE TERRACES SUPPORTED BY CONCRETE, BIKE STATIONS LOCATED NEAR THE SOUTH AREA OF THE PARK OR WAYFINDING SIGNAGE, FOR PLANS TO SHOW FUTURE SHADE AREAS OF THE PARK, AND FOR A MAINTENANCE SHED OF 20 X 20 TO BE INCLUDED WITH THE PARK. COMMISSIONER SULLIVAN SECONDED THE MOTION. ALL WERE IN FAVOR.

6. WORK SESSION

6.1 Home Occupations – Preschools and Daycares

Mr. Brim let the commission know that the ordinance isn't ready to be reviewed by the commission yet.

7. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

- Commissioner Brady asked if there was a way City Council and the Planning Commission could work together more to approved things – especially with the golf facility coming up and specifically with sign standards.

8. STAFF REPORTS

- Morgan Brim, Planning Director
 - American First Credit Union will be coming at the next meeting along with several code amendments.
 - Signs – Staff is researching allowing signs up to 200 square feet.

9. ADJOURNMENT

Motion: COMMISSIONER SULLIVAN MOTIONED TO CLOSE THE MEETING. COMMISSIONER BRADY SECONDED THE MOTION. ALL WERE IN FAVOR AND THE MEETING ADJOURNED.

MINUTES APPROVED ON: August 4, 2019

CERTIFIED CORRECT BY: /s/ McKenna Marchant
McKenna Marchant, Planning Tech