

**REGULAR MEETING OF THE
VINEYARD PLANNING COMMISSION,
Vineyard City Hall, 125 S Main St., Vineyard, Utah
Wednesday, September 4, 2019 at 6:00 p.m.**

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

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

Others: David Lauret, Justin Wright, Natalie Nichols

1. CALL TO ORDER

Madam Chair Welsh called the meeting to order at 6:01pm.

2. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

Commissioner Brady began the meeting with an invocation.

3. OPEN SESSION

Madam Chair Welsh opened the session at 6:02pm. There were no public comments given and the session was closed at 6:02pm.

4. MINUTES REVIEW AND APPROVAL

Minutes for review and approval from the August 7, 2019 and August 21, 2019 Planning Commission meeting.

Commissioner Welch noted that it was her and not Commissioner Welch that had been at and spoken at the August 7, 2019 Planning Commission meeting.

Madam Chair Welsh asked that the maintenance shed be included in the motion of the park approval in the August 21, 2019.

Motion: COMMISSIONER BLACKBURN MOTIONED TO APPROVE THE MINUTES WITH THE AFORE MENTIONED CHANGES. COMMISSIONER KNIGHTON SECONDED THE MOTION. ALL WERE IN FAVOR.

5. BUSINESS ITEMS:

5.1 Site Plan Approval - American First Credit Union

Ms. Marchant began by introducing the project. The applicant is requesting approval of a site plan approval for a financial institution in Vineyard. The subject property is located just west of Starbucks and Maverick, addressed 758 East Mill Road, Vineyard, Utah. This development is within the Regional Mixed Use (RMU) zoning district. It is a single-story building, approximately 3,178 square feet, of financial institution and office space. There is no conditional permit needed for the drive-thru as it is not located between the building's front façade and the front property line. It fits within the second Economic Development priority of the General Plan to attract a diverse variety of businesses and activities. It will be the first financial institution for the citizens in Vineyard. The proposed building materials are brick, concrete, soffit panels, and aluminum composite materials. The applicant has designed their plan with 23% of the site area landscaped. They are required to have 10% of the site landscaped. They have no trees along Mill Road in the park strip and will be required to follow the Vineyard Tree Manual and put trees along the street frontage road. They are required to have 22 parking stalls and they have proposed 30 stalls. There are also bicycle parking facilities located onsite near the eastern facing entrance and adjacent to the parking lot. There are four drive-thru lanes. The two inner lanes have a stacking width of 13' and the two outer lanes have a stacking width of 12.10' with the gutter included. The 5-foot-wide planter separating the drive-thru and parking lot does not stay 5-feet wide, instead it tapers off to less than 5-feet around the top two stalls. Staff is proposing approval of the plans with the two following conditions: 1. The applicant will increase the size of the landscape buffer separating the drive-thru from the parking lot to five feet. Plans shall be updated prior to the Planning Commission Chair signing the site plan approval letter. 2. Street trees shall be installed within the parking strip along Mill Road in compliance with the Vineyard Tree Manual. The plans shall be updated to reflect these changes and submitted to the city engineer for his review prior to the Planning Commission Chair signing the site plan approval letter.

Ms. Nichols proposed a change to the site plan where the angle would be offset to create that 5-foot planter. It would narrow the drive entrance a little bit, but it would still meet the standard 25-feet.

Discussion ensued concerning parking at the American First Credit Union. Mr. Wright clarified that they have a parking agreement with Starbucks, but they have not agreed on anything further yet.

Discussion ensued about elevations and lighting.

Motion: COMMISSIONER BRADY MOTIONED TO APPROVE THE SITE PLAN WITH THE PROPOSED CONDITIONS AS STATED BY STAFF. COMMISSIONER KNIGHTON SECONDED THE MOTION. ALL WERE IN FAVOR.

6. WORK SESSION

6.1 VZC 15.34.050 Accessory Dwelling Units

Mr. Brim began by explaining there is still concern about parking and lot sizes for Accessory Dwelling Units (ADUs). Staff would like to do more research concerning limits on neighborhoods, lot size, tiered parking requirements, bedroom numbers, etc.

Commissioner Welsh expressed concern of creating a concrete jungle by requiring so much parking.

Mr. Brim responded that those standards will all be clarified before proposal.

Further discussion ensued about parking increases and ADU approvals.

6.2 VZC 15.34.150 Home Occupations

Mr. Brim introduced Commissioner Brady who has done a lot of research about home occupations.

Commissioner Brady continued by stating there have been many people who have started businesses in their garages and that people should be able to do a home occupation in their garage. For a startup to rent office space can be at least \$1,000 per month which most beginning businesses cannot meet which is why the businesses will start in garages. There are things you do not want to do in your basement such as sewing, building, Etsy projects, or other manufacturing occupations. Accessory structures are places which are silent and clean. There are not impact on neighbors and still allow the home owner to have the freedom to use their property the way they would like to use it.

Mr. Brim continued, the intent for the changes for this code is to ensure accessory structures would be usable for home occupation but completely contained inside the structure. Everything will continue to look like a residential home. There will be no storage outside the structure. A customer would not be able to park their car outside of the home overnight. The size and location right now in the code states the square footage is limited to 25% of the home the accessory structure would be included in the square footage. There could also be a cap to limit them to 500 square feet. Daycares would be an exception to those.

Commissioner Brady continued, the occupation would not allow parking in the garage to be taken up unless they already had sufficient off-street parking. there would not be more than two round-trips per hour in relation to the business at the home. The businesses would need to operate between 7:00am and 6:00pm.

Mr. Brim explained that noncompliance violations are handled by staff. The code needs to be in place to allow you to enforce violations which are causing problems to neighborhoods. There must be not noise or smell which will impact neighbors.

Further discussion concerning home occupations ensued.

7. STAFF REPORTS

- Morgan Brim, Planning Director
 - There is a large company Vineyard is trying to attract to the city. If they come there will be a building of 100,000 square feet of manufacturing and office space. The company is coming on a helicopter tour next week. If the company agrees to come then the city will have a big announcement.
 - The sign code revision will be ready for the Planning Commission to review this month.
- Chris Wilson, Assistant City Engineer
 - Mr. Wilson has not talked to Mr. Overson, City Engineer, for a week since the surgery. The surgery did go well and Mr. Overson came out with less pain than the other surgery he had. He is staying at a rehab facility to help the recovery process.
 - The overpass has all the necessary documents signed with Wadsworth Brother Construction Company. Next week will be the preconstruction meeting to kick off the site work. The contract and schedule have set December of 2020 as the completion date, but they are hopeful they will be finished a little sooner. The one aesthetic part of the project is an MSU wall which will match the same MSU wall as the Vineyard Connector and Geneva Road. There will be impact on the community and the city will do social media posts to give advanced notice for when those items in the project will be. Wadsworth Brothers will be hauling in a lot of material. If the city thinks there will be a large impact, they will notice which way citizens will need to drive. The company will try to get most of the embankment done within the first period. The largest impact will be driving the piles. There is not much that can be done about the loud noise of the hammering. There will be surges of activity and impact throughout the process. The company will stay within our typical hours of construction: 7am-10pm. However, the contractor said they probably will not work that late into the evening and will probably be following normal business hours. There will be quite a bit of night and Sunday work in order to do the least amount of interference with the Frontrunner.

8. ADJOURNMENT

Motion: COMMISSIONER JENKINS MOVED TO ADJOURN THE MEETING AT 7:41PM.
COMMISSIONER BLACKBURN SECONDED THE MOTION. THE MEETING WAS ADJOURNED AT 7:41PM.

MINUTES APPROVED ON: August 18, 2019

CERTIFIED CORRECT BY: /s/ McKenna Marchant
McKenna Marchant, Planner

America First Credit Union
 Planning Commission Exhibit
 758 East Mill Road
 Vineyard, Utah

