



**MINUTES OF THE REGULAR
 VINEYARD PLANNING COMMISSION MEETING
 SITE VISIT: 255 N MILL ROAD, EDGEWATER CLUBHOUSE AT 6PM
 REGULAR MEETING: VINEYARD TOWN HALL,
 240 EAST GAMMON RD, VINEYARD, UTAH VINEYARD CITY HALL
 WEDNESDAY, JANUARY 17, 2018**

Present	Absent
Madam Chair: Cristy Welsh	Vice Chair: Anthony Jenkins
Commissioner: Bryce Brady	
Commissioner: Jeff Knighton	
Commissioner: Tim Blackburn	
Commissioner: Nate Carter	

Staff Present: Community Development Director Morgan Brim, Public Works Director/City Engineer Don Overson, Planner Elizabeth Hart, Permit Technician Claire Hague

Others Present: Resident David Lauret, Resident and Councilmember Tyce Flake, Resident Stan Jenne, Anderson Wahlen & Associates Eric Malmberg

CALL TO ORDER

Madam Chair, Cristy Welsh, called the meeting to order at 6:28 PM

INVOCATION OR PLEDGE OF ALLEGIANCE

Commissioner Brady offered the invocation.

OPEN SESSION

Madam Chair Welsh opened the public comment session. She asked for any public comment. Hearing none she closed the public comment session.

MINUTES FOR REVIEW AND APPROVAL

Minutes from the November 1, 2017 planning commission meeting and the November 15, 2017 planning commission meeting.

Commissioner Brady stated he noticed his name was missing on the attendance for November 1st meeting and Madam Chair Welsh stated the same for the November 15th meeting

Motion: COMMISSIONER BLACKBURN MOVED TO APPROVE THE MINUTES FROM THE NOVEMBER 1, 2017 PLANNING COMMISSION MEETING AND THE NOVEMBER 15, 2017 PLANNING COMMISSION

MEETING. COMMISSIONER BRADY SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION PASSED UNANIMOUSLY.

BUSINESS ITEMS:

5.1 Consideration of Site Plan Amendment – Edgewater Site Plan Amendment

This is for a site plan amendment application for the Edgewater Development, located at 255 Mill Road. The proposed amendments include adding and removing site amenities.

Mr. Brim presented the site amendment. He reported that the applicant is proposing to add some amenities and remove others. Morgan goes on to describe the type of changes made to the area. He stated that the applicant was taking out things like shuffle boards and fire pits and putting in more seating areas.

Mr. Brim then opened up discussion about the site visit. He stated that at the site visit they discussed adding more landscaping (specifically adding at least some evergreen plants) on the north side of the dog park. Doing this would provide more screening. He added that there was not much lighting near the dog park and that there and the applicant should add lighting on the east side of the dog park to provide lighting along the pathway to provide light into the dog park.

Commissioner Brady commented that he would like the landscaping to incorporate plants that can last year round like evergreen trees or bushes. He added that he would like the applicant to be at the meeting.

Commissioner Knighton stated the plan doesn't show much, he would like to see more detail, requesting a landscaping plan.

The commissioners decided that they would continue the discussion at the subsequent meeting.

WORK SESSION:

6.1 Zoning Ordinance Text Amendments Discussion

Section 1719 Drive-thru Facilities

Mr. Brim discussed what the specific zoning ordinances are in Vineyard for Drive Thrus. He stated that the code requires that all drive thru lanes and parking be behind or to the side of the building and that it doesn't allow the drive thru lane to be in front of the building. He goes on to say that for the applicant the problem with this is that it constrains the sight and required them to make changes to their plans that differ substantially from what they typically do. Because of this change the applicant is looking for a conditional use to be approved by the planning commission. Mr. Brim adds that the conditional use permit is so that the applicant is adhering to the intent of the code which is to prevent a sea of parking and drive-thrus running thru buildings. The focus of the building should be on landscaping, building architecture, and walkability.

Eric Malmberg, future applicant for American First Credit Union in Vineyard gave an overview of what they have been dealing with in terms of the lot and meeting the ordinances as well as the needs of the developer.

There was discussion on different options specifically for the lot. Madam Chair Welsh and Commissioner Knighton expressed concern about the back-up of cars and the amount of room for queueing in the drive-thru.

Mr. Malmberg addressed the commissioners concerns and states that the only ordinances they are not in compliance is 4.8 and 4.7.

Mr. Brim, 4.7 stated that drive thru aisles and exit lanes are only permitted on the side and rear of the building. 4.8 says building and drive thru facilities shall not contain drive aisles through the front building façade and the street right of way.

Mr. Brim, discussed potential amendments to this code.

Resident, David Lauret asked if the business have a requirement for the ordering sign and the pick-up menu. Mr. Brim answers that the city doesn't but the developer has to meet certain requirements.

Mr. Brim asked the commissioners if they are okay with the city doing a text amendment or if they want to keep the ordinance in place. Madam Chair Welsh asks about the objective of doing a text amendment.

Mr. Brim moved the discussion to the placement of building signs and menu boards. Mr. Brim discussed where the ordering sign should be...moving to side or rear of building.

Commissioner Blackburn asked about stacking possibly spilling out into mill road. Mr. Malmberg stated that it meets the code and it's about 9 cars. Commissioner Blackburn states that he doesn't want the drive thru to be visible from the front.

Mr. Overson stated that from a traffic standpoint if you put the menu board too close to the driveway entrance that it will put traffic out onto Mill Rd. He adds that the menu board should be farther in to help with traffic buildup.

Madam Chair Welsh asked if it would be a problem for the developer. Mr. Malmberg answered that would be okay as long as they could stack behind the sign. Madam Chair Welsh states that she is okay with the sign suggestion, if allowing drive thru in front then there needs to be more landscaping around the building.

Commissioner Brady stated that the intent was so pedestrians would feel safe not walk through traffic and to move buildings to front.

Mr. Brim commented that the applicant is meeting the intent of the code but we need to make sure that the amendments to the code will be clear, objective, and concise and potentially include a graphic in order to mitigate confusion.

Commissioner Blackburn commented that where pedestrian have to cross that cross walk should be raised.

Commissioner Brady, commented that he doesn't want to change the code for one lot and then other lots that are easier to add a drive thru to not meet the original intent.

Mr. Brim commented about another project possibly coming and what their concerns are.

Madam Chair Welsh, commented that majority drive thrus go through the front, removing this and adding more landscaping.

Commissioner Brady commented about different lots that could meet the code

Mr. Overson asked if there is a way to write the code so that you require the drive thru the way we have it but then have some mitigation in it, giving them an option based on different situations. This is what we want but here are some options.

Mr. Brim, stated that yes, it could be broken into two different use types a permitted use and a conditional use.

Resident and Councilmember Tyce Flake cautions that too much landscaping can hide the business and that Utah is a desert area and the commission needs to be careful with landscaping requirements.

Commissioner Knighton, referring to Mr. Overson's comment about making exceptions within the ordinance. He stated that the exceptions would require them to meet new requirements like providing a safe pedestrian connection to the sidewalk or an enhanced landscaping requirement.

Commissioner Brady commented that they should make it a conditional use permit to have drive-thru in front. He adds that this will allow exceptions.

Staff will bring back some different language and do another work session on it and then go to PH.

- Hearing Officer – Adding new provisions for an appeal authority.
Gave an update on where he is on getting it done
- Subdivision Ordinance – Adding requirements for plat signatures.

Making changes to decide who will be signing plats form the commission, staff and council

COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

Commissioner Blackburn updated on the Vineyard Heritage Foundation, approved 501(c)(3), president named, Commissioner Blackburn will be the secretary etc., working on preserving the heritage within the city.

Commissioner Brady stated he would like to see a park geared towards young adults and teens that can be used by an individual rather than having to have a group of people. He is writing up a proposal for a pump track. He added that he will be meeting with Tree Utah to help with his park proposal.

Mr. Brim stated that Mr. Flake is putting together a Tree committee and staff is working on a tree manual.

Madam Chair Welsh stated that she is interviewing for alternates for planning commission

STAFF REPORTS

8.1 Morgan Brim, Planning Director

Mr. Brim discussed the website that will publish the city code online, MCO (municipal code online), will upload it and staff will maintain it. Went through a brief demonstration of the site.

8.2 Don Overson, Town Engineer

Discussed a 4 million gallon water tank, putting in open space up against the 18 acre park. They are considering doing a rectangular tank and possibly putting a rock climbing wall on the side of it. They've also considered putting a mural relief on the side of the tank for our heritage, master planning the open space from Center Street to 4th North. He adds that the tank has to be 26ft high 120 ft in length and 75 ft wide.

Madam Chair Welsh asked if residents will be able to see the tank from their backyards. Mr. Overson replies that the only people who will really see it are those living on the far side of the open space. You can cover it with vegetation in and make it look like not just a huge wall. He adds that the tank is an opportunity for Vineyard to develop an amenity that people won't see anywhere else. He states that he doesn't want it to turn into weeds that he wants to create something for people to enjoy but that will be easy for the city to maintain. He adds that the city needs to make sure that when adding amenities that that they are paying attention to the budget.

Madam Chair Welsh, asked if parks and trails start meeting about it. Mr. Brim answered yes and that he would recommend that the parks and trails committee work with Mr. Overson.

Commissioner Brady commented that they might even want to consider something like a Frisbee golf course. He agreed with Mr. Overson in that this was a great opportunity for Vineyard to create some cool amenities for the residents.

ADJOURNMENT

Motion: COMMISSIONER BRADY MOVED TO COLOSE THE REGULAR PLANNING COMMISSION SESSION. COMMISSIONER CARTER SECONDED THE MOTION. ALL WERE IN FAVOR. THE MEETING ADJOURNED 7:41PM

MINUTES APPROVED ON: February 7, 2018

CORRECTED BY: /s/ Claire Hague

Claire Hague, Permit Technician