

**PUBLIC HEARING AND REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION
Vineyard City Hall, 125 S Main St., Vineyard, Utah
Wednesday, May 6, 2020 at 6:00 p.m.**

This meeting was held electronically, via Zoom,
due to COVID-19 gathering restrictions

Present	Absent
Chair Anthony Jenkins	Alternate Commissioner Jessica Welch
Vice-Chair Jeff Knighton	
Commissioner Bryce Brady	
Commissioner Tim Blackburn	
Alternate Commissioner Tay Gudmundson	
Alternate Commissioner Shan Sullivan	
Alternate Commissioner Amber Rasmussen	

Staff Present: Community Development Director Morgan Brim, Senior Planner Elizabeth Hart, City Engineer/Public Works Director Don Overson, Assistant City Engineer Chris Wilson, Water/Parks Manager Sullivan Love

Others Present: Resident David Lauret, Tracy with T-Mobile, Josh Gibbons and Joseph Browning with Hales Engineering, Steve Hutchings, Eric Towner, and Karla Mata with X Development; Jeff Sorenson

1. CALL TO ORDER

Chair Jenkins called the meeting to order at 6:01 p.m.

2. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

For the inspirational thought, Chair Jenkins encouraged everyone to get out and enjoy the sunshine.

3. OPEN SESSION

Chair Jenkins called for public comments. Hearing none, he closed the open session.

4. MINUTES REVIEW AND APPROVAL

There were no minutes for approval.

5. BUSINESS ITEMS:

5.1  T-Mobile Sign Standard Waiver

The applicant is requesting approval of a third wall sign and additional sign area. The property is located at 576 N. Mill Road, Suite E.

Ms. Hart presented the application, explaining that T-Mobile had applied for three wall signs, each 37 feet square. Two were in compliance with the Sign Code's requirement of one square foot to one linear foot of frontage, but the third, the southwest corner sign, was six feet over that limit. The sign standard waiver application was to request the additional six square feet and to request the third sign. The total sign area for the three signs was 111 square feet, which was below the maximum allowed amount. She stated that staff was recommending approval.

Motion: COMMISSIONER BRADY MOVED TO APPROVE THE SIGN STANDARD WAIVER WITH LISTED CONDITIONS FOR T-MOBILE. COMMISSIONER SULLIVAN SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR JENKINS, COMMISSIONERS BLACKBURN, BRADY, KNIGHTON, AND SULLIVAN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

5.2 PUBLIC HEARING AND CONSIDERATION: 720 S. Geneva Road Zoning Map Amendment

The applicant is proposing to rezone the property located at 720 S Geneva Road (Parcel Number 18:028:0179) consisting of 1.36 acres, from Business Park (BP) District to the Regional Commercial (RC) district.

Ms. Hart presented the amendment, stating that making the change would bring it more into conformity with what is already along Geneva Road. She explained that the General Plan called for a neighborhood center, and that this change would accommodate the creation of a neighborhood center for this area. The applicant was planning on having a car lot on this property, which would require a Conditional Use Permit in the RC district. She turned the time over to the applicant, Jeff Sorenson.

Mr. Sorenson said that they were originally planning on a flex-office area, but now with the other development along Geneva Road, retail use seemed to be a better fit. They had been approached by multiple potential tenants who were seeking a retail use for the site, which drove their request.

Motion: COMMISSIONER BLACKBURN MOVED TO OPEN A PUBLIC HEARING AT 6:13 P.M. COMMISSIONER KNIGHTON SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR JENKINS, COMMISSIONERS BLACKBURN, BRADY, KNIGHTON, AND SULLIVAN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

Seeing no public comments, Chair Jenkins called for a motion to close the public hearing.

Motion: COMMISSIONER SULLIVAN MOVED TO GO OUT OF THE PUBLIC HEARING AT 6:14 P.M. COMMISSIONER KNIGHTON SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR JENKINS, COMMISSIONERS BLACKBURN, BRADY, KNIGHTON, AND SULLIVAN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

Commissioner Blackburn asked what would typically be included in a neighborhood center in the General Plan. Ms. Hart replied that it would be a walkable area with smaller retail/commercial buildings and offices. Discussions ensued about the potential use of the property for a car lot and losing the BP district. Mr. Brim pointed out that the city recorder had recommended that this zoning map amendment rezone be split up from the zoning text amendment into two separate ordinances.

Motion: COMMISSIONER KNIGHTON MOVED TO FORWARD A RECOMMENDATION OF APPROVAL TO THE CITY COUNCIL OF THE PROPOSED REZONE. COMMISSIONER SULLIVAN SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR JENKINS, COMMISSIONERS BLACKBURN, BRADY, KNIGHTON, AND SULLIVAN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

5.3  PUBLIC HEARING AND CONSIDERATION: Chapter 15.38.030(2)(c) Parking and Loading Requirements.

The applicant is proposing to amend Chapter 15.38.030(2)(c) regarding parking requirements for offices and medical offices/clinics. The request is to change the stall requirement from one (1) stall per 200 square feet of floor area to one (1) stall per 250 square feet of floor area.

Mr. Brim explained that the applicant, X Development, had proposed a text amendment to reduce the parking requirements for professional and medical offices from one space per 200 square feet to one space per 250 square feet. He mentioned that Draper, Lehi, and Orem had indicated that this standard worked in their cities. He further explained that commercial businesses already had parking ratio models which worked for their operations. He added that in his experience, commercial parking was not a problem; residential parking was where the problems tended to develop. He concluded that staff was recommending approval.

Joseph Browning with Hales Engineering presented the parking data and explained how they compiled it.

Motion: COMMISSIONER BLACKBURN MOVED TO OPEN A PUBLIC HEARING AT 6:43 P.M. COMMISSIONER KNIGHTON SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR JENKINS, COMMISSIONERS BLACKBURN, BRADY, KNIGHTON, AND SULLIVAN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

Eric Towner with X Development explained that they were guided by tenant demand and requirements, some of whom needed more parking and some who needed less. They had reached out to the other cities where they had developed, and said that setting it at one stall per 250 square feet had proved to work well in those cities.

Resident David Lauret asked if they had accounted for the shared use of the parking stalls in the evenings by Megaplex patrons and others, and a discussion followed. Mr. Towner said that he agreed that cross parking was important, and indicated that they had recorded a cross easement/cross parking agreement for this area. He emphasized that their intention was to fulfill the demands of tenants, and that it was not the responsibility of separate landowners to provide parking for their neighbors. Commissioner Gudmundson asked how many stalls was the site losing when going from one per 200 square feet to one per 250 square feet. The answer was 30 stalls. Mr. Towner commented, reiterating that tenants drove the requirements for parking, and indicating that none of their tenants in this building needed a higher rate.

Motion: COMMISSIONER KNIGHTON MOVED TO CLOSE THE PUBLIC HEARING AT 6:57 P.M. COMMISSIONER BLACKBURN SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR JENKINS, COMMISSIONERS BLACKBURN, BRADY, KNIGHTON, AND SULLIVAN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.


There was a discussion about how the incoming medical businesses would be impacted if this was not approved, and about consistency with other medical and dental buildings. Commissioner Brady felt that businesses should be able to decide their own parking needs. After weighing the concerns, Commissioner Sullivan agreed. Commissioner Knighton also supported the reduction in parking.

Motion: COMMISSIONER KNIGHTON MOVED TO FORWARD A RECOMMENDATION OF APPROVAL TO THE CITY COUNCIL OF THE PROPOSED ZONING ORDINANCE TEXT AMENDMENT. COMMISSIONER BRADY SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR JENKINS, COMMISSIONERS BLACKBURN, BRADY, KNIGHTON, AND SULLIVAN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

5.4 **Yard B - Lot 4 Site Plan Amendment**

The applicant is requesting approval of a site plan amendment for a Medical Office Building located at 691 E 450 North.

Ms. Hart presented the proposed changes to the site plan since the original was approved in July 2019. She discussed the 10% open space requirement, and identified the changes to the building, and concluded by explaining staff's recommended conditions for approval. A discussion followed regarding the open space requirement. Commissioner Knighton emphasized that the open space be usable.

 **Motion:** COMMISSIONER KNIGHTON MOVED TO APPROVE THE SITE PLAN AMENDMENT OF LOT 4 WITHIN YARD B WITH THE CONDITIONS AS PRESENTED BY STAFF ON THE SCREEN.

CONDITIONS:

1. THIS APPROVAL OF THE SITE PLAN WILL ONLY TAKE INTO EFFECT IF THE CITY COUNCIL APPROVES THE ZONING TEXT AMENDMENT OF THE PARKING REQUIREMENTS ON MAY 13, 2020.
2. THIS PROJECT SHALL MEET SUBSTANTIAL CONFORMANCE WITH THE PLANS APPROVED ATTACHED TO THE PLANNING COMMISSION STAFF REPORT OF MAY 6, 2020; ANY CHANGES WILL REQUIRE PLANS TO BE APPROVED BY THE PLANNING COMMISSION.
3. THE APPLICANT SHALL SUBMIT AN UPDATED SITE PLAN TO STAFF THAT SHOWS AN OPEN SPACE AREA THAT MEETS THE REQUIREMENTS STATED WITHIN 2.08.10 OF THE SPECIAL PURPOSE DISTRICTS ORDINANCE.
4. ALL BICYCLE PARKING SHALL MEET THE REQUIREMENTS SET FORTH IN 15.38.030.H OF THE ZONING ORDINANCE.
5. THE APPLICANT SHALL PROVIDE A SIDEWALK FROM 400 NORTH TO THE SOUTH ENTRANCE.
6. THE APPLICANT SHALL PROVIDE A DETAIL FOR PARKING STALLS OVERHANGING A SIDEWALK BY 2 FEET.
7. ALL LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD TOWARD THE SITE AND NOT EXTEND INTO ANY RESIDENTIAL AREA.
8. THE APPLICANT SHALL PAY ANY OUTSTANDING FEES OR MAKE ANY REDLINE CORRECTIONS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
9. SIGNAGE IS NOT APPROVED WITH THIS SITE PLAN APPLICATION. SIGNAGE MUST RECEIVE APPROVAL THROUGH THE SIGN PERMIT PROCESS.

COMMISSIONER SULLIVAN SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR JENKINS, COMMISSIONERS BLACKBURN, BRADY, KNIGHTON, AND SULLIVAN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

6. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

Commissioner Blackburn stated that the Vineyard Heritage Days event, originally scheduled for early June, had been cancelled.

7. STAFF REPORTS

- Morgan Brim, Planning Director

Mr. Brim reported that Vineyard was on developers' radar and that there were some exciting projects that he expected to be able to announce soon. He also announced that the Planning Commission would only be meeting on the first Wednesday of each month due to the coronavirus, until things normalized.

He reported that they were planning public hearings on chickens, accessory dwelling units, short-term rentals, and allowing horses on large lots.

- Elizabeth Hart, Senior Planner

Ms. Hart reported that she had been very strict with the inspections of The Lakefront development to ensure compliance. For any change to the elevation or landscaping, she was requiring a letter explaining why the changes were made, as well as updated plans.

- Don Overson, City Engineer

Mr. Overson reported that the Vineyard FrontRunner Station contractor had been chosen and that the station would be built by April 2021.

- Chris Wilson, Assistant City Engineer

Mr. Wilson reported on the status of the Center Street Overpass project. He had met with Flagship Homes about unfinished trails, and expected to see progress on them now that Central Utah Water Conservancy District (CUWCD) had completed their pipeline and well projects.

Discussions ensued regarding trails, automated pedestrian signals, the progress on Sunset Beach Park, and the traffic signals at the intersection of Mill Road and the Center Street Overpass.

8. ADJOURNMENT

Motion: COMMISSIONER BRADY MOVED TO ADJOURN THE MEETING AT 7:57 P.M. COMMISSIONER SULLIVAN SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR JENKINS, COMMISSIONERS BLACKBURN, BRADY, KNIGHTON, AND SULLIVAN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

The next regularly scheduled meeting is June 3, 2020.

APPROVED ON: July 1, 2020

CERTIFIED CORRECT BY: /s/ Elizabeth Hart
Elizabeth Hart, Planner