



**VINEYARD PLANNING COMMISSION
REGULAR MEETING**

**Vineyard City Hall, 125 S Main Street, Vineyard, Utah
Wednesday, October 17, 2018 at 6:00 p.m.**

PUBLIC NOTICE is hereby given that the Planning Commission of Vineyard, Utah, will hold a regular planning commission meeting, on Wednesday, October 17, 2018 at 6:00 p.m. in the Vineyard City Hall, 125 S. Main Street, Vineyard, Utah. The agenda will consist of the following:

1. CALL TO ORDER

2. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

3. OPEN SESSION

“Open Session” is defined as time set aside for citizens to express their views for items not on the agenda. Each speaker is limited to three (3) minutes. Because of the need for proper public notice, immediate action cannot be taken in the Planning Commission Meeting. If action is necessary, the item will be listed on a following agenda. However, the Planning Commission may elect to discuss the item if it is an immediate matter of concern.

4. MINUTES REVIEW AND APPROVAL

Minutes from May 2nd and May 16th 2018 planning commission meetings.

5. Work Session:

5.1 Zoning Ordinance Amendments

- Small Wireless Facilities
- Trailers
- Residential Driveway Slope
- Height Exemptions - Flagpoles
- Parking Table – Drive Thru
- Building Code Reference
- Regional Mixed Use (RMU) Height standard
- District Use Table – RMU Home Occupation
- Home Occupation – Groups
- Towing
- Short Term Rentals
- Hearing Officer
- Accessory Dwelling Units
- Landscaping – Vineyard Tree Manual

6. COMMISSION MEMBERS’ REPORTS AND EX PARTE DISCUSSION DISCLOSURE

7. STAFF REPORTS

- Morgan Brim, Planning Director
- Don Overson, Public Works Director/City Engineer

8. ADJOURNMENT

The next regularly scheduled meeting is November 7, 2018.

This meeting may be held electronically to allow a commissioner to participate by teleconference.

The Public is invited to participate in all Planning Commission meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this public meeting should notify Elizabeth Hart, Planner, at least 24 hours prior to the meeting by calling (801) 226-1929.

The foregoing notice and agenda was emailed to the Salt Lake Tribune and Daily Herald, posted on the Utah Public Notice Website and Vineyard Website, posted at the Vineyard City Offices and City Hall, delivered electronically to city staff and each member of the planning commission.

AGENDA NOTICING COMPLETED ON: October 15, 2018

NOTICED BY: /s/ Elizabeth Hart

Elizabeth Hart, Planner



VINEYARD PLANNING COMMISSION
REGULAR MEETING

Vineyard City Hall, 240 East Gammon Road, Vineyard, Utah
Wednesday, May 2, 2018 at 6:00 p.m.

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

Absent: Cristy Welsh, Anthony Jenkins, Nate Carter

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

Others Present: Resident David Lauret, UVU Students Ying Lee, Spencer Weakley, Zack Haws, Professor David Barker

1. CALL TO ORDER

Commissioner Blackburn called the meeting to order at 6:04PM

2. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

Invocation given by Commissioner Brady.

3. OPEN SESSION

Commissioner Blackburn opened the open session at 6:05PM he asked for public comment. None was given, Commissioner Blackburn closed the open session at 6:05PM.

4. MINUTES REVIEW AND APPROVAL

Minutes from March 7, 2018 planning commission meeting were reviewed and no concerns were given.

MOTION: COMMISSIONER SULLIVAN MADE A MOTION TO APPROVE THE MARCH 7, 2018 MINUTES. COMMISSIONER BRADY SECONDED THE MOTION. ALL WERE IN FAVOR AND THE MOTION PASSED UNANIMOUSLY.

5. BUSINESS ITEMS:

5.1 Discussion: Building Height within the Waters Edge Development

Mr. Brim explained that Flagship is requesting to change the Waters Edge building height requirements as well as the way the building height is measured within the Waters Edge subdivision. As far as height is concerned they would like to change the height requirement from 30 ft. to 35 ft.. Mr. Brim added that in all other subdivisions within Vineyard allow for a 35 ft. maximum height and the city is okay with Waters Edge being the same. As far as the way that they way height is measured Waters Edge wants the height to be measured from the back of curb to the highest portion of the home. The height is currently being measured from the natural grade. He stated that

42 for all other developments in the city the height is measured from back of curb and the applicant
43 would like to have the same standard for the Waters Edge development.

44

45 Mr. Overson commented that one of the problems that Vineyard is having is a lot of homeowners
46 want walkout basements and which means that they have to bring their foundation up. Another
47 issue is that some areas have steep driveways. He added that because of these issues it would be a
48 good idea to require they keep the foundation a foot and a half above top back of curb.

49

50 Mr. Brim commented that it would be a good idea to put that in. He added that a lot of cities have a
51 10% maximum grade per driveway with the ability to go up to 12% with approval from the engineer
52 and that could be built in as well.

53

54 Commissioner Blackburn asked for clarification on the maximum foundation height.

55

56 Mr. Overson stated that the foundation as well as the top back of curb should be a foot and a half
57 maximum. He gave an example of the problem of car lights being shone into neighboring windows
58 do to driveway height. He added that if they can get the foundations to stay down lower it would
59 help with height issues overall.

60

61 Mr. Knighton expressed concern that if heights are being driven by sewer line connections then
62 there would be a good reason for the foundation to be above a foot and a half.

63

64 Mr. Overson stated that in the ten years he's worked in Vineyard there was only one time that he
65 saw the sewer lines were too shallow and that was one they'd proposed a single-story building and
66 decided to build a two story.

67

68 Mr. Knighton stated that he doesn't see a problem with it. He added that using natural grade is
69 something you see in much more mountainous areas but Vineyard has mostly flat topography so
70 using back of curb makes more sense.

71

72 Mr. Brim commented that this is important because the houses in these subdivisions are coming up
73 all at the same time so there's nothing to measure against so there needs to be a standard.

74

75 Commissioner Blackburn asked why Waters Edge was measured differently than the rest of the city.

76

77 Mr. Brim answered that the time when this method was established was when a council member
78 had a very tall house next to his and so if the house had been based off of the natural grade it
79 would've been shorter.

80

81 Commissioner Blackburn asked if this was the only area that was different than the rest of the city.

82

83 Mr. Brim answered that yes for standard residential subdivisions Waters Edge is the only one that's
84 different.

85

86 Commissioner Blackburn asked if 35 feet allowed for a three-story building. Mr. Brim answered that
87 it allowed for a true two story.

88

89 Commissioner Knighton commented that a three story would be pretty tough even with a sloped
90 roof and 35 feet is pretty standard for two story homes.

91

92 Mr. Brim stated that in most cases this isn't going to make the houses in the area go up to 35 feet.
93 They aren't going to be swapping out any of their models it would just help in some instances.

94
95 Commissioner Blackburn asked about how many homes they are talking about.

96
97 Mr. Overson stated that just one area where instead of bringing the sewer line from the south and
98 keeping it at 9 feet they brought it from the north and by the time they got down to these houses it
99 got up to 7 feet so it was really influential.

100
101 Commissioner Blackburn asked what else the city needed from the commission.

102
103 Mr. Brim answered nothing at the moment he wanted to update the commissioners and make sure
104 that there wasn't an issue for the developer to move forward with requesting a zoning text
105 amendment.

106
107 Commissioner Blackburn commented that the commission had no grave concerns and that it makes
108 sense for the standard to be the same throughout the city.

109
110 Mr. Brim answered that he would let the developer know and work with Mr. Overson on the
111 driveway standards.

112 113 **5.2 UVU Student Project Presentation**

114 Mr. Brim introduces the UVU students and Professor David Barker. The students will be presenting
115 their concept for the Lake Promenade within the Town Center. Mr. Brim suggested it would be best
116 to do the presentation as a work discussion and have everyone gather around the table in order to
117 see the students hand drawn designs.

118
119 Professor David Barker introduced the project and the students who are Ying Lee, Spencer Weakley,
120 and Zack Haws. Dr. Barker talked about Vineyard being a blank canvas and wanted to create a space
121 that is similar to a river in that there are ebbs and flows with some areas being faster and slower but
122 all having different areas that you could stop and have things to look at. He added that all of the
123 students had worked on a different section of the trail and each of them were going to talk about
124 what they had worked on.

125
126 Spencer Weakley discussed his section of the project which was from the Frontrunner station up to
127 Main Street. He discussed an underpass leading to the front runner station. This would enable
128 people to go straight to UVU or use the downtown promenade. He talked about creating an
129 intermodal hub so that people can come into the promenade without having to drive. He talked
130 about the possibility of having water features and four to seven story buildings that could
131 potentially be hotels and cafes and places where people can stop and shop. He concluded that they
132 wanted to create a space where people could walk through and enjoy.

133
134 Zack Haws discussed his section of the project which was the heart of the trail. He discussed having
135 traffic come from UVU on the east and the train station. He talked about having parking throughout
136 and having this portion of the trail be very high density with it being a mixed use of business,
137 residential, and retail. He discussed wanting it to be an area where people of all ages could
138 congregate.

139
140 Ying Lee discussed her portion of the project which was from the center of town to the Vineyard
141 connector. She spoke about having different play areas as well as relaxation areas. Some of the

142 ideas she proposed were a basketball court, a ropes course, and an amphitheater. She talked about
143 it being an area where people would want to stop and play as well as relax.
144
145 Professor Barker spoke on behalf of a student that was sick. Her area was transitioning from the
146 high-density zone out into a much more open boardwalk kind of area. She wanted there to be things
147 like bike rental shops, skate shapes, and small stores where people would be able to be in a more
148 natural environment. These shops would face the trail and the owners would get in through the
149 back giving the area a cleaner look.
150
151 Professor Barker then spoke about the area as a whole and wanting to create a space where people
152 could do a variety of activities so that it appealed to a wide demographic of people.
153
154 Mr. Brim asked Professor Barker if he could give examples of the places they studied to draw
155 inspiration.
156
157 Professor Barker answered the river walk in San Antonio, the Washington DC mall, and the
158 Riverwoods shopping center.
159
160 Mr. Brim asked for comments from the commissioners.
161
162 Discussion ensued among the commissioners about how much they liked the project.
163
164 Commissioner Blackburn commented that he like that the area takes people through different
165 segments. He asked Professor Barker how they were going to make it not feel like a tunnel.
166
167 Professor Barker answered that he wanted parts of it to feel like a corridor with different districts
168 and sections where some areas where narrower and some were wider. He added he doesn't think
169 that it's necessarily a bad thing.
170
171 Commissioner Blackburn commented that he felt he would go through the narrow area quickly in
172 order to get to the area that's more open.
173
174 Mr. Brim commented that what's nice about the design is that it gives an idea of what it would look
175 like to have some areas be narrow and some wider. He added that if you look over by the train
176 station and the buildings adjacent to it it's a real urban environment but it provides a pleasant
177 quality open space.
178
179 Commissioner Blackburn asked if the rail station would be right at surface level.
180
181 Professor Barker stated yes and it would connect to the UVU property.
182
183 Mr. Brim commented that the mayor mentioned that it would create a flow with the promenade
184 between the two buildings when you're going from one to the other.
185
186 Commissioner Sullivan asked how traffic was going to be mitigated.
187
188 Professor Barker answered that the frontrunner connection would help less automotive traffic to be
189 in the area and Main Street flows through and intersect to the Vineyard connector so people can

190 park in that whole area. He added that this project wasn't developed at much more than a
191 conceptual level.

192
193 Mr. Brim commented that if they could encourage a parking structure near the station it wouldn't
194 be a bad thing for people to have to walk.

195
196 Discussion ensued regarding the look of the intermodal hub and that historically stations were a
197 place where people congregated and things were happening rather than a way to get from A to B.
198 Commissioners discussed that they liked the look and feel of the intermodal hub.

199
200 Mayor Fullmer commented that she likes that it's narrow between buildings because we want to
201 encourage pedestrian access but it makes it easier for people who have a hard time going longer
202 distances. She added she likes how it's sectioned into where people are planning on going thus
203 providing them easier access.

204
205 Professor Barker commented that the idea is to accommodate as many people as possible

206
207 Commissioner Blackburn, commented that they want to make sure that they have access for people
208 who are older or have disabilities because the hope is that people will stay in the area as they age.

209
210 Professor Barker stated that they've made all of the areas ADA accessible.

211
212 Commissioner Knighton commented that this is an opportunity that's really unique for Vineyard and
213 that we need to make sure that we get it right.

214
215 Commissioner Blackburn commented that he really liked the idea of having a pier in Vineyard.

216
217 Mr. Brim commented that there is a huge demand for open space and that the area where the pier
218 could potentially could be a great resource.

219
220 Professor Barker commented that in other cities near the lake it's all privately-owned homes but in
221 Vineyard it is public property and it could be really cool for residents to utilize that area.

222
223 Commissioner Knighton commented that the only place he would question is overpass connection
224 to Main Street. He added this was because the Vineyard connector is going to be pretty active and if
225 it's a true Main Street we'd want traffic to be slower there anyway.

226
227 Professor Barker added that there's a huge expense there but it's an area that people would love to
228 go and explore.

229
230 Mr. Brim commented that it's tough being an intermodal hub where we will potentially have light
231 rail, commuter rail, and a bus terminal. If we are looking at it just from a transit standpoint that over
232 a thousand trips and if we then get a million plus square ft of office buildings along Main Street it's
233 going to be more of what you would see in Park City. He added that it might work to create an
234 overpass that can be kind of an amenity where you can look out over the lake.

235
236 Mr. Overson discussed the original plans for the promenade and how cars were going to be able to
237 access that area. He transitioned to explain the current plan which is to bring the Promenade closer
238 to the Vineyard connector and have connecting to Vineyard road in the town center. He also

239 discussed the flow of traffic into and out of the area as well as the necessity for around 1,000
240 parking stalls in the intermodal hub due to the sheer scope of the hub.

241
242

243 Commissioner Knighton asked if Main Street is the way that you're going across the Vineyard
244 Connector if you're going to the Frontrunner station and turning right up to it.

245

246 Mr. Overson answered yes or you could continue to 1200 N which is around the corner and come
247 back in. He added that they are looking at alternative of possibly creating one exit lane that would
248 come off of the Vineyard Connector right into a parking garage next to the train station in order to
249 take traffic off Main Street and direct it to where it needs to go.

250

251 Discussion ensued regarding how traffic could get in and out of the area.

252

253 Commissioner Blackburn asked where the trails would be and whether or not there would be a trail
254 along the lake shore.

255

256 Professor Barker answered that there wasn't a trail along Main Street just a sidewalk

257

258 Mr. Brim explained all of the trails that will be in the promenade. There will be one from Utah Lake
259 connecting to the neighborhood just to the south. There will be an underpass trail that goes under
260 the Vineyard Connector that'll connect both the UVU and the town center side. He added he
261 believes that there will be a crosswalk on Main Street and the Vineyard connector so that there is a
262 sidewalk connection and then trail connections on either side. Mr. Brim then asked if there was a
263 way to make it a special intersection so that it could be designed with public art. He added that he
264 thinks that the code calls out a 12-foot sidewalk so because of that the sidewalk could be more than
265 just a sidewalk.

266

267 Commissioner Knighton answered that you could create a planted island in the middle of the
268 intersection and have on traffic signal. He added that the Vineyard Connector seems like a big
269 vehicular barrier and the more we can get people off of that and slow them down then the area can
270 work on more of a pedestrian scale. He concluded that trying to achieve a pedestrian area along
271 with vehicular traffic is a challenge.

272

273 Commissioner Blackburn added that there will be a huge residential area to the south and we can
274 encourage people to walk rather than drive.

275

276 Commissioner Sullivan asked if the Vineyard Connector trail would hook below where the park and
277 the playground are.

278

279 Professor Barker answered that you could create some off ramps that tie into the promenade as a
280 trail as well.

281

282 Commissioner Brady commented that these plans were things that they really needed as a planning
283 commission. Vineyard has such a blank slate that the commission doesn't always know what to do
284 with it and this helps us to visualize what we want in our community.

285

286 Mr. Brim, invited the commissioners and citizens to come up and look at the drawings after the
287 meeting.

288 **6. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE**

289 Commissioner Knighton-stated that he gets a lot of questions about the superdome over by the
290 Megaplex and he wanted an explanation of what it was so that he could explain it to people.

291
292 Mr. Brim explained that he talked about the master plan UVU has for that area. He also explained
293 that they have a forty-year campus plan that's going to have a stadium, a basketball area, and several
294 buildings and although the dome looks weird now it will look better when it's all built out.

295
296 Commissioner Brady asked what the dome was made of. Mr. Flake answered that there's an air
297 system that keeps it vertical and it's structurally supported and capable of supporting up to twelve
298 inches of snow.

299
300 Commissioner Blackburn asked Mr. Overson what the construction was that was happening on
301 Center Street. Mr. Overson responded that Central Utah Water is putting a well there.

302
303 Commissioner Blackburn asked were the overpass was going to go.

304
305 Mr. Overson answered that it goes to the North. If you took Center Street and go due east it will run
306 right across that well site. The plan was to hit the railroad side perpendicular because it gives a
307 shorter span. He added that the top of the elevation will actually be on the West side.

308
309 Commissioner Blackburn reported that Vineyard Heritage Day was going to be coming up soon. He
310 explained the event and invited everyone to attend.

311
312 Commissioner Brady reported that there is another Q&A coming up for the lake islands that's going
313 on with Orem that's going on the following week on the 10th. He also asked for an update on Geneva
314 clean-up.

315
316 Mr. Brim, explained that he and Mr. Overson are part of the Geneva committee and they are going to
317 a meeting tomorrow and then after the committee chairs will be doing an open house where you can
318 come and ask questions. He recommends that the commissioners go to that to gain more
319 information. He also explained that the committee is mainly focused on clean-up and creating land
320 use maps which will impact the general plan and allow for future zoning changes. They want to help
321 cities identify problems and get grants so that redevelopment can occur.

322
323 Mr. Knighton commented that the public forum commissioner Brady mentioned is on Tuesday May
324 15th and is about building islands in Utah Lake. The idea is that building these islands will bring
325 economic development into the area. He stated that a big part of what they are trying to do is predict
326 economic needs and opportunities.

327
328 **7. STAFF REPORTS**

329 **Community Development Director, Morgan Brim**

330 Mr. Brim stated that he met with the UVU and they would like to put banners on city poles. They
331 want to have a university street and they talked about having that road be Mill Rd. because it's
332 adjacent to where their athletic field is going to be. One of the first project that the new university
333 president Astrid Tumenez wants is to look at the Vineyard Campus. Morgan added here that we
334 want to make sure that we are working with UVU to make the university cohesive with the town
335 center.

337 Mr. Brim explained that they've been meeting and looking at designs for the train station to make
338 sure that what happens is consistent with what we want and what we're doing on our side.

339
340 Mr. Brim stated that staff sent out an RFP for the general plan and they are going to be meeting with
341 six consultants that they are going to be interviewing.

342
343 Commissioner Blackburn asked Mr. Brim how he felt the open house went. Mr. Brim, answered that
344 he felt that it went well. That they had around 250 people throughout the night and it was hard to fit
345 them all in. He added that they are going to be putting together a newsletter about the different
346 comments that they've received.

347
348 **City Engineer, Don Overson**

349 Mr. Overson reported that for the overpass they are still waiting for comments from CUP and the
350 goal is to start in September.

351
352 Mr. Overson explained that by 2020 Vineyard needs to have 6 ½ million gallons of water. He
353 reported that they are looking toward getting it built in Orem over by Timpanogos hospital and it
354 would be owned and taken care of by CUP. If the storage tank were to be in Vineyard it would need
355 a pump tank and we would be limited on space.

356
357 Commissioner Knighton asked if it were built in Vineyard where it would go.

358
359 Mr. Overson, It would be in the 18-acre park. We plan to try to put a building on the front end of it
360 that would function as our rec department and then we've talked about putting a climbing wall on
361 the side of it. They would also cover it up to the extent that they could so it wouldn't be so tall.

362
363 Commissioner Jenkins, commented that he remembers saying some of that and what they are
364 worried about is the height.

365
366 Mr. Overson, stated that they're looking at about 20 feet high so it wouldn't be a massive building
367 but what we're really pushing for is to have it built in Orem.

368
369 Mr. Overson reported that UTA is probably 20 to 30 years out on the light rail and that Orem is
370 pushing really hard to get light rail on State Street so we need to keep in contact with UTA so that
371 they will get light rail in Vineyard.

372
373 Relocation of the railroad spur- Mr. Overson expressed that he feels that in order for Vineyard to
374 become a city that spur needs to be removed.

375
376 Commissioner Knighton asked where the corridor for light rail will be.

377
378 Mr. Overson, answered that the spur line underneath the overpass that comes through Lindon
379 turns and goes through the industrial part and then basically matches up with the frontrunner
380 station on the front end of 800 North then it continues underneath the Vineyard Connector
381 overpass down to forth north then heads east back up into Orem. He added that they've got UVU
382 on board for their parcels.

383
384 Commissioner Blackburn asked if they were still talking 16 million dollars or more.

386 Mayor Fullmer stated they are going to be going into some pretty heavy negotiations in the next
387 couple weeks about that project but they are trying to bring the cost down to match with land
388 costs.
389

390 **8. ADJOURNMENT**

391
392 **MOTION:** COMMISSIONER KNIGHTON MADE A MOTION TO ADJURN. COMMISSIONER BRADY
393 SECONDED THE MOTION. ALL WERE IN FAVOR AND THE MOTION PASSED UNANIMOUSLY.
394

395 **MINUTES APPROVED ON:**

396
397 **CORRECTED BY:** _____
398 Claire Hague, Permit Technician

DRAFT



VINEYARD PLANNING COMMISSION MEETING

Site Visit: 179 North Geneva Road @ 5:30 PM

Regular Meeting: Vineyard Town Hall, 240 East Gammon Road, 6 p.m.

Wednesday, May 16, 2018

Present	Absent
Madam Chair Cristy Welsh	Commissioner Nate Carter
Commissioner Jeff Knighton	Commissioner Anthony Jenkins
Commissioner Stan Sullivan	Commissioner Shan Sullivan
Commissioner Bryce Brady	
Commissioner Tim Blackburn	

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

1. CALL TO ORDER

Madam Chair Welsh called the meeting to order at 6:05 PM

2. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

Madam Chair Welsh asked Commissioner Jene to give the invocation.

3. OPEN SESSION

Madam Chair Welsh opened the open session at 6:05 p.m. and asked for public comment on items not on the agenda. Hearing no comments, she closed the open session closed at 6:06 p.m.

4. MINUTES REVIEW AND APPROVAL

Madam Chair Welsh asked for any comments on the minutes from March 21, 2018 planning commission meeting. Hearing none she asked for a motion.

Motion: COMMISSIONER BRADY MOTIONED TO APPROVE THE MINUTES AS PRESENTED. COMMISSIONER KNIGHTON SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION PASSED UNANIMOUSLY.

5. BUSINESS ITEMS:

5.1 Site Visit and Consideration – O’Reilly Auto Parts Site Plan

Ms. Hart went over the zoning ordinance requirements with the Regional Mixed Use (RMU) district that the O’Reilly Auto Parts site plan needed to meet. She stated that the proposed site plan met all requirements for open space, landscaping, and lighting. She added there is no pedestrian connection to this site from Geneva Road which is an issue for all of the lots within this subdivision along Geneva Road. She stated that this issue would need to be worked out in the future when Geneva Road expands. She stated that staff is recommending approval of the proposed site plan.

Madam Chair Welsh asked if in the front part of the landscaping it was going to be all rock or if there will be any grass anywhere on the site. Commissioner Knighton commented that there’s a small lawn shown on the site plan near the rear next to the bench and dumpster.

The applicant, Brant Tuttle, explained the reasoning behind the layout of the landscaping. There was discussion on the layout of the landscaping

46 Madam Chair Welsh asked about the expansion of Geneva Road and where the bike path was going
47 to be. Mr. Brim commented that Geneva road will expand a little bit and you'll have a bike lane then
48 ten (10) feet of parking strip and ten (10) feet of trail.
49

50 Madam Chair Welsh clarified that this will be done when Geneva Road is widened. Mr. Overson
51 answered yes, it's all part of the UDOT project.
52

53 Madam Chair Welsh asked where the funding would come for that and how much of it Vineyard would
54 have to worry about. Mr. Overson answered that the city has to maintain the trail and any
55 landscaping, Vineyard is responsible for the back of cub to the property line, and UDOT is responsible
56 for the rest.
57

58 Madam Chair Welsh moved the discussion onto the elevations of the building, she asked if the trellises
59 will have vines growing on them. Mr. Tuttle stated that yes vines will be growing from the trellises to
60 help break up the columns.
61

62 Commissioner Brady asked if the south side of the building was going to be visible to the street? Mr.
63 Tuttle stated that the south side will only be visible to the street until a building to the south is put
64 up.
65

66 Mr. Brim asked if there's going to be a wall installed to separate the two lots. Mr. Tuttle answered
67 that because the uses will be commercial along the road that there would be no kind of wall going up
68 between the two lots.
69

70 Commissioner Brady asked what the timeline was for the Parrish Chemical lot to the south. Mr. Brim
71 answered that it depends on what the new owner decides to do.
72

73 Madam Chair Welsh asked if when the development to the north goes in if there was going to be
74 shared parking. Ms. Hart answered that the area was platted to be a shared access with 11 lots.
75

76 Madam Chair Welsh asked if each individual lot would maintain their own area. Mr. Brim answered
77 that he would assume that there is going to be some kind of association set up. He added that he
78 would assume that they would all contribute something to this association to maintain the area.
79

80 Commissioner Brady asked if this building would need to be brought up the street like the rest of the
81 stuff we're doing on Mill Rd. Mr. Brim explained that what's hard about that is it's a strip development
82 on Geneva Road, which is going to be widened and we don't know what the exact width is going to
83 be once it's been widened. The easement is written in such a way that someone could potentially
84 bring it up and we would have to realign the easement. He added that it's difficult when you have
85 properties that are individually owned and not master planned to have them all be up against the
86 street.
87

88 Commissioner Knighton said that he felt that the site lighting plan looked okay and felt that the light
89 would not be going into residences so people wouldn't be complaining about them. Ms. Hart stated
90 that the lighting is required to be directed down and away from residential areas, and that the
91 proposed lighting for site is all on the building and meets the requirement.
92

93 Commissioner Knighton commented that the picnic bench shown on the site plan is in a funny spot.
94 Madam Chair Welsh asked if code requires it be there. Commissioner Knighton commented that the
95 other grassy area looks like it might be a better spot for it. Mr. Brim stated that within the RMU section
96 it requires for each development to have some type of gathering space on site.
97

98 Commissioner Knighton asked if they were going to have a temporary sign out on Geneva or if they
99 were going to install a sign. Ms. Hart commented that the applicant is planning for a temporary sign
100 during construction and then a permanent monument sign after construction.
101

102 Commissioner Knighton asked if they want to have a sign out until the roads were widened or if they
103 were going to set the monument back. Mr. Brim stated that the sign has to be on their property.
104

105 Commissioner Knighton asked if the temporary sign would have to come down as soon as the building
106 was completed. Ms. Hart answered yes.
107

108 Madam Chair Welsh asked if there were any other questions. Hearing none she asked for a motion.
109

110 **MOTION:** COMMISSIONER BRADY MADE A MOTION TO APPROVE THE O'REILLY AUTO PARTS SITE
111 PLAN WITH ALL PROPOSED CONDITIONS. COMMISSIONER BLACKBURN SECONDED THE MOTION. ALL
112 WERE IN FAVOR. THE MOTION PASSED UNANIMOUSLY.
113

114 6. Work Session

115 6.1 Utah Valley Home Builders Association Signage

116 Ms. Hart reminded the commissioners that at the last planning commission work session they went
117 over a draft of the new sign ordinance. She stated that one of the updates included a sign standard
118 waiver. She explained that the purpose of the sign standard waiver was for applicants who come in
119 with a sign that didn't meet the code they had an alternative way to get the sign they wanted by
120 going through the planning commission. The commission could then attach requirements,
121 conditions, and standards so that the sign could meet the intent of the sign ordinance. She
122 continued that the purpose of the sign ordinance is to provide sign users an opportunity for
123 effective identification by regulating the time, place, and manner under each sign displayed and to
124 encourage well designed signs, to support the goals and policies of the general plan and to establish
125 the process for review and approval of a sign permit.
126

127 Ms. Hart then went on to explain the evaluation criteria of a sign standard waiver. The criteria and
128 conditions that the commission can place are on placement, quantity, height, and sign area. For
129 height there is a limit that no freestanding signs shall exceed more than twenty-five (25) feet of the
130 allowed maximum height for multitenant sign and fifteen (15) feet for a single tenant sign. Which
131 means that if they got a waiver they could not go over 150% of the maximum allowed height. For
132 sign area the sign cannot exceed more than twenty-five (25) percent of any allowed maximum sign
133 area. Design features, materials, and themes shall be compatible with the architecture, colors, and
134 materials of the project. She explained that the applicant would need to provide a narrative
135 describing why a sign standard is needed and submit it to staff along with their application. Once the
136 application is complete a time will be set to meet with the applicant.
137

138 Ms. Hart then introduced the Utah Valley Home Builders Association (UVHBA), she stated that they
139 recently submitted a sign permit. She went on to explain that the sign submitted with the permit
140 application did meet the existing sign ordinance. She stated that after talking with the applicants

141 about their proposed sign and reviewing with them the new proposed sign ordinance she invited
142 them to come to the planning commission to discuss their proposed sign. She reminded the
143 commission that this was a discussion and that they do meet the existing sign ordinance and are not
144 required to receive approval from the commission. She showed proposed sign submitted with the
145 sign permit application. She stated that they are proposing a multitenant sign and that the existing
146 sign ordinance allows a maximum height for multitenant signs is eighteen (18) feet and they're
147 proposing a height of eighteen (18) feet. For sign area the existing sign ordinance allows for a
148 maximum sign area of eighty (80) square feet, and they're proposing just over sixty-eight (68) square
149 feet. She went on to explain that within the definition of monument signs it states that monument
150 signs allow the width of the top of the sign structure to be more than 120 percent of the width of
151 the base, in this case the proposed sign was slighter bigger than the base and would have to
152 adjusted to meet that requirement. She then went on to show the two additional sign designs
153 created by the Utah Valley Home Builder Association that would meet the new sign ordinance
154 except for the height. She stated that the proposed height for these signs would need a sign waiver
155 approval because they were proposing a single tenant monument sign and within the new sign
156 ordinance the maximum height for a single tenant monument sign is six (6) feet and these signs are
157 showing eight (8) feet in height.

158
159 Mr. Brim added that these are all just options and that they aren't proposing to have all of them.

160
161 Madam Chair Welsh asked if the first sign meets the current sign ordinance. Ms. Hart stated that
162 first sign design meets the existing sign ordinance and is what was submitted with the sign permit
163 application.

164
165 Mr. Brim commented that Vineyard was trying to get away from the tall pole signs the way you see
166 on Orem Center Street. He continued that when they talk about freestanding signs they want them
167 to be monument type signs.

168
169 Commissioner Blackburn asked what they would do for a multitenant monument sign. Ms. Hart
170 responded it would be the same design it would just have additional commercial messages on it.

171
172 Madam Chair Welsh asked how they would do a multitenant sign under the new code.

173
174 Commissioner Knighton asked what the height would be for a multitenant monument.

175
176 Ms. Hart answered that under the existing sign ordinance a multitenant sign had a maximum height
177 of eighteen (18) feet but with the new sign ordinance the maximum height would be ten (10) feet.
178 She explained that with the sign standard waiver it would allow a sign to be twenty-five (25) feet in
179 height.

180
181 Madam Chair Welsh asked if the UVHBA would be able to just build the sign that they wanted to.

182
183 Deann Hiush, with the UVHBA, commented that they've looked at and tried to make it work with
184 the new code but because of the slope of the land and the surrounding area people wouldn't be
185 able to see the monument sign.

186
187 Mr. Brim asked if they could do the design they wanted but scale the dimensions down. He added
188 that pole signs aren't permissible in the old or new code.

189
190 Steve Caldwell, with Utah Valley Home Builders Association, explained that the Alloy apartments has
191 a sign on the corner of UVHBA property because they have an easement for that position. This
192 means that when the UVHBA puts up their sign they have to put it farther back on the property in
193 order for it to be seen. He explained that UVHBA doesn't do very much advertising except for the
194 parade of homes and they want their sign to do community selling. Things like city events that
195 would be helpful for the community not just for home builders. He continued that is goal was that
196 the people learn about things that the Home Builders Association does besides build, things like
197 scholarship programs.

198
199 Ms. Huish explained that that is why they want an electronic screen that's raised. She added that
200 they wanted to go to the full 18ft.

201
202 Madam Chair Welsh, asked if in this case Vineyard would be able to do a sign waiver form for them.

203
204 Mr. Brim, commented that the easiest way would be to keep the sign and see if Davies would be
205 willing to combine signage with you.

206
207 Mr. Caldwell stated that they hadn't talked to the Alloy because they don't see any motivation for
208 them to combine signage with them because they have an easement for it. He added that what the
209 UVHBA wants to accomplish with this sign is rebranding.

210
211 Ms. Huish commented that it works to UVHBA and the cities benefit that we move it a little bit away
212 from the Alloy sign because then people will be able to see the sign.

213
214 Madam Chair Welsh asked where it will be on the property the sign will be. Mr. Caldwell answered
215 that the sign will about 100 feet from the Alloy sign.

216
217 Madam Chair Welsh asked if there would be a sign on the building. Mr. Caldwell stated that there
218 will be a sign on the building.

219
220 Commissioner Blackburn asked if they would have an electronic sign included on the monument
221 sign. Mr. Caldwell stated that they were planning on having an electronic sign.

222
223 Commissioner Blackburn asked why they were moving from their current location. Mr.
224 Caldwell state that when they built their current building it was built at the height of the
225 recession and they weren't able to lease out the other unit for two years and ended up
226 having to make all the payments which almost lead them to bankruptcy. They chose to build
227 another building in a space that was more secure and are able to sell the spaces.

228
229 Commissioner Blackburn asked how many tenants they were expecting. Mr. Caldwell that the way
230 they designed the building they will need three tenants on each floor. So far, the top floor has been
231 purchased by a dental group and they've purchased two thirds of the space and there is still a third
232 of the third-floor space available. On the bottom floor, a third of it has been sold to an investor and
233 another third has been sold to a doctor's group. He added that they will be taking two thirds of the
234 main floor which is twenty-five (25) to thirty (30) percent bigger than what they have now.

235

236 Commissioner Blackburn asked if with the electronic sign there will be any impact on the residents
237 in the surrounding area.

238
239 Madam Chair Welsh stated that the Alloy won't be able to see the sign but the Concord apartments
240 will be able to see it. Ms. Huish commented that the sign will be two sided.

241
242 Madam Chair Welsh asked if the electronic sign could move or if it would have to be stagnant.

243
244 Ms. Hart answered that it can change screens as long as it only changes every eight seconds. She
245 added that isn't Vineyard City code it's state law.

246
247 Commissioner Blackburn commented that just as a principal he would prefer shorter rather than
248 taller signs within the community.

249
250 Madam Chair Welsh commented that in general that is the way that they are going to go with the
251 new sign ordinance.

252
253 Commissioner Jene commented that the height of the sign goes well with the building. If the
254 building were smaller the sign wouldn't go well with it but in this situation that it's in the sign
255 proposed is a good fit for the area.

256
257 Ms. Huish stated that the first sign design fits with existing Vineyard's sign ordinance but they are
258 not ready to start building it.

259
260 Ms. Hart stated that if they were to submit the sign now it would only go through staff, but if they
261 waited the proposed sign would need a sign waiver in order to build it to what they have proposed.

262
263 Commissioner Carter asked how they came up with 18 ft height. Ms. Huish stated that it is based on
264 the existing sign ordinance.

265
266 Mr. Brim added that with the new code the multitenant sign height without the waiver is ten (10)
267 feet and with the waiver they can go up to twenty-five (25) feet. He asked the commission if they
268 felt that was too high or if they wanted to make 18 feet the limit.

269
270 Commissioner Carter asked if they would ever anticipate needing something that big. Mr. Brim
271 commented that in areas like the town center and the forge a bigger sign might work with the area.
272 He added that if the commission felt that 18 feet was high enough then they would make 18 feet
273 work.

274
275 Commissioner Knighton commented that twenty-five (25) feet seems tall and for a sign that high the
276 purpose of it would be more to get people off of the freeway but that's not a situation that Vineyard
277 has very often.

278
279 Ms. Huish commented that it's really just the slope of the land that would require them to have
280 more height but we also don't want to have it too high to the point where if you're coming down
281 Mill Road you can't see it.

282

283 Mr. Caldwell asked what would be the best choice for them to submit for the sign now or to wait
284 because they won't be ready for the sign for another six months.

285
286 Mr. Brim suggested taking all of the options back to the board. He explained that if you make it
287 more in compliance with the new sign ordinance that we would just have to go through staff and
288 not through planning commission.

289
290 Madam Chair Welsh thanked the applicants for coming.

291
292 **6.2 Sign Ordinance**

293 Ms. Hart asked the commission if besides the 20 ft height if they had any additional questions or
294 concerns about the sign waiver.

295
296 Commissioner Knighton answered that we can review it and if there's a rationale for it to be over 20
297 feet then we may want to add that in.

298
299 Mr. Brim commented that they could add that in and say that developments over a certain acreage
300 like in the Forge could have a bigger sign.

301
302 Madam Chair Welsh asked if it would really be necessary for them to put something like that in
303 there. She gave the example that for the drive thru ordinance we say if you meet it you're good to
304 go and if you don't you have to come and meet with the commission.

305
306 Ms. Hart commented that as part of the application process they do need to provide a narrative as
307 to why they need a sign waiver.

308
309 Madam Chair Welsh expressed that the idea is that the commission doesn't want to scare people
310 away because they are too strict.

311
312 Ms. Hart asked if there was anything else about the waiver they wanted to go over. Hearing no
313 questions, she continued with the review of the sign ordinance update. She stated that at the last
314 Planning Commission meeting they'd talked about prohibiting feather flags and she wanted to let
315 the commission know that staff had come up with a definition for them in order to prohibit them.

316
317 Commissioner Blackburn asked if those would be prohibited for temporary use.

318
319 Madam Chair Welsh asked how that would work the apartment complexes in Vineyard

320
321 Commissioner Blackburn asked if after the new ordinance they would be allowed on private land
322 and Commissioner Brady asked if the city was allowed to pull them off of public land.

323
324 Mr. Brim, explained that technically the city could go and pull signs and there would be a fine for
325 that. Madam Chair Welsh asked where the funds went and Mr. Brim explained that it just goes to a
326 general city fund.

327
328 Ms. Hart continued to explain the sign code and told the commission that she thought that the city
329 shouldn't allow signs on fences. She then asked the commission what their opinion was on that. This
330 started a discussion regarding signs on fences for city events. Commissioner Blackburn was

331 concerned about having signs for city events because they had used signs on fences in the past. Ms.
332 Hart explained that they could add into the code that temporary signs on the fences could be
333 allowed they just couldn't be permanent.
334

335 Discussion then ensued regarding temporary signs. Commissioners talked about length of time, code
336 enforcement, and sign fees. Ms. Hart explained that there are going to be two temporary sign types.
337 The temporary sign types are less than thirty (30) consecutive days or more than thirty (30)
338 consecutive days.
339

340 Ms. Hart went on to explain drive thru signage. They are allowed a maximum of two (2) signs for a
341 drive thru lane. If they have a dual lane they would have to go through the standard sign waiver.
342 Originally Vineyard was allowing thirty-two (32) square feet per sign, it was changed to between the
343 two (2) signs the total maximum area would be fifty (50) square feet and that a computer display
344 may be used.
345

346 Commissioner Knighton asked if fifty (50) square feet could be enough. Ms. Hart answered that you
347 could have more if you wanted to and they could go 25% larger with the sign waiver.
348

349 Ms. Hart then moved on to discuss sign illumination. Discussion ensued amongst commissioners
350 regarding illumination. Commissioners were concerned about lights looking tacky and shinning into
351 neighboring areas. Mr. Brim felt that the best course of action would be to build sign illumination
352 into the sign waiver process.
353

354 Commissioner Blackburn asked what the next course of action would be. Ms. Hart answered that
355 the next step is to make the changes suggested by the commissioners and then put out a public
356 notice for a public hearing. The Planning Commission would then deny or recommend approval to
357 the City Council.
358

359 **7. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE**

360 Commissioner Knighton reported that his office is shared with the Home Builders Association and
361 they have a lot of problems with parking. This is because the Home Builders Association has events
362 where contractors come in and they don't fit in the area. He added that he wanted to make sure
363 that when they moved into Vineyard that the commission watched for their parking plan to
364 account for all of their events.

365 Mr. Brim announced that he asked commissioner Knighton to submit a bid for a design charrette
366 for the town center station. He explained that the city leaders have received three submissions
367 regarding the town center. The city wants to create a concept plan of how that station and the
368 adjacent property would function and where the apartments would be. The council hasn't hired
369 anyone yet they wanted a plan that they could provide to UDOT.

370 Madam Chair Welsh talked about the Utah Lake islands meeting that she and Commissioner Brady
371 attended. She felt that is something we need to be aware of as we move forward with the city's
372 general plan.

373 Commissioner Carter asked if there were any connection points to Vineyard. Mr. Brim answered
374 that they have an island windbreak that technically falls in our jurisdiction and there's two islands
375 that would impact a harbor.

376 Commissioner Brady commented that they are interested in cleaning up the lake front.

377 Mr. Brim asked if they've talked to anyone about the stormwater pond.

378 Mr. Overson, responded that they were very interested in that whole area from the harbor all the
379 way to fourth north. They think that would be one of the best recreation areas on the lake. The
380 original meeting with them we talked about the old pond out there. It's already built out so they're
381 looking into them to. He added that vineyard really wants them to enhance our recreation area
382 with their funds.

383 **8. STAFF REPORTS**

384 Morgan Brim, Planning Director -

385 Consultant- The city is looking to hire a consultant to write the general plan update as well as to
386 create an economic development plan. Mr. Brim reported that he's gotten good responses and
387 six companies have been interviewed. They have a recommendation for City Council ready. Mr.
388 Brim explained to commissioner that if they wanted to hear the recommendation that it would
389 be an agenda item at City Council the following week.

390

391 Madam Chair Welsh asked if Mr. Brim could explain how the consultant was going to work with
392 the city.

393

394 Mr. Brim answered that once the city hires someone that they will usually sit down with them
395 and brainstorm on a staff level. They will then create a general plan advisory committee that'll
396 be made up of business owners, community leaders (city council and planning commission
397 members), developers and a few people within the community. There will also be public
398 meetings along with this advisory committee.

399

400 Commissioner Blackburn asked what would happen with the heritage section of the general plan
401 that was drafted by the heritage commission.

402

403 Mr. Brim explained that they will give that to the consultants and they will incorporate it into
404 the general plan. The consultants could have a work session with the heritage committee. He
405 added that the city is looking to hire a local office so the consultant could come to one of the
406 heritage committee meetings.

407

408 Commissioner Knighton asked if they have a time frame.

409

410 Mr. Brim, answered him and explained that in the agreement they will have a time frame on
411 their deliverables and a lot of that will be based on staff and a lot of the public process will be
412 done by staff. He added that general plans tend to get political and even if they have a time
413 frame that could be affected by members of the city council and the general plan being kicked
414 back.

415

416 Commissioner Blackburn, asked about what the end product would be

417

418 Mr. Brim, answered that they would get a draft and take it to the City Council and to Planning
419 Commission for a public hearing and we're looking at 10 to 12 months for that and once it gets
420 adopted we're looking at 16 to 18 months.

421

422 • Don Overson, Town Engineer
423 Public Works Site – Mr. Overson talked about the new public works site that going in. It’s going
424 to be adjacent to a small park and will have storage buildings for vehicles, equipment, and salt.
425 Overpass- Mr. Overson announced that they are getting the permit finalized for the overpass
426 and construction will be starting in September.
427 Wetlands Delineation- Mr. Overson explained that for the delineation of the wetlands they are
428 just waiting on budget approval.
429 Madam Chair Welsh asked if he meant all of the wetlands or just the ones in that neighborhood.
430
431 Mr. Overson answered that that was most likely going to be delineated by Flagship. He
432 explained that it was because they are on the hook to keep those wetlands alive for five years so
433 they’re trying to reevaluate. They can’t develop their open space because it’s been dedicated.
434 This would be positive for Vineyard because it would give us more open space
435
436 Discussion ensued regarding trails and boardwalks in the wetlands.
437
438 Commissioner Blackburn asked if Vineyard would be getting its own zip code and potentially its
439 own post office.
440
441 Mr. Overson, answered that the U.S. Postal Service has been having discussions about getting
442 Vineyard its own zip code. The population here has gotten high enough that postal service has
443 become a real issue. He added that there is a chance that we would get a post office.
444
445 Commissioner Blackburn commented that we need a zip code but we also need to be moving
446 towards getting or own post office.
447
448 Discussion ensures regarding problems with commissioners receiving mail.
449

450 **9. ADJOURNMENT**

451 **MOTION:** COMMISSIONER BLACKBURN MADE A MOTION TO ADJOURN AT 7:42. COMMISSIONER
452 BRADY SECONDED THE MOTION. ALL WERE IN FAVOR AND THE MOTION PASSED UNANIMOUSLY.

453
454
455 **MINUTES APPROVED ON:**

456
457 **CORRECTED BY:** /s/ Claire Hague

458 Claire Hague, Permit Technician