



**VINEYARD PLANNING COMMISSION WORK SESSION
OF THE VINEYARD PLANNING COMMISSION**
Work Session: Vineyard City Hall, 125 S Main St. at 6:00pm
Thursday, January 10, 2019

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

Others Present: Jed Stewart, Matt Hanson, Brandon Watson, Tyce Flake, Elizabeth Hart, Morgan Brim

1. CALL TO ORDER

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

2. WORK SESSION

2.1 Lakefront at Vineyard Town Center: Proposed Site Plan Application

- The Planning Commission will hold a work session with applicant, Edgehomes, on the proposed site plan application for a 685-unit development within the Lake Front Residential district of the Special Purpose Town Center Zoning District.

Mr. Brim thanked Liz for all her work on the project. The applicants had done a lot for preparing this area and had met with staff to ensure that the development meets the Town Center Lakeside Code. There are still a couple issues to work on. He recommended the applicants go through the presentation. He invited the commission to just focus on this project and ask as many questions as they would like.

Madam Chair Welsh ask if people needed to read things at the beginning or during the presentation and when to ask questions.

Ms. Hart responded it would be best to let the applicant finish the presentation and then ask questions.

Mr. Brim added to let the applicant get through the topic: site plan, parking, etc. and then get into a discussion.

Madam Chair Welsh clarified to let the developers get through section by section and then ask questions.

Mr. Jed Stewart stood to describe the street view, architecture, and building materials of the buildings by the screen. He stated that if Edge needs to add more color schemes or designs, they can. Mr. Brim alluded to the vast number of code items they had to meet and Mr. Stewart stated it has been a beast. There have been a couple challenges Edge is asking for exemptions with. There is a single-purpose building type in the code, but there is nothing that refers specifically to condominium units so Edge and Staff took the single-purpose code to that condominium unit. If you really read the code and the way it is structured, it is really structured for a commercial building. It is for big tall ceilings, glass door-front – whether that be a live/work unit or a full office building that's how the code is written. The first challenge is that it calls for a 14-foot main floor height on that single purpose building. Right now, the developers are at 11-foot 8-inches from grade to finished floor elevations so about two feet shy there. The other thing the code called out was a transparency requirement. Again, the developers think the way the code was written was for this to be a glass storefront. That transparency requirement is 30% which the developers are able to meet because they had to make some windows bigger, but they carried that across all floors. The other area, which applies more specifically to the single purpose (more specifically to the condo buildings, but also to the town homes) refers to primary building materials. On the condo units it calls out 80% primary building materials. To summarize what those are, it is essentially masonry (stone or brick), cement fiber siding, and glass. The condos require 80%, the builders are shy of that, they're only at 76%. They can add cement fiber, but they like the look of the diversity of the drawings currently.

Mr. Brim interjected the code does allow the town planner to make modifications to an approved site plan. During the process, the city planning commission has that power. Primary materials are required for 80% of the façade and it gives a list of things that would be included in that 80%. The rest would be the secondary building material.

Commissioner Brady asked if that only applied to the front façade.

Madam Chair Welsh asked if there were 6 total schemes and asked to see them.

Mr. Stewart responded that all the materials and colors were listed in the commissioners' packets. There are harmonious schemes, but there is also a lot of diversity which is why the Edge decided to cluster this development. He then showed and described a couple different schemes and material types.

Discussion ensued about the similarity and variations of designs.

Mr. Stewart explained the area: as Loop Road end there will be a terminal vista of the clubhouse and pool area. These homes will all be alley load products with the front doors facing Loop Road and garages will be behind the units. The bulk of the units will be traditional four to five-plex townhomes. They vary in width, some are even six-plex. The Type B (the rambler units) are spread out throughout the project. The end unit townhome has a porch that wraps around the side and is a side entry unit. It will break

it up so that the sides will all have character as well. The end units will always be a rambler.

Mr. Brim asked if the side rambler with the porch was in the commissioners' packets.

Mr. Stewart stated that many of the interior streets would be what you would typically see in a development like this. In the key areas, Edge tried to mix it up with the porches and end units.

Commissioner Knighton asked if what material it would be.

Mr. Stewart responded that it is currently planned to be stucco.

Mr. Brim stated that up to 60% of the exterior façade may be stucco. The code requires 40% primary materials.

Commissioner Knighton asked if that also applies to corner lots.

Mr. Brim responded that the code says façade and typically façade refers to the front.

Ms. Hart interjected that façade meant whichever face of the building is facing a street the rear or interior facades are not required to meet those requirements unless otherwise stated.

Further discussion ensued about corner unit and ADA requirements.

Mr. Jed explained where Edge is considering placing their contemporary and traditional designs and their concern for placing the traditional and contemporary designs side by side.

Madam Chair Welsh stated that her concern is that when the neighbors move into the neighborhoods, they would start referring to the different neighborhoods by their locations.

Commissioner Knighton asked what the plans for construction are. Where will Edge begin, where will they end, etc.

Mr. Stewart replied that their phasing plan is to have eight phases on the first part of the plan. They should start on the north half of the project in September. Edge wants to build Loop Road extension down, build 300 West down and then take 300 West down and connect it to the south end.

Madam Chair Welsh responded that she thought 300 West would have to be completed before the project began.

Mr. Brim responded that the Public Works department wants at least the connections from Loop Road and 300 West so that it connects all the way to the south side and then hits Loop Road on the north. Public Works is willing to work with Edge, but Mr. Overson does not want the roads segmented (example: build 100 feet and then wait, then build 100 feet and wait).

Further discussion ensued about the roads.

Commissioner Brady stated that his biggest concern was that there was a lack of elevation designs. He would like to see a lot more difference from home to home with obvious changes.

Mr. Brim asked if there was consensus with Commissioner Brady's statement

Commissioner Knight added his agreement and added that the condo building had no variation between the contemporary and traditional.

Mr. Stewart stated that is a challenge to create drastic changes because there's only so much the builders can do.

Madam Chair Welsh stated that if you put the contemporary going down one street it will just look like one roof going all the way down the street.

Mr. Brim asked if Edge would be able to do a little different design and stagger the roofline a little bit.

Further discussion ensued about the rooflines and varied designs.

The commissioners then examined the single-family dwelling units.

Mr. Stewart stated that Edge has over 50 floor plans and these were just a sampling of what they have. They are popular plans that fit on these lots.

Mr. Brim interjected that the buyer would most likely pick the design of their single-family home.

Mr. Stewart stated there will be three different elevations that are all drastically different. Each elevation will come in either gable or hip so there are six alterations to each floorplan.

Commissioner Brady asked if Mr. Stewart had any modern plans for the single-family dwellings.

Mr. Stewart responded they do have a contemporary elevation, but it was not included in the packet.

Commissioner Knighton referred back to the varied designs corresponding to townhomes.

Discussion returned to townhome design.

Mr. Brim gave a summary of what the commission had discussed needed to be worked on by Edge: (1) work on different elevation designs for the condos, (2) provide contemporary design for single family homes, (3) amend the contemporary townhome design and consider a hiproof design, and (4) work on material of the homes that face the street by their side.

Commissioner Brady added a note on the single-family design; the single-family homes that back the street should have an added pop out to the back.

Mr. Stewart responded that pretty much all of their plans include pop outs that creates relief against the back.

Madam Chair Welsh asked to move on to the site plan.

Commissioner Jenkins had a personal conflict and had to leave the meeting. Alternate Commissioner Jenne took his place. Before he left, though, he voiced his concern of the connecting trail around Utah Lake. When James Bay goes in Edge will have already have completed all of their section.

Mr. Stewart responded in the affirmative, and that Edge will also put in a trail on 300 West that it will connect with.

Commission Knighton asked if that was the trail on the site plan.

Mr. Brim asked Ms. Hart to pull up the trail plan.

Commissioner Jenkins stated that there is already some conflict about who will finish what areas of the trail and the importance of connectivity.

Further discussion ensued about the trail.

Commissioner Knighton asked how much of the site plan is already approved.

Mr. Brim stated that the plat is not solidified because it has to go through final plat first. The commission can still make adjustments because the plat hasn't been recorded.

Commissioner Knighton stated there were some comments in the preliminary approval that he feels still haven't been addressed: (1) more access points and view points to the lake, (2) looks un-pedestrian friendly, (3) only has sidewalks on one side of the street, (4) so many garages and driveways instead of front porches, (5) the open space seems to be left over space instead of thoughtful space about where people would like to spend time, (6) condo design variations needed, (7) clubhouse area lacking design, and (8) the site plan is not unique to its area and proximity to the lake.

Mr. Brim responded to Commissioner Knighton's concerns.

Commissioner Blackburn stated that he has felt like the lake is the diamond of the community. He desires more public access to the lake and not just public amenities for the lake.

Mr. Brim asked to have a further discussion about access to the lake and pedestrian walkways.

Discussion ensued about lake access and pedestrian walkways.

Mr. Brim asked Commissioner Knighton if he would like to talk about the specific things of the clubhouse that he would like to see modified.

Mr. Stewart addressed the amenities including, extra pickleball courts, basketball courts, pool, etc.

Commissioner Brady asked if there would be a fence separating the pool from the play area.

Mr. Stewart responded there were no plans currently.

Further discussion ensued about the lake view and amenities.

Conversation turned to the Waters Edge clubhouses.

Mr. Watson stated that the two clubhouses being built right now will service between 2,200-2,400 units.

Commissioner Brady asked a question concerning the 5-acre park to the north of this development.

Mr. Brim interjected that the city still needs to work out the development agreement with Anderson Geneva which will make this project more streamlined.

Mr. Stewart had to leave early.

Mr. Jenne read him email with the following comments concerning: his agreement with Commissioner Knighton's comments regarding biking and trails, the top lots will be shared by 700 units and in his opinion that does not create a very family friendly area. There are limited parking and playgrounds too. 300 West is a road just for the residents and will provide little benefit to the city. The 3-way stop in the middle of the development will discourage through-traffic. He stated he was worried about the parking bottlenecking.

Mr. Brim stated that 300 West would have a substantial amount of parking in addition to park and picnic areas parking

Mr. Jenne responded that currently you can park right next to the picnic areas, but the way it's changing you'll have to walk quite a way to access the picnic areas.

Discussion ensued about parking and the site plan along Utah Lake.

Madam Chair Welsh how much grass will actually be around the area versus rock.

Mr. Watson responded that the developers agreed that there should be more green grass areas in the project. They want to be cognizant of creating grass areas and how they factor into HOA fees.

Discussion ensued about xeriscaping vs grass areas.

Mr. Brim asked Mr. Watson to identify where there the tot-lots will be, and he identified them by indicating on the map. Mr. Watson also agreed to add a tot-lot to the top east side as well.

Mr. Hansen stated the developers have been very aware of how they could best spend their money to ensure that the community and amenities will be beautiful and thoughtful which came to fruition in the beach front park.

Further discussion ensued about tot-lots.

Madam Chair Welsh recommended the creation of a dog park.

Commissioner Brady asked how large one of the parks will be.

Mr. Hansen responded it will be three acres and then there are other three acre parks in the development in addition to the beach front property.

Commissioner Jenne voiced his support for the developers

Commissioner Blackburn asked what their population will be.

Mr. Watson responded it will probably be in the three to four persons per unit range. They have regulations of what they will sell to investors. They to try to cap themselves at 30%, so in one of those buildings they would have three investor units in the building.

Commissioner Blackburn asked what their target audience is.

Mr. Watson stated they would accommodate small families or also newlyweds.

Commissioner Knighton asked what the parking situation is.

Mr. Watson stated that each unit has their own garage unit with a driveway and then they've provided additional parking stalls. It will probably be the best parked place in Vineyard without turning it into a Walmart parking lot. There are probably around 2,000 parking spots including driveways and garages.

Further discussion ensued about parking and investors.

Ms. Hart stated that they need to meet one type of open space, but the developers do not meet that one type, but there is the in-lieu substitution that they're doing in promenade.

Madam Chair Welsh asked for further questions.

Mr. Watson thanked the commissioners for their comments.

3. ADJOURNMENT

Madam Chair Welsh adjourned the meeting at 8:15pm.

Minutes Approved On: May 1, 2019

Edited BY: /s/ McKenna Marchant

McKenna Marchant, Planning Technician