



**MINUTES OF THE  
VINEYARD PLANNING COMMISSION MEETING  
Site Visit: West End of 1600 North @ 5:30pm  
Public Hearing and Regular Meeting: Vineyard City Offices, 125 S. Main Street  
Road, 6:00pm  
Tuesday, February 19, 2019**

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

Others Present: Brian Hansen, Randy Linford

**1. CALL TO ORDER**

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

**2. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE**

Commissioner Jenkins offered the invocation.

**3. OPEN SESSION**

Madam Chair Welsh opened the open session at 6:01pm. No comments were given and she closed the open session at 6:02pm.

**4. MINUTES REVIEW AND APPROVAL**

There were no minutes for approval.

**5. BUSINESS ITEMS:**

**Madam Chair Welsh moved item 5.2 before 5.1.**

**5.1 The Yard Description**

Ms. Hart began, staff recommended holding the public hearing for the conditional use permits that night, but moving the approval to the site plan and conditional use permits to March 6 because their site plan and elevations needed updating. The applicant, Brian Hansen with X Development, is requesting approval of a site plan and approval of a conditional use permit for six (6) drive-thrus. The site is located within the Regional Mixed Use (RMU) district and is located east of the existing four (4) buildings in front of the Megaplex. The approval is for six drive-thrus. Two buildings don't have drive-thrus. M and G will come through later on. The site plan shows side walks that just end, but in the discussion with the applicant the week before most of these sidewalks will extend all the way through. They are required to have 10% of the entire site landscaped. Buildings K and E have patio seating and I will have seating on the corner. They are also working

on seating around other buildings as well. Sidewalks from Mill Road will go all the way around the buildings. The building from 650 North is already existing and goes all the way to the other buildings.

Commissioner Jenkins asked Mr. Hansen to explain what the 'future pad' designation was on the plans.

Mr. Hansen stated that M & G will be built by different people. Their footprint has been fairly identified for parking and landscaping.

Ms. Hart stated that the elevations submitted before did not have any design on the back of the buildings.

Madam Chair Welsh asked a clarifying question about one of the roads and the sidewalk on the north side to encourage a walkable community.

Further discussion ensued about sidewalks.

Staff requested a detail of lighting for parking and buildings.

Madam Chair Welsh asked if retail J was going to be medical office space.

Mr. Hansen responded that they do not have anything planned for that building currently.

Ms. Hart stated the applicants do meet all of the requirements for the drive-thrus. Some of the stacking may be an issue in one building. Staff is requesting the developer to show where the windows will be. If there are drive-thrus between a street and the building they are required to have three-foot berm or shrubbery. Staff has requested them to show where those berms will be.

Madam Chair Welsh asked if only one tenant will have access to the drive-thru.

Mr. Hansen responded that is was you typically see. Recording was inaudible for the rest of his details.

Madam Chair Welsh said that overall she is happy with the plan other than the sidewalks even though she does not like the drive-thrus.

Commissioner Brady asked if the applicant had any concerns with the way the drive-thrus enter and exit at building F and E.

Ms. Hart said there wasn't anything in the code with that.

Mr. Brim responded the length of the drive-thru should mitigate some of those concerns. It meets the minimum standard by quite a bit. The applicants took out a drive-thru from the middle building at the north of the development.

Madam Chair Welsh asked that you're typically not going to have fast food joints going in to these places.

Recording was inaudible to hear Mr. Hansen's response.

Madam Chair Welsh stated they would not be able to have an In and Out and one of these buildings.

Recording was inaudible to hear Mr. Hansen's response.

**Motion:** COMMISSIONER JENKINS MOVED TO OPEN THE PUBLIC HEARING.  
COMMISSIONER KNIGHTON SECONDED IT. ALL WERE IN FAVOR

No public comments were given and Madam Chair Welsh asked for a motion to close the hearing.

**Motion:** COMMISSIONER KNIGHTON MADE A MOTION TO CLOSE THE PUBLIC HEARING.  
COMMISSIONER BRADY SECONDED IT. ALL WERE IN FAVOR.

**Motion:** COMMISSIONER JENKINS MADE A MOTION TO MOVE THE APPROVAL OF THE APPLICATION TO MARCH 6<sup>TH</sup>. COMMISSIONER BRADY SECONDED THE MOTION. ALL WERE IN FAVOR.

## 5.2 MS Properties Description

Ms. Hart introduced the project. The applicant, MS Properties, is requesting site plan approval for a warehouse building. The property is located on the west end of 1600 N within the Flex Office & Industry (FOI) district. The building is located on 3.69 acres of the subject property. The applicant is proposing approximately 60,000 square feet of office/warehouse/manufacturing building. Warehousing and light manufacturing are permitted uses in this district. They meet all the zoning requirements including height, parking, and landscaping (they need to work with staff on spacing of trees. They also need to submit a site lighting plan to staff.

Mr. Overson asked about access to the site and if the road will be built for the second access point.

Mr. Linford stated the roads will be built with the project.

Commissioner Blackburn asked about the egress to the building.

Commissioner Knighton asked what the materials are on the building elevations.

Discussion ensued concerning the building colors and elevations.

The Commission moved the approval of MS Properties to March 6<sup>th</sup>.

### **5.3 Public Hearing & Consideration: Zoning Text Amendment, Ordinance #2019-01: Regulations for Golf Driving Ranges (Continued from February 6, 2019)**

Mr. Brim introduced the public hearing on Ordinance #2019-01. This new code section proposes allowances for golf safety netting height, standards for protection netting, requirements for site and building lighting and minimum buffering from residential uses. The height will be measured from the grade of each pole. There are requirements concerning the maintenance of the netting and the ability to stop golf balls. The residential housing to the south of the project is further than Midvale's Top Golf. Golfers will be hitting balls to the east and the lighting is required to be captured with in the golf facility.

Mr. Hansen addressed some concerns about lighting and discussion ensued.

Commissioner Brady asked about coloring for the nets and poles.

Mr. Hansen responded that the nets will be black and the poles will be white.

**Motion:** COMMISSIONER JENKINS MADE A MOTION TO APPROVE THE TEXT AMENDMENT AND COMMISSIONER KNIGHTON SECONDED IT. ALL WERE IN FAVOR.

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

Madam Chair Welsh mentioned that alternate Nate Carter will be leaving the planning commission and the interview process for a replacement will begin shortly.

Commissioner Blackburn mentioned moving the Heritage and Summer Celebration to June 1 from May 29.

## **7. STAFF REPORTS**

- Morgan Brim, Planning Director
  - Mr. Brim gave a reminder of the general plan session and survey. Commissioner Blackburn asked the survey results to be published to the public.
- Don Overson, City Engineer
  - Mr. Overson discussed the Sandy water issue that happened recently and summarized how the city's water system works.

## **8. ADJOURNMENT**

**Motion:** COMMISSIONER KNIGHTON MOTIONED TO ADJOURN THE MEETING.  
COMMISSIONER BLACKBURN SECONDED THE MOTION. ALL WERE IN FAVOR AND THE  
MEETING WAS ADJOURNED AT 7:43PM.

**MINUTES APPROVED ON:** May 15, 2019

**CERTIFIED CORRECT:** /s/ McKenna Marchant

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McKenna Marchant, Planning Technician

## 15.34.200 Driving Ranges

1. Golf Safety Netting.
  - a. Golf safety nets may be permitted for the purposes of retaining golf balls within the boundaries of an established driving range.
  - b. Golf safety netting shall only be permitted on the sides and rear of the driving range and are not permitted within the front yard area of the facility.
  - c. Golf safety netting and associated support system shall not exceed a height of one hundred eighty feet (180') measured from the adjacent grade of each pole.
  - d. Flags, signs, banners and other appurtenances are prohibited from being attached to the support structure or netting.
  - e. Golf safety nets shall be constructed in accordance with the following minimum standards:
    - i. All golf safety nets require a building permit.
    - ii. Support posts and netting shall be consistent in all detail and design throughout the project area serving the driving range.
    - iii. All golf safety nets shall be constructed in accordance with the manufacturer's recommendations.
    - iv. Support posts shall be constructed of rust-resistant metal approved by a structural engineer and shall meet all requirements of the city's Building Code and all other applicable codes.
    - v. Netting material shall be designed for the purpose of obstructing golf balls.
    - vi. Support structures should be fitted with a device, such as a halyard, that allows the net panel(s) to be removed for repair or storage.
  - f. Golf safety nets shall be maintained and repaired by the property owner in accordance with the following minimum standards:
    - i. Any missing or broken support post that was a component of the original design of the golf safety net shall be repaired or replaced with similar material.
    - ii. Torn netting which no longer serves the intended purposes shall be repaired or replaced with similar material.
  - g. Driving range facilities, safety netting and support structures shall maintain a minimum distance of three-hundred feet (300') from residential buildings.
2. Golf Range Lighting.
  - a. All lights placed on property entrances or on building facades shall be down-directed and shielded to direct light to the entry or pedestrian way. The lighting design shall minimize light trespass. Spotlights and floodlights are prohibited. All pedestrian pathways shall include either bollard lighting, or down-directed lighting which shall not exceed twelve feet in height.
  - b. Exterior lighting attached to a golf safety netting support pole shall not exceed a height of sixty (60') feet and shall only be used for the purposes of illuminating the driving range.
  - c. A lighting plan shall be submitted for review with all driving range site plan and/or conditional use permit applications demonstrating impacts on residential uses located in the general vicinity of the subject area. The Planning Commission may impose conditions to mitigate potential adverse impacts to surrounding properties.
  - d. Use of golf safety netting support poles for other recreational uses may be approved through the provision of a conditional use permit.