



**REGULAR MEETING  
OF THE VINEYARD PLANNING COMMISSION,  
Wednesday May 17, 2023, 6:00 p.m.**

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PUBLIC NOTICE is hereby given that the Vineyard City Planning Commission will hold a regularly scheduled meeting at City Hall, 125 South Main Street, Vineyard, Utah. You can also view the meeting on our [live stream channel](#).

**REGULAR SESSION**

**CALL TO ORDER**

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

**2. OPEN SESSION** - Time dedicated for public comment. Comments will be limited to three (3) minutes. No actions may be taken by the Planning Commission due to the need for proper public noticing.

**3. MEETING MINUTES**

**3.1 May 3, 2023**

**4. BUSINESS ITEMS**

**4.1 Site Plan Amendment – Lot 5, Buildings A, B, and C at Eastlake at Geneva**

Vineyard Properties of Utah is requesting approval of a site plan amendment for Lot 05 of Eastlake at Geneva. This amendment proposes removing architectural elements such as roof trims, awnings, endcaps, and concrete parapets, from the previously approved site plan. The Planning Commission will take appropriate action.

**5. WORK SESSION**

**5.1 There are no work sessions scheduled.**

**6. TRAINING SESSION**

**6.1 There are no training sessions scheduled.**

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

**8. ADJOURNMENT**

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 Rachel Stevens, Planning Technician, at least 24 hours prior to the meeting by calling (801) 226-1929 or email at [rachels@vineyardutah.org](mailto:rachels@vineyardutah.org).

The foregoing notice and agenda were 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:** May 15, 2023

**NOTICED BY:** /s/ Rachel Stevens

Rachel Stevens, Planner



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**REGULAR SESSION**

**Attendance**

**Planning Commission members:** Craig Bown, Anthony Jenkins, Bryce Brady, Tay Gundmundson, and Graden Ostler

**Planning Commission members excused:** Steve Anderson and Chris Bramwell

**Staff:** Morgan Brim, Community Development Director; Briam Perez, Senior Planner; Cache Hancey, Planner; Rachel Stevens, Planner; and Naseem Ghandour, Public Works Director.

**Others:** Don Overson and Jordan Christensen, Residents; and Sean Bigham, CUWCD

**CALL TO ORDER**

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

 At 6:02 pm, Bryce Brady called the session to order and offered an invocation and led the pledge of allegiance.

**2.  OPEN SESSION** - Time dedicated for public comment. Comments will be limited to three (3) minutes. No actions may be taken by the Planning Commission due to the need for proper public noticing.

Jordan Christensen gave a public comment regarding parking requirements for the LDS church under construction. He suggested that parking requirements should be reduced for church buildings. A discussion ensued.

**3. BUSINESS ITEMS**

 **Site Plan – Central Utah Water Conservancy District (CUWCD) Water Polishing Plant**  
Briam Amaya Perez presented the site plan amendment. CUWCD is seeking approval of a site plan amendment for a Groundwater Polishing Plant at 45 W 1600 N in the industrial zone. The main use of this site is for drinking water and the proposed amendment expands on the existing use.

**MOTION:**  Tay motioned to approve the site plan with proposed conditions: The applicant pays any outstanding fees and makes any redline corrections.

1. The applicant is subject to all federal, state, and local laws.
2. The applicant must appropriately landscape all site entrances per the VZC, including the northwest site entrance.
3. Any metals employed on building facades and exteriors must have a matte finish to avoid an increased visual impact.

4. The applicant shall observe the City's nuisance ordinance found within the Municipal Code (see 8.08 'Nuisances').
5. Light poles shall not exceed a height of 20'.
6. No signage is approved through this permit. All individual building, exterior wall, and monument signage shall be reviewed through a separate permit.
7. Areas for future outdoor storage of material and equipment must be covered with decomposed granite to provide a dust free surface.

Anthony Jenkins seconded the motion. Those voting aye: Craig Bown, Anthony Jenkins, Tay Gundmundson, Bryce Brady, and Graden Ostler.

4.  **TRAINING SESSION**

4.1 The Planning Commission watched segments of "The Social Life of Small Urban Spaces" by Walter White and received 30 minutes of required training.

5.  **COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE**

Morgan Brim announced that Planner Briam Amaya Perez is leaving the city.

Naseem Ghandour gave updates on the city infrastructure projects.

6. **ADJOURNMENT**

Chair Brady adjourned the meeting at 6:50 pm.

**Minutes certified correct on:** May 17, 2023

**NOTICED BY:** /s/ Rachel Stevens

Rachel Stevens, Planner



# Community Development

**Date:** Wednesday, May 17, 2023  
**From:** Cache Hancey, Planner  
**To:** Planning Commission  
**Item:** Business Item: Lot 5 Site Plan Amendment for Buildings A, B, and C  
**Address:** 71 E 1750 N  
**Permit:** PLAN23-022 (City Inspect; Development Module)  
**Applicant:** Christopher Kephart, Vineyard Properties of Utah (Representing: Martin Snow)

## SUMMARY

The applicant, Christopher Kephart, with Vineyard Properties of Utah, is requesting approval of a site plan amendment for Lot 05 of Eastlake at Geneva. Originally, the Lot 05 site plan was approved by the Planning Commission on February 17, 2021. An amendment to this site plan was approved earlier this year on March 1, 2023. This approval granted the applicant permission to change the colors of the building's exterior to be in line with the tenant's branding, and it allowed the applicant to change the color of the copper endcaps on the roof to an appropriate color of the applicant's choice. This amendment did not exempt the applicant from providing the originally approved architectural elements from February 17, 2021: roof trims, awnings, endcaps, concrete parapets, etc.

For diverse reasons related to maintenance, safety, and overall aesthetics, the applicant would like to amend the site plan to remove the copper endcaps referred to by the applicant as "overbuilds". The applicant has expressed that this will be an improvement to the architecture of the four (4) approved buildings on the site. The applicant feels that the new design will fit the surrounding architecture better than the originally approved plan and will continue to contribute to the city's overall development goals in the area. The rooftop overbuilds that were part of the original design have been proposed to be eliminated for the following reasons:

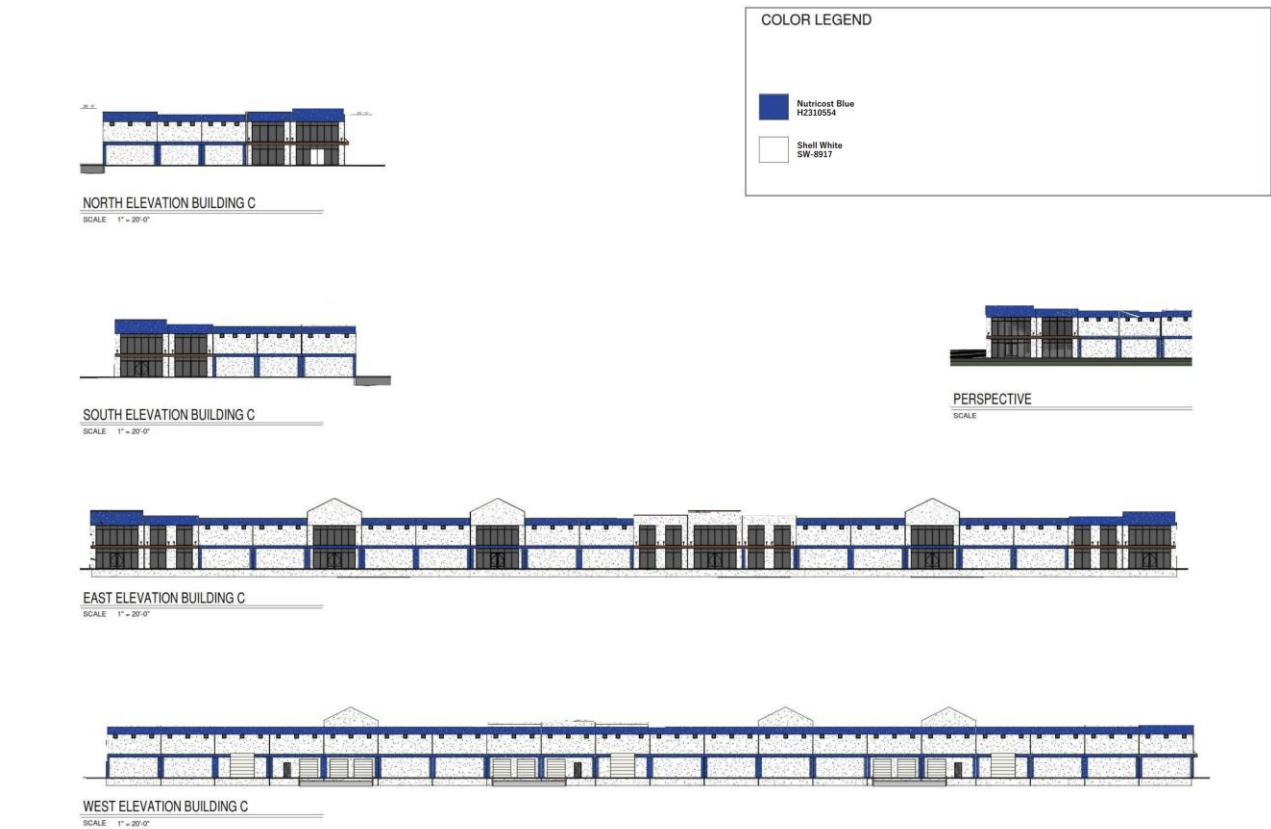
1. Complications may arise regarding the snow loads and precipitation that are generated in this area. This design may not appropriately retain snow and moisture in place—potentially causing a safety hazard for pedestrians.
2. The design aesthetics are not consistent with buildings in the surrounding community.
3. Installation of the overbuilds requires the PVC membrane and panel insulation to be removed. Furthermore, the overbuilds will need to be retroactively fastened to the steel of the building, which could cause subsequent moisture damage.

City Staff feel that, despite the proposed changes, the buildings continue to meet the spirit and intent of the zoning code, which is to provide visual interest and architectural variety. Regardless of the overbuilds, the buildings feature recessed and projected elements to avoid flat, monotonous facades, roofline variations, shadowed reliefs, overhangs, ground-floor fenestration, etc. The Planning Commission should also determine if the proposed architectural changes indeed meet the requirements of the zoning code.

Originally Approved Elevations from February 17, 2021, Planning Commission



Newly Proposed Elevations without Overbuilds/Endcaps



Photographs of the New Constructed Lot 05 Buildings from Tuesday, February 21, 2023,







### **STAFF RECOMMENDATION**

Staff recommend approval of the architectural changes. Without the overbuilds/endcaps, the buildings continue to meet the spirit and intent of the zoning code. As constructed, the buildings do not take away or detract from the surrounding community and neighboring developments. The applicant has thus provided sufficient architectural variety and visual interest that the exclusion of the overbuilds is irrelevant to the impact and success of the project.

### **CONDITIONS OF APPROVAL**

1. The applicant pays any outstanding fees and makes any redline corrections.
2. The applicant is subject to all federal, state, and local laws.

### **POTENTIAL MOTIONS**

"I move to approve the Lot 05 site plan amendment application as presented by City Staff."

"I move to deny the Lot 05 site plan amendment application as presented by City Staff."

"I move to approve the Lot 05 site plan amendment application with the following conditions..."

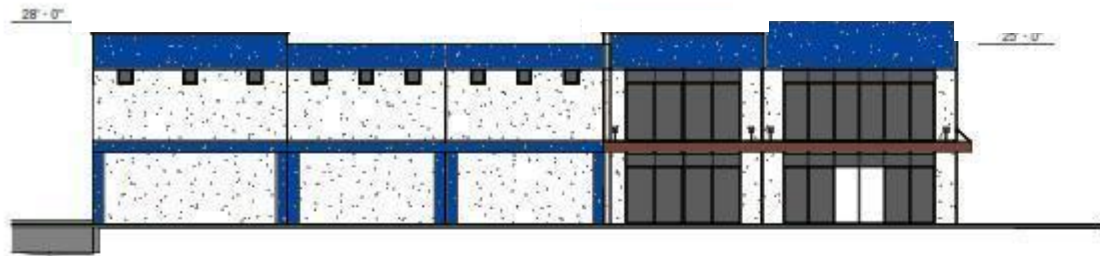
### **ATTACHMENTS**

Scope of Work

Proposed Exterior Building Elevations



2/12/2021 9:42:20 AM Z:\Drawings 2020\2020-057 Eastlake Lot 5 - Martin Snow\LOT 5- 2021 SITE ALL BUILDINGS.rvt



NORTH ELEVATION

SCALE 1" = 20'-0"



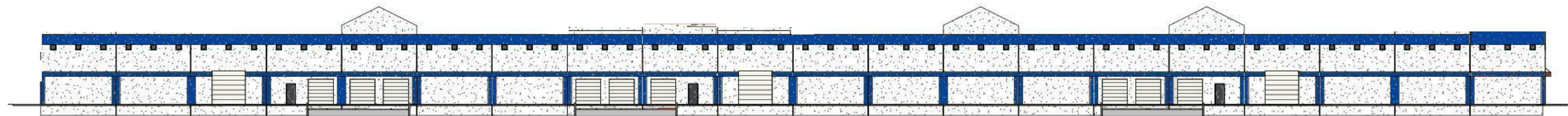
SOUTH ELEVATION

SCALE 1" = 20'-0"



EAST ELEVATION

SCALE 1" = 20'-0"



WEST ELEVATION

SCALE 1" = 20'-0"

COLOR LEGEND

- Nutricost Blue  
H2310554
- Shell White  
SW-8917



PERSPECTIVE

SCALE

REVISIONS  
DATE

ARCHITECTURAL COALITION  
1991 South State Road Springville, UT 84663 PH: 801-491-0275

NO. 123134  
GAILFORD A. DANF  
02-11-2020  
STATE OF UTAH

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Eastlake Lot 5  
Vineyard Properties of Utah  
71 East 1750 North  
Vineyard, UT

SHEET NO.  
A-0.9

DATE  
02-11-2020