

**MINUTES OF THE VINEYARD TOWN
PLANNING COMMISSION MEETING AND PUBLIC HEARING
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah
January 6, 2016, 7:00 PM**

PRESENT -

Chair Wayne Holdaway
Commissioner Angela Kohl
Commissioner Daniel Pace
Commissioner Chris Judd
Alternate Commissioner Tim Blackburn

ABSENT -

Commissioner Garrett Smit
Alternate Commissioner Don Cosney

STAFF PRESENT–

Town Planner Aric Jensen, Town Engineer/Public Works Director Don Overson, Town Clerk/Recorder Pamela Spencer

OTHERS PRESENT–

Garrett Seeley - Woodside Homes, Steve Pruitt - Vineyard Gateway 1 Subdivision, Mike Hutchings - Anderson Geneva, Resident/Councilmember Tyce Flake, Resident Anthony Jenkins, Pete Evans and Nate Hutchinson - Flagship Homes, Dave Erickson with Leisure Villa

The Vineyard Town Planning Commission held a regular meeting and public hearings on Wednesday, January 6, 2016, starting at 7:00 PM in the Vineyard Town hall. The invocation was offered by Commissioner Blackburn.

REGULAR SESSION - The meeting was called to order at 7:00 PM.

OPEN SESSION -

Chairman Holdaway asked for public comment.

In the spirit of full disclosure, Commissioner Judd explained that some of the projects on the agenda were brought forward by customers of the bank he worked for, but that he was not directly affiliated with any of them.

MINUTES REVIEW AND APPROVAL -

None

BUSINESS ITEMS -

5.1 Continued Public Hearing from December 16, 2015

Applicant from BKB Foods for Dairy Queen. The proposed location of the project is Lot 4 of the Vineyard Gateway Subdivision, within the RMU zone.

Mr. Jensen mentioned that he received drawings this morning. He said the outlay did not line up and that there was not enough parking. He gave suggestions to make the parking work. He stated that he spoke with the applicant. Mr. Jensen suggested continuing the hearing to the next meeting.

Commissioner Judd asked about a screening wall. Mr. Jensen said that if there were cars parked along the area they would not need a screening wall. He suggested types of landscaping to provide the screening.

Steve Pruitt with Equiwest disagreed and said it exceeded the parking requirements and was approved as a site plan with the conditions that the overlay was a declaration that would be made into a managed unit. He said parking for a managed unit, according to Vineyard Code, was one stall for every 250 square feet. He said the approved site plan including a building with a drive thru on Geneva Road. He explained that the building had since moved a little south and the size was reduce by about 20%. He wondered why the parking was no longer sufficient.

Mr. Jensen explained that the original proposal was for a building . He said the drive-thru was not approved because it needed a condition use permit. He said when the applicant came back for the amended site plan, staff specifically did not include the drive-thru parcel; it was grayed out. He explained that it was not a retail use and therefore had different parking standards. He said staff had been clear from the start that it would need to be analyze separately.

Mr. Pruitt understood having a different parking standard if it was a free-standing restaurant. He said the proposed drive-thru was part of a commercial establishment planned developer owned or managed as a unit. He said the application was based on that.

Mr. Jensen and Mr. Pruitt respectfully disagreed as to what was included in the amended site plan approvals. Discussion continued regarding the approved site plan, the use of the property, and sufficient parking.

Commissioner Judd mentioned that he was okay with not having the required number of parking stalls on the site because he would rather not lose the landscaping barriers. However, he did think there needed to be more parking. Mr. Pruitt mentioned that it parked 15% more than his interpretation of the current code.

Commissioner Pace talked about traffic issues caused by a restaurant without adequate parking.

Motion: COMMISSIONER PACE MOVED THAT THE PUBLIC HEARING FOR BUSINESS ITEM 5.1 BE CONTINUED UNTIL THE SECOND MEETING IN JANUARY IN ORDER FOR THE APPLICANT TO PROVIDE MISSING INFORMATION AND TO COME TO A BETTER BALANCE WITH THE PARKING SITUATION WHILE TRYING TO MAINTAIN CURRENT LANDSCAPING AS MUCH AS POSSIBLE. COMMISSIONER JUDD SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED.

5.2 Continued Public Hearing from December 16, 2015

The Applicant is requesting a rezone and text amendment for "The Forge", on approximately 45 acres located on the southwest corner of the Vineyard Connector and Geneva Road. The Applicant will present the proposal to the Planning Commission. The

Town Council has been invited to attend and take part in the discussion, but will take no action.

Mr. Jensen reviewed the applicant's request. He explained that the property would tie into the Megaplex property. He said it was designed to be an urban setting.

Engineer Jeff Winston explained that the RMU (Regional Mixed Use) zoning did not allow them to build the project they would like to build. He talked about the proposed modifications for parking standards, building heights, and appropriate uses. He said they proposed the same street standards as to the Town Center zone. He also asked for feedback on signage standards.

Chair Holdaway asked about storm water storage. Mr. Winston said they did a complete storm water calculation. They were proposing to construct storm water galleries.

Mr. Jensen and the Commission reviewed and discussed each section of the proposed ordinance.

The Planning Commission discussed the setbacks for decks. It was decided that Section D-6 would not allow decks to encroach beyond the setbacks.

Commissioner Judd discussed Section 9.1 and asked for more clarification regarding the public amenity that might be included in the larger public gathering space. Mr. Winston explained that there would be numerous green spaces, walkways, and plazas on the site. Some would be bigger than others. The largest one would have something not yet specified that would attract people to it. The Planning Commission and developers discussed possible ideas for the area.

Commissioner Judd asked about the statement, "areas greater than 5 acres in size may be dedicated to the Town of Vineyard". He wondered if the statement automatically gave the developer the right. Mr. Jensen explained that the town still had the option of approving a dedicated town park. Mr. Winston explained that the statement was included because if the town was requiring the developer to build a large park, they hoped the town would help maintain it.

The Planning Commission reviewed the proposed parking standard and how it would work for residential and commercial shared parking. Mr. Jensen explained why he thought the proposed parking was adequate and why the units would not be appropriate or attractive for students. After reviewing the table and discussing adequate shared parking, it was decided that Mr. Jensen would add statements that talked about parking on the same block or within a certain walking radius from the parking, maybe within 500 feet.

The Planning Commission discussed the plans for the roads. The developer explained that bikes would share the roads. It was suggested to post signs regarding the shared road.

Commissioner Judd pointed out that there were plans to have two dwelling units. Mr. Winston explained that they would be town homes. He talked about the style of the town homes and said the location was not yet determined.

Resident Anthony Jenkins wondered if there would be any connection to bus or other transit. Mr. Winston said transit would be accessible through whatever UTA (Utah Transit Authority) provided. He thought Geneva Road would be a major connection point for transit.

Mr. Mike Hutchings said Anderson Geneva thought the site was a perfect location for major retail development and not for residential or neighborhood retail development. He talked about the history of the area and said the Council made it clear that 2,000 units was the residential cap. He said they held the developers in high regard and that they had a good track record, but Anderson Development made it clear to them that it was a retail and commercial site. He talked about the sales tax revenue that a retail development would generate for the town and the RDA (Redevelopment Agency). Mr. Hutchings thought allowing another 1,000 housing units would be a mistake. He said Vineyard already had a Town Center.

Mr. John West explained that the proposed project was where the market was going. He gave background on other developments they completed. He said the other Town Center was much larger and should be complimentary. He thought it would set Vineyard apart.

Mr. Jensen talked about tax generation. He said a big box store was a good generator of sales tax and the proposed development would be a good generator of property tax because of the mix of uses. He explained that the proposed development might be in Vineyard's best interest to pursue property tax for the RDA.

Mr. Nate Hutchinson with Flagship Homes talked about the history of the WatersEdge density. He explained that in order to get approval for 700 units on 240 acres they had to give over 80 acres of open space and front over \$20 million for town infrastructure. He thought the proposed project would be good and work without the residential component. He was concerned that 900 more units would compete with the other development.

Upon request, Mr. Jensen discussed tax generation. He said that studies showed that mixed use generated the best tax base. He said he did not agree that taking the residential component out would make a better product. He thought the residential component brought a dynamic that wasn't obtained with only having retail.

Mr. West explained that they would not build a big box project. He said they would do some kind of mixed use project with the existing zoning, but it would not be as nice as it could be with the proposed guidelines. He said the residential element did not have to be a 1:1 ratio. He did not think they would have any competition with Flagship.

Commissioner Kohl asked about sewer service. Mr. Overson said he reviewed a utility report for what was being proposed and it was determined that the town had capacity for it. He said the sewer system was not an issue, but Vineyard might need to negotiate with TSSD (Timpanogos Special Service District) for an increased flow. He discussed water storage and said Vineyard had planned to build a water tank by 2019, but it might be needed sooner.

Commissioner Judd said he loved the project, but adding 1,000 more units was hard to deal with. He asked the developer how low their residential component might be. The Planning Commission and developer discussed the residential component of the proposed development. They reviewed current residential locations and wondered where people would go to buy things. They talked about other property that still could be developed.

Mr. Park talked about the history of the Anderson Geneva property and their vision for the area. He said the retail benefit would be mainly to the neighborhood area.

Resident Anthony Jenkins said the residents needed places to purchase groceries.

Commissioner Pace said he really liked the proposed project, but residents were traveling long distances to shop.

Ms. Janet West said that Smiths was looking at the project and declined because there was not enough density. She said they were not opposed to bringing in small grocers, but until Vineyard had the density, the stores would not come.

Chairman Holdaway called for a motion.

Motion: COMMISSIONER JUDD MOVED TO RECOMMEND APPROVAL OF THE PROPOSED ZONING MAP AND TEXT AMENDMENT WITH ANY MODIFICATIONS THAT WERE DETERMINED IN THE MEETING WITH THE FOLLOWING 4 FINDINGS,

1. THEY MEET THE MINIMUM REQUIREMENTS OF UTAH CODE AND TOWN ORDINANCES.
2. THEY REPRESENT SOUND PLANNING AND ENGINEERING PRECEPTS.
3. THEY FURTHER THE HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY.
4. THEY HAVE BEEN REQUESTED BY THE PROPERTY OWNERS AND DEVELOPED IN CONJUNCTION WITH THEIR AUTHORIZED AGENTS.

AS WELL AS

5. FOR EVERY 1 SQUARE FOOT OF COMMERCIAL NO MORE THAN 1/2 SQUARE FOOT OF RESIDENTIAL
6. 20% OPEN SPACE WITH THE ABILITY TO GO DOWN TO 10% TO MATCH WHAT WAS DONE IN THE TOWN CENTER

COMMISSIONER BLACKBURN SECONDED THE MOTION. CHAIRMAN HOLDAWAY, COMMISSIONER KOHL, COMMISSIONER JUDD, AND COMMISSIONER BLACKBURN WERE IN FAVOR. COMMISSIONER PACE WAS OPPOSED. THE MOTION CARRIED WITH ONE OPPOSED.

5.3 **Public Hearing – WatersEdge Zone Amendment**

The Applicant from Flagship Homes is requesting an amendment to the WatersEdge Zone Plan. The objectives of the amendment are as follows:

- *Create a Senior Housing Overlay for planning areas A15 and A17*
- *Amend the existing fencing plan*
- *Create a sign plan*

Mr. Jensen reviewed the applicants request. He explained that the request was only to change the type of housing to senior housing. He explained that it would be the same density, but probably have a lesser impact on the community.

Motion: COMMISSIONER JUDD MOVED TO OPEN THE PUBLIC HEARING AT 8:57 PM. COMMISSIONER PACE SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED.

Dave Erickson introduced himself and gave background on his company. He thought their product would provide a component that did not exist in Vineyard. He talked about their communities and the people who move into them. He said their community would have very little impact to traffic. He talked about the product type, community, structure of the HOA, and fencing. He said the current zoning did not allow for attached housing. He explained that there would not be basements, but they would offer a bonus room option above the garage. He said there was no tot lot in the community. He explained that a senior community meant that one person in 80% of the homes had to be at least 55 or over. He talked about landscaping and maintenance.

Mr. Overson discussed fencing requirements. He said that unless it abutted to a public place, he wanted to continue having the concrete walls. He recommended that anything adjacent to a public collector or arterial road have a concrete wall in order to keep a uniform look and as well as limit private access to public access. He preferred keeping the original access plan.

Mr. Pete Evans with Flagship Homes voiced concerned about some areas becoming an alley along the tracks if concrete walls were used. He was also concerned with having a long unviewable area against a chain link fence. He talked about having a split rail fence on backbone roads with a large landscape buffer in between any structure and the road. He pointed out areas where he would prefer split rail fences. The Planning Commission discussed various fencing options, including the possibility of a semi-private fence near the school. They also discussed aesthetics of fencing options. It was determined that the developer would respond to the comments from the Planning Commission at the next meeting.

Mr. Jensen explained why the applicant wanted to amend the sign ordinance. He explained that the applicant wanted to put up directional signs during the construction of the project. He said they were okay with taking the down after people were moved in. He suggested allowing the signs during construction, but taking them down once the last home was built in the phase.

Mr. Evans explained their proposed signage was a combination of permanent and temporary signs. He discussed the look and style of some of the signs. They discussed the locations of the proposed signs. Mr. Hutchinson said the signs would be owned and maintained by the HOA.

Chair Holdaway called for a motion.

Motion: COMMISSIONER CHRIS JUDD MOVED TO CLOSE THE PUBLIC HEARING AT 9:58 PM. COMMISSIONER KOHL SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED.

Motion: COMMISSIONER JUDD MOVED TO APPROVE THE SENIOR HOUSING OVERLAY AS PRESENTED FOR PLANNING AREAS A15 AND A17 WITH STIPULATIONS AS DEFINED BY THE PLANNER AND ENGINEER, TO ADOPT THE FENCING PLAN AS NOTED, AND TO ACCEPT THE MASTER SIGN PLAN WITH THE UNDERSTANDING THAT THERE WOULD BE A BETTER MOCK UP OF SIGN LOCATIONS AND DESIGN. COMMISSIONER KOHL SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED.

5.4 Continued Public Hearing from December 16, 2015

The Vineyard Town Planning Commission shall hold a Public Hearing to consider amendments to the Town Zoning Ordinance and Town Zoning Map. Topics may include, but are not limited to: signs, procedures, definitions, and land use tables. Citizens, property owners, and all other members of the public are encouraged to attend and participate.

Business Item 5.4 will be continued to the next meeting.

PLANNING COMMISSION MEMBERS' REPORTS -

None.

STAFF REPORTS -

Aric Jensen, Town Planner - Mr. Jensen had no new items to report.

Don Overson, Town Engineer/Public Works Director - Mr. Overson had no new items to report.

ADJOURNMENT

Motion: COMMISSIONER TIM BLACKBURN MOVED TO ADJOURN THE MEETING AT 10:01 PM. CHAIRMAN WAYNE HOLDAWAY SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED.

The next meeting is scheduled to be held on January 20, 2016.

MINUTES APPROVED ON: February 17, 2016

CERTIFIED CORRECT BY: /s/ Pamela Spencer
P. SPENCER, TOWN CLERK/RECORDER