

**MINUTES OF THE VINEYARD TOWN
PLANNING COMMISSION MEETING**
Vineyard City Offices, 125 S. Main St., Vineyard, Utah
Wednesday, May 17, 2017 at 6:30 p.m.

PRESENT	ABSENT
Commissioner Cristy Welsh	(A) Commissioner Anthony Jenkins
Commissioner Tim Blackburn	Commissioner Daniel Pace
Commissioner Chair Chris Judd	Commissioner Angela Kohl
(A) Commissioner Nate Carter	(A) Commissioner Bryce Brady

STAFF PRESENT– Community Development Director Morgan Brim, Community Development Technician Elizabeth Hart

OTHERS PRESENT– Resident and City Councilmembers Tyce Flake and Julie Fulmer, UVU Students and Professor David Barker, Residents David and Cindy Manning, Abraham Teng, Denise and Sid Smith, Jim McCulloch.

The Vineyard Planning Commission held a work session on Wednesday, May 17, 2017, starting at 6:30 PM in the Vineyard City Offices.

CALL TO ORDER

Chairman Judd called the meeting to order at 6:36 PM

INVOCATION

Commissioner Welsh offered the invocation.

OPEN SESSION

Chairman Judd asked for a motion to open the open session.

Motion: COMMISSIONER CARTER MADE A MOTION TO OPEN THE OPEN SESSION. COMMISSIONER BLACKBURN SECONDED THE MOTION. ALL WERE IN FAVOR. THE OPEN SESSION OPENED AT 6:38 PM

Chairman Judd asked for public comment. None was given. Chairman Judd asked for a motion to close the open session.

Motion: COMMISSIONER BLACKBURN MADE A MOTION TO CLOSE THE OPEN SESSION. COMMISSIONER WELSH SECONDED THE MOTION. ALL WERE IN FAVOR. THE OPEN SESSION CLOSED AT 6:39 PM.

MINUTES FOR APPROVAL

Chairman Judd asked for any comments or corrections on the minutes of the April 19, 2017 Planning Commission meeting. Commissioner Blackburn stated that from the written record he could not clearly understand what decisions were made. Discussion ensued on the clarity of the written minutes. There were no additional comments. Chairman Judd asked for a motion to approve the minutes as is.

Motion: COMMISSIONER BLACKBURN MADE A MOTION TO APPROVE THE MINUTES FROM THE APRIL 19, 2017 PLANNING COMMISSION MEETING. COMMISSIONER CARTER SECONDED THE MOTION. ALL WERE IN FAVOR. THE MINUTES WERE APPROVED.

BUSINESS ITEMS:

5.1 UVU Library Concept Presentation

Chairman Judd thanked the students for the time and work they put into the project. Mr. Brim introduced Professor David Barker. He stated that the class has been working closely with Councilwoman Julie Fulmer and City Manager Jacob McHargue on a concept of what the city can do with a new public facility, specifically a library. He then turned the time over to Mr. Barker.

Mr. Barker thanked the planning commission for having them and then introduced the students that worked on the project. He went on to talk about what a library is and what it should do for a community. He discussed the inspiration for the design of the library. He stated that the students focused on three main aspects for the design; looking at Vineyard's history, how to create an incubator for the city, and the overall connection to the people of the valley.

Mr. Barker discussed how the location was picked. He stated that after looking at the existing zoning map it and meeting with staff that the idea was to locate the building off of Main Street along the proposed promenade. He stated that being near the front runner station it would give pedestrians access to pass through and get into the Town Center. They also looked at locations that would allow views of the mountains and lake throughout the entire design.

Mr. Barker discussed the materials and design of the buildings elevations. He stated that the rusted steel materials relate back to the history of the steel mill. The canted walls provide a progressive look and symbolize that Vineyard is grounded in its origins but looking forward to the future. The second floor has a terrace area that faces west. He stated that it is also possible to put another terrace on the east side. Natural lighting was considered in the design for the windows and all sides of the building allow for natural lighting throughout all seasons.

Mr. Barker explained the design of the floor plan. He stated that keeping the middle section open was important to allow people to pass through the library if they weren't just going to the library. He mentioned that in the visits to other libraries in the area, the middle sections were the lobby and reference areas, which is what was planned for this design. The adult section was designed to be very open so that the children section would be in the line of sight from the adult section. He stated that there are plenty of amenity rooms, such as a multipurpose room and a creative lab. He stated that private and group seating area were tucked behind the stacks for more privacy and quiet areas, they also have natural lighting coming into those areas. He stated that a café was located on the north side, that would also offer a walk-up type drive thru. He stated that the second floor on the inside was an assembly area that gave access to the terrace.

Mr. Barker thanked the planning commission again and asked for any questions.

Chairman Judd thanked Mr. Barker for his presentation and asked the Commissioners for any comment or questions. Mr. Brim mentioned that Mr. Barker did come present to the staff and as he mentioned the location would be moved to the promenade.

Chairman Judd asked the students what the hardest part of planning the library was. A student responded that the sizing and creating an iconic building that meets the community needs was the hardest part.

Commissioner Blackburn commented that he loved the concept and that the design was creating something different from library's he has seen. He stated that his only concern was that he does not know if Vineyard needs a library specifically but a building like this is something the community needs. He stated that there are some great libraries within a small distance from Vineyard. He stated that he would like to see the building be used as a community center, that can be used for multiple uses and making the library a small part of the building. He suggested traveling art exhibits, a culture center to experience Vineyards history in farming and ranching, or a place where families can go to experience life and reflect. There was additional discussion on making the building into a type of community center.

Resident Unknown asked if it would be possible to expand the land needed for this type of building in order to add more to it. Chairman Judd responded that it is possible but it would be dependent on money.

Mr. Brim stated that the Town Center is planned to be very dense and is not meant to have a lot of surface space. It is also planned to have a government presence in the downtown. Mr. Brim continued to elaborate on the design of the Town Center. Commissioner Blackburn stated that he liked the idea that it would be an entrance into the Town Center, that it would draw people in from the train station. He stated that it is an amazing space to see as your first enter the community and have it take you down the promenade to the lake.

Chairman Judd asked the students what they thought on how this library sets itself apart from other libraries they researched. The students stated that the design and placement of the adult spaces, the central lobby walk through and the creative lab are not seen in other libraries. There are some similarities like the crafting room and a children's area for something like story time. They also stated that there are more private seating areas than most libraries and that these are the areas adults are drawn to.

Commissioner Blackburn commented that BYU created a reflection area within their library. He stated that with the high density throughout the city people will need a place to go where it will be quiet and have the opportunity to reflect. He also stated that Vineyard is within an area where technology is growing rapidly, he asked if there was space for a tech learning center. Mr. Barker stated that technology was part of the idea for the creative lab.

Chairman Judd asked what were some things that other libraries did that they did not like. The students stated that most of libraries had small administrative areas and they designed the administrative area for this library bigger so that it is more functional.

There was discussion on the relationship between the planned UVU campus in Vineyard and the library.

Commissioner Welsh asked if there is a concern that the library will be too small or too busy for its size. Mr. Barker that it is a good problem to be busy because that means you are doing things right. Mr. Brim stated that the library could assist with the economic development. With the train station and UVU there are good opportunities to make other connections between them.

Commissioner Welsh asked about sound travelling through the open space within the library. Mr. Barker stated that sound transference might be a negative but the design includes areas that are more quiet than other areas. Resident and Councilwoman Julie Fullmer commented that the wall allows for versatility to put glass up in front of the children's area to stop the noise from travelling.

Commissioner Blackburn asked what the students get from working on a project like this. The students stated that this was a great opportunity to get hands on experience in designing a building.

Chairman Judd discussed the role of the planning commission and the town center, and how this could play a part within the city's general plan. Mr. Brim commented that once the zoning ordinance is completed staff will be working on the general plan and this plan will be fit into the chapters and that hopefully the city will be able to work with UVU students again on other projects like this one.

Chairman Judd asked for additional comments or questions. There was none given. He thanked Mr. Barker and the students the great work they did and that he will be giving an overview of their plan to the city council at their next meeting.

5.2 Zoning Ordinance Amendment - Site Planning

Mr. Brim stated he wanted to give an update on where staff was with Phase 3 of the zoning ordinance update. Staff has been working on merging chapters 18, 19, and 20, the parking, landscaping and site plan standards, into one unified development code. He stated that most cities do have their development standards in one chapter. He stated that this will also make is reader friendly. There was discussion on what type of standards are allowed within the site planning section. There was also discussion on the parking standards and how it compares to other cities.

Chairman Judd asked what was needed from the commission. Mr. Brim stated that general comments are welcome at this point, if the commissioners like something from another city that they should send it to staff. Chairman Judd asked how long until phase three would be finished. Mr. Brim stated that it would be a couple more months.

COMMISSION MEMEBERS' REPORTS/DISCLOSURES

Chairman Judd asked the commission for any reports or disclosures.

Commissioner Blackburn gave an overview of the success at the Vineyard Heritage Day commemoration had over the past weekend.

Commissioner Welsh gave an update on the progress of the 18-acre park.

Chairman Judd asked staff to put the UVU library concept in with the minutes. He also asked for an update on the Homesteads. Mr. Brim stated that the city did receive a complaint regarding the white fencing, the citizen wants the city to stop allowing white vinyl fencing to be build. He stated the city responded back that the city council is in the process of reviewing the development agreement and will respond again once a decision has been made. He also stated that the city attorney will be done with amendments this week, the developer and staff will review it and have it on the city council agenda as soon as it is ready. Commissioner Welsh asked what would happen if the city council does not approve the amendments. Mr. Brim stated that staff would do a survey of all the built white vinyl fencing and send out a letter to the property owners for not be in compliance with the development agreement.

STAFF REPORTS

- Elizabeth Hart, Community Development Technician
Ms. Hart stated that at the last planning commission meeting the commission requested the minutes from the city council meeting where the Homesteads development agreement was discussed. Ms. Hart stated that there were no recorded minutes of the meeting and the written minutes do not provide any clarity to what the commission was looking for. Ms. Hart also updated the commission on the recent meeting for the trails and parks chapter of the general. She stated that staff met with Commissioner Jenkins and Brady to discuss the outline of the chapter and what they wanted to see within the chapter. Commissioner Blackburn asked that staff continue to invite Sherri-Kaye Miller from the Heritage Commission to the meetings.
- Morgan Brim, Community Development Director
Mr. Brim did not have any reports to give the commission.
- Don Overson, City Engineer
Mr. Overson was not in attendance.

ADJOURNMENT

Chairman Judd asked for a motion to adjourn the planning commission meeting.

Motion: COMMISSIONER WELSH MADE A MOTION TO CLOSE THE PLANNING COMMISSION MEETING. COMMISSIONER BLACKBURN SECONDED THE MOTION. ALL WERE IN FAVOR. THE MEETING ADJOURNED AT 8:55 PM.

MINTUES APPROVED ON: August 2, 2017

CERTIFIED CORRECT BY: /s/ Elizabeth Hart
Elizabeth Hart, Planner