



MINUTES OF THE VINEYARD PLANNING COMMISSION

SITE VISIT, REGULAR MEETING AND WORK SESSION

Site Visit: Concord Apartments, 125 N Mill Rd. @ 6 PM

Regular Meeting: Vineyard Town Hall, 240 East Gammon Road, 6:30 PM

Wednesday, August 16, 2017

SITE VISIT: Concord Apartments, 125 N Mill Rd. at 6PM

Present:

Chairman Chris Judd
Commissioner Nate Carter
Commissioner Cristy Welsh
Commissioner Bryce Brady

Absent:

Commissioner Tim Blackburn
Commissioner Daniel Pace
Commissioner Anthony Jenkins

Staff Present: Community Development Director Morgan Brim, Planner Elizabeth Hart

Others Present: James McLaughlin from Bach Homes

Chairman Judd began the site visit at 6:05 PM.

Mr. Brim stated that for the site visit they would walk around the property and the applicant will be able to show the areas they are proposing to modify for additional parking.

James McLaughlin, the applicant with Bach Homes, began with pointing out areas where the landscaping would be taken out in order to add parallel parking. Mr. Brim stated that on the original site plan this parallel parking was planned but landscaping was put in its place. Mr. McLaughlin also pointed out the areas in the back of the property that would be altered into additional parking. Commissioner Welsh asked if parking was going to be added in the front of the development. Mr. McLaughlin stated that no parking would be added to front. Mr. Brim stated that staff requested more trees to be planted in the front to accommodate for the loss of landscaping, he also stated that they still meet the minimum landscaping requirement for the district.

Chairman Judd concluded the site visit at 6:18 PM.

REGULAR MEETING: Vineyard City Hall

Present:

Chairman Chris Judd
Commissioner Nate Carter
Commissioner Cristy Welsh
Commissioner Bryce Brady
Commissioner Tim Blackburn

Absent:

Commissioner Daniel Pace
Commissioner Anthony Jenkins

Staff Present:

Community Development Director Morgan Brim, Public Works Director/City Engineer Don Overson, Planner Elizabeth Hart

CALL TO ORDER

Chairman Judd called the meeting to order at 6:30 PM.

INVOCATION

Chairman Judd asked Commissioner Carter to offer the invocation

OPEN SESSION

Chairman Judd asked for public comment. Hearing none Chairman Judd closed the open session.

MINUTES REVIEW AND APPROVAL

There were no minutes for approval

BUSINESS ITEMS:**5.1 Site Visit and Consideration – The Concord Apartments Site Plan Amendment**

James McLaughlin, with Bach Homes, presented the proposed amendments to the Concord site plan. He stated that the development is proposing to add 30 additional parking stalls to help with the parking issues happening within the development, as well as in the area. He stated the parking would mainly be added in the back of the development. He stated that landscaped areas will be taken out to accommodate the extra parking stalls. He stated that ten (10) additional trees will be added to the landscaped street frontage in order to make up for the loss of landscaping being removed for the parking stalls. He discussed how the property manager is taking action to ensure the private garage spaces are used for parking and storage.

Mr. Brim discussed the previous parking requirements, he stated that if the development was built today there would be a substantial amount of more parking spaces. Mr. Brim reiterated that more landscaping would be added within the street frontage. He added that the frontage is close to twenty-five (25) feet in width, which allows for more landscaping to be added and it will also keep the Mill Road corridor visually pleasing.

Chairman Judd asked for questions or comments from the commissioners.

Commissioner Blackburn asked where the residents of the apartments were parking if they could not find parking on the site. Mr. McLaughlin stated that residents have been finding parking off site.

Commissioner Blackburn asked if the additional parking will help eliminate the overall parking issues. Mr. McLaughlin stated that the additional parking will help with the parking issue but it will not eliminate the parking issue.

Commissioner Blackburn asked what the parking standard was for the development when it was originally approved. Mr. Brim stated that it was approved with about two (2) stalls per unit, but if it went through an application with the zoning ordinance in place now it would need about three (3) stalls per unit.

Commissioner Blackburn asked why it wasn't anticipated that more parking spaces would be needed when the development originally went through the application process. Mr. Brim stated that when most of the projects on Mill Road came in that they were presented as single-family dwellings. He stated that it was not anticipated to be student housing but the area is very close to the University and more young professionals are coming to live in Vineyard and the area. He discussed how the housing shortage in the state of Utah is effecting Vineyard and how the multi-family units are being used. Mr. Brim stated that the applicant did meet the minimum parking requirements at the time of approval.

Commissioner Blackburn commented that more needs to be done in order to get more than what meets the minimum requirement. Additional discussion continued on minimum requirements.

Commissioner Brady asked if it was possible to plant more trees in the back of the development. Chairman Judd stated that there was a trail along the back of the development and only about one (1) foot of space available for landscaping. Mr. Brim also noted that a water lines runs in the back as well.

Chairman Judd stated that it is frustrating to see so many trees dead or dying, he asked the applicant why that was. Mr. McLaughlin stated that it was a property management issue, which they recently turned over management. He also stated that all the dead trees will be replaced. Chairman Judd asked for a time frame of when the additional trees will be added and the dead trees removed. Mr. McLaughlin stated that the plan was to have it in by mid-October. Chairman Judd asked for a condition to be added that the dead trees be replaced by mid- October.

Commissioner Welsh stated that she agrees with Commissioner Blackburn on doing more than just requesting for the minimum requirements to be met. She stated that she thought the placement of the parking was thoughtful.

Chairman Judd asked for additional comments and questions. Hearing none he asked for a motion.

Motion: COMMISSIONER WELSH MADE A MOTION TO APPROVE THE CONCORD APARTMENT SITE PLAN AMENDMENT WITH THE CONDITIONS LISTED BY STAFF AND THE ADDITIONAL CONDITION:

1. The applicant works with staff on which species and size of trees to be planted
2. The applicant replaces all dead landscaping by mid-October
3. The applicant be in compliance with the original landscaping plan

COMMISSIONER CARTER SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION PASSED UNANIMOUSLY.

5.2 Holdaway Farms Preliminary Plat

Jack Holdaway, resident and applicant, presented the preliminary plat application for the Holdaway Farms subdivision. He stated that they are proposing five (5) lots and dedicating a small piece of frontage for a future trail. There was discussion on the trail and parking along Holdaway Road.

Commissioner Welsh asked if the road into the subdivision met the city's standards. Mr. Overson stated that it does meet city standards.

Commissioner Blackburn asked about lot sizes. Ms. Hart stated that the lots meet the size requirements, she pointed out that lot five (5) meets the minimum size requirement because they are dedicating a portion of the property as a trail. She also stated that in order for lot three (3) to meet the minimum width requirement a front setback had to be set at approximately 50 feet from the front property line in order for it to meet the minimum lot width requirement.

Chairman Judd asked for additional comments or questions. Hearing none he asked for a motion.

Motion: COMMISSIONER CARTER MADE A MOTION TO RECOMMEND APPROVAL OF THE HOLDAWAY FARMS PRELIMINARY PLAT TO THE CITY COUNCIL WITH THE CONDITIONS LISTED BY STAFF. COMMISSIONER BLACKBURN SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION PASSED UNANIMOUSLY.

WORK SESSION

6.1 Park and Trails Naming Proposal Discussion

Chairman Judd passed the time of over to Commissioner Blackburn.

Commissioner Blackburn stated that at the last planning commission meeting a parks and trails naming process was discussed. He stated that the he put together a draft of the process and application. He stated that he sent it out to commissioners for review and asked for comments on his proposal.

Chairman Judd stated that he thought the proposed process what straightforward and detailed that it was easy to understand what you were applying for and what the process was. what Commissioner Blackburn put together was straightforward. He then asked Mr. Brim what was the next step for getting this process in place.

Mr. Brim stated that he would talk with the City Manager about getting the proposal on the city council agenda. He asked Commissioner Blackburn to be at the meeting to present the proposal.

Commissioner Blackburn asked who would approve or deny the applications. Mr. Brim stated that the city council can approve them or they can appoint authority to a subcommittee. There was additional discussion on who should approve the applications.

Chairman Judd reiterated that Mr. Brim would take the proposal to the city manager to put on a future city council agenda meeting and that he would bring the topic up during his report to city council at the next meeting. Mr. Brim stated that he will spruce up the proposal before it goes before the city council.

6.2 Short Term Rentals and Drive-Thru Discussion

Mr. Brim stated that complaints have been received about short-term rentals (STR) and more investors are showing interest in buying homes specifically for turning them into permanent STR.

Mr. Brim explained that the city zoning ordinance has never allowed STR within in any district. He clarified that an STR is a rental of thirty (30) days or less. Mr. Brim explained why STR are not allowed when there is no mention of them within the zoning ordinance. He stated that the zoning ordinance is what is known as an inclusionary zoning ordinance. He explained that this means if something is not listed or specifically called out in the ordinance then it is not allowed. He noted that STR are not listed in the zoning district table of uses, which is a list of uses that are allowed within each zoning district, ranging from residential uses to commercial uses.

Mr. Brim stated that the zoning ordinance needs to clearly state that STR are not allowed within any zoning district so that confusion is avoided by interested parties. He explained this would be done by adopting a definition and adding it into the zoning district use table as a non-permitted use in all zoning districts.

Chairman Judd asked what state laws are in place for STR. Mr. Brim explained that the state law does not allow cities to enforce a code that does not allow STR based off of what is found on a STR website. He gave an example that staff would have to catch them in the act or receive a complaint in order to enforce a code violation. Discussion continued about the state law on STR.

Commissioner Blackburn asked how this will affect the people that have STR. Mr. Brim stated that residents and investors that currently have STR are in violation of the zoning ordinance because the ordinance does not allow them. He stated that by making the ordinance clear, by specifically stating that STR are not allowed, it will help staff to take action on complaints on STR and to be able to point to a section of the ordinance that clearly states they are not allowed.

Discussion ensued on how to allow for STR in the future.

Chairman Judd asked Mr. Brim to discuss the drive-thru ordinance. Mr. Brim stated that there has been interest from investors to build developments that would have a drive-thru. He explained that the what is in the ordinance currently doesn't address specifics about drive-thrus except for stacking space. He stated that he would like to see drive-thrus on the side and rear of buildings so that the front of the building will be pulled up to the street, eliminating the concrete path between pedestrians and the buildings entrance. He provided an example from Elk Grove, California, he also reviewed some of the requirements within Elk Grove's drive thru standards.

Discussion ensued about the design of drive-thrus.

COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

Commissioner Welsh updated the commission on the 18-acre park.

Commissioner Blackburn gave an update on the Heritage Commission, he stated that they are now a 501(c)(3).

STAFF REPORTS

- Morgan Brim, Planning Director

Mr. Brim gave an update on the property in front of the Megaplex. He mentioned that O'Reilly's Auto Parts will be submitting an application within the next few weeks.

Mr. Brim reminded the commissioners of the Utah League of Cities and Towns conference coming up. He stated that commissioners are welcome to go with staff.

Mr. Brim also mentioned that staff and Vicechair Pace will be conducting interviews for a new alternate.

- Don Overson, City Engineer

Mr. Overson updated the commission on the Forge. He stated that they are close having 650 N finished.

Mr. Overson stated that the new Vineyard Road is now open. He also stated that flashing school signs are now up.

Mr. Overson gave an update on POD 2 of the Homesteads. He stated that Orem still wants there to be a connection from 180 South to Holdaway Road. He stated that staff is still proposing to have a connection through 180 South but not onto Holdaway Road.

ADJOURNMENT

Chairman Judd asked for a motion to adjourn the meeting.

Motion: COMMISSIONER BRADY MADE A MOTION TO ADJOURN THE PLANNING COMMISSION MEETING. COMMISSION CARTER SECONDED THE MOTION. ALL WERE IN FAVOR. THE MEETING ADJOURNED AT 8:30PM.

MINUTES APPROVED ON: September 1, 2017

CORRECTED BY: /s/Elizabeth Hart

Elizabeth Hart, Planner