



**MINUTES OF THE  
VINEYARD PLANNING COMMISSION  
REGULAR MEETING  
Wednesday, September 20, 2017 at 6: 30 p.m.**

| PRESENT                    | ABSENT                         |
|----------------------------|--------------------------------|
| Chairman Chris Judd        | Commissioner Anthony Jenkins   |
| Commissioner Tim Blackburn | Commissioner Daniel Pace       |
| Commissioner Cristy Welsh  | (A) Commissioner Bryce Brady   |
|                            | (A) Commissioner Jeff Knighton |

**Staff Present:** Community Development Director Morgan Brim, Public Works Director/Engineer Don Overson, Planner Elizabeth Hart

**Other Present:** Residents: Kevin Mehner, David Lauret, and Councilmember/Resident Tyce Flake

**1. CALL TO ORDER**

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

**2. INVOCATION**

Chairman Judd asked Commissioner Welsh to offer the invocation.

**3. OPEN SESSION**

Chairman Judd asked for public comment.

David Lauret, Resident of Holdaway Road, asked what the future plans are for the traffic flow regard 400 South and Holdaway Road. He mentioned an increase in traffic and heavy vehicles driving down Holdaway Road.

Commissioner Welsh commented that she recently saw an increase of traffic on Holdaway Road.

Chairman Judd explained that soccer games are taking place at the park, a lot of the neighbors, want to exit on the south end of the city, if they use Vineyard Road out to 400 South and turn left they will never be able to turn left during park activity hours because of all the traffic so going down Holdaway road is faster and easier.

Don Overson, City Engineer, commented that the overpass is one of the best options, working on that. He also discussed talking with Orem to put up a light on the intersection of 400 South and Vineyard Road intersection. Very short stack to Geneva Road is an issue.

He stated that the best option would be to punch Main Street through the Clegg Farm to 400 South, that would take away most of the traffic on Holdaway Road. Homestead residents trying to get to 400 south or school traffic. Discussion continued about extending Main Street to 400 South.



Mr. Brim commented that the overpass will also help with the traffic.

Chairman Judd commented that at the next city council meeting it could be discussed to have the sheriff could do additional patrols down Holdaway Road.

Mr. Lauret stated that his biggest concern was the heavy construction trucks driving down the road. Mr. Overson commented that staff needs to find which contractor is doing it and then they can take action to stop it.

Chairman Judd asked for additional public comment. Hearing none he asked for a motion to close the public comment session.

**Motion:** Commissioner Welsh moved to close the open session. Commissioner Blackburn seconded the motion. The open session closed.

#### **4. MINUTES REVIEW AND APPROVAL**

There were no minutes for review.

#### **5. BUSINESS ITEMS:**

##### **5.1 Site Plan Application – Eastlake 2**

Ms. Hart stated that the subject property is located on the west end of 1750 North and is located within the Manufacturing district. She noted that the proposed building is located on 3.69 acres and the applicant is proposing a 50,000-square foot office/warehouse/manufacturing building. She then handed the time over to the applicant, Robert Tubman, to review his application and to answer questions the commissioner had.

Mr. Tubman gave a background on the property and the project. He stated that the reason only one site is planned for the property at the moment is because the western portion of the property is not buildable until they are able to get utility lines past the spur line, and they have not received any answers from Union Pacific about their plans for the spur line yet. He stated that he worked with Mr. Overson and the public works department on getting gas, water and sewer lines to the proposed building. He also stated that there are docking stations for trucks on the front and side of the building to accommodate the possibility of the building having two tenants in the future.

Mr. Brim commented that the industrial district has been very successful and that has been because of developers like Mr. Tubman.

Commissioner Blackburn asked if the proposed building would have similar architecture to the other buildings he has done within the area. Mr. Tubman stated that it would be the same and explained the design of the building.

Commissioner Welsh asked about the extension of 1750 North. Mr. Tubman explained that the road is extended as far enough for ingress and egress to the site. Mr. Overson



stated that there is no dedication for 1750 North until it connects into a public road. He stated that they can build the road to our standards and once it connects to a public road then it will be accepted by the city.

Commissioner Blackburn asked Mr. Tubman to show how the trucks would maneuver when coming in and out of the docks on the side of the building. Mr. Tubman stated that property line shown on the site plan is just a line, the actual property is open and connected to the adjacent property, trucks can come in and maneuver easily in the area. Mr. Brim stated that they have a cross access easement. Commissioner Blackburn asked about the front docks. Mr. Tubman stated that they will be able to pull to the end of the drive and back in if needed. Commissioner Blackburn asked if he foresees any issues with the trucks stacking up because they are waiting to dock. Mr. Tubman stated he didn't believe so because there wouldn't be much traffic except trucks. Mr. Brim stated that within the Manufacturing district there isn't much of a retail industry which makes the traffic mostly from the employees instead of customers. Commissioner Blackburn asked about employee parking. Mr. Tubman stated that there is parking in front of the building and on the sides.

Chairman Judd asked if the easement is for the entrance to the site only or did it include the area that is open to both properties. Mr. Brim stated that it was just for the entrance. There was discussion about having an easement in the cross section for both properties. It was decided that a condition would be added that a shared parking easement agreement between the proposed site and the property to the east located at 351 E 1750 N, addressing the use of the northeast dock prior to the issuance of a building permits.

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

**Motion:** COMMISSIONER WELSH MOVED TO APPROVE THE SITE PLAN FOR EASTLAKE 2 WITH THE FOUR CONDITIONS LISTED BELOW:

1. The applicant pays any outstanding fees and makes any redline corrections
2. The applicant is subject to all local, state and federal laws.
3. A shared parking easement agreement between the proposed site and the property to the east located at 351 E 1750 N, addressing the use of the northeast dock prior to the issuance of a building permits.

COMMISSIONER BLACKBURN SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED UNANIMOUSLY.

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

Commissioner Welsh mentioned that she went to the Utah League of Towns and Cities



conference. She stated that what she liked most was during the general session the speaker talked about how we built our communities around a town center and then we just build out from there, and he stated that its not working now. She stated that felt confident in what the cities in Utah Valley are doing, especially Vineyard, because all the town centers are so accessible and connected to one another. She stated that he went on to say the number one challenge for any city is housing, he mentioned that he was from San Francisco and housing is their number one issue. She stated that after listening to him she felt confident about the city's multi-family density and the multiple options for housing type available.

Commissioner Blackburn mentioned that the proposal for the application and process of naming parks is on the future agenda list for the city council.

Chairman Judd stated that the city council passed the zoning text amendment ordinance for short-term rentals. He stated that they left it open to those who can prove to the city that currently have homes as short-term rentals because they will be grandfathered in.

## **7. STAFF REPORTS**

- Morgan Brim, Planning Director  
Did not have any reports for the commission
- Don Overson, City Engineer  
Got changes to the TC area grading plan approved, moving forward with getting the Town Center grading plan along with that we might have some money for train station.

## **8. ADJOURNMENT**

**Motion:** COMMISSIONER BLACKBURN MOVED TO ADJOURN THE MEETING. COMMISSIONER WELSH SECONDED THE MOTION. THE PLANNING COMMISSION MEETING ADJOURNED AT 7:35 PM.

**MINTUES APPROVED ON:** November 1, 2017

**CORRECTED BY:** /S/ Elizabeth Hart  
Elizabeth Hart, Planner