MINUTES OF THE
REGULAR PLANNING COMMISSION SESSION AND A
JOINT WORK SESSION OF THE VINEYARD PLANNING COMMISSION AND CITY COUNCIL
240 E GAMMON RD, VINEYARD, UTAH
VINEYARD CITY HALL
WEDNESDAY, NOVEMBER 15, 2017

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

Others Present: Resident and Councilmember Tyce Flake, Resident David Lauret, Applicant Jeremy Terry

Staff Present: Building Official George Reid, Public Works Director/City Engineer Don Overson, Community Development Director Morgan Brim, Planner Elizabeth Hart.

CALL TO ORDER
Chairman Judd called the meeting to order at 6 PM.

INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE
Commissioner Brady offered the invocation.

OPEN SESSION
Chairman Judd opened the public comment session. He asked for any public comment. Hearing none he closed the public comment session.

MINUTES REVIEW AND APPROVAL
Minutes from the September 9, 2017 planning commission meeting and the October 4, 2017 and October 23, 2017 general plan subcommittee meeting.

Chairman Judd asked for comments on the minutes for approval. Commissioner Blackburn stated that he emailed Ms. Hart about a few corrections prior to the meeting. Chairman Judd added that Ms. Hart did send email about the corrections from Commissioner Blackburn and sent the updated minutes to the commission. Commissioner Welsh asked what the corrections were. Commissioner Blackburn stated that the September 9, 2017 meeting minutes did not show who was or was not in attendance of the meeting and that the general plan subcommittee minutes had the same dates on them. Chairman Judd asked if there were any other comments on the minutes. Hearing none he asked for a motion.

Motion: COMMISSIONER BLACKBURN MOVED TO APPROVE THE MINUTES FROM THE SEPTEMBER 9, 2017 PLANNING COMMISSION MEETING AND THE OCTOBER 4, 2017 AND OCTOBER 23, 2017 GENERAL PLAN SUBCOMMITTEE MEETINGS AS CORRECTED. COMMISSIONER WELSH SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION PASSED UNANIMOUSLY.

BUSINESS ITEMS:

5.1 Preliminary Plat - 575 South Subdivision Plat C

The proposed application is for a preliminary subdivision plat for the 575 South property. The subject property is located on 575 South Street, adjacent to the current Telos property. The applicant is proposing two lots which are located within the Residential Agricultural (RA-5) zoning district, as well as the Regional Commercial (RC) zoning district.

Ms. Hart presented the preliminary plat for the 575 South property. She reported that the subject property is next to the Telos facility on Geneva Road. She stated that the applicant is proposing two (2) lots and that the lots are within two (2) separate zoning districts. She stated that lot one (1) was within the RA-5 district and that lot two (2) is within the RC district. She noted that lot two (2) will be purchased by the Telos Group in order to put in some type of commercial building. She stated that lot two (2) is approximately 81 feet in width, and with the current RC setback standards of twenty (20) feet for the front and internal side yards and twenty-five (25) feet for the corner and rear yard setbacks, it makes the lot very small to put a building on. She stated that staff will be working the applicant to adjust those setbacks.

Mr. Brim stated that the applicant has provided a concept plan for the commission to show how a building could stand on the property. He stated that the RC district does have large setbacks and that staffs thinking was that the setbacks could be adjusted so that commercial uses next to commercial uses or nonresidential uses could have more flexible setbacks and commercial uses next to residential areas would have more restricted setbacks, he noted that normally you want to have setbacks near residential uses to provide buffers. As we rewrite the zoning ordinance, we will come forward with suggested language where we can appropriately review setbacks in certain circumstances where you have adjacent to non-residential but setbacks would still apply for residential.

Chairman Judd stated that this property is adjacent to the RA-5 district which does allow for residential. Mr. Brim comment that they would have to meet the setback because of that. But the front setback would have some flexibility.

Commissioner Welsh asked if the south side of lot two (2) will have access onto Geneva Road. Mr. Terry, the applicant, stated that UDOT will not allow. He stated that there will be a connection into the Telos property from that area. Commissioner Judd asked what is the proposed use of the section on the south side. Mr. Brim stated that if this was the building they wanted to put up then it would need access to double loading, he also stated that there is section of the property that is located in Orem and they would need to improvements on the Orem side to get the site plan approved, but that is why they show the building being completely on the Vineyard. Mr. Terry stated that area might not be the way as it is shown, as of right now it is just a concept, more than likely it would just be landscaping. Mr. Overson stated that there is a irrigation line that would still need to be provided for the Cook property, he stated that it was discussed with staff that it be moved to the area in being discussed.

Chairman Judd asked about doing a boundary line adjustment so that the Telos property would be a part of the subject property. Mr. Terry stated that they have taken it to Orem but were rejected, he stated that the Telos Group would love to have the entire property within Vineyard but it just isn't possible. Discussion continued about moving the boundary line. Chairman Judd asked if they will need to get a site plan approval from Orem. Mr. Terry stated that they will need to show that use meets all the standards and requirements to both cities. He stated that discussion have taken place with Orem and they are note expressing any concern about what will or will not happen on their portion of the property.

Chairman Judd stated this plat is to help the Telos Group purchase lot two (2) and that the Cook family would still own lot 1. Commission Jenkins asked about a small gap between lot 1 and the Telos building. Mr. Terry stated that someone owns that lot with a little shack on it. He stated that the Telos Group has an agreement with the man to buy the property when he retires.

Commissioner Blackburn talked about the height of the building.

Commissioner Blackburn why is right adjacent to the building and not into the back of the property. Mr. Brim stated that when working with, with our General Plan we want things to be walkable, staff pushed for it to push buildings up closer to the sidewalk. Commissioner Blackburn stated that the proposed parking on the concept is a lot. Mr. Terry stated that they would love to reduce the parking but there would be the possibility of having to share parking with the telos facility. Mr. Brim commented that parking also is determined by the zoning ordinance, depending on the type of use they will need to meet those requirements. He stated that right now they are talking about possibly some restaurants. Mr. Terry stated that they would like to put in something like sandwich shop. He stated that the telos facility is like a failure to launch program, it's for kids 18 and up to get out of their parents' house, go to college and get experience in the working world. He stated that the proposed building is a great opportunity for the telos group to put in different types of retail that would allow them give the students that experience. He also stated it would allow the telos group to rent out to different businesses.

Commissioner Blackburn stated that this is one of two entrances into the sleepy ridge subdivision and that he doesn't want the street to feel like he driving down a strip mall into a very nice neighborhood. Want it to have an appearance that is attractive the subdivision. Maybe berms more landscaping.

Mr. Terry, we would like to have a patio in the front, so that it would be a gathering place, not to have junky retail space but a nice facility where you can gather and eat. Blackburn doesn't want it to be another Dairy Queen it has to be better than that. Blackburn would be nice to have a sign there welcoming you to vineyard. Mr. Brim state that this is just concept and your comments are great for the applicant to hear. He stated that when they submit for a site plan that we can work with them on landscaping and the design of the site so that it does look nice.

Commissioner Blackburn asked if they would be entering from 575 south, he said yes. Chairman Judd asked if the road would ever be expanded. Mr. Overson stated that it would be expanded into a three (3) lane road.

Chairman Judd commented that there are residents within in Vineyard and Orem that are close to the facility that do not know what it is, that maybe doing a community outreach would be better for a long-term relationship with the community.

Commissioner Blackburn stated that he loves the building he is just concerned about the corner.

Mr. Terry stated that all the feedback is great because they don't want to buy a lot that wouldn't be feasible to them.

Commissioner Welsh, stated that she doesn't have many issues with what they have as proposed and she does like the question Commissioner Blackburn is bringing up but she would like to see maybe a sign going on the little triangle on the west side, and landscaping blocking the parking.

Chairman Judd, it goes a long way to have make the community feel connected the lot.

Chairman Judd asked for any other question regarding to the preliminary plat. Hearing none he asked for a motion.

Motion: COMMISSIONER WELSH MOVED TO RECOMMEND APPROVAL OF THE PRELIMINARY PLAT FOR THE 575 SOUTH SUBDIVISION PLAT C TO THE CITY COUNCIL WITH THE PROPOSED CONDITIONS. COMMISSIONER JENKINS SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION PASSED UNANIMOUSLY.

COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

Chairman Judd reported that there will be a special meeting on November 29th due to the regularly scheduled meeting for December 6th has a conflict with City's Christmas Party being that day. He stated that there is one applicant look to get approval prior to the end of the year. He mentioned that at the meeting the commission will need to vote on a new Vice Chair and Chairman. Mr. Brim mentioned that also at this meeting that BYU students whom have been working on a project for Vineyard will be presenting their project that night as well.

ADJOURNMENT

Chairman Judd asked for a motion to close the regular session.

Motion: COMMISSIONER BLACKBURN MOVED TO CLOSE THE REGULAR PLANNING COMMISSION SESSION. COMMISSIONER JENKINS SECONDED THE MOTION. ALL WERE IN FAVOR. THE MEETING ADJOURNED AT 6:29 PM

6:30 PM to 7:30 PM – VINEYARD PLANNING COMMISSION AND CITY COUNCIL JOINT WORK SESSION

PRESENT	ABSENT
Councilmember Tyce Flake	Mayor Randy Farnworth
Councilmember Julie Fulmer	Commission Vice-Chair Daniel Pace
Councilmember Dale Goodman	
Councilmember Nate Riley	
Commission Chairman Chris Judd	
Commissioner Tim Blackburn	
Commissioner Cristy Welsh	
Commissioner Anthony Jenkins	
Commissioner Bryce Brady	
Commissioner Nate Carter	
Commissioner Jeff Knighton	

Others Present: Residents Teresa Goodman and David Lauret

Staff Present: Building Official George Reid, Public Works Director/City Engineer Don Overson, Community Development Director Morgan Brim, Planner Elizabeth Hart, City Manager Jacob McHargue.

CALL TO ORDER
Chairman Judd called the joint session to order at 6:30 PM. He then thanked the councilmembers for attending. He then handed the time over to Mr. Brim.

BUSINESS ITEMS:
5.1 DISCUSSION
The City Council and Planning Commission will discuss the General Plan Evaluation Report, general plan priorities and partnering with a consultant for special studies and design work.

Mr. Brim thanked the commission and councilmembers for coming to the joint session. He stated that staff and the commission felt that it was prudent to have a joint session to discuss the general plan and the priorities the commission and council see for the general plan. He stated that the city had the Berkley Group conduct a general plan evaluation report, goes through the state code regarding the general, elements we don't have and elements not in compliance, looks at best practices, things we should have within the plan. The general plan is what sets the guidelines and standards for subdivision and zoning ordinance and sometimes the municipal ordinance. The general plan is the vision and guiding principle and ordinance is how you implement the plan. They should align.

Mr. Brim then gave a presentation (attached to this document) on what is within the current general plan, what staff has worked on, recommendations from the Berkley Group, and possible next steps.

Chairman Judd asked for comments on the report the Berkely Group put together.

Commissioner Jenkins stated that he didn't see a recommendation for a transit or sustainability plans, he asked if the general plan is the appropriate place to put those. Mr. Brim said yes, he discussed different chapters that are needed that are not within the recommendations.

Commissioner Welsh asked if something like sustainability would go in its own chapter. Commissioner Jenkins commented on what he has seen in other general plans. Mr. Brim stated that it can be its own chapter with a detailed plan or it can be a smaller chapter and then incorporated into the other chapters.

Chairman Judd asked what are the core chapters that are beneficial to the city that we need to have in the general plan.

Mr. Brim stated that the land use, transportation, open space, utility are the basic chapters of a general plan and for us they need to be updated. Then we have special chapters like sustainability, economic development, and heritage.

Chairman Judd asked what the Moderate-Income Housing element is. Mr. Brim stated that it is a state requirement, it requires that we look at it on a bi-annual review, we have something but it needs to be updated.

Commissioner Welsh stated that she thinks the Heritage chapter needs to be a priority.

Commissioner Brady asked what the vision statement for the City is. Mr. Brim stated that there is a vision statement in the general plan but it is outdated, geared towards a rural community moving into an urban community. Commissioner Brady stated that he thinks the vision statement should be where we start. Commissioner Welsh agreed, stating that we can't move forward until we are clear about our vision.

Councilmember Fuller stated that during the council retreat they did come up with vision statements, did a work session and came up with a vision for where the city should go. Chris, be good to take into account and put into the plan. Cristy, every chapter needs to fit to the vision. Mr. Brim stated that the vision is the opening section and then have several statements under the overarching.

Commissioner Welsh stated that there needs to be an overarching vision for the community that address what type of community we want to be. She went on with some examples.

Commissioner Brady commented that Vineyard is unique in how we have been planned the city so far, we have the higher density residential and single-family density and then the industrial district. He stated that there are different needs and wants for students, families, and businesses. Morgan, a place for everyone. Cristy, the theme has been Vineyard stay connected. Commissioner Blackburn commented that it has been discussed that Vineyard should be a place where you stay for life, you start living here and you end living here.

Chairman Judd asked the councilmembers if there were any specific chapters that they wanted to see in the plan or that staff could do research on.

Councilmember Fuller stated that she liked what was already mentioned like the technology, sustainability and economic development.

Councilmember Flake commented that with the vision statement needs to be carefully put together in order stay away from being too general. It is a precise task is you go vision statement. The work in the council was imprecise, we touched upon

Commissioner Blackburn commented that being next the Utah Lake makes us unique as well and that the lake issue as a whole needs to be addressed in the plan as well.

Chairman Judd commented that the Berkely group, from their review, they loved that UVU wants to be in Vineyard and the proximity to the lake and transportation. The possibilities are endless.

Commissioner Welsh asked where would dividing the city up into districts will go. Morgan stated it will be done in the land use.

Councilmember Flake stated that dividing the city up into districts will allow you to look at the needs for each area. He then asked Mr. Brim where he believes we need to start. Mr. Brim stated that the land use is the first step.

Chairman Judd commented that there are certain sections staff would like to write but specific sections will need to be sent out to a third party. Mr. Brim discussed allocating specific sections to a third party. Councilmember Goodman commented that not one consultant group will have all the expertise we need and that it needs to be divided up and given to consultants that have the individual expertise for that chapter.

Mr. Brim stated that inhouse staff is able to take on the land use chapter and once there is a budget in place then the specific chapters can be sent out to a consultant to work with staff and members of the commission and council.

Commissioner Jenkins stated that it is important to consider how the general plan will be used moving forward, that is should guide decisions and discussions, that it should be frequently used as a reference.

Mr. Brim commented that it's a document that should be updated every five years but reviewed every year and this is something that can be put in the plan as part of the implementation process.

There was discussion on the next steps to get a budget amendment. It was decided that staff will take the feedback given during the joint session and formulate a plan to bring back to the city council.

ADJOURNMENT OF MEETING
Chairman Judd asked for a motion to adjourn the meeting

Motion: COMMISSIONER BLACKBURN MADE A MOTION TO ADJOURN THE JOINT SESSION AT 7:22 PM. COMMISSIONER BRADY SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED UNANIMOUSLY.

MINUTES APROVED ON: January 17, 2018

CORRECTED BY: /s/ Elizabeth Hart

Elizabeth Hart, Planner