



**MINUTES OF A SPECIAL SESSION OF THE
VINEYARD PLANNING COMMISSION
Wednesday, November 29th 2017 at 6:30 PM
Vineyard City Hall
240 E Gammon Rd, Vineyard Utah**

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

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

Others Present: Resident David Lauret, Resident and Councilmember Tyce Flake, BYU Students, BYU Professor Michael Clay, MS Properties Robert Tubman

1. CALL TO ORDER

Chairman Judd call the meeting to order at 6:32 PM.

2. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

Commissioner Pace offered the invocation.

3. OPEN SESSION

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

4. MINUTES REVIEW AND APPROVAL

There were no minutes for review.

5. BUSINESS ITEMS:

5.1 Preliminary Plat – Eastlake at Geneva Industrial Business Park Phase 11

Presentation given by Elizabeth Hart. The applicant is requesting approval for a preliminary plat. The subject property is located on the west end of 1750 North (Parcel #38:431:0009). The applicant is proposing to subdivide approximately 35 acres into five (5) buildable lots. The amendment made will only effect a portion of the plat. The applicant is proposing to vacate lots 3,4, and 9. Which means that the new plat will supersede the plots left by the old plat.

Chairman Judd asked what will happen to the whole area to the left of the plat, if they are proposing to subdivide the lots?



Ms. Hart stated that the rest the plat will be left as is and that the only changes will be made to the green portion shown. She added that they aren't proposing to subdivide the lot just to change them.

Mr. Brim: We've done this before where a large plat has been purchased and the property owner decides that they want to establish uses for the individual areas of the large lot.

Commissioner Blackburn: What remains then to be done with the rest of the area?

Ms. Hart stated that the applicant will be able to speak more on that.

The applicant, Robert Tubman stated that the utilities are still hinging on the UP approval so that they can build out as far west as possible because of the gravity flow storm sewer etc. They have a pending easement under the spur to put down the utilities in order to further develop it. This is a parcel line but it is also an already dedicated easement that takes pressurized water up to the power plant. Added that they are doing everything that they can to speed up the process. The UP wants them to develop the area so that tenants can come in and utilize the spur on the sales side. He stated that because of this they talked to the city is that they can service utilities to a point. He added that this would allow the city to have a connector road.

Chairman Judd asked if they were essentially phasing it.

Mr. Tubman stated that they are phasing it and that they want to tie it into Pioneer lane. Once they are finished building they will then dedicate it back to the city. They want to convey an easement so that buyers can have access to this road before it becomes dedicated to the city.

Mr. Overson commented that when Eastlake was first subdivided it crossed a private railroad crossing and therefore the roads in Eastlake could not be public. He added that a public road cannot cross a private one. He stated that all private are maintained by an HOA and until Vineyard gets a connection to a public road it will stay that way. This connection that Mr. Tubman is talking about would actually trigger us taking over all of those roads in the business park. He added that this is the reason why Vineyard feels comfortable letting them do what they're doing now because once that connection is made then the roads will be turned over to the city.

Chairman Judd asked if the plan was always to take over those roads at some point.

Mr. Overson answered that they always planned that Pioneer Lane be a public road.

Chairman Judd asked if Pioneer Lane is a Vineyard public road that will turn into Lindon at some point.

Mr. Overson answered that it will turn into Lindon if you continue down the road.

Mr. Brim talked about the benefits of getting the road in there because right now Vineyard is locked with very few ways of getting in and out of that area. He added that once this extension is made it will be a useful connection with Mill Rd and potentially to the Vineyard Connector.

Chairman Judd asked Mr. Tubman what his timeline would be on the project and when the roads would be up to city standard.

Mr. Overson stated that before the area can be taken over it needs to be brought up to city standards. The city will inspect it and make sure that everything has to be fixed. Anything that needs to be taken care of at that time will be taken care of by the HOA. He added that once the road has been taken over by the city it will be paid for with road funds.

Chairman Judd asked Mr. Overson if the city was required to take over those roads.

Mr. Overson state that the city is under no obligation to take over those roads.



Commissioner Welsh asked what they were going to put on lot 5 because it is so much bigger than the other lots.

Mr. Tubman stated that Pharmatech and few others will be going in there. They'll be doing a lot of packaging as well as shipping and receiving.

Motion: COMMISSIONER BRADY MOVED TO RECOMMEND APPROVAL OF THE PRELIMINARY PLAT FOR THE PROPERTY LOCATED AT THE WEST END OF 1750 N (PARCEL #38:431:0009) COMMISSIONER BLACKBURN SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED UNANIMOUSLY.

5.2 BYU Student Project Presentation

Mr. Brim introduced the students that worked on the project.

Professor Clay gave a brief description of the class/program.

Mr. Brim talked about the General Plan and the land use chapter. He added that he them to come up with a project that the city could take and plug into the general plan. This is an area that hasn't been master planned yet and one of their jobs was to provide a plan that was conceptual that Vineyard could implement.

A presentation was then given by the student group. The presentation is available in the report folder.

SYNOPSIS OF REPORT

The proposal for this area is to create an integral land use system that is supported by an active and innovative transportation system.

Land Use: The students proposed that the area be split up into different land uses. They proposed that there be a variety of retail and office land uses. This area be strictly commercial with the intent to provide goods, services, and jobs.

Transportation: The students proposed that the area be all about connectivity. The want parking to be on street or in the center of the commercial hub. The area should be pedestrian friendly and feel like it connects to the rest of the town.

They have also included a written report that would explain the implementation of the areas.

Commissioner Blackburn asked about the acreage of the area

David Jellen answered roughly 420 acres

Chairman Judd asked how far out from the intermodal hub can you consider it a transit oriented district.

Dr. Clay stated that Provo has a tremendous amount of development around their frontrunner station. He added that he just toured developments in this area recently.

Mr. Brim commented that the students have added walk times in their report.

Briam stated that 5-10 minutes walking from any one given area is considered a transit oriented area.

Dr. Clay stated that 400 yards is the distance people are willing to walk to get to transit.

Commissioner Knighton commented that how comfortable someone is walking in that area will greatly affect how willing someone is to take public transit.

Chairman Judd speaks to the importance of the promenade. He added that he was part of the TOD for town center but never considered this section and I liked your ideas.



Chairman Judd asked if they had to have residential to make it TOD.

Dr. Clay, doesn't have any residential, mixed use meaning retail and office. The solid would not permit. Expanded on walking.

Commissioner Blackburn stated that he was wondering if they thought it would be feasible to create a conference center. He added that there are no conference centers anywhere north of Provo

Chase and Michael stated that creating a conference center is UVU's plan.

Students: hotels planned next to UVU for the conference center.

Commissioner Blackburn wants the availability of one but he is concerned about the competition this may create with the city center in Vineyard. He goes on to talk about the Promenade in the city center, making it a destination place, same concepts as city center. Is it good to have the competitiveness, or will it take away from each area.

Chase: tax revenue is good, next to UVU is an opportunity with the city, having multiple options for students, promenade connecting is a win, win.

Mr. Brim: the gateway is specializing into an entertainment center city. The city creek is mall. Showing specialized uses to accommodate the convention center. Actually showing a reduction in retail and proposing to do more office, research and specialized retail for UVU.

Commissioner Blackburn commented that he likes the specialized parks

Dr. Clay, competition can be bad if it goes, self-contained demand, and cited Provo Nuskin as an example. Looking for food or errands etc., balance. He added that this site is a service to adjoining areas and amenity to the city.

Commissioner Blackburn asked about the danger of having that area open late at night

Chairman as long as you keep it safe people will want to go to those locations.

Commissioner Knighton commented that the answer to that housing, so it's vibrant 18-20 hours around

Chairman Judd commented that the housing is there. To the south of the area is all the apartments.

Mr. Brim stated that some areas will shut down at night but that the town center should be the area that's open. He added that the area shouldn't be competing with the downtown.

Miles added that UVU has a sports convention center and other events going on a night that would make people interested in booking a hotel in the area and people getting something to eat in the area.

Commissioner Pace expressed concern about people safely crossing 800 north. He added that this was something they needed to consider when creating a plan for this area.

Mr. Overson commented that they had had discussions with Udot originally having a right in and out on the Vineyard connector. This connection would be down with an underpass to connect the north and south and Udot wasn't interested.

Commissioner Blackburn stated that when looking at the renditions he was thinking about pedestrian walkways between office buildings and businesses rather than over 800. He added he liked the idea of pedestrian sky bridges as well as walkways allow for connectivity from above as well as from below.

Dr. Clay, went back to the evening demand, state that 7-8 years ago Provo became concerned with their evening demand they started doing activities at night to get Center Street to stay active at night.



He added that he hopes that Vineyard has a pro-business attitude and try to facilitate this kind of nightlife.

Commissioner Brady, stated that during summer Provo loses its students population. UVU is a masters program and sports program which would mean that losing students wouldn't be as much of a problem. He added that this would be a big benefit to this area.

Commissioner Blackburn added that he really didn't like Provo Center Street and that the parking was super difficult in that area.

Chairman Judd added that some cities had down back in parking where you had to back into a stall. It's a difficult area to try to park in. It looks good but it's difficult to utilize because there isn't sufficient parking in that area. He added that Provo needs to start going vertical with their parking.

Miles stated that when you don't provide on-street parking the road becomes only for movement rather than having multiple uses. He added that the boulevard on mill road and having parking on street is more pleasing the pedestrian. He also stated that the parking should be separated with a thoroughfare.

Mr. Brim comment that on internal roads it would be appropriate for on-street parking.

Chase commented that Provo center street wasn't created for cars it is for pedestrians. They've purposely created it to be difficult for drivers because they want more people walking. He added that that is the idea they are trying to emulate in this new downtown area.

Commissioner Blackburn commented that in the DC Georgetown area they have a lot of on street and sidewalk dining that draws people and no on street parking. The thing that draws them isn't the on-street parking but the restaurants that allow them to dine outside.

Commissioner Brady commented that in Provo the freeway gets off Center Street and that makes it difficult for anyone who doesn't know the area. With this it needs to be an area that's not a commuter road, you can have it slowed own it would be like Provo ought to be.

Mr. Overson stated that Mill Road from 800 north or from the vineyard connector, is a whole different road than Mill Road going north from 800 to 1600. He added that the southern portion is actually considered a collector road on arterial to move traffic through that whole area. That section north of that could be a Project road. A project road means that people use it getting to where they need to go in an area. For Vineyard city this would mean that you could do more in that area. He went on to say that this would allow the city to do things that would allow businesses to have access off of mill road. He added that Vineyard needs to take that into account when designing that road.

Chairman Judd asked Miles is he was a planner how he would sell this idea to the land owner who wants a big box store.

Miles stated that he would talk about the demographic makeup of Vineyard. That it is mostly young and this is the kind of development that they would be interested in. He added that the development they are talking about would be a valuable alternative option to the big box store given the demographic makeup of the area.

Dr. Clay commented that he would talk about the value per square foot. The profit the developer gets per square foot is not nearly what it is when you have a higher density, higher commodity per square foot transition. The big box store wouldn't provide nearly as much revenue as a high density area would. He added that in working with developers this has become the model nationwide and that big box stores don't make a lot of money for the city.



Mr. Brim, commented that right now they're working pretty closely with cottonwood partners to build a parking structure. It's important to work with the developers and not just to them what they are and are not allowed to do. He added that he wanted the densifying trend to be there when the area is initially built.

Commissioner Knighton asked if the group could provide similar success stories. Areas that have had success doing something similar to the proposed project.

Dr. Clay stated Denver airport, daybreak in Salt Lake City, and that there are a lot of successful areas that they could use to demonstrate. He added that the Riverwoods hasn't been as successful as a lot of other areas but that is due to where it was located.

Chairman Judd commented that even though that area has taken longer it is still fairly successful.

Commissioner Blackburn commented that once this area was built out it would be useful to have it represent somewhat historical features of what Geneva was as the area develops. He added that Vineyard wants to move towards the type of city that has districts.

Chairman Judd, asked Mr. Brim how he could take something like this and put into the general plan.

Mr. Brim stated that you have to be willing to work closely with the developers and integrate their ideas with the general plan.

Mr. Flake commented that he was on the committee for the master plan for the city center and that that plan will go well with the project done by the students. They complement each other well and be beneficial to the community. He added that we need to tell developers how we want our city to look rather than them coming to us.

Mr. Overson commented that property owners never build vertical. The biggest thing that the city needs to do is help property owners find developers who are willing to build vertical. He added that Vineyard needs to find the right people to work with these property owners and show them the plan.

Commissioner Pace asked what the timeline would be for the area that is tied in to the UVU property.

Mr. Brim stated that that area specifically is part of the long term plan that would be implemented in 15 to 20 years. He added that the project would move faster if the convention center were to be built but that UVU is waiting on funding for that.

Commissioner Welsh asked how Vineyard was going to how get UVU to buy participate in the promenade idea.

Mr. Brim stated that David Barker, the professor that did the library plan for Vineyard, is going to take the BYU plan promenade plan and do an architectural plan of how it will all lay out. He added that they are trying to get a student group to work with the city. Professor Barker is working on getting them on board with the project.

Commissioner Welsh commented that the relationship that Vineyard has with UVU on this project would be mutually beneficial.

Resident David Lauret commented that he was concerned about the density because of areas he had seen with similar structures felt crap and closed in.

Dr. Clay stated that Mr. Lauret's concerns were all about architectural details and that they could be fixed with the way that the land use is implemented on the site.

Mr. Lauret asked if the buildings being close to the sidewalk was part of the site plan.



Dr. Clay added that those elements were part of the site design process. He explained that when they approve a land use plan they have to go through the site design process with the developer and that's where architectural details would become important. He added that the feel of the building really comes from the architectural details.

Chairman Judd added that when some of the members of the planning commission went to Portland when they were looking to design the town center they looked at streets and train stations and noticed that there are some streets you feel very safe on and it makes you use the safer area.

Dr. Clay commented that they are purposely handling pedestrian flows.

Mr. Lauret asked for a copy of the UVU plan.

Mr. Overson added that the plan was made quickly and is mostly conceptual.

Chairman Judd, asked for additional questions. Everyone said it was great.

5.3 David Jellen, Planning Intern, FYI Forms

David Jellen, planning department intern, presented his internship project of "for-your-information" pamphlets on specific zoning ordinance sections.

Mr. Jellen talked about his experience, the things he has done.

Mr. Jellen goes on to talk about the different FYI forms that he's created and that the purpose of them is so that citizens have a place that they can come and ask questions and find answers quickly and easily. We want them to be available online as well as in the office.

Chairman Judd asked what made him just the specific FYI forms that he created

Mr. Jellen stated that they were topics that the planning department had frequent questions about.

Chairman Judd asked if the plan for this was to have them handed out to people when they come in and have questions.

Ms. Hart stated that the plan was to have them online as well as on the wall by the front desk.

Chairman Judd commented that he liked that they could put it in the Facebook posts or newsletter.

Chairman Judd asked if Vineyard was staffed enough to enforce complaints against people who don't have the ADU properly permitted.

Mr. Brim commented that having this information as a one page format that we would be able to curve people not complying with the code. The hope is that they have the information up front and that they would know before they even did it.

Commissioner Welsh commented that on things like fencing requirements a disclaimer should be added that these are city codes and additional restrictions may come from the HOA.

Discussion of different topic ideas for future FYI form examples: trees/parking strip, short term rentals, trails.

Commission agreed the project was successful and will be helpful to citizens.

5.4 Voting of Chairman and Vice-Chair

The commission will elect a Chair and Vice-Chair for 2018.

Chairman Judd and Commissioner Pace will not be on the commission for 2018. Asked for anyone to put their name out there.



Chairman Judd asked for nominations for the Chair and Vice-chair positions. Commissioner Blackburn nominated Commissioner Welsh. Chairman Judd seconded the nomination. Commissioner Brady nominated Commissioner Blackburn. Commissioner Blackburn stated it would be best if he didn't, he stated that being the chair of the heritage commission and possibly the chair of the Heritage Foundation was a enough for him. Chairman Judd nominated Commissioner Jenkins as vice chair, Commissioner Blackburn seconded it.

Motion: CHAIRMAN JUDD MADE A MOTION TO NOMINATE COMMISSIONER WELSH AS THE NEW CHAIR OF THE PLANNING COMMISSION AND COMMISSIONER JENKINS AS THE VICE-CHAIRMAN, CONTINGENT ON COMMISSIONER JENKINS ACCEPTANCE. COMMISSIONER BLACKBURN SECONDED THE MOTION. ALL WERE IN FAVOR.

Discussion ensued on what the chairman's duties are.

Commissioner Blackburn thanked Commissioner Judd and Commissioner Pace for their service on the planning commission.

6. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

Commissioner Blackburn, made some progress on getting vintage artifacts, moved ten pieces.

7. STAFF REPORTS

- Morgan Brim, Planning Director
Meeting with Commissioner Blackburn on heritage chapter and writing RFP.
- Don Overson, Public Works Director/City Engineer

A lot of their projects are on hold because of money. They are looking at more Water storage, redoing impact fees, creating a consolidated fee schedule update in January, and updating standards.

8. ADJOURNMENT

Motion: COMMISSIONER BLACKBURN MOVED TO ADJOURN THE MEETING. COMMISSIONER BRADY SECONDED THE MOTION. THE PLANNING COMMISSION MEETING ADJOURNED AT 8:22PM

MINUTES APPROVED ON: March 21, 2018

CORRECTED BY: /s/ Claire Hague

Claire Hague, Permit Technician