



VINEYARD PLANNING COMMISSION MEETING
Site Visit: 300 W and 400 N at 5:30 PM
Regular Meeting: Vineyard City Hall, 125 S Main St. at 6 PM
Wednesday, September 19, 2018

Present	Absent
Madam Chair Cristy Welsh	Vice Chair Anthony Jenkins
Commissioner Jeff Knighton	Commissioner Tim Blackburn
Commissioner Bryce Brady	Commissioner Nate Carter
Commissioner Stan Jenne	
Commissioner Shan Sullivan	

Staff Present: Liz, Morgan, Don, Sullivan

1. CALL TO ORDER

Madam Chair Welsh called the meeting to order 6:10 PM

2. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

Pledge of Allegiance given by Madam Chair Welsh

3. OPEN SESSION

Madam Chair Welsh opened the open session at 6:10 PM and asked for public comment on items not on the agenda. Ajax Trueblood (lives in Cascade area) stood to speak about his concern about density in Vineyard. He was concerned about Vineyard's rapid growth and what will happen with traffic, public safety, etc. He was particularly concerned about the 6-acre park. He was concerned it will never be finished and will never be finished in an esthetically pleasing way. He expressed concern about a backslide situation concerning the 6-acre park. He said that the plans Flagship is now working toward for the park are much more industrial and not as ethically pleasing as the first plans. He was concerned about time, the standard the park will be held to, and the maintenance of the park.

Madam Chair Welsh thanked Mr. Trueblood for his comments.

Mr. Brim interjected that the park plans would be addressed later in the meeting tonight.

Madam Chair closed the open session.

4. MINUTES REVIEW AND APPROVAL

No Minutes to review/approve.

5. BUSINESS ITEMS:

5.1 Site Plan Amendment – East Lake Warehouse

The applicant is requesting approval for a site plan amendment to the architectural design of the building.

Ms. Hart gave an overview of what staff found in the staff report. Staff did a final planning inspection and found the site plan elevations had changed which is why the amendment is going through Planning Commission. Ms. Hart gave a description of the building and what has been built. Some of the esthetics of the building had been changed. Ms. Hart turned the time over to the applicant to discuss the changes.

Davies, owner of Davies Design Build, discussed why they changed the architectural designs. The building was originally supposed to be an insulated steel building. When they were going into Geneva Anderson changed the covenants of that area. Geneva Anderson changed to require a building that was more expensive to build: a CMU building or concrete panel building. Other changes were taking place at the time as well. The corrugation is included in the elevation. Davies Design Build explains that Geneva Anderson was threatening litigation at the time and the builders were just trying to make everybody happy. The building that was built is more valuable. Even though it is simpler and cleaner cut it is much more valuable. The process took two years to complete.

Mr. Brim added his comments on the situation explaining that there wasn't much staff oversight from beginning to end since there were so many staff changes taking place in Vineyard at that time. He didn't want to fault the builders, but stated that when the building plans changed it should have been brought back to the City for approval. He stated that the focus of the meeting today is that there was supposed to be a metal awning over every door on every site plan. The builders need to get approval to not include the awnings.

Madam Chair Welsh asks questions about current design. Davies responds. Ms. Hart says that the awnings are encouraged, but not required.

Stan asks questions to owner. Davies responds to questions saying that Geneva Anderson went through five changes in their CCNRs as the builders were building that Davies was trying to keep up with on the building.

Mr. Brim said the building does look good. But the processes must be followed. Staff does not have the power to waive these processes which is why the commission must decide if they will waive the site plan.

Public comment is made by Alex Trueblood. Chris Judd, resident, made another comment. Owner explained that many of the intended designs and materials were lost in the process. Owner explained that they thought the building changes were building communicated with staff. There were multiple inspections and visits by staff so the builders thought the comments exchanged, but not recorded, were noted by staff. Ms. Hart shows that staff really researched what was submitted and shows what was stamped and approved.

Jeff made a comment on value of concrete, but ultimately the concrete makes it looks unfinished. Christy makes a comment concerning the awnings. Owner asks for a compromise to put awnings on the corners. Fewer awnings than the original site plan. Madame Chair Welsh

indicates that she would be fine with that, but also asks for the front of the building to have two awnings in the center.

MOTION: COMMISSIONER JENNE MADE A MOTION TO APPROVE PLAN WITH SIX AWNINGS. FOUR CORNER AWNING AND CENTER TWO AWNINGS ON FRONT. COMMISSIONER SULLIVAN SECONDED THE MOTION. ALL WERE IN FAVOR AND THE MOTION PASSED UNANIMOUSLY.

5.2 Site Visit and Consideration – 3-Acre Park and 6-Acre Park

Flagship Homes is requesting site plan approval for the three (3) acre Utah Lake Shoreline Park and the six (6) acre Community Park that is part of the Waters Edge Master Plan. The 3-acre park is located at 300 West and 400 North, above the James Bay subdivision and right up against Utah Lake, and the 6-acre park is located at Main Street and Vineyard Loop Road.

6-Acre Park

Bronson, Flagship Homes, gave an overview of the park. The design intent is a passive park. It will share parking with private HOA clubhouse. Design Elements: 1. Pond 2. Upper pond. 3. Bridge going over the stream 4. Four small pavilions. 5. Pump house. 6. Detention basin. 7. Playset 8. Medium Size Pavilion 9 and 10 have already been reviewed.

Ms. Hart addresses landscaping along fencing along Providence neighborhood. Recommended council add requirements for landscaping since landscaping is pretty sparse. Proposed lighting would not meet the downlighting standard, shield cuts the upward light. Recommended condition on the light and automated sensors.

Mr. Brim asks further questions about the shield on the lights and if it would actually point the light down.

Bronson responded that he is unsure, but can ask the manufacturer.

Madam Chair Welsh clarifies that the lights have the capabilities to have the automation and sensors, but the system that will be installed does not have the capability to control that.

Bronson responds that she's correct.

Ms. Hart pointed out the red dots on the site plan are the lighting.

Bronson interjects that the site plan also shows the restroom.

Staff moved to commenting on Landscaping. Ms. Hart pointed out that there are trees on the site plan that are not on the tree manual. Those trees need to be approved by the public works dept and meet spacing standards within tree manual.

Mr. Love (Water, Trail, Parks) mentioned his concerns about certain things in the 6-acre park. His first concern is the two-stream litter receptacles. Public Works dept. is already having trouble with those receptacles because there is not active participation in the recycling part of the receptacles. He proposed that they just have single-stream receptacles and replace the wood insert with a stainless-steel insert. They are concerned about the longevity of the wood insert. Another issue is that the Clubhouse agreement to share water needs to be ironed out.

Clubhouse and park need to decide if park and clubhouse will need to share a dumpster. Sidewalks have been enlarged to provide access for maintenance vehicles. He mentioned his concern that the trees and benches may not provide enough clearance for maintenance vehicles. He also mentioned concern about types of grass. The grass mix at the 18-acre park has been difficult to maintain so he suggested to just do Kentucky Bluegrass for the 6-acre park.

Madam Chair Welsh opened the 6-acre park to public comment:
Sharise, resident, asked when the completion date will be.

Bronson responded that the park completion should be mid-November of 2018. The thing that would carry into next year would be the grass. All the plans are out to bid. The pavilions have been shipped and the play equipment will arrive in October. Everything has been purchased and all things have been contracted.

Madam Chair Welsh asked Bronson to explain play equipment.

Bronson explained play equipment. Resident questioned the heat of the slides. Bronson said that the City had already expressed concern on that and proposed to coat it with a white color.

Resident expressed concern about the mayflies, plans for abatement, and what the City can do.

Don addressed the residents concern. He stated that the difference between treatment for mosquitoes and mayflies is when you treat them. Mayflies you treat during the morning and mosquitoes you treat at night. The contract cost to do that is astronomical so right now the City is trying to get the equipment for itself so as to get better coverage. City is wanting to eventually customize it (treatment plan).

Madam Chair Welsh mentioned that she has seen a noticeable difference at the other park that has been finished because the City has contracted treatment for.

Resident expressed concerns about restrooms location and asks if they can move it. She said that homeowners don't want to look at a restroom.

Don responded that sewage is difficult to change. He commits to looking into changing the location of the restrooms and see if there is another location it can be without having to tear up any residents' yards to adjust that location.

Discussion ensued about possible locations for the restroom.

Residents asked about the pond and current algae growth. She said that right now the pond is stinky and not a place people would like to hang out. She suggested moving the benches.

Madam Chair Welsh responded that they will be putting a bubbler system in to keep the pond cleaner.

Mr. Love further clarified the situation, stating that the water is irrigation water. The pond water will never be pretty crystal-clear water. The aeration system should help clear that water as well as the upper basin system. He stated that he is investigating further solutions.

Chris McKolgise, resident, asked if the upper basin will consistently be drained so that algae won't have the chance to grow.

Madam Chair Welsh asked Mr. Love to explain how it works and he elaborated. He said that it is the City's first treatment of something like this and they are experimenting with what will work.

Mr. McKolgise responded that he has further concern about the smell, bugs, and the resident had been told it would be turned into an ice-skating rink in the winter.

Staff informed him ice-skating may or may not be true. There is no official plan for that.

Mr. McKolgise expressed further concerns about the height of the park and the retaining walls that were put up around the residents' homes. The retaining wall is thicker on the side of the residents. He would like someone to move the wall.

Discussion ensued about the retaining walls. This is a civil issue between the Builders and home owners.

Chris Judd, resident, asked for an update about the talk of shade structures in previous meetings.

Bronson responded and said that the shade structures are not cheap and they are already over budget.

Commissioner Brady questioned the bathroom style. He said that everything else in the park looks very modern, but the bathrooms look like something from the 80s.

Bronson responded that the picture is not accurate. He proposed that it would look more like the pump rooms. He added that he recommends that it has grey pillars and black roof. He also added that there are options for everything.

Commissioner Brady also asked if there's a way they can avert the lights from the park going directly into people's homes.

Bronson responded that they can look at taking the lights out or changing the design. He said the shields will definitely minimize the amount of light, and that the control panels can be added that will dim the light.

Discussion ensued about design of shields.

Commissioner Sullivan asked about the materials that will be used.

Discussion resumed about lights.

Commissioner Jenne asked a follow-up question to the water: Will it be a concrete channel? Because that is not very esthetically pleasing.

Resident added that BYU's streams could be emulated. They have rocks, plants, and flowers that make it very pretty.

Mr. Brim asked Bronson to let them know now in the meeting if it's already too far into planning or over budget to change that so that the meeting wouldn't lose time over something that wouldn't happen.

Bronson responded that there are things he would do differently if he had more money.

Commissioner Knighton returned to lighting asking if there would be lighting in the trails and corridors that goes down to the park.

Don addressed the lighting at night during the summer and cost. The park will be closed at 11 so there should not be anyone in the park after that time. If there is, the police will escort them out. Lighting up the whole park all the time is too expensive. There will be enough lighting to keep it safe.

Resident commented about other unlit trails in Vineyard saying that people just need to make sure they are traveling safely and smartly through those areas.

Madam Chair Welsh brought up the concern about the large pavilion close to homes. She is nervous about the lights that are in there and the people that will be there.

Bronson addressed the concerns about the pavilion. He addressed certain restrictions and constraints about the area they're working with.

Discussion ensued about the pavilion.

Madame Chair Walsh recommends scraping the large pavilion if they can't move it or changing it for a smaller size. She then moved onto landscaping. The playground to the Vineyard Loop Road needs more landscaping.

MOTION: COMBINED WITH CONDITIONS IN THE STAFF REPORT AND THE FOLLOWING: LITTER RECEPTACLES SHALL BE SINGLE STREAM AND HAVE STAINLESS STEEL INTERESTS INSTEAD OF WOOD. GRASS WILL ALL BE KENTUCKY BLUEGRASS WITH NO EDGING. THE PROPOSED TREES AND SPACING NEED TO BE EITHER IN THE TREE MANUAL OR APPROVED THROU THE PUBLIC WORKS DEPARTMENT DIRECTOR. ALL LIGHTING SHALL BE DOWNCAST. AGREEMENTS WITH SHARING WATER AND USE OF DUMPSTER AREA SHALL BE ESTABLISHED WITH THE CITY. FLAGSHIP SHALL WORK WITH STAFF TO ENSURE VEHICLE CLEARANCE. REDUCE THE SIZE OF THE PAVILION AND CONSIDER ADDING A SECOND PAVILION. MATERIAL BOARD SHALL BE PROVIDED TO STAFF AND THE BATHROOM SHALL MOVE WEST. THE ENCLOSUREMENT OF THE DUMPSTER SPACE SHALL MATCH THE BATHROOMS. COMMISSIONER KNIGHTON MADE A MOTION TO APPROVE. COMMISSIONER BRADY SECONDED THE MOTION. ALL WERE IN FAVOR AND THE MOTION PASSED UNANIMOUSLY.

3-Acre Park

Bronson explained the location of the park and gave an overview of the park. 1. There are 62 stalls because a 2. sidewalk has been added, providing connectivity, and losing 5 stalls. 3. It is

the same size large pavilion as the Vineyard Grove Park. 4. There will be the same restrooms as the 6-acre park. 5. There will be 3 sand volleyball courts and a play area. 6. Is a sand water play area. 7. Is more play equipment with the main feature being a slide tower. 9. Open Lawn area. 10. Amphitheater area. Can remove the amphitheater or shrink it so it's not as big. The west side of the park will be a much more manageable slope 11. Is beach access. The beach is on hold because they need to work with the city, county and state to get access to that.

Commissioner Knighton asked about bike parking.

Bronson and Staff responded there is an area with 16 bikes and repair stations.

Commissioner Brady asked if the trail is continuous.

Discussion ensued about the continuation of the trail (which will be 10-feet across).

Commissioner Jenne has a concern about the pieced fitting together (James Bay emergency regress). He asked about the owner of the road, owner wouldn't build until the road is corrected. Timing is scheduled for this year.

Bronson responded that the roads will connect and gave further details. Vineyard City owns the road. Once they have the approved plans, they will start the trail, but it will most likely be in the spring that they start paving.

Madame Chair Walsh asks if the park will be finished before the lots in James Bay are finished?

Bronson responded that he believed they were going to start paving James Bay in October. He said that they should have the parking lot in by then and the idea that this is a park.

Commissioner Brady asked about the water drainage and if there will be a retaining wall.

Bronson responded that that is something they will have to work with Edge Homes on because it's not all in their property lines. He imagines there will be some terracing so it can be a place where you can go and sit.

Commissioner Sullivan asked about the trees near the amphitheater.

Discussion ensued on the trees that are invasive or dead that they will be clearing out, and that the trees need to remain consistent.

There is no lighting in the park. Discussion ensued about park lighting.

Madam Chair Walsh stated that there do need to be lights in the park.

Mr. Love mentioned there needs to be emergency access, and storage rooms for maintenance vehicles. He also mentioned a concern about the tree plan.

Madam Chair Walsh replied that the tree plan will need to go through the public works department.

MOTION: COMMISSIONER BRADY MADE A MOTION TO APPROVE THE PLAN WITH THE CONDITIONS LISTED BY STAFF AND THAT THE APPLICANT ADD ADDITIONAL LANDSCAPING OR BERM TO THE PARKING LOT. THE APPLICANT PROVIDES A DETAILED SHOWING THAT THERE IS A TWO FOOT SHOWING INTO THE LANDSCAPE STRIP OR WALKWAY FOR THE PARKING STALLS. LIGHTING SHALL BE APPROVED BY STAFF AND SHALL BE DOWNCAST. A SINGLE STREAM TRASH RECEPTACLE BE USED WITH STAINLESS STEEL INSERTS. FLAGSHIP SHALL WORK WITH STAFF CONCERNING VEHICLE CLEARANCE THROUGHOUT THE PROPERTY. THE DUMPSTER ENCLOSURE AND BATHROOM AND STORAGE ROOM SHALL BE CONSISTENT WITH THOSE APPROVED FOR THE SIX ACRE PARK. THE TRAIL SHALL BE CONTINUOUS ASPHALT THROUGH THE PARK AND ALIGNMENT SHALL BE APPROVED THROUGH STAFF. COMMISSIONER KNIGHTON SECONDED THE MOTION. ALL WERE IN FAVOR AND THE MOTION PASSED UNANIMOUSLY.

6. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

There was nothing to share.

7. STAFF REPORTS

- Morgan Brim, Planning Director
 - General Plan Results will be shared soon. The surveys will be online for the next two weeks for people to fill out
 - There is a little in the budget for two commissioners to attend training APA Conference and they should talk to Mr. Brim after the meeting.
- Don Overson, City Engineer
 - A contractor will be selected by October 24th for overpass. They are hopeful to begin construction on November 1st construction.
 - There has been a lot concern over the ponds, it will take a couple years to work out all the bugs. A system like the City's is roughly 1.6 million dollars. They're taking dirty irrigation water. Madame Chair Welsh stated it might be a good idea to have some community education/tours to understand that it's not just a water feature, it's a saving system.

8. ADJOURNMENT

MOTION: MADAM CHAIR WELSH MOTIONED TO CLOSE THE MEETING. COMMISSIONER BRADY SECONDED THE MOTION. ALL WERE IN FAVOR AND THE MEETING CLOSED AT 8:43 PM.

MINUTES APPROVED ON: December 5, 2018

CERTIFIED CORRECT: /s/ McKenna Marchant
McKenna Marchant, Planning Technician