



**VINEYARD PLANNING COMMISSION
REGULAR MEETING
Vineyard City Hall, 125 S Main Street, Vineyard, Utah
Wednesday, June 19, 2019 at 6:00 p.m.**

PUBLIC NOTICE is hereby given that the Planning Commission of Vineyard, Utah, will hold a regular planning commission meeting, on Wednesday, June 19, 2019 at 6:00 p.m. in the Vineyard City Hall, 125 S. Main Street, Vineyard, Utah. The agenda will consist of the following:

1. CALL TO ORDER

2. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

3. OPEN SESSION

“Open Session” is defined as time set aside for citizens to express their views for items not on the agenda. Each speaker is limited to three (3) minutes. Because of the need for proper public notice, immediate action cannot be taken in the Planning Commission Meeting. If action is necessary, the item will be listed on a following agenda. However, the Planning Commission may elect to discuss the item if it is an immediate matter of concern.

4. MINUTES REVIEW AND APPROVAL

Minutes from the June 5, 2019 planning commission meeting.

5. BUSINESS ITEMS:

5.1 Central Utah Water Conservatory District Site Plan Amendment

The applicant is proposing to relocate a shell building to the property located at 45 W 1600 N from the property located north of the site.

6. WORK SESSION

6.1 Yard B Site Plan & Conditional Use Permit

The Planning Commission will discuss the architecture, site plan, and landscaping of Lots 2 & 4 of Yard B.

6.2 Bicycle Parking

The Planning Commission will discuss requirements for bicycle parking.

6.3 VZO 15.32.230, Requirements for Fences and Walls

The Planning Commission will discuss the addition of sports fencing.

6.4 VZO 15.34.060, Accessory Dwelling Units

The Planning Commission will discuss potential of amendments for ADU lot and unit size requirements.

7. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

8. STAFF REPORTS

- Community Development Department
- Public Works Department

9. ADJOURNMENT

The next regularly scheduled meeting is July 17, 2019.

This meeting may be held electronically to allow a commissioner to participate by teleconference.

The Public is invited to participate in all Planning Commission meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this public meeting should notify Elizabeth Hart, Planner, at least 24 hours prior to the meeting by calling (801) 226-1929.

The foregoing notice and agenda was emailed to the Salt Lake Tribune and Daily Herald, posted on the Utah Public Notice Website and Vineyard Website, posted at the Vineyard City Offices and City Hall, delivered electronically to city staff and each member of the planning commission.

AGENDA NOTICING COMPLETED ON: June 13, 2019

NOTICED BY: /s/ McKenna Marchant

McKenna Marchant, Planning Technician



AMENDED

**VINEYARD PLANNING COMMISSION
REGULAR MEETING**

**Vineyard City Hall, 125 S Main Street, Vineyard, Utah
Wednesday, June 5, 2019 at 6:00 p.m.**

Present	Absent
Madame Chair Cristy Welsh	Vice Chair Anthony Jenkins
Commissioner Bryce Brady	Commissioner Tim Blackburn
Commissioner Knighton	
Alternate Commissioner Stan Jenne	
Alternate Commissioner Shan Sullivan	

Others Present: Donn Overson, Chris Wilson, Elizabeth Hart, Zane Latimer, Colby Green, Tharon Smith

1. CALL TO ORDER

Madam Chair Welsh called the Planning Commission meeting to order at 6:01pm.

2. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

Madam Chair Welsh invited everyone to rise for the Pledge of Allegiance.

3. OPEN SESSION

Madam Chair Welsh opened the public session and no comments were given. It was closed at 6:02pm.

4. MINUTES REVIEW AND APPROVAL

The minutes from the 2019 Planning Commission meetings of April 3rd, May 1st and 15th were presented. There were no changes made, but Commissioner Brady emphasized how pro-home occupation he is from a previous meeting's minutes.

Motion: COMMISSIONER BRADY MOTIONED TO APPROVE THE MINUTES FROM APRIL 3, MAY 1, AND MAY 15. COMMISSIONER SULLIVAN SECONDED THE MOTION. ALL WERE IN FAVOR AND THE MOTION PASSED UNANIMOUSLY.

5. BUSINESS ITEMS:

5.1 Peaks Orthodontics Sign Standard Waiver

Zane Latimer, the applicant, is requesting approval of a sign standard waiver. The applicant is asking to place one (1) additional wall sign onto its building frontage. The building is located within the Regional Mixed Use (RMU) District at the address of 773 E. Mill Road Suite A. The additional signage is proposed to be located on the southern elevation facing Mill Road. Ms. Hart showed the different sign sizes that are already on the building frontage as taped onto the wall. The new sign would be 48 square feet. The total allowed sign area is 120 square feet for the two signs. With the new sign they would have 150 square feet. They are within limits of the sign

standard waiver. The intent of the sign code is to reduce potential hazards to motorists and pedestrians by providing adequate signage in order to identify a business or facility while eliminating excessive, obtrusive and confusing sign standards and excessive illumination, preserve and improve the aesthetic aspect the city, encourage well-designed signs that contribute in a positive way to the city's visual environment, provide temporary signage, provide each sign with adequate identification, support the goals and policies of the general plan, and assign permit location. Ms. Hart recommended her approval of the sign. It is two businesses within the location: a dentist and an orthodontist. The lumens on this sign will be the same as the other two signs.

Discussion ensued about the additional sign to be added.

Motion: COMMISSIONER BRADY MOTIONED TO APPROVED THE PEAKS ORTHODONTICS SIGN STANDARD WAIVER. COMMISSIONER JENNE SECONDED THE MOTION. ALL WERE IN FAVOR AND THE MOTION PASSED UNANIMOUSLY.

6. WORK SESSION

6.1 Bicycle Parking

The Commission decided to wait until Commissioner Jenkins was in attendance to discuss bicycle parking.

Motion: COMMISSIONER BRYCE MOTIONED TO MOVE THE BICYCLE PARKING WORK SESSION TO JUNE 19 PLANNING COMMISSION MEETING. COMMISSIONER SULLIVAN SECONDED THE MOTION. ALL WERE IN FAVOR AND THE MOTION PASSED UNANIMOUSLY.

7. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

Madam Chair Welsh announced there will be a July 10 Planning Commission meeting at 6:00pm. There will be a City Counsel meeting immediately afterwards to move through the General Plan. There will not be a meeting of the Planning Commission July 3.

Commissioner Sullivan said that Commissioner Blackburn and the Heritage Committee did an excellent job with family reunion for the older families. It gave a lot of history to where Vineyard came from. Madam Chair Welsh added her agreement

8. STAFF REPORTS

- Morgan Brim, Planning Director was not at the meeting
- Don Overson, City Engineer
 - Mr. Overson stated that the plans have been approved by Union Pacific. After the plan were approved UP stated that it would only take another 6 months to a year for the air rights to be completed. The bidding process is going to move forward. By the 10th of July an approval on a bid should happen to start

79 construction on the areas of construction outside of the right of way. The well
80 site shouldn't provide a problem to the project.

- 81 ○ In a past meeting with Flagship they heard that people in the city were
82 concerned the park in the Promenade was going away. That's not true. The first
83 meeting with Flagship about the Promenade design happened today and weekly
84 meetings will continue to occur. As soon as there is a plan that staff feels more
85 comfortable about then it will come to Planning Commission. Eventually the
86 Heritage Celebration will be in the Promenade. There will be approximately 16
87 acres of park for everyday use as well as an area for celebrations. There's 133
88 acres total.
- 89 ○ Flagship said that they would have the Beach Park done last November, but they
90 stopped work on it to finish Penny Springs Park finished.
- 91 ○ Flagship bonded for the trail behind James Bay. There has to be a permit for it.
92 It's been bonded to be built at the same time as that subdivision. The city also
93 wanted to redo the Shores section of the trail to widen it.
- 94 ○ Madam Chair Welsh brought up the trail behind the Willows and Westbrook. It
95 has runoff issues. Mr. Overson responded that once landscaping is in, it
96 shouldn't be a problem, but he'll send a staff member out to look at it. The
97 section where the trails don't connect is supposed to be connected by a bridge
98 and it's in the shop being built. The hold up is on Flagship's timeline.
- 99 ○ Commissioner Sullivan brought up a concern about the trees on 460 North.
100 Because the rain and wind many of those trees have start slanting.
- 101 ○ Flagship will be in charge of replacing all the dead and dying trees before the City
102 takes it over.
- 103 ○ The hill in the park is a liability because of its difficulty in maintenance. Some of
104 the top of the hill will be taken off so it is easier to mow. Mr. Overson was
105 unsure when that will happen.

107 9. ADJOURNMENT

108 **Motion:** COMMISSIONER BRADY MOTIONED TO ADJOURN THE MEETING.

109 COMMISSIONER SULLIVAN SECONDED. ALL WERE IN FAVOR AND THE MOTION CLOSED AT
110 6:40PM.

112 **MINUTES COMPLETED ON:** June 6, 2019

114 **NOTICED BY:** /s/ McKenna Marchant

115 McKenna Marchant, Planning Technician



Date: June 19, 2019
From: Elizabeth Hart, Planner
To: Planning Commission
Item: 5.1 Central Utah Water Conservancy District Site Plan Amendment
Address: 45 W 1600 North
Applicant: Kirk Beecher, CUWCD



INTRODUCTION:

The applicant is requesting approval for a site plan amendment. The applicant is proposing to move an existing shell building to its property to be used for storage. The subject property is located at 45 W 1600 North, within the Manufacturing District.

ANALYSIS:

The subject property is at the west end of 1600 North, access to the property is from 1600 North or 250 West. The property has four (4) existing buildings on the site and is surrounded by a 6-foot high concrete panel fence with controlled access. No public access is allowed on the subject property without a District escort.

The new building consists of three (3) metal structures that create a shell building. The proposed new building is existing on the property to the north, it will be moved to the subject property. The building is proposed to be used to store steel pipe sections, spare parts, and other materials required for the repairs of the CUWCD water conveyance and treatment facilities. The finished dimensions of the building will be 338.4' long by 101.6' wide. The height of the building will be approximately twenty (20) feet. The proposed building is between 300- and 415-foot setback from the existing pump houses on the site and 45 feet from back of curb. No additional landscaping will

Site Plan Narrative

Central Utah Water Conservancy District (District)

Lot 6, Eastlake at Geneva, Industrial Business Park Phase 2 Amended 2

Consists of 26.89 acres

45 W 1600 N

The property is in the Manufacturing Zone at the west end of 1600 North Street. The General Plan calls for General Industrial in this area. The site is bounded by 1600 North Street extended on the north and the railroad on the south, southeast and southwest. Access is from 1600 North along a private road or from 250 West as it turns west toward the boat harbor. Both access points are gated. The property is surrounded by a 6-foot high concrete panel fence with controlled access. No public access is allowed on the property without a District escort. There are four other buildings already located on the site.

The new building will be three relocated metal structures currently located on the property immediately north of the above described lot. The building will be used to store steel pipe sections, spare parts, and other materials required for the timely repair of the District's water conveyance and treatment facilities. The finished dimensions of the building will be 338'-4" long by 101'-6" wide. The height of the finished structure will be approximately 15' at the side walls and approximately 20' at the peak. The existing wall skins and roofing material will be removed and disposed of. All new roofing and wall panels will be placed on the completed structure. There will be two 14' wide by 16' tall overhead doors, one each in the east and west ends of the building along with two 3' wide man doors. The interior of the building will have a 6-inch thick reinforced concrete slab but will not have any other interior finishes. No additional city services or utilities will be required for the new building. Lighting may be added at a later date by the owner.

- The proposed building is consistent with the General Plan (General Industrial) and complies with current codes and regulations.
- Compatible with proposed uses of adjacent properties.
- Site is not open to the public and will not adversely impact ingress, egress, vehicular traffic, pedestrian traffic, parking, public services, noise, dust, smoke, odor, and/or illumination.
- The building is an all metal building with nothing flammable stored in it and will not pose any kind of a fire risk.
- A Knox box is already located at the entrance gate for access to the site and the other buildings.
- A fire sprinkler system is not required. See above.
- No additional landscaping will be added. Existing landscaping, automatic sprinklers, etc. are already associated with the other buildings on the site. As stated above, the site is not open to the public.
- The existing grading will not change from its current configuration with the addition of this building.

Pictures of Existing Buildings



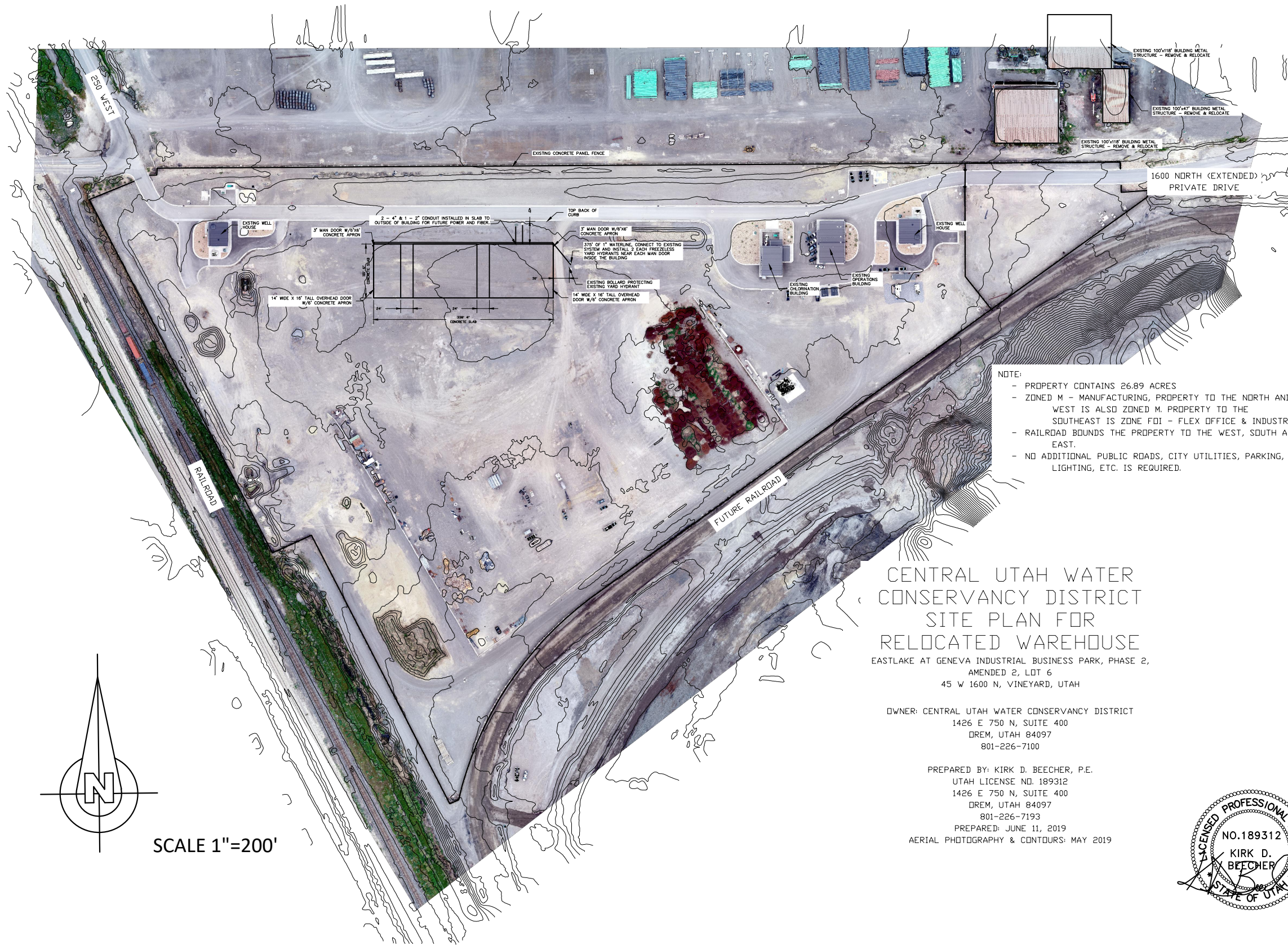




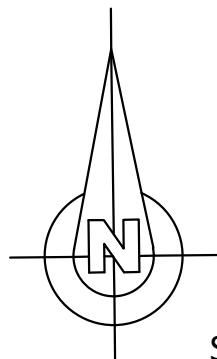




New building will only use the existing structural steel. New walls (all four sides) roofing will be used in the new building. The three existing buildings will be combined into one large building with a 2-foot high concrete stem wall on all four sides. The new building will be taller than the existing buildings by this additional stem wall height. The wall panels will be beige in color with a white roof. Some translucent roof panels may be used to allow for light transfer to the inside of the building.



- NOTE:
- PROPERTY CONTAINS 26.89 ACRES
 - ZONED M - MANUFACTURING, PROPERTY TO THE NORTH AND WEST IS ALSO ZONED M. PROPERTY TO THE SOUTHEAST IS ZONE FOI - FLEX OFFICE & INDUSTRY.
 - RAILROAD BOUNDS THE PROPERTY TO THE WEST, SOUTH AND EAST.
 - NO ADDITIONAL PUBLIC ROADS, CITY UTILITIES, PARKING, LIGHTING, ETC. IS REQUIRED.

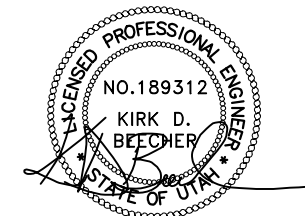


SCALE 1"=200'

CENTRAL UTAH WATER
CONSERVANCY DISTRICT
SITE PLAN FOR
RELOCATED WAREHOUSE
EASTLAKE AT GENEVA INDUSTRIAL BUSINESS PARK, PHASE 2,
AMENDED 2, LOT 6
45 W 1600 N, VINEYARD, UTAH

OWNER: CENTRAL UTAH WATER CONSERVANCY DISTRICT
1426 E 750 N, SUITE 400
DREM, UTAH 84097
801-226-7100

PREPARED BY: KIRK D. BEECHER, P.E.
UTAH LICENSE NO. 189312
1426 E 750 N, SUITE 400
DREM, UTAH 84097
801-226-7193
PREPARED: JUNE 11, 2019
AERIAL PHOTOGRAPHY & CONTOURS: MAY 2019





be added, there is existing landscaping that is associated with the other buildings on the site. No additional parking or roads will be required for this project.

RECOMMENDATION:

Staff is recommending approval of the site plan amendment for the Central Utah Water Well Sites 14 and 15 with the conditions listed below.

CONDITONS:

- 1) The applicant pays any outstanding fees and make any redline corrections prior to building permit.
- 2) The applicant is subject to any federal, state, and local laws.
- 3) Any future lighting shall be full cut off and directed downward.

PROPOSED MOTION:

"I move to approve the site plan amendment for the Central Utah Water Well Sites 14 and 15 with the conditions listed"