VINEYARD PLANNING COMMISSION MEETING
Site Visit: 667 E 500 N @ 5:30PM
Public Hearing and Regular Meeting:
Vineyard City Hall, 125 S Main St., Vineyard, Utah
Wednesday, November 6, 2019 at 6:00 p.m.

Present	Absent
Madam Chair Cristy Welsh	Commissioner Jeff Knighton
Vice-Chair Anthony Jenkins	Commissioner Tim Blackburn
Commissioner Bryce Brady	
Alternate Commissioner Shan Sullivan	
Alternate Commissioner Tay Gudmundson	
Alternate Commissioner Jessica Welch	

Staff Present: Morgan Brim, Elizabeth Hart, McKenna Marchant, Don Overson
Others Present: Tyce Flake, David Lauret, Jason Sandburg, Kevin Anderson,

1. CALL TO ORDER

Madam Chair Welsh called the meeting to order at 6:00pm.

2. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

Commissioner Brady led the Pledge of Allegiance and offered an invocation.

3. OPEN SESSION

Motion: COMMISSIONER JENKINS MOTIONED TO OPEN THE OPEN SESSION AT 6:02PM. COMMISSIONER GUDMONSON SECONDED THE MOTION. ALL WERE IN FAVOR.

No comments were given and Madam Chair Welsh asked for a motion to close the open session.

Motion: COMMISSIONER SULLIVAN MOTIONED TO CLOSE THE OPEN SESSION AT 6:02PM. COMMISSIONER GUDMONSON SECONDED THE MOTION. ALL WERE IN FAVOR AND THE MEETING CLOSED.

4. MINUTES REVIEW AND APPROVAL

Motion: COMMISSIONER JENKINS MOTIONED TO APPROVED THE MINUTES FROM THE OCTOBER 2, 2019 MEETING. COMMISSIONER GUDMUNDSON SECONDED THE MOTION. ALL WERE IN FAVOR AND THE MINUTES PASSED.

5. BUSINESS ITEMS:

5.1 Sign Standard Waiver – American First Credit Union (AFCU)

Ms. Hart introduced the application. The applicant requested approval of a sign standard waiver at the AFCU building. The subject property is located north of Starbucks and south of the UVHBA building, addressed 758 E Mill Rd, Vineyard, Utah. This development is within the Regional Mixed Use (RMU) zoning district. They proposed six wall signs and one changeable copy sign. Code allows wall signs to be increased to 150 square feet, the applicant's six signs total to 135 square feet. All signs are proposed to be illuminated, except the one facing the Alloy. There will be an automatic dimmer control in the changeable copy sign. It is recommended that staff measure the illumination 50 feet from the sign. Staff is recommending the following Conditions of Approval: 1. The applicant shall remove the illumination from wall sign D. 2. The CCS shall have a static display that shall not change more than once every eight (8) seconds. 3. The brightness level of the CCS shall be measured at a distance of fifty (50) feet based on the twenty-seven (27) square foot sign area. The brightness level shall be measured with a meter set to measure foot candles accurate to at least two (2) decimals. Brightness levels shall be measured with the CCS off, and again with the CCS displaying a white image for a full-color capable CCS, or a solid message for a single-color CCS. All measurements shall be takeN perpendicular to the face of the CCS at the distance of fifty (50) feet. 4. The applicant shall be in compliance with all federal, state and local laws. 5. The sign permit shall be in conformance with the sign ordinance and sign standard waiver.

Mr. Kevin Anderson, applicant, stated the signs will be set up with eye sensor technology to adjust the brightness of the changeable copy sign ever 15 seconds. They will set it at 70% brightness at full daylight and 5% brightness at dark.

Further discussion ensued about the signs.

Motion: COMMISSIONER JENKINS MOVED TO APPROVE AMERICA FIRST CREDIT UNION SIGN STANDARD WAIVER WITH THE CONDITIONS AS STATED BY STAFF. COMMISSIONER BRADY SECONDED THE MOTION AND IT PASSED UNANIMOUSLY.

5.2 Alpine Pediatric Medical Office Building

Ms. Marchant introduced the project. The applicant is requesting approval of a site plan for a medical office building located at 667 E 500 N. The project is located within the Regional Mixed Use (RMU) district. The applicant is proposing approximately 12,093 square feet to be used as a pediatric care facility, dentist, and OB/GYN office – all allowed uses in the RMU district. They are proposing 24% of open space; they are required 20% open space. The trees they are proposing for the park strip are Ivory Silk Lilac trees. There will be 7% turf, small gravel 75%, and a larger gravel 22.6%. They have 200 feet of street frontage which requires 10 trees and 100 shrubs. Their plan shows them having 10 trees and 158 shrubs. The building has a lot of popouts, overhangs, and a lot of visual stimulants. Their plans show five ADA stalls; they're required to have 61 parking stalls; they show 119 stalls on their plans. They're required to have seven bicycle parking stalls; they have 12 proposed. The code states the building shall have an orientation to the street. They do have access from the street.

Further discussion ensued about the Alpine Pediatric Medical Office Building.

Mr. Brim read into the record the condition that: The applicant shall provide a walkway from the building entrance to the east property line, connecting it to the overall project walkway system and into the crosswalks serving the Golf Club project, if the walkway is placed somewhere other than the north side of the project, then additional landscaping on the north side of the project will be necessary.

Commissioner Jenkins asked about the timeline of the project.

Mr. Sandburg answered they hope to pull a building permit at the end of this year and then start building in the spring.

Motion: COMMISSIONER SULLIVAN MOTIONED TO APPROVED THE PROJECT WITH THE CONDITIONS AS LISTED BY STAFF AND AS READ INTO THE RECORD BY STAFF AND COMMISSIONERS. COMMISSIONER JENKINS SECONDED THE MOTION AND IT PASSED UNANIMOUSLY.

5.3 Training Session

The Planning Commission watched a video by Jeff Speck: The Theory of Walkability.

Discussion ensued about Jeff Speck's four points: a reason to walk, a safe walk, a comfortable walk and a reason to walk.

David Lauret, resident, stated that not everyone can walk. You have to create accessible areas. The city still has to plan for a place to leave cars. Big cities like Manhattan are stacked on top of each other create space for all those uses. Unless the buildings in our down town are built like that then it will not create a walkable space. When we start seeing the buildings the developers are proposing, we will know if they are actually building with the intent to create such walkable area. If they build for families and not student. If they build for students, they will have the same problems they're facing now.

Tyce Flake, resident, stated that Vineyard is embarking on something that has no precedent in Utah. Thus, the risk is unquantifiable. The Planning Commission and the City Council needs to exert themselves in the planning process. It's going to require a lot of those who serve in the city, more than what has been in the past. They will need to be better informed for meetings. He stated he dealt with awesome walkability and problems associated with that when he was stationed in Germany and Japan.

5.4 Public Hearing: VZC Day Care and Preschool Text Amendment

Ms. Marchant presented a zoning text amendment to increase the occupancy and provide consistency in the processing of Day Cares and Preschools. Day Cares and Preschools are currently a conditional use in the Waters Edge neighborhoods and a permitted use in all of the other neighborhoods outside of Waters Edge. The occupancy for Day Cares and Preschools is currently capped at six children. Staff proposed to raise the cap to seven children as a permitted use in all residential areas of Vineyard and allow eight to ten children as a conditional use permit. If there are more then eight children in a Preschool or Day Care, then the applicant will be required to have a second caregiver present pursuant to State Code.

Further discussion ensued about Day Cares and Preschools.

Motion: COMMISSIONER JENKINS MOTIONED TO OPEN UP THE MEETING TO PUBLIC HEARING AT 6:48PM. COMMISSIONER GUDMUNDSON SECONDED THE MOTION. ALL WERE IN FAVOR.

No public comment was made.

Motion: COMMISSIONER JENKINS MOVED TO CLOSED THE PUBLIC HEARING. COMISSIONER BRADY SECONDED THE MOTION. ALL WERE IN FAVOR.

Motion: COMMISSIONER JENKINS MOVED TO RECOMMEND APPROVAL OF ORDINANCE 2019-09 AND ORDINANCE 2019-10. COMISSIONER BRADY SECONDED THE MOTION. ALL WERE IN FAVOR.

5.5 Planning Commission 2020 Calendar

The Planning Commission reviewed the proposed 2020 Planning Commission Calendar and the rest of 2019 Calendar.

The Planning Commission agreed to cancel the December 4, 2019 meeting. At the November 20, 2019 meeting the Planning Commission will nominate the new chair and vice-chair. There will be an additional meeting for the Planning Commission November 13, 2019 at four to six o'clock with Jeff Speck.

The Planning Commission will not meet on January 1, 2020, but will follow the first and third Wednesday meeting schedule for every other date.

Motion: COMMISSIONER BRADY MOTIONED TO APPROVE THE 2020 CALENDAR. COMMISSIONER GUDMUNDSON SECONDED THE MOTION. ALL WERE IN FAVOR.

6. STAFF REPORTS

- Morgan Brim, Planning Director
    - November 13, 2019 Special Meeting: There will be more details for the Town Center and an opportunity to meet Jeff Speck.
        - Commissioner Brady proposed that each of the commissioners focus on one aspect of city planning so they can report back each week.
- Don Overson, City Engineer
    - Penny Springs Park: The developers did not plant their trees correctly and the benches are not according to plan. There's basically just punch list items left. The park will probably be done completely next spring.
    - Madam Chair Welsh recommended occasional updates on different developments in the city – perhaps through social media or the newsletter.
    - Commission Sullivan asked about the trees on the bike trail in Cascade. The trees are dead and so is the grass.

- Mr. Overson replied it is Woodside's responsibility to fix and the city has to stand back and wait for Woodside to complete their plan to their specifications.

7. ADJOURNMENT

Motion: COMMISSIONER GUDMUNDSON MOTIONED TO CLOSE THE MEETING AT 8:02PM. COMMISSIONER SULLIVAN SECONDED THE MOTION. ALL WERE IN FAVOR AND THE MEETING WAS ADJOURNED.

Minutes Approved On: December 18, 2019

NOTICED BY: /s/ McKenna Marchant
McKenna Marchant, Planner