

**REGULAR MEETING OF THE
VINEYARD PLANNING COMMISSION,
Vineyard City Hall, 125 S Main St., Vineyard, Utah
Wednesday, December 18, 2019, at 6:00 p.m.**

PUBLIC NOTICE is hereby given that the Planning Commission of Vineyard, Utah, will hold a regular meeting, on Wednesday, December 18, 2019 at 6:00 p.m. 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 for review and approval from the October 30, 2019 and November 6, 2019 Planning Commission meeting.

5. BUSINESS ITEMS:

5.1 Sign Standard Waiver

The applicant, 600 Mill, LLC, is requesting approval of a site plan approval for a sign standard waiver for a multi-tenant monument sign that is approximately seventeen (17) in height, has 100 square feet of sign area, and contains halo lighting. The location of the sign is at the intersection of the main entrance into the Megaplex area, Mill Road, and approximately 580 North. This development is within the Regional Mixed Use (RMU).

5.2 Planning Commission Chair and Vice-Chair Appointment

The Planning Commission will appoint a new Chair and Vice-Chair for 2020.

6. WORK SESSION

6.1 Text Amendments

The Planning Commission will discuss proposed text amendments to the Vineyard Zoning Ordinance including:

- **VZC 15.48 Sign Code**
- **VZC 15.34.060 Accessory Dwelling Units**
- **NEW – VZC 15.34.040 Short Term Rentals**

7. FAREWELL TO CRISTY WELSH

8. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

9. STAFF REPORTS

- Morgan Brim, Planning Director
- Don Overson, City Engineer

10. ADJOURNMENT

The next regularly scheduled meeting is January 15, 2020.

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: December 12, 2019

NOTICED BY: /s/ McKenna Marchant

McKenna Marchant, Planner



**JOINT WORK SESSION OF THE
VINEYARD PLANNING COMMISSION & CITY COUNCIL
AND A SPECIAL PLANNING COMMISSION SESSION
Vineyard City Hall, 125 S Main Street, Vineyard, Utah
Wednesday, October 30, 2019, at 6:00 pm.**

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

Staff Present: Morgan Brim, Elizabeth Hart, McKenna Marchant, Pamela Spencer, George Reid, Jacob McHargue, David Church, Don Overson

Others Present: Joan Kenney, Terrie Nitta, Janice Trerise, Gene Trerise, Julie Gray, Randy Gray, David Lauret, Bronson Tattan, Nate Hutchingson, Pete Evans, James Gilhooly, Cheryl Hanewicz, Wayne Hanewy, Amber Rasmussen, Hector Hernandez, Stewart Park, Graden Ostler, Janie Brigman, Cort Lambson, Suzanne Porritt, Claudia Lauret, Joshua A. Lynn, Kelsey Spencer, Brian Hamilton

1. CALL TO ORDER

Madam Chair Welsh called the meeting together at 6:02 pm.

2. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

Commissioner Knighton offered the invocation.

1. JOINT WORK SESSION:

1.1 PRESENTATION - Form-based Code

Mr. Brim welcomed everyone and introduced this zoning as the jewel of the city. This is not a proposed code. This is an adopted code. The intent of this code is to meet the goals and objectives of the city. A downtown gives a city a sense of identity. The idea of this area has been to create a special downtown area built around that transit system. The Town Center Purpose is to create a destination with many exciting places to visit, live, recreate, and shop, a superb park and trail system that connects to Utah Lake. There are seven different districts in the Town Center. Mr. Brim then expanded on the walkability, uses, building types, street types, open space types, landscaping, and buffers. He then detailed how the Town Center fulfills the General Plan goals, including heritage, land use, open space, economic development, transportation, public facilities, moderate-income housing, and technology.

1.2 PUBLIC HEARING - Town Center Master Development Agreement

35 Mr. McHargue thanked Mr. Brim and introduced Pete Evans to the present. He also
36 explained how much effort had been put into this plan. There is a lot of risks for the city,
37 the developers, and the RDA. This plan shares the risk and benefits of equitably.

38 Mr. Evans thanked everyone present for the opportunity to present. The site is around
39 330 acres, the same area at Salt Lake's downtown. The proposed plan mimics the plan
40 approved in the code, but with about twice as many roads for really great walkability. It
41 also so change the Village Office a bit. The two blocks were originally in the middle of the
42 open space. The applicant thought it made more sense to have the open space
43 continuous instead of bisected by the main road. There has been a large movement to
44 walkability in recent years. US Cities with the highest Mercer study 'Ranking of Life' are
45 also the most walkable cities.

46 Mr. Hutchingson explained that cities could be made more walkable by four things:
47 somewhere to walk, to be safe and feel safe, walking needs to be comfortable, and the
48 walk needs to be interesting when you double the street size, pedestrian accidents
49 quadruple.

50 Mr. Evans stated small block size disperses the traffic. The amount of traffic is a lot less,
51 and so the road is a lot more walkable. The other main feature in the plan is the
52 Promenade area. The Promenade will be a large focus for the developers. There will be
53 plenty of opportunities for the Planning Commission to be involved in that. The plan is to
54 develop the Promenade all at once, so there's not a patchwork of disjointed park. The
55 goal is to create a design element. The goal is not to make this a development to get to
56 somewhere else but to create a destination. The building types are similar to other urban
57 downtowns. The buildings will be highly stylized with a lot of opportunity for retail. The
58 buildings will be mixed-use. He showed some mixed-use example buildings. Parking is
59 countercyclical so that residents will use the parking at night, and businesses will use it
60 during the day. This creates a unique experience that doesn't exist in our transit areas
61 currently. The development agreement plans for more walkability, more
62 commercial/retail, better open space, and quality of life. It ends up with a better quality
63 of life for everyone in Vineyard.

64 Discussion ensued about the proposed amendment to the Town Center Zone Code
65 through the Development Agreement to move a plaza area, build a City Hall at the end of
66 the Promenade, and to move the office space to one area for the parks to be more
67 connected instead of divided by the office space.

68 Discussion ensued about pedestrian bridges. Walkability experts discourage pedestrian
69 bridges. Instead, you should have more streets and disperse traffic. It will be designed as
70 a walkable surface community.

71 Discussion ensued about the Frontrunner Station and design. The developers are fronting
72 10 million dollars for the design of the Promenade and Frontrunner Station. That area
73 will go through the Planning Commission, and the RDA Board will have final approval for
74 that area.

75 Discussion ensued about the RDA as a financing mechanism for the city. It covers a
76 specific zone of the city. You pull funds from property tax value from where it would have

77 been distributed to. The RDA does not have funding to build things currently because it's
78 based on the future tax property value of the specific area. The developer agrees to
79 donate the ground for the Promenade, Geneva Park, future City Hall land, and upfront all
80 infrastructure costs as long as the RDA reimburses them for those costs with 7.5%
81 interest. It is tied directly to the revenue they generate within that area.

82 Discussion ensued about surface parking versus structure parking in the Town Center.
83 Mr. McHargue explained based on assumptions in the model, there will need to be
84 19,000 parking stalls if the Town Center structure parks will allow for more park and
85 business space. The structure parking cost is more expensive than the residential units
86 you create. The value you create is through shared parking agreements. Ms. Laura Lewis
87 shared some examples in South Jordan to do a similar parking structure (three to six
88 stories) financing. Further discussion ensued about incentivizing parking structures in the
89 Town Center. These structure parking structures will be one of the things that will make
90 this area of the city successful.

91 **Motion:** COMMISSIONER BLACKBURN MOTIONED TO OPEN THE MEETING TO A PUBLIC
92 HEARING. COMMISSIONER SULLIVAN SECONDED THE MOTION. MADAM CHAIR WELSH,
93 COMMISSIONER JENKINS, AND COMMISSIONER KNIGHTON VOTED AYE. THE MOTION
94 CARRIED UNANIMOUSLY AND THE PUBLIC HEARING WAS OPENED.

95 Randy Gray, resident of the Villas, expressed concerns about the Preserve parking spilling
96 onto their street. He stated he was excited about the proposed parking solutions in the
97 Town Center, but solutions need to be made for the existing parking problems as well.
98 There are no crosswalks or signal lights for the senior citizens to walk across Main Street
99 to get to the Penny Springs park.

100 Mayor Fuller stated she had spoken to several members of their coalition before the
101 meeting started to talk about potential solutions and asked each person there to ensure
102 their name was written down.

103 David Lauret, resident of Holdaway Road, addressed some concerns he had with the
104 Town Center. He stated that 75% or 80% does not seem like a very good mix if you are
105 trying to focus on business. Several people have also stated they are having serious
106 parking issues, and they are hoping the Town Center will be used as a solution to those
107 parking issues. He recently learned the Town Center will not be used to create a solution
108 for the northern development parking issues. If the Town Center is developed with the
109 same type of buildings that have been built before, then the city will continue to have
110 the same problems. The examples shown in the presentation are cities with good mixes
111 of business and residential and populations.

112 Julie Fullmer, Sleepy Ridge, asked what the ratios are for normal transit-oriented
113 developments (TODs). The whole city is not a college town; it is a mixed TOD

114 Mr. Brim responded to Dr. Reed Ewig, a transportation planner at the University of Utah;
115 he has been conducting a study for parking requirements for TODs. The results show that
116 every TOD is different depending on location, size, etc. His study, once it is finished, will
117 give us more data to examine for the Town Center.

118 Tim Blackburn, Sleepy Ridge, asked what moderate income is defined as.

Mr. David Church, City Attorney, stated moderate income is a moving income; it is housing that is affordable for 80% of the people in the county you live in. Low income is the 30th percentile.

Mr. Evans responded to Mayor Fullmer's question about ratios for TODs that there was a great study "Empty Spaces" that looked at a lot of TOD areas across the country. They found these areas were very overparked. 33% of trips that would normally be taken by a vehicle are taken by other types of transit. If you require the same type of parking that you would normally require in traditional development, about 1/3 of your parking will be vacant.

Mayor Fullmer clarified her question. She wanted to know what makes a typical TOD has with residential parking to make it workable. Online research showed that different transit changes your ratios. Train, bus, light rail, which will make the area successful.

Mr. Evans responded when Jessica from DPZ looked at the zoning code; they thought the ratios were what they needed to be. The only ratios they suggested need to be changed was in the Village Office. They thought it was a missed opportunity not to have any residential where you also share parking in that area as well.

Hector Hernandez, resident, stated in New Jersey they do not build anything unless you have built a parking garage or lot. If a garage is built, who will pay for that? Will businesses or residents be part of reimbursing that?

Mr. Hutchinson, the developers, will front all the costs for this. They will need to build roughly a billion dollars' worth of projects in order to get reimbursed by the city. The builders are incentivized to build quickly to get paid back quickly. Then the town will be built with a much larger tax base.

Mr. McHargue if the developers build more parking structure, they get a higher percentage of the RDA funding.

Mr. Church added that the parking structure is separate from parking requirements. They are still required to build the minimum required parking amounts.

Motion: COMMISSIONER JENKINS MOTIONED TO CLOSE THE PUBLIC HEARING. COMMISSIONER KNIGHTON SECONDED THE MOTION. MADAM CHAIR WELSH, COMMISSIONER BLACKBURN, AND COMMISSIONER SULLIVAN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

2. SPECIAL PLANNING COMMISSION SESSION

2.1 DISCUSSION AND ACTION – Town Center Master Development Agreement

Commissioner Knighton began the conversation to wrap up the Town Center Master Development Agreement. The residential component is good to make sure it is a 24-hour parking cycle. This is the place where high density makes the most sense – by the Front Runner Station. Concerning the safety of walking in our current street, it also concerns how our city is connected to the Town Center. How do people who live in the neighborhoods get up to the Town Center? The way the city is right now basically cuts off the Town Center from the neighborhoods. If we are building such a pedestrian-friendly

160 Town Center, we need to think about how the neighborhoods will get there. There are
161 no safe crossings. Those are questions and details that will be solved as we continue to
162 move forward with the Town Center. The city will need to think about Main Street will
163 interact with the Promenade. It should be a surface crossing and not a bridge. He further
164 expressed his excitement about the principles behind what is being proposed.

165 Commissioner Blackburn stated that Number Three of the Development Agreement
166 would have to state very clearly what the city will accept the proposed construction.

167 Mr. McHargue stated the city has had, collectively, a lot of frustration with that. One of
168 the things spelled out in the agreement is a process to finish out the acceptance of the
169 project.

170 Commissioner Knighton stated if Main Street and the Promenade are well connected,
171 then the residents of the neighborhoods will not have to drive to the Town Center, and it
172 will not exacerbate the parking problem.

173 Mr. Hutchingson said that UDOT is willing to trade their rights and put that connector on
174 the other side, so the city is not split by a giant regional highway. Whether or no that
175 happens, the city will see, but that is preferred.

176 Commissioner Sullivan restated Commissioner Knighton's excitement. She was sure they
177 would all have a million questions when they do start getting submittals.

178 Commissioner Jenkins stated that most questions and concerns raised in the meeting are
179 directed toward the current zoning code. There was an article he read, and the CEO
180 quoted in the article had a quote that stated: "The law was not what was written, it is
181 what is enforced." The city will need to make sure they are enforcing what is actually
182 written in the code and the intent of the code.

183 Madam Chair Welsh stated her excitement as well. The first flaw is the UDOT road. It
184 would be a shame to have that road be the fatal flaw in the project. Planning Commission
185 would like to stress to City Council how much they would like it to be a slower road. The
186 language in the code needs to be more specific, defining the parking structures. She
187 asked a timeline of when the development will happen from the developers.

188 Mr. Hutchingson responded the plan is to start with an office building and residential
189 building right next to the train station as soon as possible. However, the office building
190 really needs Front Runner to work.

191 Madam Chair Welsh stated the city would appreciate commercial being built first, not
192 housing.

193 **Motion:** COMMISSIONER BLACKBURN MOTIONED FOR PLANNING COMMISSION TO
194 RECOMMEND THE TOWN CENTER DEVELOPMENT AGREEMENT TO CITY COUNCIL FOR
195 APPROVAL. COMMISSIONER SULLIVAN SECONDED THE MOTION. COMMISSIONER
196 JENKINS MADE A COUNTERMOTION TO RECOMMEND APPROVAL AS WRITTEN AND
197 WITH MADAM CHAIR WELSH'S STIPULATION ABOUT DEFINING MORE CLEARLY WHAT
198 CONSTITUTES A PARKING STRUCTURE AND TO LOOK MORE CLOSELY AT THE RESIDENTIAL
199 TO COMMERCIAL RATIOS. COMMISSIONER KNIGHTON SECONDED THE SECOND MOTION.
200 MADAM CHAIR WELSH, COMMISSIONER BLACKBURN, AND COMMISSIONER SULLIVAN
201 VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

202
203 **3. ADJOURNMENT**

204 **Motion:** COMMISSIONER JENKINS MOTIONED TO ADJOURN THE MEETING. COMMISSIONER
205 SULLIVAN SECONDED THE MOTION. MADAM CHAIR WELSH, COMMISSIONER BLACKBURN, AND
206 COMMISSIONER KNIGHTON VOTED AYE. THE MOTION CARRIED UNANIMOUSLY AND THE
207 MEETING CONCLUDED AT 8:28 PM.
208

209 **Certified Correct On:** November 15, 2019
210

211 **NOTICED BY:** /s/ McKenna Marchant
212 McKenna Marchant, Planner
213



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 pm.

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 6:00 pm.

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 6:02 PM. COMMISSIONER GUDMUNDSON SECONDED THE MOTION. MADAM CHAIR WELSH, C COMMISSIONER BRADY, AND COMMISSIONER SULLIVAN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

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 6:02 PM. COMMISSIONER GUDMONDSON SECONDED THE MOTION. MADAM CHAIR WELSH, COMMISSIONER JENKINS, AND COMMISSIONER BRADY VOTED AYE. THE MOTION CARRIED UNANIMOUSLY AND THE SESSION 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.

MADAM CHAIR WELSH, COMMISSIONER BRADY, AND COMMISSIONER SULLIVAN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY AND THE MINUTES WERE APPROVED.

5. BUSINESS ITEMS:

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

Ms. Hart introduced the application. The applicant requested approval of a standard sign 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 a 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. MADAM CHAIR WELSH, COMMISSIONER SULLIVAN, AND COMMISSIONER GUDMUNDSON VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

5.2 Alpine Pediatrics 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 ten trees and 100 shrubs. Their plan shows them having ten 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 to 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. MADAM CHAIR WELSH, COMMISSIONER BRADY, AND COMMISSIONER GUDMUNDSON VOTED AYE. THE MOTION CARRIED 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 downtown are built like that, then it will not create a walkable space. When we start seeing the buildings the developers are proposing, then we will know if they are actually building with the intent to create such a walkable area. If the area is built for families and not students. 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 need 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 of meetings. He stated he dealt with awesome walkability and problems associated with that when he was stationed in Germany and Japan.

117 **5.4 Public Hearing: VZC Day Care and Preschool Text Amendment**

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

127 Further discussion ensued about Day Cares and Preschools.

128 **Motion:** COMMISSIONER JENKINS MOTIONED TO OPEN UP THE MEETING TO PUBLIC
129 HEARING AT 6:48 PM. COMMISSIONER GUDMUNDSON SECONDED THE MOTION.
130 MADAM CHAIR WELSH, COMMISSIONER BRADY, AND COMMISSIONER SULLIVAN
131 VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

132 No public comment was made.

133 **Motion:** COMMISSIONER JENKINS MOVED TO CLOSE THE PUBLIC HEARING.
134 COMMISSIONER BRADY SECONDED THE MOTION. MADAM CHAIR WELSH,
135 COMMISSIONER SULLIVAN, AND COMMISSIONER GUDMUNDSON VOTED AYE. THE
136 MOTION CARRIED UNANIMOUSLY.

137 **Motion:** COMMISSIONER JENKINS MOVED TO RECOMMEND APPROVAL OF ORDINANCE
138 2019-09 AND ORDINANCE 2019-10. COMMISSIONER BRADY SECONDED THE MOTION.
139 MADAM CHAIR WELSH, COMMISSIONER SULLIVAN, AND COMMISSIONER
140 GUDMUNDSON VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

141 **5.5 Planning Commission 2020 Calendar**

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

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

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

150 **Motion:** COMMISSIONER BRADY MOTIONED TO APPROVE THE 2020 CALENDAR.
151 COMMISSIONER GUDMUNDSON SECONDED THE MOTION. MADAM CHAIR WELSH,
152 COMMISSIONER JENKINS, AND COMMISSIONER SULLIVAN VOTED AYE. THE MOTION
153 CARRIED UNANIMOUSLY.
154

155 **6. STAFF REPORTS**

- 156 • 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 8:02 PM. COMMISSIONER SULLIVAN SECONDED THE MOTION. MADAM CHAIR WELSH, COMMISSIONER JENKINS, AND COMMISSIONER BRADY VOTED AYE. THE MOTION CARRIED UNANIMOUSLY AND THE MEETING WAS ADJOURNED.

CERTIFIED CORRECT ON: November 7, 2019

NOTICED BY: /s/ McKenna Marchant

McKenna Marchant, Planner



Date: December, 2019
From: Elizabeth Hart, Planner
To: Planning Commission
Item: 5.1 The Yard A Sign Standard Waiver
Address: Approximately Mill Road and 580 North
Applicant: 600 Mill, LLC

INTRODUCTION

The applicant is requesting approval of a sign standard waiver for a multi-tenant monument sign that is approximately seventeen (17) in height, has 100 square feet of sign area, and has halo lighting. The location of sign is at the intersection at the main entrance into the Megaplex area, Mill Road and approximately 580 north.

ANALYSIS

The sign ordinance allows for a multi-tenant sign to be ten (10) feet in height and eighty (80) square feet in sign area.

The sign standard waiver allows the planning commission to approve additional sign area and height for signage. This includes additional sign area up to twenty-five (25) percent of the allowed maximum sign area and a maximum of twenty (20) feet in height.

The maximum allowed sign area is 100 square feet, and the applicant is proposing 100 square feet of sign area. The sign is also proposed to be seventeen (17) feet and ten (10) inches in height and three (3) feet in thickness, which is under the maximum allowed height. Halo lighting is proposed around the individual lettering and logo. The sign includes five (5) tenant sign spaces that are approximately two (2) feet in height and seven (7) feet in length. The base of the sign is a light colored (Tumbleweed) brick and the other colors consist of gray and black.

The applicant is proposing two (2) locations. They would like to place the sign on the north side of the intersection for better sight for vehicles turning left onto Mill Road. The applicant needs approval from Rocky Mountain Power and Dominion for either location. The engineering department did not have any concerns with south location in regards to sight. Staff has added a condition that states the applicant will submit a final site plan for approval and documentation from Rocky Mountain Power of approval prior to submitting a building permit.

FINDINGS

The intent of the sign ordinance is to reduce potential hazards to motorists and pedestrians, preserve and improve the aesthetic appearance of the city, to encourage well-designed signs, and to provide each sign user an opportunity for effective identification while preserving and protecting the health, safety and general welfare of city residents and businesses by regulating the design, materials, size, number and location of signs.

The proposed sign provides identification to the commercial entities in that area as well as providing identification to the entrance of the site. The sign meets the regulations set forth in the sign standard waiver section of the sign ordinance. The design is consistent with the design of the surrounding buildings.

RECOMMENDATIONS

Staff finds the proposed signs with the conditions listed below to be in compliance with the intent of the sign ordinance and falls within the parameters of the sign standards waiver and recommends approval.

CONDITIONS

- 1) The applicant shall submit a final site plan to staff for final approval prior to submitting a building permit.
- 2) The applicant shall submit documentation from Rocky Mountain Power acknowledging the sign within their easement prior to submitting for a building permit.
- 3) The applicant shall be in compliance with all federal, state and local laws.
- 4) The sign permit shall be in conformance with the sign ordinance and sign standard waiver.

ATTACHMENTS

Sign Standard Waiver Application

Proposed Signage Details

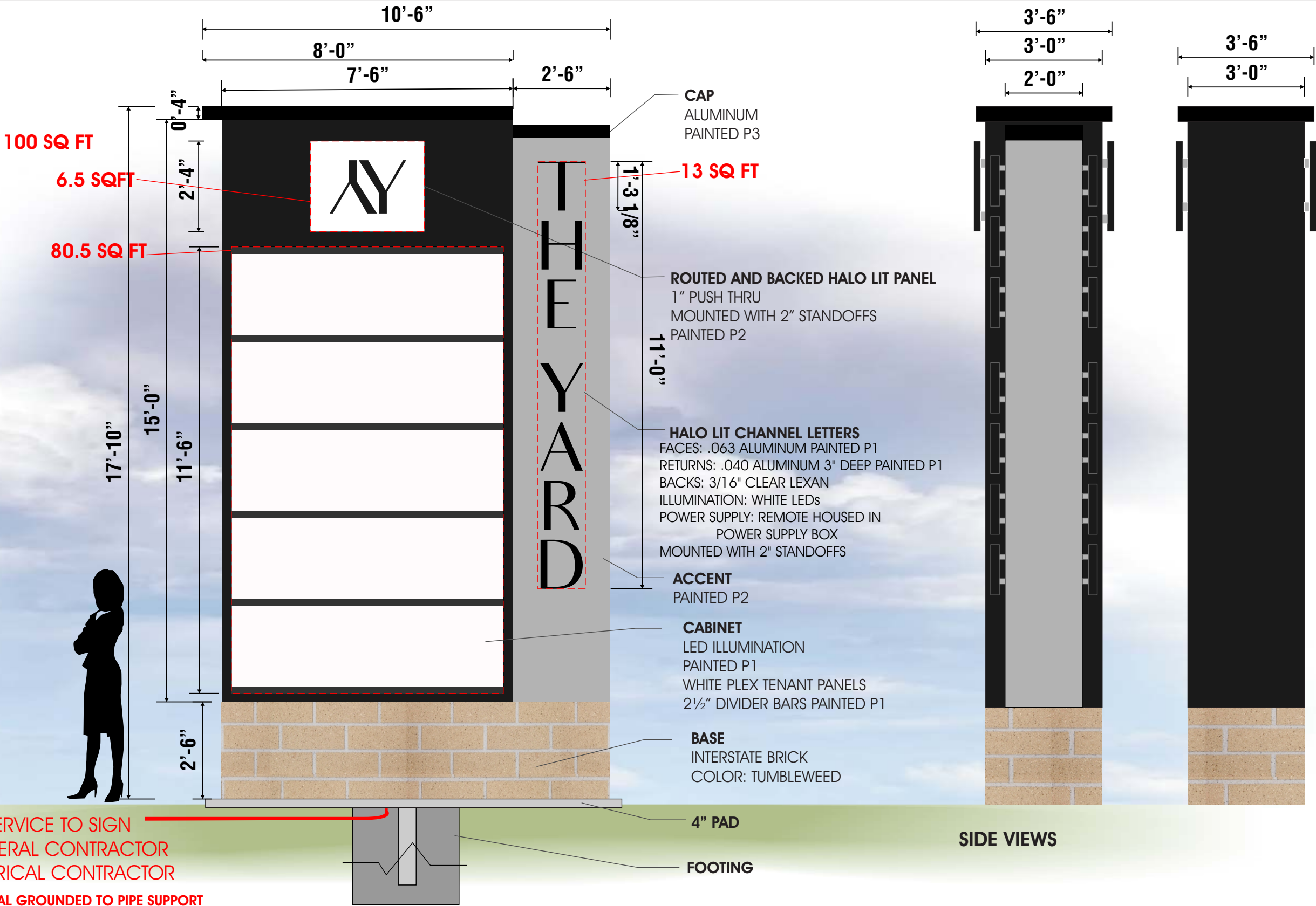
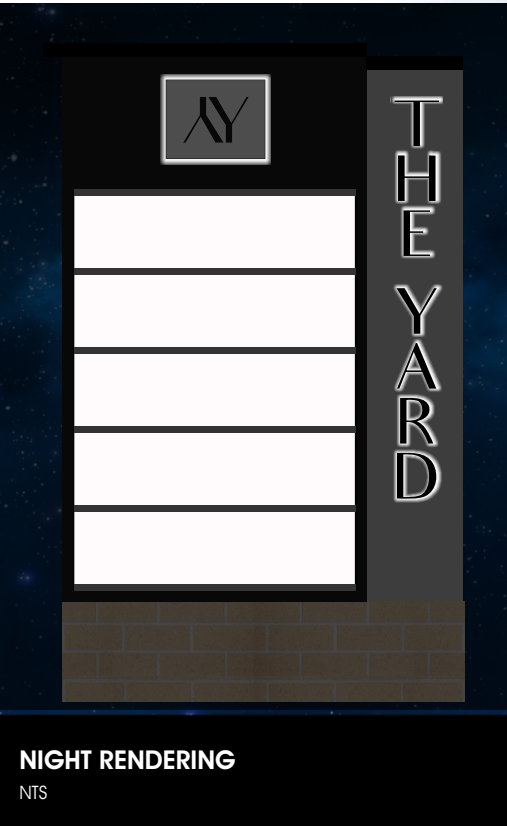
D/F MONUMENT
17'-10"

PAINT SCHEDULE
SCREEN AND PRINT COLORS MAY VARY

	P1: VALSPAR S4536
	P2: VALSPAR S4842
	P3: BLACK

POWER REQUIREMENTS
PROVIDED BY OTHERS

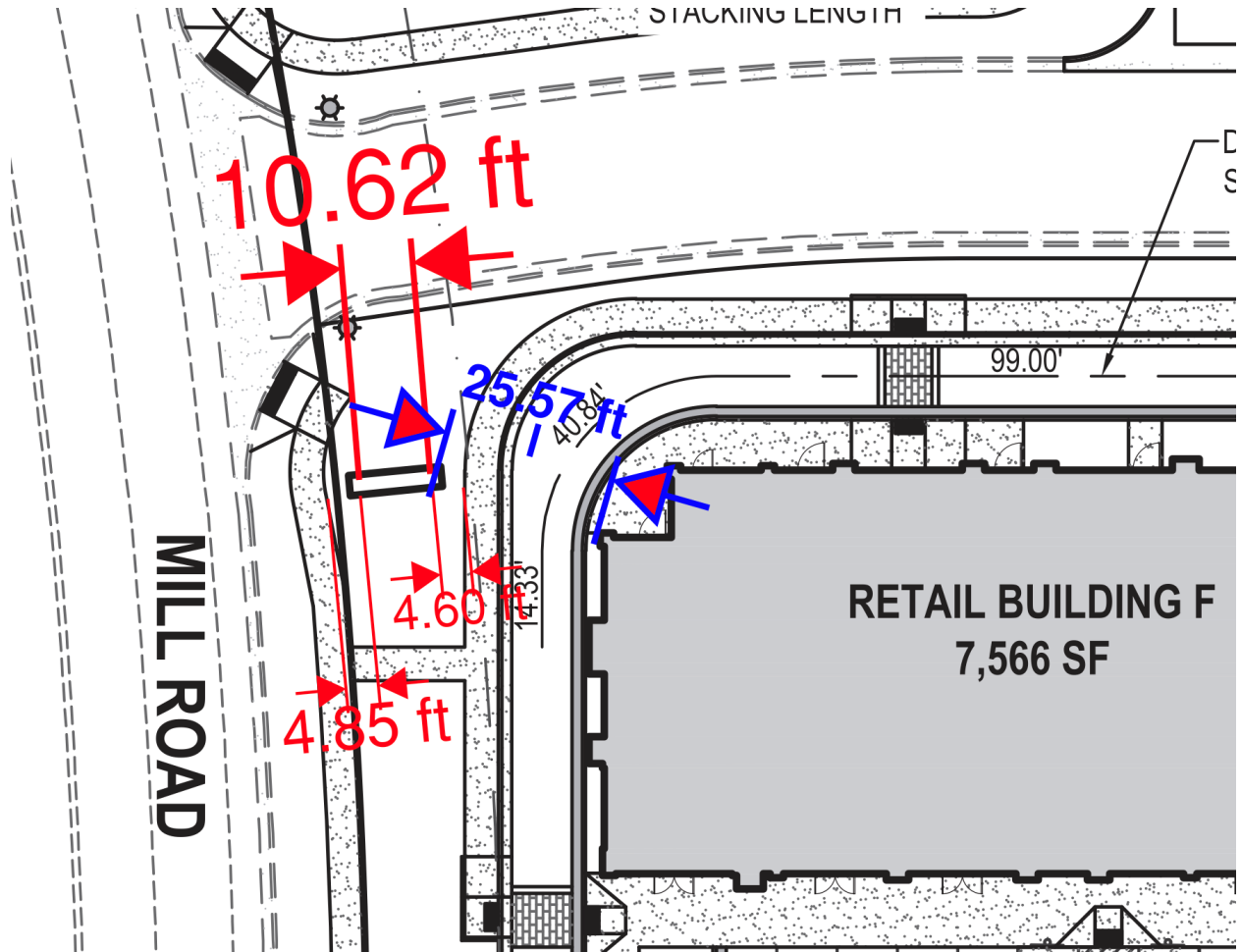
(1) 30 AMP CIRCUIT



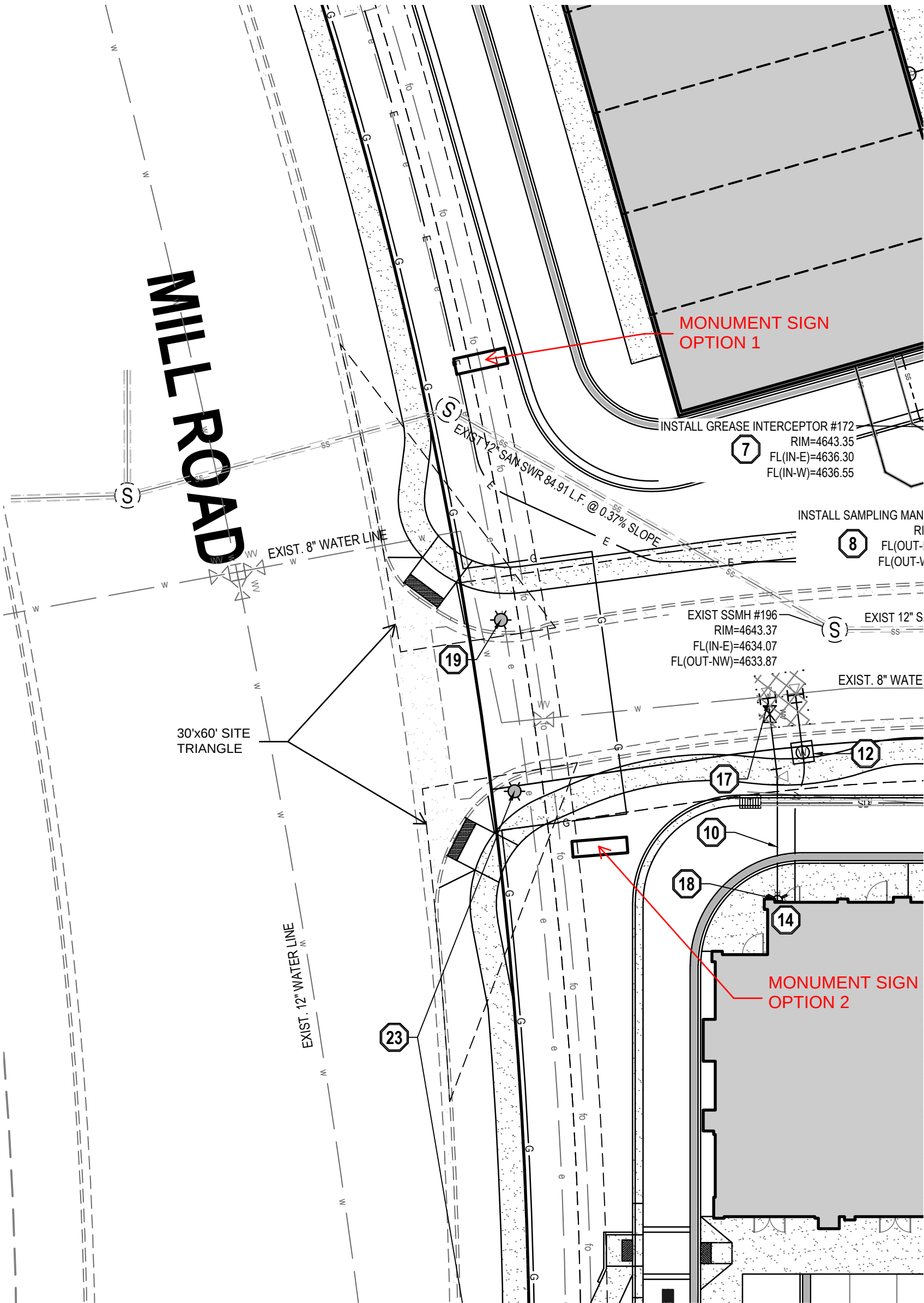
SIDE VIEWS

ELEVATION
SCALE: 3/8" = 1'-0"

120 V SERVICE TO SIGN
BY GENERAL CONTRACTOR
/ ELECTRICAL CONTRACTOR
• ELECTRICAL GROUNDED TO PIPE SUPPORT



MILL ROAD



SignBOX 3

LED illumination for single or double-sided sign boxes

Specifications

Part number	Strapped single-sided	6500 K.....	701946-6WSLS1
		5000 K	701946-5WSLS1
	Strapped double-sided	6500 K.....	701946-6WDLS1
		5000 K	701946-5WDLS1
	Module	6500 K.....	701946-6WSLT1
		5000 K	701946-5WSLT1

Dimensions L x W x H Strapped single-sided/ 5.4 in x 1.9 in x 0.3 in
Strapped double-sided (137 mm x 47 mm x 8 mm)
60 modules per 60 ft (18.3 m) chain
Module..... 4.1 in x 1.4 in x 0.4 in
(104 mm x 35 mm x 10 mm)

LEDs per side..... 8

Modules per foot (meter) 1 (3.3)

Coverage per row 12 in (305 mm)

Optimal light throw..... 5 - 12 in (125 - 300 mm) from face

Operating temperature..... -40° C to +70° C

Protection class IP66 & IP68¹

Binning..... MacAdam Ellipse

Life rating >60,000 hours

Power per module.....Strapped single-sided/ 1.92 W
Module
Strapped double-sided 3.84 W

Efficacy 156 lm/W

Power capacity Per SloanLED 100 W 24 VDC power supply
 Strapped single-sided/ 48 modules
 Module
 Strapped double-sided 24 modules

Fastening Strapped single Clips with mechanical fasteners
and double-sided
Module Peel-n-stick

Packaging	Strapped single-sided	60 modules per carton,
	and double-sided	40 clips included
Module		3 trays, 48 modules per tray

Color temperatures 6500 K, 5000 K

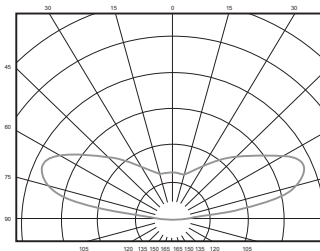
Lumens per module..... Strapped single-sided/..... 300
Module
Strapped double-sided 600

Mounting hardware Bracket.....Bag of 10 402107-10
Clip.....Bag of 20 402106-20
Coupler.....Bag of 10 402108-10

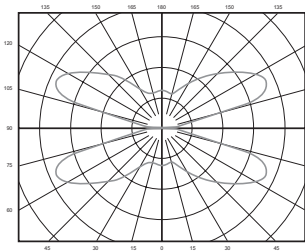


Luminous Intensity Distribution

Strapped single-sided / Module



Strapped double-sided



1 IP68 test parameters are 1.3 m submersion for 30 minutes. Do not mount in submerged application or where module will be directly exposed to prolonged flowing or dripping water.



SignBOX™ 3 is covered by US and foreign patents pending.



SloanLED®
Leaders in LED Technology

SignBOX 3

LED illumination for single
or double-sided sign boxes

Power Supply Capacity²

24 VDC power supply	Maximum SignBOX 3 Single-sided modules	Maximum SignBOX 3 Double-sided modules, both legs
100 W Power Supply	48	24
Power used per foot/meter in Watts	1.92 W / 6.3 W	3.84 W / 12.6 W

2 Each 24 V circuit must be limited to 4.2 A (100 W) or less. For North American installations, a power supply that meets NEC Class 2 specifications is required.

3 Wet location power supply: Refer to install guide for configurations.

Accessories



Bracket
402107-10



Coupler
402108-10



Clip
402106-20
Each carton of SignBOX 3
comes with 40 clips

Density Guidelines

Model	Module color	Cabinet Depth	Inches/mm on center	Watts per module
SignBOX 3 Strapped single-sided and SignBOX 3 Module	5000 K / 6500 K	5" (127 mm)	12" / 305 mm	1.92 W
		8" (203 mm)	12-16" / 305-406 mm*	
		12" (305 mm)	16-20" / 406-508 mm*	
SignBOX 3 Strapped double-sided	5000 K / 6500 K	10" (254 mm)	12" / 305 mm	3.84 W
		16" (406 mm)	12-16" / 305-406 mm*	
		24" (610 mm)	16-20" / 406-508 mm*	

* Depending on level of brightness required

These guidelines are intended to provide only an approximation of SignBOX 3 product required for your cabinet, assuming an optimal balance of performance and cost. SloanLED is not responsible for the actual results based on the use of these guidelines.

Notes:

- 1) To minimize the potential for shadows/hot spots in applications when using frame support tubes/poles; mount modules or frame support tubes such that the tubes are centered in between modules and at a depth that will not directly interfere with the beam angle of the LEDs. Use SignComp Adjustable Frame Brace (P/N: 5357) or equivalent.



Visit product page
for details.

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SIGN STANDARD WAIVER APPLICATION

APPLICANT INFORMATION

Application Date: 11/11/19

Applicant(s): 600 Mill, LLC

Address of Applicant: 9537 South 700 East, Sandy, Utah 84070

Email: management@xdevco.com Phone: 801-910-7566

PROJECT INFORMATION

Site Address: 554 North Mill Road, Vineyard

Zoning District: RMU

Name of Business: The Yard

Purpose for Sign Waiver
(narrative explaining what you are asking for that requires a sign waiver)

Our proposed multi-tenant monument sign exceeds the sign ordinance allowance. It is 17'10" tall and the sign area is 100'. See attached.

The sign will also have a halo effect.

Sign Type: Multi-tenant Monument

Number of Proposed Signs: 1

Proposed Sign Area: 100'

Proposed Sign Height (if applicable): 17'10"

Proposed Sign Location: 1) On the SW corner of Lot 2 or 2) Within the sign easement on Lot 3 of Yard A

Will the sign be internally or externally illuminated? Internally

SIGNATURE OF APPLICANT (S)

Applicant Signature

Date: 11/11/2019

Co-Applicant Signature

Date: _____

SIGN STANDARD WAIVER CHECKLIST

A Sign Standard Waiver may be approved by the Planning Commission as an alternative to the requirements set forth in this Title for the uses and developments listed below.

Please check applicable use or development type this project identifies as:

X	Stand-alone or Multi-tenant commercial, office or employment uses.	Indoor or Outdoor commercial recreation areas	
	A multi-building complex for a single commercial or employment use in a project exceeding 40 net acres.	Commuter/light rail stations	
	Shopping Center	Motor vehicle fueling stations	
	Hospital	Drive-thru facilities	
	Hotels and Commercial lodging having at least 150 guest rooms and a full-service restaurant or conference and meeting rooms.	Gateway Feature	
	Conference Centers		

The following materials shall be submitted with this application:

	Location of the sign/s on the building or premises
	- For wall signs: final building elevations showing the sign at the proposed location, wall dimensions and sign dimensions - For all other signs: A site plan showing the proposed locations of the sign, distances from property line or any other proposed or existing sign/s on the site.
	Sign Specification Plans
	- Design of sign - Dimensions - Materials - Colors - Illumination (night time view of sign) - Landscaping (if applicable)
	Photometric Plan for signs with illumination
	Fee of \$250 – check, cash or credit card (3% credit card fee charged)

ADDITIONAL INFORMATION:

1. Prohibited signs are excluded from receiving a Sign Standard Waiver, except as allowed within this Title.
2. Conditions: The Planning Commission may attach conditions, requirements, or standards necessary to assure that the signs covered by the Sign Standard Waiver meet the intent of

this Title and will not be materially detrimental to persons or property in the vicinity. In making its determination the Planning Commission shall not base any condition on the message content of a sign. The Planning Department will have the right to inspect that any conditions set by the Planning Commission are being met.

ZONING ORDINANCE CODE SECTION:

Please refer to the link below for additional information on the Sign Standard Waiver

<https://vineyard.municipalcodeonline.com/book?type=zoning#name=15.48.040> General