REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
April 7, 2021 at 6:00 p.m.

REGULAR SESSION

Commissioners Present:
Chair Bryce Brady
Commissioner Tim Blackburn
Vice-Chair Shan Sullivan
Commissioner Anthony Jenkins
Commissioner Amber Rasmussen

Commissioners Absent:
Commissioner Jeff Knighton
Commissioner Jessica Welch
Commissioner Tay Gudmundson

Staff Present: Planner II Briam Amaya Perez, Planning Technician Cache Hancey, Assistant Public Works Director Chris Wilson, Water Manager Sullivan Love

Others Present: Rick Magness with Yesco Signs and Kirk Beecher with Central Utah Water Conservancy District

Call to Order

1. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

Vice-Chair Sullivan led the meeting in the Pledge of Allegiance.

2. OPEN SESSION

Motion: COMMISSIONER BLACKBURN MOTIONED TO BEGIN THE OPEN SESSION. VICE-CHAIR SULLIVAN SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, COMMISSIONER BLACKBURN, VICE-CHAIR SULLIVAN, COMMISSIONER JENKINS VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

No comments were addressed before the Commission.

Motion: VICE-CHAIR SULLIVAN MOTIONED TO ADJOURN THE OPEN SESSION. COMMISSIONER JENKINS SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, COMMISSIONER BLACKBURN, VICE-CHAIR SULLIVAN, COMMISSIONER JENKINS VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

3. **MINUTES REVIEW AND APPROVAL:**
   3.1 **1.20.2021 Minutes**
   3.2 **2.17.2021 Minutes**
   Vice-Chair Sullivan verified that her requested change was fixed in the 01.20.2021 minutes.

Motion: COMMISSIONER BLACKBURN MOTIONED TO APPROVE THE MINUTES AS PRESENTED. VICE-CHAIR SULLIVAN SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, COMMISSIONER BLACKBURN, VICE-CHAIR SULLIVAN, COMMISSIONER JENKINS VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

4. **BUSINESS ITEMS**
   4.1 **DISCUSSION AND ACTION- YESCO Sign Standard Waiver**
   The applicant is requesting approval of a sign standard waiver for Maverik located at 78 S Geneva Rd within the Regional Mixed-Use (RMU) Zoning District. Parcel ID 40:454:0018. The Planning Commission will act to approve (or deny) the sign waiver.

Planner Briam Amaya Perez introduced the subject as well as Rick Magness with Yesco Signs. The applicant was seeking a waiver due to the height and total area of the sign. The property was also proposing three (3) additional box cabinet signs that are utilized for directions and safety.

Mr. Perez displayed the multi-tenant sign and described it. It measured at 18 feet high which follows the requirement for the sign standard waiver. The total square feet of the sign is 94 square feet. He described the process he used to measure the total area. The applicant would be able to go up to 100 square feet within the waivers allowance.

Mr. Perez then displayed the cabinet signs that are proposed. The signs will give directions for a new road behind the building. He then displayed a map of the property and the locations for each sign.

Mr. Perez displayed the Vineyard sign that the applicant is providing for the city. It will be attached to the existing wall located at the northeast corner of the property.

Mr. Magness with Yesco Signs introduced himself and described the box signs that are giving directions around the property. He mentioned that the Vineyard wall sign was not an issue and they were happy to provide it for the city. The multi-tenant sign complies with the sign standard waiver requirements. He concurred with staff approval and opened the time to questions.

Commissioner Jenkins asked if ethanol free fuel will be sold at this gas station. Mr. Magness replied that they will be selling “blue fuel”.

Vice-Chair Sullivan asked if the cabinet signs are lit up at all times. Mr. Magness replied that due to Maverik being opened 24/7 the signs need to be lit at all times to provide directions. The lighting is dim and should not pose any issues for the residents nearby.

Commission Blackburn asked if all of the box signs are only directional to exit the property. Mr. Magness described that the purpose of those signs was to give directions to the larger vehicles to split up the traffic from the smaller pedestrian vehicles. Commissioner Blackburn asked why they chose 18 feet for the multi-tenant sign. Mr. Magness replied that Yesco does sign studies in which they sit at the street corner and observe traffic flow and speeds. They then design a sign that would fit best for the property and traffic. He stated that the cost of the sign was around $60,000. Commissioner Blackburn replied that his role is to help keep things standard throughout the city which means he needs to observe the standard in regards to the waiver. He stated that he preferred shorter signs rather than larger signs and fewer commercial signs in general. He then asked about how much of the sign will be lit. Mr. Magness replied that the lighting is captured in a cabinet and will not cause a hazard. The LED gas price lights can be changed and it could take roughly one (1) year to find the best setting for the property. The Alloy letters will also be lit in a manner that will not protrude.

Mr. Magness stated that a multi-tenant sign would provide for fewer signs in the city. As Maverik and the Alloy were is discussion of acquiring this new property, they discussed the importance of a shared sign for both interests. This sign will replace the current gas price sign. Commissioner Blackburn asked if the Vineyard wall sign will for sure be installed as Maverik promised a sign on that wall 4 years ago. Mr. Magness replied that he believes that was overlooked but Marverik does believe there is a commitment to be fulfilled.

Motion: COMMISSION JENKINS MOTIONED TO APPROVE THE SIGN STANDARD WAIVER. VICE-CHAIR SULLIVAN SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, COMMISSIONER BLACKBURN, VICE-CHAIR SULLIVAN, COMMISSIONER JENKINS VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

4.2 **DISCUSSION AND ACTION - <u>Geneva Retail Frontage Preliminary Plat B</u>**
The applicant is requesting an approval of a preliminary plat for the Geneva Retail Frontage Plat B. Parcel ID's 40:513:0011, 40:513:0010, and 40:513:0009. The Planning Commission will act to approve (or deny) recommendation of the proposed application to the City Council.

Mr. Perez introduced Kurt Beecher with Central Utah Water Conservancy District (CUWCD) and described the property and staff report. He then displayed the original plat and mentioned that this application was for parcels 9, 10, and 11. The total area of the plat is 2.7 acres. He stated that back in February the Commission approved a conditional use permit (CUP) for a well that would be constructed at this site. As part of the CUP, the Planning Department asked for CUWCD to create a new preliminary plat. In this plat, CUWCD has proved the appropriate utility easements and 35-foot access easement. They will be locating all their utilities through that as well. Mr. Perez stated that Planning Department had no issue with this application.

Kurt Beecher described that the circle in the diagram is a well protection zone. It is 100-foot radius that cannot have anything put into it that would contaminate the fresh water source.

Assistant Public Works Director Chris Wilson asked for Mr. Beecher to describe what can and cannot be placed in that zone. Mr. Beecher replied that curb, gutter, and asphalt are permitted. Septic drain fields, gas tanks, and underground storage tanks are not permitted. He also stated that CUWCD will need an easement from the Edgewater Townhome complex that is included in their protected circle.

Chair Brady asked Mr. Perez what the change to the original preliminary plat was. Mr. Perez replied that there was a recommendation from engineering to continue the numbering on the plat from 11, so this plat would become 12, 13, 14, and 15. This would become Plat B. There would be a temporary easement for a hammerhead turnaround for the fire department. When the other lots get developed, they will work with the developers to secure their access to the well site. Mr. Wilson said that the original plat provides access protection for each parcel.

Commissioner Rasmussen asked if Water Manager Sullivan Love had anything to say about this project. Mr. Love stated that CUWCD have been more than happy to work with the city and he fully supports this new well.

Mr. Beecher stated that construction for the drilling of the well will begin this week or next. A 40-foot sound wall will go up around the area.

Motion: COMMISSIONER JENKINS MOTIONED TO APPROVE THE GENEVA RETAIL FRONTAGE SUBDIVISION B PRELIMINARY PLAT. COMMISSIONER RASMUSSEN SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, COMMISSIONER BLACKBURN, VICE-CHAIR SULLIVAN, COMMISSIONER JENKINS VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

Commissioner Jenkins mentioned that this area is being used as a defacto parking lot. He asked staff if that is allowed. He stated that he wanted the city to act sooner than later to prevent parking in that area. Mr. Wilson stated that the issue with this area is that it is public and private property. The Sheriff’s Department has been working to remove the vehicles parked in public property. Mr. Wilson stated that some private property owners have been providing parking for a fee. This area would have to be investigated by code enforcement to see if this area allows for parking.

Commissioner Blackburn asked if CUWCD placed notices on the surrounding properties to inform the public about what is happening in the area. Mr. Wilson stated that CUWCD has hired a group to ensure the public is notified and are willing to field all questions. Planning Technician Cache Hancey mentioned that the Edgewater Townhome HOA has notified their residents of the drilling as he as already received complaints about it.

5. WORKSESSION

No items were presented before the Commission for the work session.

6. COMMISSION MEMBERS’ REPORTS AND EX PARTE DISCUSSION DISCLOSURE

Commissioner Blackburn stated that cattle are now present at Walkara Way. Mr. Wilson stated that staff has noticed an impact on the phragmites from the cattle. It appears to be a successful project.

Commissioner Jenkins mentioned that issues of parking should be handled by enforcing what is currently on the books such as parking by fire hydrants. He continued that if street parking is a public safety is a hazard, all street parking should be prohibited regardless of who is parking. After biking through Sleepy Ridge, he noticed that the corners had been red curbed. Mr. Wilson stated that Public Works is opposed to red curbing because it because a maintenance issue at a cost to taxpayers. Commissioner Jenkins stated that if enforcement for parking on corners was followed, red curbing would not be an issue. Commissioner Rasmussen agreed with Commissioner Jenkins desire to ensure current rules are being enforced by the Sheriff's Department. Mr. Wilson described that red curbing can clutter the city with a cost and that Sheriff patrols are effective but also come with a cost.

Commissioner Rasmussen asked Mr. Wilson what his solution for the parking issue was if not to red curb. From his perspective, he believed that subdivisions need to provide enough parking for every resident. He expressed concern about the parking structure for downtown. He is opposed to on street parking being counted toward designated parking. There are solutions such as to add parking to collector roads. If you add parking, asphalt would need to be added and parking strips would be eliminated. Traffic on collector roads needs to remain uncongested. He advised only allowing on street parking on the multi-family side of the road and not on the other side. Commissioner Jenkins mentioned that if the city builds it, people will come and could cause more parking issues. If more parking is provided, more people will bring cars. Mr. Wilson mentioned that the HOA once provided on street parking but has recently prohibiting it, causing parking to get flooded into adjacent neighborhoods. If people cannot find parking, the problem will eventually solve itself. People are only willing to park so far from their destination. Commissioner Jenkins replied that the city should not be responsible for solving this problem. Rasmussen stated that there is a parental relationship with the city. The city is currently not giving resident boundaries and they need to. Mr. Wilson stated that this is difficult to solve as no one is breaking the law.

Commissioner Jenkins mentioned that the City Council had approved funds for a fence for the center street bridge. The bridge is safe if driving properly and following the laws. This bridge was built for the perception of safety. If the city is willing to spend money on the perception of safety, actual safety measures should be made a higher priority.

Chair Brady stated his opinion that as the city owned the streets, parking can be banned. The city has rights to do what they want for their property. He agreed that the bridge fence was unnecessary. Other more dangerous roads do not have barriers. He followed up with a report from his retreat with City Council.

Vice-Chair Sullivan asked if the Lake trail will be completed soon. Mr. Wilson stated that it should before this summer. The Lindon Trail should continue to the marina soon and connect to the Vineyard Trail. The County will take over the asphalt of the Vineyard Trail soon. The

Walkara Way Trail will have funding soon to connect in as well. The Clegg farm is going to be a gap in the trail.

Chair Brady asked when Vineyard Road will close. Mr. Wilson stated that it could be closed by next Monday. It will become a t-intersection with 300 West. Part of the downtown phase includes the expansion of 300 West.

Commissioner Blackburn mentioned his comments he made in City Council about a cemetery. The city has not been good at projecting the need for a cemetery as they plan for open spaces. He would like the Planning Commission to approve of a cemetery in the city somewhere.

Chair Brady asked the commission to read up on the General Plan to make informed decisions. He also mentioned that Penny Springs Park has officially opened.

7. ADJOURNMENT

Motion: COMMISSIONER BLACKBURN MOTIONED TO ADJURN THE MEETING. VICE-CHAIR SULLIVAN SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, COMMISSIONER BLACKBURN, VICE-CHAIR SULLIVAN, COMMISSIONER JENKINS VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

NOTICED BY: /s/ Cache Hancey

Cache Hancey, Planning Technician