

**MINUTES OF THE VINEYARD TOWN
PLANNING COMMISSION MEETING
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah
January 21, 2015, 7:00 PM**

PRESENT –

Commission Chair Wayne Holdaway
Commissioner Angela Kohl
Commissioner Daniel Pace
Commissioner Kelly Wixom
Commissioner Alternate Tim Blackburn
Commissioner Alternate Donald Cosney
Commissioner Alternate Chris Judd

ABSENT –

Commissioner Garrett Smit

STAFF PRESENT –

Planner Nathan Crane
Deputy Recorder Kinsli McHargue

OTHERS PRESENT – John Billings and Kevin Sholz - 255 Mill Apartments, Jeff Hawkes - Lakeside Apartments

The Vineyard Town Planning Commission held a regular meeting on Wednesday, January 21, 2015 starting at 7:00 PM in the Vineyard Town Hall. The invocation was offered by Commissioner Pace.

Regular Session - The meeting was called to order at 7:00 PM.

OPEN SESSION – Citizen Comments

Commission Chair Holdaway asked for public comment. None was offered.

MINUTES REVIEW AND APPROVAL – No minutes were approved at this meeting.

BUSINESS ITEMS –

5.1 255 Mill Apartments

The applicant is requesting site plan approval for a 468 unit apartment complex. One, two, and three bedroom units will be offered within ten four-story buildings. The number of units per building will be 18. Living areas will range from 789 to 1,322 square feet. All units will have patios/balconies totaling range from 50 square feet to 67 square feet which meets the required minimum of 5%. A 4,834 square foot clubhouse will be located onsite. The clubhouse will contain the leasing office, fitness facility, business center, and social area.

Mr. Crane pointed out specific details of the project as outlined in the attached staff report and
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site plan exhibits. He said the primary ingress and egress points would be along Mill Road. He said the developer had met all required setbacks, with secondary access points. Mr. Crane showed the Commissioners an updated elevation plan and mentioned some of the amenities offered. He said the proposal was reviewed by staff and approval was recommended pending several stipulations. Mr. Crane instructed the Commissioners to discuss all stipulations, especially numbers 12 - number of units, and 13 - proposed architectural plan. Mr. Crane then turned the time over to the Commissioners for questions.

Chairman Holdaway asked Mr. Crane if they were required to have detention ponds. Mr. Crane explained that all of the water detention was to be stored underground.

Commissioner Kohl asked about the covered parking detail. She said that it looked as if they were encroaching on the 26-foot drive lane access. Mr. Crane addressed the question by reviewing Page 1.04 of the submittal, stating that it had been reviewed but that he would check and make any necessary modifications. (See attached exhibits for reference.)

Chairman Holdaway turned the time over to the developers for their presentation of the project.

John Billings, a representative of the applicant, presented the development to the Planning Commission. Mr. Billings described the overall architectural design as contemporary. He added that it was a unique design that they thought was appropriate for the area. He proceeded to address the issue of Stipulation 10, which requested an opaque screen railing rather than the proposed cable and baluster railing. Mr. Billings explained that they wanted to have a series of neighborhoods with a walkway network, to enhance the sense of community as well as safety. He voiced concern that the opaque screening would take away from the open feel.

Chairman Holdaway asked where residents would take their trash. Mr. Billings explained that there were a number of dumpsters located around the development, but that a valet waste system would be implemented. Residents would be able to set out their trash on a mat outside the front door and an employee would collect it each night during the week and take it to the dumpster. He said the system had been successfully used at their other apartment developments.

The Planning Commission discussed the overall development design. Some voiced concern that they did not like the look. Mr. Billings said they were trying to attract a different group with an urban style. He said this project would relate to the developments that were across the street and down the road. The Planning Commission discussed the different areas in Vineyard.

Chairman Holdaway expressed concern about parking, noting the fact that Vineyard neighbored a university. He wondered how parking would be controlled if the units housed multiple students, each with their own vehicle. Commissioner Pace asked if there was anything in place that restricted the number of people who could live in a unit.

Mr. Billings said that they provided approximately two parking spaces per unit, plus additional spaces for guest parking, as stipulated in code requirements. He suggested that if parking became an issue, they could regulate it by issuing two parking permits for each unit. He said the occupancy restrictions for the units would be according to State Code.

Commissioner Judd expressed concern regarding a lot of vacant units. Mr. Billings addressed the concern by referencing extensive marketing studies they had done that indicated they would be able to rent the units. He discussed population projections and estimated sale price of the units.

Mr. Billings reiterated that they preferred to not be required to place opaque screens along the stairwells due to the fact that it would obstruct sightlines and interfere with the feel of openness. Mr. Crane explained that the reason for the screen request was to prevent bikes and other items from being locked between the stairwell bars. Mr. Kevin Sholz said the stairwells were common areas and did not think there was not enough room for that type of storage. Mr. Billings said it would not be a problem with proper management. The Planning Commission considered options and looked at pictures of what was planned.

Commissioner Wixom voiced concern about the amount of trash sitting out waiting for pick up with the valet waste service. Mr. Billings stated that there would be a schedule and residents would know when they could set out their trash for pick up.

Angela Kohl clarified that they would remove item 10 from the stipulations, but requested that the Town Council address it in their review.

Motion: COMMISSIONER KOHL RECOMMENDED APPROVAL OF THE 255 MILL APARTMENTS DEVELOPMENT PLAN AND SITE PLAN SUBJECT TO THE FOLLOWING STIPULATIONS:

1. THE SITE PLAN SHALL CONFORM TO THE SITE PLAN, ELEVATIONS, AND LANDSCAPE PLAN DATED JANUARY 16, 2015, EXCEPT AS MODIFIED BY THESE STIPULATIONS.
2. ALL SIGNAGE SHALL REQUIRE A SEPARATE PERMIT.
3. IN ACCORDANCE WITH SECTION 1416 OF THE TOWN OF VINEYARD ZONING ORDINANCE, THE APPROVAL OF THE SITE PLAN SHALL EXPIRE IN (180) DAYS IF A BUILDING PERMIT HAS NOT BEEN ISSUED.
4. THE CIVIL CONSTRUCTION DRAWINGS SHALL MEET ALL REQUIREMENTS AS DETERMINED BY THE TOWN ENGINEER.
5. THE FINAL LANDSCAPE PLANS SHALL BE REVIEWED AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
6. ALL BUILDING AND FREE STANDING LIGHTING SHALL BE FULLY SHIELDED AND INCLUDE CUT-OFF LENSES. ALL LIGHT LEVELS SHALL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. THE MAXIMUM HEIGHT OF THE FREESTANDING LIGHTINGS IS 16 FEET.
7. ALL PARKING CANOPIES SHALL INCLUDE A FULL FASCIA LOCATED AT THE EDGE OF THE CANOPY.
8. THE HEIGHT OF THE SOIL ON THE BERM SHALL BE RAISED TO THREE FEET.
9. FINAL APPROVAL OF THE CIVIL PLANS FROM CUWCD IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

10. A PUBLIC ACCESS EASEMENT TO THE TRAIL IS REQUIRED TO BE RECORDED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

11. THE NUMBER OF UNITS SHOULD NOT EXCEED THE MAXIMUM ALLOWED.

CHAIRMAN HOLDAWAY SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED WITH ONE ABSENT.

5.2 Lakeside Apartments

The applicant is requesting site plan approval for a 414 unit (26.03 units per acre) apartment complex. One, two, and three bedroom units will be offered within two four-story and eight three-story buildings.

Mr. Crane pointed out the location of the development and mentioned that 400 North had an at-grade crossing. He said that both UDOT (Utah Department of Transportation) and Union Pacific Railroad would like to remove the at-grade crossing. He said Vineyard was currently negotiating a crossing on the Vineyard Connector. Because negotiations were not finalized, the at-grade crossing remained in the site plan. He explained that if the crossing was relocated, the plans would show a cul-de-sac and separate access road. He said he did get clarification on the floor plans and they did meet the requirements for private open space. He pointed out that there were two different product-types within the development. Mr. Crane discussed access to the buildings, trails, and the landscape plan. He pointed out that staff had a concern with the proposed recreation areas. He showed proposed architecture and elevations.

Commissioner Wixom expressed concern about the perceived focus on the quantity of units rather than the quality of the development. She said it did not seem to be as nice a development as others that had been approved. Commissioner Pace agreed and thought some of the development looked more like a hotel. The Commission discussed who would be living in the apartments.

Jeff Hawkes said he appreciated the initial feedback. He said extensive market research had been done and thought there would be a demand for their product type. He explained that there were two different unit types: 1) Corridor units and 2) Breezeway units. He talked about the market for each and said they were high end developments. He talked about the amenities of the product. He said interiors would include granite countertops, 9-foot ceilings, high end appliances, and luxury vinyl tile in every unit. He thought they complied with the landscaping ordinance and talked about the recreational amenities including the club house, tot lots, barbeque areas and walking/jogging trails. He said they were not interested in adding basketball courts because they were trying to create more passive recreational experiences. He talked about their landscaping and recreational amenities, the phasing of the project, and current and future market projections.

Commissioner Wixom expressed concern about the pet friendly amenity mostly relating to the corridor loaded product. She wondered who would be responsible for the clean-up if there was an accident in the corridor and how offensive odor would be avoided. Mr. Hawkes did not think accidents in the corridor would be a problem. He said the apartments were strictly managed and there would be financial penalties enforced on residents for failure to clean up after their pets. He

said pet size would be limited. He explained that a pet rent would be imposed in addition to a large deposit required for the units with pets.

Discussion ensued about the landscaped property, and recreational uses and how they would be figured into the overall project, and whether or not those areas would be included when figuring the overall recreational space. There was concern about whether the jogging trails qualified as a recreational amenity. The Planning Commission agreed that the current design of the trail should not be considered a recreational amenity. They gave the following additional input:

- too many amenities trying to be provided but none of them were fully developed. Some were too small
- fewer units, more space
- concern with single use dog park
- Ok with classifying the area as recreational use if it was not also classified as the detention pond.

Commission Chair Holdaway asked that they reconfigure some things and put it back on the agenda for further reviewed at the next Planning Commission meeting.

PLANNING COMMISSION REPORTS

Chairman Holdaway took a moment to go over some things that were happening in Vineyard. Nathan Crane mentioned that the formal design for the Water's Edge community park had been started. He mentioned that the Town Council had interviewed a few firms to start the Town Center Lake Oriented Design standards. Chairman Holdaway encouraged the Commissioners to voice any ideas.

STAFF REPORTS

Nathan Crane – Planner – Mr. Crane reported that the town was reviewing an application from Maverik gas station located on the southwest corner of Geneva Road and Center Street. He gave updates regarding current projects.

Don Overson – Town Engineer – Mr. Overson was on present at the meeting.

ADJOURNMENT

Chairman Holdaway moved adjourn the meeting by consensus at 9:36 p.m. The next regular meeting is scheduled to be held on February 4, 2015.

MINUTES APPROVED ON: June 3, 2015

CERTIFIED CORRECT BY: /s/ Kinsli McHargue
K. MCHARGUE, DEPUTY RECORDER