

**MINUTES OF THE VINEYARD TOWN
PLANNING COMMISSION MEETING
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah
February 4th, 2014, 7:00 PM**

PRESENT –

Commission Chairman Wayne Holdaway
Commissioner Angela Kohl
Commissioner Garrett Smit
Commissioner Kelly Wixom
Commission Alternate Chris Judd
Commission Alternate Tim Blackburn

ABSENT –

Commissioner Daniel Pace

STAFF PRESENT–

Planner Nathan Crane
Engineer Don Overson
Kinsli McHargue, Deputy Recorder/Planning Coordinator

OTHERS PRESENT–

Ryan Mackowinn - representative of AE Urbia, Scott MacMeekin - representative of Capital Partners, Don Lilyquist - representative of Maverik, INC., Jeff Hawkes - Lakeside Apartments, John West - Cottonwood Partners, Jeff Winston - MIG and Cottonwood Partners

The Vineyard Town Planning Commission held a continued public hearing and regular meeting on Wednesday, February 4th, starting at 7:00 PM in the Vineyard Town Hall. The invocation was offered by Commission Alternate Tim Blackburn.

Regular Session - The meeting was called to order at 7:01 PM.

OPEN SESSION – Citizen Comments

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

MINUTES REVIEW AND APPROVAL

Motion: COMMISSION CHAIR HOLDAWAY MOVED TO APPROVE THE MINUTES FROM APRIL 16TH, 2014 AS WRITTEN. COMMISSIONER SMIT SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED WITH TWO ABSENT.

BUSINESS ITEMS

5.1 Maverik Convenience Store – Site and Development Plan Approval

The applicant is requesting site and development plan approval for a 5,046 square foot convenience store. The site includes five fuel pumps each with two fuel stations. A 3,536 square foot canopy will cover the fuel pumps. An additional pump is shown as a possible

future expansion. An air station is also provided. The Planning Commission will discuss and take appropriate action.

Mr. Crane reviewed the development and site plan. He noted that certification would be needed from UDOT (Utah Department of Transportation) for Geneva Road access. He talked about landscaping, storm drainage, and parking requirements. He said the application was consistent with the General Plan.

Commissioner Wixom arrived at 7:04 PM.

Mr. Don Lilyquist discussed the project. He said they wanted to alter the architectural design slightly to tie in to the design elements of the Megaplex.

Commissioner Judd asked about the paintings on the columns, the housekeeping pad, and the wall behind the building. He said he preferred the Provo Maverik's wall and sign. Mr. Lilyquist said the paintings were part of Maverik's theme and was meant to give outdoor adventure ideas. He said the housekeeping pad would use block to match the stone color used on the store. He said behind the building would be a 6-foot wall built to Vineyard's standards.

The Planning Commission discussed the process for adding additional pumps, timeline for the project, and the safety of the underground storage tanks.

Motion: COMMISSIONER JUDD MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE DEVELOPMENT AND SITE PLAN SUBJECT TO THE FOLLOWING STIPULATIONS:

1. THE SITE PLAN SHALL CONFORM TO THE SITE PLAN, ELEVATIONS, AND LANDSCAPE PLAN DATED JANUARY 30, 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. THE FINAL LANDSCAPE PLANS SHALL INCLUDE A DETAIL SHOWING THE REQUIRED PARKING SCREENING ALONG MILL ROAD. THE LANDSCAPE BUFFER SHALL COMPLY WITH SECTION 2008.3.
6. A PLAT AMENDMENT SHALL BE RECORDED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
7. UDOT SHALL APPROVE THE ACCESS ONTO GENEVA ROAD PRIOR TO ISSUANCE OF A BUILDING PERMIT.

8. ALL LIGHTING SHALL BE FULLY SHIELDED. LIGHT LEVELS SHALL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE.
9. A CONDITIONAL USE PERMIT SHALL BE REVIEWED BY THE PLANNING COMMISSION PRIOR TO COUNCIL CONSIDERATION OF THE SITE AND DEVELOPMENT PLAN.

COMMISSIONER WIXOM 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. This is a continuation from the Planning Commission meeting held on January 21st, 2015 to present the requested adjustments. The Planning Commission will discuss and take appropriate action.

Mr. Crane reviewed some of the changes made to the site plan. He said the detention pond was removed, some of the garages were removed, the size of the clubhouse was increased and the space between buildings was increased.

Jeff Hawkes reviewed the revised site plan. He said a sports court was added, the clubhouse was increased by 66%, and the orientation of the clubhouse was adjusted to give the pool more sunshine. Mr. Hawkes explained that all detention areas were eliminated and switched to using an underground storage. He said some garages were eliminated to avoid the feeling of an isolated corridor. He said the south park area was enhanced with a walking trail and flat ground. He said they also added a larger tot lot. He pointed out the gazebos, barbeque areas and recreational open space. He said they now had about four acres, including the jogging trail around the perimeter of the development. Mr. Hawkes mentioned that they would be using HUD financing and had done several market studies. He said the market focused on 1 - 2 bedroom units for students and working professional demographics.

Commissioner Wixom asked about the breezeway "L" shaped building and asked if there was a way to avoid the closed off corridor. She was worried that it might be very smelly if a resident's pet had an accident. Mr. Hawkes said that he appreciated the concern, and said that the properties were very strictly managed, and that it simply would not be a problem because of the management requirements.

Upon request Mr. Hawkes discussed the HUD financing, the phasing of the project, signage, and backup financing options.

Motion: COMMISSIONER WIXOM MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE LAKESIDE APARTMENTS SITE PLAN SUBJECT TO THE FOLLOWING 11 STIPULATIONS AS SET FORTH BY STAFF.

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. THE LANDSCAPE PLAN SHALL BE MODIFIED TO BE CONSISTENT WITH THE SITE PLAN DATED JANUARY 30, 2015.
3. ALL SIGNAGE SHALL REQUIRE A SEPARATE PERMIT.
4. 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.
5. THE CIVIL CONSTRUCTION DRAWINGS SHALL MEET ALL REQUIREMENTS AS DETERMINED BY THE TOWN ENGINEER.
6. THE FINAL LANDSCAPE PLANS SHALL BE REVIEWED AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT. THE FINAL LANDSCAPE PLANS SHALL INCLUDE A DETAIL SHOWING THE REQUIRED PARKING SCREENING ALONG 400 NORTH.
7. ALL PARKING CANOPIES SHALL INCLUDE A FULL FASCIA LOCATED AT THE EDGE OF THE CANOPY.
8. FINAL APPROVAL OF THE CONSTRUCTION PLANS FROM CUWCD IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
9. A PUBLIC ACCESS EASEMENT TO THE TRAIL IS REQUIRED TO BE RECORDED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
10. A PLAT AMENDMENT SHALL BE RECORDED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
11. (A STIPULATION ADDRESSING THE ARCHITECTURE NEEDS TO BE DRAFTED AND INCLUDED IF APPLICABLE.)

COMMISSIONER JUDD SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED WITH ONE ABSENT.

5.3 Cottonwood Partners – The Forge

Cottonwood Partners will present a proposed conceptual development plan for the southwest corner of 800 North (Vineyard Connector) and Geneva Road. The item is being presented for discussion only.

John West, a representative of Cottonwood Partners, reviewed some of their previous developments. Once his presentation was complete, he turned the time over to Jeff Winston with MIG and Cottonwood Partners. Mr. Winston reviewed the development concept for “The Forge”. He talked about the feel of the walkways and the plan for the open space, but said the design elements would be moldable according to interests in the future. He showed the site plan and said they wanted to be able to connect everything. He said the residential units would be mostly mixed in with the commercial areas. He talked about the amenities they would offer. He said they had several interested companies who would want to purchase property.

Upon request, Mr. Crane reviewed some of his past conversations with Cottonwood Partners. He said they discussed that the project needed to have some kind of tie from nonresidential to

residential. He talked about the intent of the RMU (Regional Mixed Use) Zone.

The Commission discussed the proposed 600 units of residential space within the project. Mr. Crane suggested seeing how the residential related to the nonresidential space. The Commission discussed proposed office space, retail units, and commercial areas. The Planning Commission agreed that they would be willing to consider 600 residential units within the project if there was adequate commercial units.

PLANNING COMMISSION REPORTS

Commission Chair Holdaway reported that the Town Council decided to hire an outside firm to develop the design standards for the Lake Oriented and Transit Center Districts. He reported that the 255 Mill Apartments were approved.

STAFF REPORTS

Nathan Crane – Planner – Mr. Crane asked for volunteers to serve on the TAC. Three Commissioners were interested.

Don Overson – Town Engineer – Mr. Overson said work continued on Main Street and was hoping to finish by May or June. He said the Vineyard Connector to Main Street was scheduled to be finished by September. He said the walls by the Shores Subdivision were being installed. He said the Town Council had chosen an architect for the Public Safety building and had a signed contract; he was hoping to begin construction soon. Mr. Overson said the new bathrooms for Vineyard park would begin construction soon. He mentioned that the Megaplex was requesting a certificate of occupancy so that they could start staff training and prepare for the grand opening. He said they wanted to be open and operational by mid March.

ADJOURNMENT

Commissioner Wixom moved to adjourn the meeting by consensus at 8:30 PM. The next regular meeting is scheduled to be held on February 18, 2015

MINUTES APPROVED ON: June 3, 2015

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