

1 **MINUTES OF THE VINEYARD TOWN**  
2 **PLANNING COMMISSION MEETING**  
3 **Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah**  
4 **February 18<sup>th</sup>, 2015, 7:00 PM**

5  
6 **PRESENT –**

7 Commission Chairman Wayne Holdaway  
8 Commissioner Angela Kohl  
9 Commissioner Daniel Pace  
10 Commissioner Garrett Smit  
11 Commission Alternate Chris Judd (sat)  
12 Commission Alternate Tim Blackburn

**ABSENT –**

Commissioner Kelly Wixom

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14 **STAFF PRESENT–**

15 Planner Nathan Crane  
16 Kinsli McHargue, Deputy Recorder/Planning Coordinator

17  
18 **OTHERS PRESENT–**

19 Don Lilyquist - representative of Maverik, Bill West and Darrin Long - Night West  
20 Construction, Mr. Stewart Park - Anderson Geneva

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22 The Vineyard Town Planning Commission held a public hearing and regular meeting on  
23 Wednesday, February 18<sup>th</sup>, starting at 7:00 PM in the Vineyard Town Hall. The invocation was  
24 offered by Commissioner Garrett Smit.

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

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28 **OPEN SESSION** – Citizen Comments

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

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33 **MINUTES REVIEW AND APPROVAL**

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35 None

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38 **BUSINESS ITEMS**

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40 **5.1 Public Hearing – Maverik Convenience Store**

41 *The applicant is requesting approval for a Conditional Use Permit for a Maverik*  
42 *Convenience Store to be located on the southwest corner of Geneva and Mill road. The*  
43 *Planning Commission will discuss and take appropriate action.*

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45 Mr. Crane reviewed the history of the application. He said that staff had not received any new  
46 information since the last meeting.

48 **Motion:** COMMISSIONER PACE MOVED TO OPEN THE PUBLIC HEARING FOR THE  
49 MAVERIK CONVENIENCE STORE SITE PLAN AND CONDITIONAL USE PERMIT AT  
50 7:02 PM. COMMISSIONER KOHL SECONDED THE MOTION. ALL PRESENT WERE IN  
51 FAVOR. THE MOTION CARRIED WITH ONE ABSENT.

52

53 Upon request, Don Linquist, Maverik Representative, presented the new design elements,  
54 explaining that it was a new, unique design. He pointed out that the doors were now off-center.  
55 He explained that the interior layout would be different than existing stores. Mr. Linquist  
56 mentioned that the new design did not incorporate much of the Megaplex design elements as was  
57 previously discussed. However, they were excited about the design and hoped that it was well  
58 received.

59

60 Commissioner Judd asked about the design of the canopy and mentioned that he liked the Provo  
61 canopy instead. Mr. Linquist explained the design elements of the new canopy.

62

63 Commissioner Blackburn asked about natural gas pumps and wondered if it would be beneficial.  
64 Mr. Linquist said it was expensive to put in and would serve a small population so they would  
65 not be installing natural gas pumps at this point.

66

67 Commissioner Pace asked about the plan for the driveways. Mr. Linquist explained that it was a  
68 shared access and would be asphalt.

69

70 Commissioner Smit asked about the short wall similar to the Provo location. Mr. Linquist said  
71 they would do something similar in Vineyard. He mentioned that fencing might match  
72 neighboring properties. He explained that if neighboring properties were not installing fences,  
73 then Maverik's fence would match the one at the Provo location.

74

75 Commissioner Kohl asked about placing another fire hydrant, rather than using the one across  
76 the street. Mr. Linquist said they would look into it.

77

78 The Commission further discussed the design of the canopy and columns. They discussed the  
79 design elements of surrounding buildings.

80

81 **Motion:** COMMISSIONER PACE MOVED TO CLOSE THE PUBLIC HEARING AT 7:20  
82 PM BY CONSENT.

83

84 Commission Chair Holdaway asked for additional discussion. Hearing none, he called for a  
85 motion.

86

87 **Motion:** COMMISSIONER SMIT MOVED TO RECOMMEND APPROVAL OF THE SITE  
88 PLAN AND CONDITIONAL USE PERMIT SUBJECT TO THE FOLLOWING  
89 STIPULATIONS:

90

91 1. THE SITE PLAN SHALL CONFORM TO THE SITE PLAN, ELEVATIONS, AND  
92 LANDSCAPE PLAN DATED JANUARY 30, 2015, EXCEPT AS MODIFIED BY  
93 THESE STIPULATIONS.

93

2. ALL SIGNAGE SHALL REQUIRE A SEPARATE PERMIT.

- 94 3. IN ACCORDANCE WITH SECTION 1416 OF THE TOWN OF VINEYARD ZONING  
95 ORDINANCE, THE APPROVAL OF THE SITE PLAN SHALL EXPIRE IN (180)  
96 DAYS IF A BUILDING PERMIT HAS NOT BEEN ISSUED.
- 97 4. THE CIVIL CONSTRUCTION DRAWINGS SHALL MEET ALL REQUIREMENTS  
98 AS DETERMINED BY THE TOWN ENGINEER.
- 99 5. THE FINAL LANDSCAPE PLANS SHALL BE REVIEWED AND APPROVED  
100 PRIOR TO ISSUANCE OF A BUILDING PERMIT. THE FINAL LANDSCAPE  
101 PLANS SHALL INCLUDE A DETAIL SHOWING THE REQUIRED PARKING  
102 SCREENING ALONG MILL ROAD. THE LANDSCAPE BUFFER SHALL COMPLY  
103 WITH SECTION 2008.3.
- 104 6. A PLAT AMENDMENT SHALL BE RECORDED PRIOR TO ISSUANCE OF A  
105 BUILDING PERMIT.
- 106 7. UDOT SHALL APPROVE THE ACCESS ONTO GENEVA ROAD PRIOR TO  
107 ISSUANCE OF A BUILDING PERMIT.
- 108 8. ALL LIGHTING SHALL BE FULLY SHIELDED. LIGHT LEVELS SHALL NOT  
109 EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE.
- 110 9. ALL OUTDOOR EQUIPMENT (ICE MACHINES, ETC) SHALL BE SCREENED.
- 111 10. THE CANOPY DESIGN WILL MATCH THE NEW ARCHITECTURE

112 COMMISSIONER PACE SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR.  
113 THE MOTION CARRIED WITH ONE ABSENT.

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116 **5.2 Public Hearing -- Steele Pointe**

117 *The applicant is requesting approval for a site plan and conditional use permit for an*  
118 *office/warehouse manufacturing building to be located on Lots 3 and 4 of the East Lake*  
119 *Industrial Business Park, Phase 7. The Planning Commission will discuss and take*  
120 *appropriate action.*

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123 **Motion:** COMMISSION CHAIR HOLDAWAY MOVED TO OPEN THE PUBLIC HEARING  
124 AT 7:22 PM. COMMISSIONER PACE SECONDED THE MOTION. ALL PRESENT VOTED  
125 IN FAVOR. THE MOTION CARRIED WITH ONE ABSENT.

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127 Mr. Crane pointed out the location of the property and reviewed the site plan. He said it was a  
128 standard warehouse project with second floor mezzanines provided as an option because the  
129 building height was 27 feet. Mr. Crane pointed out the chain link fence along the trail.

130  
131 Bill West from Night West Construction briefly reviewed the proposal, and the market for the  
132 product. He said the warehouses would be used for storage and small businesses. He said they  
133 were working with the HOA (home owner's association). He said it would be paved and  
134 landscaped and would bring minimal traffic. Mr. Crane pointed out that the retail space would be  
135 limited to 300 feet in order to meet the parking ratios.

137 Commissioner Pace wondered if there would be any manufacturing. Mr. West said the HOA was  
138 strict. He said they would not be targeting that type of demographic because manufacturing  
139 businesses required cleanup and noise control which would affect other tenants.

140

141 Mr. Stewart Park with Anderson Geneva said they had a variety of concerns with this project that  
142 needed to be resolved before the HOA could approve it.

143

144 Commission Chair Holdaway asked for additional comments. Hearing none, he called for a  
145 motion.

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147 **Motion:** COMMISSIONER PACE MOVED TO CLOSE THE PUBLIC HEARING AT 7:33  
148 PM. COMMISSIONER SMIT SECONDED THE MOTION. ALL PRESENT VOTED IN  
149 FAVOR.

150

151 The Planning Commission discussed the chain link fence and the need to keep the area open. Mr.  
152 Long mentioned that they were considering installing similar fencing to match the FedEx  
153 building. He said they wanted to keep the are open because of the walking trail bordering the  
154 property.

155

156 **Motion:** COMMISSIONER PACE MOVED TO ACCEPT THE FINDINGS AND  
157 RECOMMEND APPROVAL OF THE SITE PLAN AND CONDITIONAL USE PERMIT  
158 SUBJECT TO THE FOLLOWING STIPULATIONS:

- 159 1. THE SITE PLAN SHALL CONFORM TO THE SITE PLAN, ELEVATIONS, AND  
160 LANDSCAPE PLAN DATED FEBRUARY 13, EXCEPT AS MODIFIED BY THESE  
161 STIPULATIONS.
- 162 2. ALL SIGNAGE SHALL REQUIRE A SEPARATE PERMIT.
- 163 3. IN ACCORDANCE WITH SECTION 1416 OF THE TOWN OF VINEYARD ZONING  
164 ORDINANCE, THE APPROVAL OF THE SITE PLAN SHALL EXPIRE IN (180)  
165 DAYS IF A BUILDING PERMIT HAS NOT BEEN ISSUED.
- 166 4. IN ACCORDANCE WITH SECTION 1514 OF THE TOWN OF VINEYARD ZONING  
167 ORDINANCE, THE APPROVAL OF THE CONDITIONAL USE PERMIT SHALL  
168 EXPIRE IN (180) DAYS IF A BUILDING PERMIT HAS NOT BEEN ISSUED.
- 169 5. THE CIVIL CONSTRUCTION DRAWINGS SHALL MEET ALL REQUIREMENTS  
170 AS DETERMINED BY THE TOWN ENGINEER.
- 171 6. ALL PARKING SHALL BE SCREENED.
- 172 7. A SOLID METAL GATE SHALL BE USED FOR THE TRASH ENCLOSURE.
- 173 8. FENCING ALONG THE TRAIL WILL BE CONSTRUCTED OF AN ORNAMENTAL  
174 METAL VARIETY WHICH MAINTAINS THE OPEN FEEL OF THE AREA

175 COMMISSIONER SMIT SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR.  
176 THE MOTION CARRIED WITH ONE ABSENT.

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180 **PLANNING COMMISSION REPORTS**

181 Commission Chair Holdaway mentioned that a TAC meeting would be held on Friday and  
182 encouraged the Commissioners to attend. He mentioned that Vineyard Road would be  
183 temporarily closed for construction until September 2015.

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186 **STAFF REPORTS**

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188 Nathan Crane – Planner – Mr. Crane had no new items to report.

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191 **ADJOURNMENT**

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193 The meeting was adjourned by consensus at 7:50 PM. The next regular meeting is scheduled to  
194 be held on March 4, 2015.

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198 MINUTES APPROVED BY PLANNING COMMISSION ON: August 5, 2015

199

200 CERTIFIED CORRECT BY: /s/ Kinsli McHargue

201 K. MCHARGUE, DEPUTY RECORDER

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