



**PUBLIC HEARING AND REGULAR MEETING  
OF THE VINEYARD PLANNING COMMISSION,  
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah  
Wednesday, August 5<sup>th</sup> at 7:00 p.m.**

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PUBLIC NOTICE is hereby given that the Planning Commission of Vineyard Town, Utah, will hold a Public Hearing and Regular Planning Commission Meeting, on Wednesday, August 5<sup>th</sup> at 7:00 p.m. The meeting will be held at the Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah. The Public is invited to participate in all Town Planning Commission meetings. The agenda will consist of the following:

- 1. CALL TO ORDER**
- 2. INVOCATION** – *Individuals are invited to volunteer.*
- 3. OPEN SESSION** – *This is a Public Comment period (see definition below).*
- 4. MINUTES REVIEW AND APPROVAL** – Minutes of the February 18<sup>th</sup>, 2015 Planning Commission Meeting, and minutes of the May 20<sup>th</sup>, 2015 Planning Commission Meeting.
- 5. BUSINESS ITEMS:**
  - 5.1 Public Hearing Continued from 7.15.2015-** The Applicant is requesting approval of a Conditional Use permit, and Site Plan Application for a 60,000 s.f. office warehouse building located at 331 E. 1750 N. Vineyard, within the I-1 Industrial Zone. The Planning Commission will discuss and make appropriate action.
  - 5.2 Public Hearing Continued from 7.15.2015–** The Applicant is requesting approval of a Conditional Use permit and Site Plan Application for a 34,000 s.f. office warehouse building located at 373 E. 1750 N. Vineyard, within the I-1 Industrial Zone. The Planning Commission will discuss and make appropriate action.
  - 5.3 Public Hearing** – The Applicant is requesting approval of a Conditional Use permit and Site Plan Application for two office warehouse buildings to be located at 517 E. 1600 N. In Vineyard, within the I-1 Industrial Zone.
- 6. PLANNING COMMISSION MEMBERS' REPORTS**
- 7. STAFF REPORTS**
  - *Nathan Crane, Town Planner*
  - *Don Overson, Town Engineer*
- 8. ITEMS REQUESTED FOR NEXT AGENDA**
- 9. ADJOURNMENT**

- **OPEN SESSION** – Open Session is defined as time set aside for the public to express their views. Each speaker is limited to three (3) minutes. 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.
- **SPECIAL ACCOMMODATION** – In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this public meeting should notify Kinsli McDermott, Deputy Recorder, at least 24 hours prior to the meeting by calling (801) 226-0210.
- **ELECTRONIC OR TELEPHONE PARTICIPATION** – One or more members of the Vineyard Planning Commission may participate electronically or by phone.

**The foregoing notice and agenda was posted on the Utah Public Notice Website, posted on the Vineyard Town Website and at the Vineyard Town Office, delivered to each member of the Vineyard Town Planning Commission, and emailed to the Daily Herald and surrounding entities.**

**AGENDA NOTICING COMPLETED ON:** August 4<sup>th</sup>, 2015

**CERTIFIED (NOTICED) BY:** /s/ Kinsli McDermott  
Kinsli McDermott, Deputy Recorder/Planning Coordinator



## COMMUNITY DEVELOPMENT

**SUBJECT:** Site Plan and Conditional Use Permit for a Office/Warehouse/Manufacturing Building

**MEETING DATE:** August 5, 2015

**TO:** Planning Commission

**FROM:** Nathan Crane, Town Planner

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**REQUEST:** Approval of a site plan and conditional use permit for an office/warehouse-manufacturing building on Lots 1 and 2 of the East Lake Industrial Business Park Phase 1 Amended.

**PARCEL SIZE:** 4.9 Acres

**LOCATION:** West of the northwest corner of 400 East and 1750 North

**APPLICANT:** Rob Tubman

**OWNER:** Vineyard Properties of Utah LLC

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### BACKGROUND:

The property is designated General Industrial on the General Plan land use map. The property is zoned I-1 (Industrial). The final plat for East Lake Industrial Business Park Phase 1 was approved by the Council on May 14, 2008.

Site plan and conditional use permit approval are administrative actions.

### SUMMARY OF REQUEST:

1. The applicant is requesting a site plan approval for two office/warehouse-manufacturing building on Lots 1 and 2 of the East Lake Industrial Business Park Phase 1 Amended. The building is 64,800 square feet and will accommodate office and warehouse space. The building is height is 40 feet.
2. The proposed architecture concrete tilt panels. Building colors included different tones of grey and brown. The front includes focal points at the front entrance, window features, and accent panels.
3. Access to the site is proposed from 1750 North which is a private road. All driveways and related improvements will be constructed with the first phase of development.

4. Culinary water is provided through connections to an existing system. Sanitary sewer will be provided through a connection to a Town sewer line.
5. The building has been designed to accommodate different users. The specific users have not been identified.

#### **CITIZEN PARTICIPATION:**

A notice of the Planning Commission public hearing was published in the Daily Herald on June 19, 2015. Notice of the public hearing was also sent to all property owners within 300 feet of the property. No comments have been received.

#### **SITE PLAN ANALYSIS:**

##### *General Plan and Zoning*

- The site is designated as General Industrial on the Town of Vineyard General Plan. The type and scale of the proposed development is consistent with the General Plan and the I-1 Zoning District.

##### *Access, Circulation, and Parking*

- The proposed drives into the development provide adequate access to the site. All street improvements have been completed.
- The proposed site plan includes 80 parking spaces. This exceeds the minimum requirement of 65.

##### *Landscaping*

- A preliminary landscape plan has been provided. Final landscape plans will be submitted and approved by staff prior to the issuance of a building permit.
- The required landscape buffers along 1750 North has been provided.

##### *Building Materials, Colors, and Design*

- Materials and architectural design of this site will compliment the architecture of existing and future development. The use of the glass features on the front, and accent panels will result in visual interest.
- The proposed architecture meets the intent of the building design requirements in Chapter 18 of the Town of Vineyard Zoning Ordinance.

## **CONDITIONAL USE PERMIT:**

The Town Council must determine that the proposed use meets six standards prior to granting a Conditional Use Permit. The burden of proof rests with the applicant. Each standard is presented below along with staff's analysis.

### **1. The proposed use is an allowed Conditional Use within the Zoning District.**

The subject property is designated as General Industrial on the Land Use Map and is zoned I-1 (Industrial). The I-1 Zoning District allows manufacturing, compounding, processing, packaging of good materials subject to site plan and conditional use permit approval by the Town Council. The proposed use is consistent with the General Industrial Land Use category and is permitted in the I-1 District subject to a conditional use permit.

### **2. The proposed Conditional Use and the accompanying site plan complies with all requirements of the Zoning District, as applicable, including minimum area, front, rear and side-yard setbacks, building and structure height, and all other requirements applicable in the Zoning District.**

The proposed building setbacks and landscape buffer are appropriate for the proposed use.

The development will provide sufficient parking for the proposed use.

The proposed site plan meets all requirements of the I-1 District including setbacks, landscaping, and utility requirements.

The adjacent streets are designed to accommodate the traffic generated by the use.

### **3. Complies with all Site Plan requirements as may be applicable, as provided herein.**

See discussion in standard #2.

### **4. Complies with all applicable dedication requirements of the Town and provides the necessary infrastructure, as required.**

All required dedications were provided at the time of final plat approval.

### **5. The proposed Conditional Use meets, and will be conducted in compliance with the requirements of this Ordinance, all other applicable Land Use Ordinances, and all applicable Federal, State, or Local requirements.**

The proposed use will be conducted in compliance with the requirements of the Zoning Ordinance. The construction plans will be reviewed by staff to ensure compliance with all other requirements including, but not limited to the Building Code and Town of Vineyard Public Improvement Standards.

**6. The property on which the Conditional Use is proposed is of adequate size to permit the conduct of the proposed Conditional Use in a manner that will not be detrimental to adjoining and surrounding properties.**

The proposed use will complement and be compatible with the existing and future development on nearby properties. It will not generate excessive traffic, light, or noise.

**FINDINGS:**

The proposed site plan meets the following findings:

- It is in conformance with the General Plan.
- It satisfies the minimum requirements of the Town of Vineyard Zoning Ordinance.
- The proposed conditional use meets the required standards for approval.

**RECOMMENDATION:**

The Planning Commission should hold a public hearing and recommend **APPROVAL** of the conditional use permit and site plan subject to the following stipulations:

1. The site plan shall conform to the site plan, elevations, and landscape plan dated July 31, 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. In accordance with Section 1514 of the Town of Vineyard Zoning Ordinance, the approval of the conditional use permit 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. Cross access agreements shall be recorded prior to issuance of a building permit.
7. All parking shall be screened in accordance with Chapter 20 Landscaping and Chapter 19 Parking of the Vineyard Town Zoning Ordinance.

**PROPOSED MOTION:**

I move that the Planning Commission accept the findings and recommend **APPROVAL** of a request for site plan and conditional use permit for an office warehouse in the I-1 district subject to the seven stipulations recommended by staff.

**ALTERNATIVE MOTION:**

I move that the Planning Commission recommend **DENIAL** of the site plan and conditional use permit based on the following findings: (The Commission should draft appropriate findings.)

**ATTACHMENTS:**

- Exhibit A – Site Plan
- Exhibit B – Landscape Plan
- Exhibit C – Building Elevations
- Exhibit D – Color Elevations
- Exhibit E – Narrative



## COMMUNITY DEVELOPMENT

**SUBJECT:** Site Plan and Conditional Use Permit for a  
Office/Warehouse/Manufacturing Building

**MEETING DATE:** August 5, 2015

**TO:** Planning Commission

**FROM:** Nathan Crane, Town Planner

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**REQUEST:** Approval of a site plan and conditional use permit for an office/warehouse-manufacturing building on Lots 8 and 9 of the East Lake Industrial Business Park Phase 1.

**PARCEL SIZE:** 4.23 Acres

**LOCATION:** Northeast corner of 400 East and 1750 North

**APPLICANT:** Joel Pilling

**OWNER:** Joel Pilling - Traco West Buildings LLC

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### BACKGROUND:

The property is designated General Industrial on the General Plan land use map. The property is zoned I-1 (Industrial). The final plat for East Lake Industrial Business Park Phase 1 was approved by the Council on May 14, 2008.

Site plan and conditional use permit approval are administrative actions.

### SUMMARY OF REQUEST:

1. The applicant is requesting a site plan approval for two office/warehouse-manufacturing building on Lots 8 and 9 of the East Lake Industrial Business Park Phase 1 Amended. The buildings are 34,080 square feet and will accommodate office, manufacturing, and warehouse space. The building is height is 21 feet.
2. The project will be built in one phase.
3. The proposed architecture split face block. Building colors included different tones of beige and brown. The front includes focal points at the front entrance, window features, and accent panels.

4. Access to the site is proposed from 400 East and 1750 North which are private roads. All driveways and related improvements will be constructed with the first phase of development.
5. Culinary water is provided through connections to an existing system. Sanitary sewer will be provided through a connection to a Town sewer line.
6. The building has been designed to accommodate different users. The specific users have not been identified.

#### **CITIZEN PARTICIPATION:**

A notice of the Planning Commission public hearing was published in the Daily Herald on June 19, 2015. Notice of the public hearing was also sent to all property owners within 300 feet of the property. No comments have been received.

#### **SITE PLAN ANALYSIS:**

##### *General Plan and Zoning*

- The site is designated as General Industrial on the Town of Vineyard General Plan. The type and scale of the proposed development is consistent with the General Plan and the I-1 Zoning District.

##### *Access, Circulation, and Parking*

- The proposed drives into the development provide adequate access to the site. All street improvements have been completed.
- The proposed site plan includes 55 parking spaces. This exceeds the minimum requirement of 54 spaces.
- A cross access easement will be needed for the east driveway on 1750 North.

##### *Landscaping*

- A preliminary landscape plan has been provided. However, it does not meet the current requirements of the Zoning Ordinance. A stipulation has been included requiring a revised landscape plan prior to review. Final landscape plans will be submitted and approved by staff prior to the issuance of a building permit.
- The required landscape buffers along 400 East and 1750 North have been provided. All parking is screened by a landscape berm however, a detail is needed.

### *Building Materials, Colors, and Design*

- Materials and architectural design of this site will compliment the architecture of existing and future development. The use of the glass features on the front, and accent panels will result in visual interest.
- The proposed architecture meets the intent of the building design requirements in Chapter 18 of the Town of Vineyard Zoning Ordinance.

### **CONDITIONAL USE PERMIT:**

The Town Council must determine that the proposed use meets six standards prior to granting a Conditional Use Permit. The burden of proof rests with the applicant. Each standard is presented below along with staff's analysis.

#### **1. The proposed use is an allowed Conditional Use within the Zoning District.**

The subject property is designated as General Industrial on the Land Use Map and is zoned I-1 (Industrial). The I-1 Zoning District allows manufacturing, compounding, processing, packaging of good materials subject to site plan and conditional use permit approval by the Town Council. The proposed use is consistent with the General Industrial Land Use category and is permitted in the I-1 District subject to a conditional use permit.

#### **2. The proposed Conditional Use and the accompanying site plan complies with all requirements of the Zoning District, as applicable, including minimum area, front, rear and side-yard setbacks, building and structure height, and all other requirements applicable in the Zoning District.**

The proposed building setbacks and landscape buffer are appropriate for the proposed use.

The development will provide sufficient parking for the proposed use.

The proposed site plan meets all requirements of the I-1 District including setbacks, landscaping, and utility requirements.

The adjacent streets are designed to accommodate the traffic generated by the use.

#### **3. Complies with all Site Plan requirements as may be applicable, as provided herein.**

See discussion in standard #2.

#### **4. Complies with all applicable dedication requirements of the Town and provides the necessary infrastructure, as required.**

All required dedications were provided at the time of final plat approval.

5. **The proposed Conditional Use meets, and will be conducted in compliance with the requirements of this Ordinance, all other applicable Land Use Ordinances, and all applicable Federal, State, or Local requirements.**

The proposed use will be conducted in compliance with the requirements of the Zoning Ordinance. The construction plans will be reviewed by staff to ensure compliance with all other requirements including, but not limited to the Building Code and Town of Vineyard Public Improvement Standards.

6. **The property on which the Conditional Use is proposed is of adequate size to permit the conduct of the proposed Conditional Use in a manner that will not be detrimental to adjoining and surrounding properties.**

The proposed use will complement and be compatible with the existing and future development on nearby properties. It will not generate excessive traffic, light, or noise.

**FINDINGS:**

The proposed site plan meets the following findings:

- It is in conformance with the General Plan.
- It satisfies the minimum requirements of the Town of Vineyard Zoning Ordinance.
- The proposed conditional use meets the required standards for approval.

**RECOMMENDATION:**

The Planning Commission should hold a public hearing and recommend **APPROVAL** of the conditional use permit and site plan subject to the following stipulations:

1. The site plan shall conform to the site plan, elevations, and landscape plan dated July 31, 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. In accordance with Section 1514 of the Town of Vineyard Zoning Ordinance, the approval of the conditional use permit 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. Prior to issuance of a building permit, a cross access easement for the east driveway on 1750 North shall be recorded.

7. A preliminary landscape plan meeting the requirements of Chapter 20 shall be provided prior to consideration by the Council.
8. A detail of the parking lot screening shall be provided prior to Council consideration.
9. All trash enclosures shall included a solid opaque metal gate.

**PROPOSED MOTION:**

I move that the Planning Commission accept the findings and recommend **APPROVAL** of a request for site plan and conditional use permit for an office warehouse in the I-1 district subject to the nine stipulations recommended by staff.

**ALTERNATIVE MOTION:**

I move that the Planning Commission recommend **DENIAL** of the site plan and conditional use permit based on the following findings: (The Commission should draft appropriate findings.)

**ATTACHMENTS:**

- Exhibit A – Site Plan
- Exhibit B – Landscape Plan
- Exhibit C – Building Elevations
- Exhibit D – Color Elevations
- Exhibit E – Narrative



## COMMUNITY DEVELOPMENT

**SUBJECT:** Site Plan and Conditional Use Permit for a  
Office/Warehouse/Manufacturing Building

**MEETING DATE:** August 5, 2015

**TO:** Planning Commission

**FROM:** Nathan Crane, Town Planner

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**REQUEST:** Approval of a site plan and conditional use permit for an office/warehouse-manufacturing building on Lots 19 and 20 of the East Lake Industrial Business Park Phase 1 Amended.

**PARCEL SIZE:** 6.74 Acres

**LOCATION:** 517 E. 1600 N. Vineyard.

**APPLICANT:** Jared Anzures, Aeurbia. Agent authorized by owner.

**OWNER:** Ryan Poelman

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### BACKGROUND:

The property is designated General Industrial on the General Plan land use map. The property is zoned I-1 (Industrial). The final plat for East Lake Industrial Business Park Phase 1 was approved by the Council on May 14, 2008.

Site plan and conditional use permit approval are administrative actions.

### SUMMARY OF REQUEST:

1. The applicant is requesting a site plan approval for two office/warehouse-manufacturing building on Lots 19 and 20 of the East Lake Industrial Business Park Phase 1 Amended. Building A is 40,958 square feet and Building B is 46,216 square feet and will accommodate office and warehouse space. The building height is 40 feet.
2. The proposed architecture concrete tilt panels. Building colors included different tones of grey and brown. The front includes focal points at the front entrance, window features, and accent panels.
3. Access to the site is proposed from 1600 North which is a private road. All driveways and related improvements will be constructed with the first phase of development.

4. Culinary water is provided through connections to an existing system. Sanitary sewer will be provided through a connection to a Town sewer line.
5. The building has been designed to accommodate different users. The specific users have not been identified.

#### **CITIZEN PARTICIPATION:**

A notice of the Planning Commission public hearing was published in the Daily Herald on June 19, 2015. Notice of the public hearing was also sent to all property owners within 300 feet of the property. No comments have been received.

#### **SITE PLAN ANALYSIS:**

##### *General Plan and Zoning*

- The site is designated as General Industrial on the Town of Vineyard General Plan. The type and scale of the proposed development is consistent with the General Plan and the I-1 Zoning District.

##### *Access, Circulation, and Parking*

- The proposed drives into the development provide adequate access to the site. All street improvements have been completed.
- The proposed site plan includes 260 parking spaces. This meets the minimum requirement.

##### *Landscaping*

- A preliminary landscape plan has been provided. Final landscape plans will be submitted and approved by staff prior to the issuance of a building permit.
- The required landscape buffers along 1600 North has been provided. All parking is screened.

##### *Building Materials, Colors, and Design*

- Materials and architectural design of this site will complement the architecture of existing and future development. The use of the glass features on the front, and accent panels will result in visual interest.
- The proposed architecture meets the intent of the building design requirements in Chapter 18 of the Town of Vineyard Zoning Ordinance.

## **CONDITIONAL USE PERMIT:**

The Town Council must determine that the proposed use meets six standards prior to granting a Conditional Use Permit. The burden of proof rests with the applicant. Each standard is presented below along with staff's analysis.

### **1. The proposed use is an allowed Conditional Use within the Zoning District.**

The subject property is designated as General Industrial on the Land Use Map and is zoned I-1 (Industrial). The I-1 Zoning District allows manufacturing, compounding, processing, packaging of good materials subject to site plan and conditional use permit approval by the Town Council. The proposed use is consistent with the General Industrial Land Use category and is permitted in the I-1 District subject to a conditional use permit.

### **2. The proposed Conditional Use and the accompanying site plan complies with all requirements of the Zoning District, as applicable, including minimum area, front, rear and side-yard setbacks, building and structure height, and all other requirements applicable in the Zoning District.**

The proposed building setbacks and landscape buffer are appropriate for the proposed use.

The development will provide sufficient parking for the proposed use.

The proposed site plan meets all requirements of the I-1 District including setbacks, landscaping, and utility requirements.

The adjacent streets are designed to accommodate the traffic generated by the use.

### **3. Complies with all Site Plan requirements as may be applicable, as provided herein.**

See discussion in standard #2.

### **4. Complies with all applicable dedication requirements of the Town and provides the necessary infrastructure, as required.**

All required dedications were provided at the time of final plat approval.

### **5. The proposed Conditional Use meets, and will be conducted in compliance with the requirements of this Ordinance, all other applicable Land Use Ordinances, and all applicable Federal, State, or Local requirements.**

The proposed use will be conducted in compliance with the requirements of the Zoning Ordinance. The construction plans will be reviewed by staff to ensure compliance with all other requirements including, but not limited to the Building Code and Town of Vineyard Public Improvement Standards.

**6. The property on which the Conditional Use is proposed is of adequate size to permit the conduct of the proposed Conditional Use in a manner that will not be detrimental to adjoining and surrounding properties.**

The proposed use will complement and be compatible with the existing and future development on nearby properties. It will not generate excessive traffic, light, or noise.

**FINDINGS:**

The proposed site plan meets the following findings:

- It is in conformance with the General Plan.
- It satisfies the minimum requirements of the Town of Vineyard Zoning Ordinance.
- The proposed conditional use meets the required standards for approval.

**RECOMMENDATION:**

The Planning Commission should hold a public hearing and recommend **APPROVAL** of the conditional use permit and site plan subject to the following stipulations:

1. The site plan shall conform to the site plan, elevations, and landscape plan dated July 31, 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. In accordance with Section 1514 of the Town of Vineyard Zoning Ordinance, the approval of the conditional use permit 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. All driveways shall be shared or separated by a minimum of 150 feet from inside curb to inside curb.
7. The water line shall be looped as required by the Town Engineer.

**PROPOSED MOTION:**

I move that the Planning Commission accept the findings and recommend **APPROVAL** of a request for site plan and conditional use permit for an office warehouse in the I-1 district subject to the seven stipulations recommended by staff.

**ALTERNATIVE MOTION:**

I move that the Planning Commission recommend **DENIAL** of the site plan and conditional use permit based on the following findings: (The Commission should draft appropriate findings.)

**ATTACHMENTS:**

- Exhibit A – Site Plan
- Exhibit B – Landscape Plan
- Exhibit C – Building Elevations
- Exhibit D – Color Elevations
- Exhibit E – Narrative