

**MINUTES OF THE VINEYARD TOWN
SPECIAL PLANNING COMMISSION MEETING
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah
August 6, 2015, 7:13 PM**

PRESENT –

Commission Chairman Wayne Holdaway
Commission Alternate Don Cosney
Commission Alternate Chris Judd

ABSENT –

Commissioner Angela Kohl
Commissioner Daniel Pace
Commissioner Garrett Smit
Commissioner Kelly Wixom
Commission Alternate Tim Blackburn

STAFF PRESENT– Planner Nathan Crane, Deputy Recorder Kinsli McDermott

OTHERS PRESENT– Steve Pruitt – Equiwest and Applicant for Vineyard Gateway, and Resident Christy Welsh.

The Vineyard Town Planning Commission held a special meeting on Wednesday, August 6, 2015, starting at 7:13 PM in the Vineyard Town hall. The Pledge of Allegiance was led by Commission Chair Wayne Holdaway.

SPECIAL SESSION - The meeting was called to order at 7:13 PM.

OPEN SESSION – Citizen Comments

Chairman Holdaway asked for public comment. None was offered.

MINUTES REVIEW AND APPROVAL –

No minutes were approved at this meeting.

BUSINESS ITEMS –

5.1 **Discussion and Action** -

The applicant is seeking approval for a four-building retail shopping center with a total square footage of 21,986. The proposed project will be located at the Northwest corner of Mill Road and Geneva Road.

Mr. Crane reviewed the details of the project. He said the project had four different buildings and reviewed the size of each. He noted that the future Mill Road could potentially have a median. He said the town engineer wanted to verify the turning radius for emergency vehicles. He said all four buildings would be architecturally similar.

Mr. Pruitt mentioned that this was the first of three projects. He talked about the vision of the area. Upon request, Mr. Pruitt talked about the start and finish dates of the project. He hoped to have improvements in the ground and asphalt laid before the asphalt batch plants closed in November, 2015. He said he wanted to have the credit union completed by the end of September. He talked about the design for the credit union and mentioned that plans could be viewed at vineyard-gateway.com.

Commissioner Judd asked Mr. Pruitt if he had considered matching the color scheme of the Maverik across the road. He preferred having similar building colors and designs on both street corners. Commissioner Judd also noted that he did not like the proposed layout of the drive – thru for the fast food restaurant. Mr. Judd asked about putting an attractive barrier.

Mr. Pruitt said it would be easier for the Maverick to change their colors to match the new buildings. He explained that the layout of the buildings would give back space to the tenants. He talked about the required locations for drive-thru. Mr. Pruitt said a barrier was not conducive to retail centers. He talked about his vision for additional buildings and access for the project.

Commissioner Judd voiced concern with building the surrounding areas at different times. He voiced concern about no guarantees for the design elements on future development in the area.

Resident Christy Welsh made comment about the design element of the project. She said that it was important to her, and she felt it should be important to the town to create a project that would set a precedence for the entire Vineyard Community, including the transit center. She thought it should flow and match well so that projects were easily identified as being a part of the Vineyard community.

Discussion ensued regarding the layout, design elements, landscaping, signage, dumpster locations and design, and future development.

Mr. Pruitt offered up that he did not think the town would be disappointed with the project. He mentioned that he had been in business for 40 years and that he knew what worked and what didn't. He said the design met Vineyard's codes.

Motion: COMMISSIONER JUDD MOVED THAT THE PLANNING COMMISSION ACCEPT THE FINDINGS AND RECOMMEND APPROVAL OF THE DEVELOPMENT PLAN AND SITE PLAN SUBJECT TO THE FOLLOWING ELEVEN STIPULATIONS RECOMMENDED BY STAFF, AND TO ADD A 12TH STIPULATION PERTAINING TO THE CONDITIONAL USE PERMIT BEING SUBJECT TO THE FAST FOOD RESTAURANT SITE AND A VINEYARD SIGN SIMILAR TO THE SIGN BY THE MAVERICK IN PROVO.

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. 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. THE PUE SHALL BE ABANDONED 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. ALL CROSS ACCESS AGREEMENTS SHALL BE RECORDED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
10. ALL ARCHITECTURE WITHIN THE CENTER SHALL BE CONSISTENT INCLUDING THOSE OF FRANCHISES IN MATERIAL, COLOR, AND ARCHITECTURAL DESIGN. THE ELEVATIONS SHALL BE APPROVED BY THE PLANNING COMMISSION AND TOWN COUNCIL.
11. ALL DRIVE-THRU SHALL INCLUDE A PORTE-CHERE THAT COVERS THE DRIVE THRU WINDOWS AND A MINIMUM THREE FOOT WALL THAT MATCHES THE BUILDING TO SCREEN THE DRIVE THROUGH LANE FROM MILL AND GENEVA ROAD.

COMMISSIONER COSNEY SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED.

ADJOURNMENT

Commission Chair Holdaway adjourned the meeting by consent at 8:17 PM.

MINUTES APPROVED ON: October 21, 2015

CERTIFIED CORRECT BY: /s/ Kinsli McDermott
K. MCDERMOTT, DEPUTY RECORDER