



**REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
May 5, 2021 at 6:00 p.m.**

PUBLIC NOTICE is hereby given that the Vineyard City Planning Commission will hold a regularly scheduled meeting at City Hall, 125 South Main Street, Vineyard, Utah. You can also view the meeting on our live stream channel.

REGULAR SESSION

Call to Order

1. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE – to be announced

2. OPEN SESSION - Time dedicated for public comment. Comments will be limited to three (3) minutes. No actions may be taken by the Planning Commission due to the need for proper public noticing.

3. MINUTES REVIEW AND APPROVAL:

3.1 February 3, 2021

3.2 April 7, 2021

4. BUSINESS ITEMS

No business items will be presented.

5. WORKSESSION

5.1 Zoning Text Amendment (ZTA) Lighting Standards

- The Planning Commission will discuss city-initiated code amendments to VZC 15.36.030 Project Site Planning and Building Design Requirements and VZC 15.38.030 Parking Requirements.

5.2 Zoning Text Amendment (ZTA) for Home-Based Occupations in Accessory Dwelling Units (ADU) and Multi-Family Dwellings

- The Planning Commission will discuss city-initiated code amendments to VZC 15.34.150 Home Occupations regarding home occupations in single family homes with an ADU.

5.3 Zoning Text Amendment (ZTA) Accessory Dwelling Units

- The Planning Commission will discuss city-initiated code amendments to VZC 15.34.060 Accessory Dwelling Units as it relates to code updates aligning with recent Utah State Code changes.

5.4 Zoning Text Ordinance for Retaining Walls

- The Planning Commission will discuss city-initiated code amendments regarding retaining walls and fencing located on top of retaining walls.

**6. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION
DISCLOSURE**

7. ADJOURNMENT

The next regularly scheduled meeting is May 19, 2021.

The Public is invited to participate in all Planning Commission meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this public meeting should notify Cache Hancey, Planning Technician, at least 24 hours prior to the meeting by calling (801) 226-1929 or email at cacheh@vineyardutah.org.

The foregoing notice was posted on the Utah Public Notice Website and Vineyard Website, posted at the Vineyard City Offices, delivered electronically to city staff, and each member of the planning commission.

AGENDA NOTICING COMPLETED ON: 4/30/2021

NOTICED BY: /s/ Cache Hancey

Cache Hancey, Planning Technician



1
2
3 **REGULAR MEETING**
4 **OF THE VINEYARD PLANNING COMMISSION,**
5 **Wednesday, February 3, 2021 at 6:00 p.m.**

6 *This meeting was held electronically because of the gathering restrictions in force due to the COVID-*
7 *19 Pandemic.*

8
9 **Present:**

10 Commissioner Amber Rasmussen
11 Commissioner Jessica Welch
12 Chair Bryce Brady
13 Vice-Chair Shan Sullivan
14 Commissioner Tay Gudmundson
15 Commissioner Tim Blackburn

16
17 **Absent:** Commissioner Anthony Jenkins

18
19 **Staff Present:** Community Development Director Morgan Brim, Planner II Briam Amaya Perez,
20 Planning Technician Cache Hancey

21
22 **Others Present:** Resident David Lauret, Resident Alisha Sabin, Resident Devon Guymon, Resident
23 Lori Hooper, Resident Mary Pendleton, Resident Ryan McCarty, Resident Emily Vance, Resident
24 Eileen Erikson, Resident Nicole Reichman, Resident Brett Pendleton, and Resident Pam Adams

25 **CALL TO ORDER**



26 Chair Brady called the meeting to order at 6:02 p.m. and then read the following statement:

27 **1. WRITTEN DETERMINATION**

28 *This meeting will be an electronic meeting according to Vineyard Municipal Code Section 3.08.030.*

29 I, Bryce Brady, as the Chair of the Vineyard Planning Commission, do hereby find and declare as
30 follows:

- 31 1. Due to the Emergency conditions which currently exist in the State of Utah, and specifically
32 in Utah County and Vineyard City as a result of the COVID-19 Pandemic and the recent surge
33 in COVID-19 infections across the state and in Utah County, the holding of public meetings
34 with an anchor location as defined in the *Utah Open and Public Meetings Act*, presents a
35 substantial risk to the health and safety of those who may be present at the anchor
36 location; and
37
38 2. The risk to those who may be present at an anchor location can be substantially mitigated
39 by holding public meetings of the Planning Commission pursuant to electronic means that
40 allow for public participation via virtual means; and
41

- 42 3. The City has the means and ability to allow virtual participation in the public meetings in
43 accordance with the *Utah Open and Public Meetings Act*;

44
45 **NOW THEREFORE, BASED UPON THE FOREGOING,**

46 For thirty days from the date of this Order, meetings of the Vineyard Planning Commission
47 shall be conducted by virtual means without an anchor location.

48
49 **2. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE**

50 Commissioner Tim Blackburn gave an invocation.

51
52 **3.  OPEN SESSION**

53 Chair Brady asked for a motion to open up the meeting for public comments.

54
55 **MOTION: COMMISSIONER RASMUSSEN MOTIONED TO BEGIN THE OPEN SESSION.**
56 **COMMISSIONER GUDMUNDSON SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS:**
57 **COMMISSIONER RASMUSSEN, COMMISSIONER GUNDMUNDSON, VICE-CHAIR SULLIVAN,**
58 **COMMISSIONER BLACKBURN, CHAIR BRADY VOTED AYE. THE MOTION CARRIED**
59 **UNANIMOUSLY.**

60
61 Commissioner Rasmussen expressed concern for unleashed dogs stating that they can be
62 both annoying and somewhat traumatic. She asked if this could be enforced. Community
63 Development Director, Morgan Brim, stated that the city does have an off-leash regulation
64 and that animals are not allowed to be off leash. This code is enforced through a complaint
65 basis through the County Sheriff's Office and that the city has a phone number for Utah
66 County Sheriff's office for non-emergencies on our website. Residents should call that number
67 if it is not an emergency. Law enforcement would inform the resident of the code but they
68 could also issue a ticket if there are multiple violations. Staff cannot go out and issue a ticket
69 for off-leash dogs.

70
71 Commissioner Rasmussen expressed that this is a situation that needs to be taken seriously. It
72 is threatening the security of residents. Mr. Brim stated that if Commissioner Rasmussen could
73 email him the comments she received from residents and he could forward that information
74 on to the Sheriff's Office so they are made aware. He suggested that if it is commonly
75 happening in specific places, signage can also help as well.


76
77 Chair Brady asked for a motion to close the session.

78
79 **MOTION:**
80 **AT 6:11 PM VICE-CHAR RASMUSSEN MOVED TO CLOSE THE OPEN SESSION. COMMISSIONER**
81 **GUNDMUNDSON SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: COMMISSIONER**
82 **RASMUSSEN, COMMISSIONER GUNDMUNDSON, VICE-CHAIR SULLIVAN, COMMISSIONER**
83 **BLACKBURN, CHAIR BRADY VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.**

84
85 **4. MINUTES REVIEW AND APPROVAL:**

86 **4.1 January 6, 2021**

87
88 Chair Brady asked for a motion to approve the minutes from January 6, 2021.
89

90  **MOTION: COMMISSIONER BLACKBURN MOTIONED TO APPROVE THE MINUTES.**
91 **COMMISSIONER RASMUSSEN SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS:**
92 **COMMISSIONER BLACKBURN, COMMISSIONER RASMUSSEN, COMMISSIONER**
93 **GUNDMUNDSON, COMMISSIONER WELCH, CHAIR BRADY VOTED AYE. THE MOTION CARRIED**
94 **UNANIMOUSLY**
95

96 Vice-Chair Sullivan dropped from the call and did not vote aye or nay to approve the minutes.
97 Commissioner Jessica Welch voted in the stead of Vice-Chair Shan Sullivan.
98
99

100 5. BUSINESS ITEMS

101 5.1 **Public Hearing - Zoning Text Amendment (ZTA) for 15.34.100 Parking Requirements** 102 **of Private Recreational Vehicles in Residential Zoning Districts** 103

104 Mr. Brim provided background regarding the issue. He introduced Planning Technician,
105 Cache Hancey who provided a presentation regarding the issue. Mr. Brim asked the public
106 to wait until the end of his presentation to ask questions.
107

108 Mr. Hancey presented proposed changes to the code. He stated that about a month ago a
109 consensus was reached among the Commissioners that they were in favor of keeping the
110 ordinance but wanted to see the language proposed in a Zoning Text Amendment. Mr.
111 Hancey presented the proposed text amendment and stated that the amendments would
112 remove screening from the ordinance and that recreational vehicles would be required to
113 still park in the rear or side yards. They would not be allowed to be parked in driveways or
114 streets for longer than 48 hours. The staff was looking for a recommendation from the
115 Commission to approve or deny the Zoning Text Amendment to present to council in a
116 week.
117

118 Mr. Brim recommended that Commissioners provide their insights and feelings regarding
119 the proposed changes and then open it up to public hearing. Chair Brady stated that, in the
120 previous Planning Commission Meeting, most of the Commissioners were in favor of
121 keeping the screening as a part of the ordinance. In the last meeting there were not a lot of
122 people making public comments. He assumed that there were more people wanting to
123 make public comments about this now.
124

125 Commissioner Tim Blackburn asked about changing the 48-hour unloading parking limit to
126 24-hours. Mr. Brim suggested that if the Commission would like to implement this change,
127 they should propose it as an amendment tonight. Mr. Brim stated there were three (3)
128 Commissioners that did not want to change the street parking requirements. If the
129 Commissioners include that change in the motion tonight, he would be more than happy to
130 add that change.

131
132 Commissioner Rasmussen asked to know how this subject became a topic of discussion.
133 Mr. Brim stated that this was in response to several public complaints from the Sleepy
134 Ridge community presented to staff. The Council then asked the staff to do a city-initiated
135 text amendment. The Council then directed staff to bring it to the Commission for a
136 recommendation.

137
138 Commissioner Rasmussen asked to know what solutions exist for residents that do not
139 have a side yard large enough to store a RV vehicle or trailer. Chair Brady said that they
140 would have to park in their garage or in a private storage lot within or outside the city. Mr.
141 Brim stated that there are storage facilities where people can pay to store their vehicles.
142 Commissioner Rasmussen asked if there are storage facilities within the City. Mr. Brim
143 responded that there are not any in Vineyard. Commissioner Rasmussen asked if a storage
144 facility lot could be something we look into within Vineyard because people need options.
145 Mr. Brim stated it is in the code to allow self-storage and he has talked to a few people that
146 would be interested in doing a commercial storage but that it is not something the City
147 would put in.

148
149 Commissioner Welch asked about the language when the code states rear yard and side
150 yard. She asked if there is a place that those are defined to be more specific. Mr. Brim
151 stated that it is defined under our code in the definition section. Under the definition
152 section there is front yard, side yard and rear yard listed. Commissioner Welch said it might
153 be helpful to explain the definition more to make it really clear.

154
155 **MOTION:**
156 **COMMISSIONER GUDMUNSON MOTIONED TO OPEN THE PUBLIC HEARING.**
157 **COMMISSIONER BLACKBURN SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS:**
158 **COMMISSIONER BLACKBURN, COMMISSIONER GUDMUNSON, COMMISSIONER**
159 **RASMUSSEN, COMMISSIONER WELCH, CHAIR BRADY VOTED AYE. THE MOTION CARRIED**
160 **UNANIMOUSLY.**

161
162 Resident, Alisha Sabin, from Sleepy Ridge, stated she had a number of comments from some
163 of her neighbors. She stated that she felt that this ordinance change was very reasonable.
164 She did not feel that this ordinance jeopardized public safety. She stated that due to the
165 diverse background of incoming residents to the community, this ordinance, if not
166 approved, will continue to be a topic of controversy in the future. Ms. Sabin stated that, in
167 the previous meeting, a lack of support of a change of the ordinance had much to do about
168 a previously existing HOA in the area. She said that she and many of her neighbors felt that
169 this had become irrelevant as an HOA no longer exists in that part of the city. The city
170 should not be enforcing what an HOA would enforce. The job of the city is to please
171 everyone with in the city not just the Sleepy Ridge community. This is a more than fair
172 modification and this ordinance serves all of Vineyard and not only those living in the Sleepy
173 Ridge community. Ms. Sabin read several comments from neighbors.

174
175 Ms. Sabin stated that a reasonable compromise could be achieved. She said that she is
176 aware that some residents would like to keep the screening element of the ordinance. She

177 also stated that many new types of residents have moved in and that their needs should be
178 considered. She asked the city to please consider the minor change to save residents
179 thousands of dollars.
180

181 Resident Emily Vance stated that she agreed with all the comments provided by Ms. Sabin
182 and her neighbors. She said she agreed that she moved into her neighborhood because
183 there was not an HOA. She felt like this ordinance does fall into an HOA style of control. She
184 stated she felt that the proposed adjustments were fair and reasonable. She stated that
185 they have a fence and park their recreation vehicles behind their fence however they have a
186 lot of neighbors that do not. All of her neighbors are parked correctly on the side of the
187 home and she has no issues with how they are parked. She asked to know if the city is
188 aware of other neighborhoods that are also in violation of this ordinance. She stated that
189 there are other neighborhoods that are not abiding by the ordinance. Mr. Brim stated that
190 the City operates on a complaint-basis. Ms. Vance expressed the importance of holding all
191 neighborhoods to the same standard.
192

193 Resident Ryan McCarty also expressed support for the proposed ordinance change. He said
194 the main and most important purpose of the ordinance is safety and this would not be
195 jeopardized by the change. The second purpose is appearance which would not really be
196 affected by the modification.
197

198 Resident Joseph Smith also spoke in support of the ordinance change. He expressed that it is
199 crucial that vehicles do not block any public right-of-way. He expressed that a fence does
200 not do much for appearance as most RV's are taller than residential fences or screening
201 methods.
202

203 Resident David Lauret pointed out a few questions concerning the issue. He asked where in
204 Vineyard are lots large enough to store RV trailers. He stated in the Water's Edge
205 community there are not a lot of place that residents can store their RV and be in
206 compliance with the current code.

207 He asked that if we do not have enough land to build parking lots for normal, private
208 vehicles, why would we have room enough to welcome businesses to specifically store RV
209 trailers? He also asked why would a private property owner be okay with not being able to
210 park their trailer in a driveway.
211

212 Resident James Vance spoke in support of the ordinance change. He pointed out that the
213 Sleepy Ridge neighborhood is not an HOA and should not be treated as such, especially
214 considering that the ordinance proposal does not affect safety in a negative way. If parking
215 is done on the side of the home and not blocking anything then it is reasonable to have it
216 parked there. He stated that if Sleepy Ridge is the only community within Vineyard getting
217 hit with violations that it seems unbalanced. He continued that if there is not enough man
218 power within Vineyard how will they enforce stricter rules. Vineyard does not have the
219 zoning enforcement power needed to enforce these restrictions.
220

221 Resident Brett Pendleton expressed support of the ordinance change. He further stated that
222 all Vineyard neighborhoods should be treated equally in terms of enforcement. He stated

223 that there should not be a law that cannot be enforced. He stated that fences can be
224 problematic because sometimes the RV is too large and goes passed the garage. He also
225 expressed support to keep the 48-hours loading time. He felt that 24-hours is not always
226 sufficient for all loading events. He stated that part of the problem stems from the City
227 proposing and building narrow roads. He stated that the narrow roads are horribly unsafe.
228

229 Resident Brett Hooper expressed previous issues with this ordinance and how it has been
230 scripted until now. He stated that he has gone to great lengths to accommodate off-street
231 parking on his property for RVs and visitors. He feels that a lot of residents have fulfilled
232 their responsibility for creating RV parking to keep it parked off the roads and that should
233 be sufficient. He stated that the screening only creates more obstruction in his
234 neighborhood. And he does not like the isolation and feeling of enclosure created by a
235 screening requirement. He ended by stating he is in favor of the ordinance change.
236

237 Resident Devon Guymon was not made aware of the ordinance as previously written. He
238 was not in support of screening requirements upon moving into the neighborhood. He
239 would also like an amendment on how far an RV can be parking on the side of the yard.
240

241 Resident Nicole Reishman spoke in support of the ordinance change.
242

243  Chair Brady looked for additional public comments. Seeing none, he called for a
244 motion to close the public hearing.
245

246 **MOTION:**
247 **COMMISSIONER RASMUSSEN MOTIONED TO CLOSE THE PUBLIC HEARING.**
248 **COMMISSIONER WELCH SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS:**
249 **COMMISSIONER BLACKBURN, COMMISSIONER GUDMUNSON, COMMISSIONER**
250 **RASMUSSEN, COMMISSION WELCH, CHAIR BRADY VOTED AYE. THE MOTION CARRIED**
251 **UNANIMOUSLY**
252

253 Chair Brady called for comments from the Commission.
254

255 Commissioner Rasmussen stated she was not in support of micro-management and that she
256 felt that is what the ordinance, as written, has done. She stated it is important that city
257 ordinances evolve with the type of residents moving in. She would not suggest a giant
258 parking facility but a smaller one that is contained could work. She stated that she was not
259 in support of RV's and trailers being allowed to park in driveways because of the safety
260 concerns.
261

262 Mr. Brim responded to questions presented by Mr. Lauret. He stated that that there are
263 indeed other places in Vineyard where residents would be able to have lots large enough to
264 park RVs properly. These neighborhoods included The Hamptons, James Bay, Holdaway
265 Road, and more. He stated that a lot of the development within the city is set to provide
266 variety of housing to attract people from different income levels. This ordinance has not
267 only affected Sleepy Ridge. He further stated that the ordinance, as has existed, was

268 originally scripted to ensure public safety and local aesthetics, design, and continuity. RVs
269 can extend very close to the sidewalk and the city would enforce anything parked over the
270 sidewalk but even RVs close to the sidewalk could create visibility issues creating a safety
271 issue. The reason for the fences was probably due to an aesthetic need and continuity by
272 creating a defined line. Mr. Brim spoke about the city's complaint-basis approach to code-
273 enforcement. Vineyard City does not function as a 'big-brother' municipality. Nevertheless,
274 the city's code enforcement procedure has been very effective at addressing problems
275 related to this thus far. The city has acted when called upon. We have the needs and ability
276 to bring code-enforcement to a resolution.

277
278 Commissioner Tim Blackburn reminded the Commission of a comment made by resident Jim
279 Britton in the previous Planning Commission meeting. Mr. Britton had stated the
280 importance of living by the Rule of Law. New residents must adjust expectations prior to
281 moving into a new neighborhood based on the laws put in place. It is unfair to those already
282 living in the community to change ordinances. He also spoke about the delineating qualities
283 of a fence. He stated having a fence creates an area for the RV, by not having a fence the
284 area can easily be expanded and moved. He stated that fences have increased the overall
285 appeal of the neighborhood.

286
287 Commissioner Blackburn recounted much of what he personally had spoken in the previous
288 Planning Commission meeting about past promises and commitments made by the city and
289 now Mayor, Julie Fulmer. The Mayor had promised to uphold all HOA rules and regulations
290 after the HOA had been disbanded. Commissioner Blackburn stated that he understands the
291 importance of laws changing but this is an ordinance he feels strongly about. He expressed
292 the importance of aesthetics in any community, having the RVs and boat screened helps the
293 aesthetics of the neighborhood. Commissioner Blackburn presented research and statistics
294 that propose greater crime (theft and burglary) when RV's and trailers are exposed to the
295 street. He concluded by stating that he was not in support of the ordinance changes. He
296 further stated that it is not fair to those residents that have gone to great expenses to abide
297 by the ordinance as written until now.

298
299 Commissioner Jessica Welch thanked everyone who has spoken up until now. She stated
300 this is a city code not about an HOA. She expressed the screening requirement has been
301 pretty consistent with other neighboring cities. She felt that this issue, at its core, is about
302 aesthetics—a subject topic of discussion because it is subjective. She is open to the changes
303 but she is most in favor of keeping the requirements that call for RV parking in the rear and
304 side yards of homes.

305
306 Commissioner Tay Gudmundson stated that it is hard to know where to sit on this decision.
307 She mentioned that this issue does not affect all city neighborhoods equally. She stated,
308 that both sides made good points and she does not love the aesthetics of not having a
309 screen but she also is not opposed to changing it. She did not know if the Commission was
310 fully prepared to make a decision on the subject. Mr. Brim stated that each Commissioner is
311 not required to vote if they did not feel prepared to. He also stated that this discussion
312 could be pushed further back to another meeting if necessary. She asked to know why the
313 code should be changed. Commissioner Blackburn responded, that complaints regarding the

314 matter have been brought up most recently. Mr. Brim also pointed out that a fence can be
315 very costly, especially considering the public health crisis that exists due to the Coronavirus
316 Pandemic. Commissioner Gudmundson expressed support of the existing 48 hour loading
317 parking code. She asked if the Commission should survey the city about this. Commissioner
318 Blackburn responded that he felt that majority of the subdivisions within Vineyard do not
319 have the side yard parking for RVs.

320
321 Commissioner Brady asked the Commission about the 48-hour loading code. Commissioner
322 Welch expressed that she liked 24 hours better, but she understood that some residents
323 may require a 48-hour window. Commissioner Blackburn was also in support of keeping the
324 48-hour window.

325
326 Chair Brady stated that he is fine with the code written as is. He said personally that having
327 a fence would be annoying and time consuming. From a safety standpoint, he stated that if
328 one believes theft is an issue, then they should install a fence and that requiring a fence
329 limits people. He also stated that he would like the 48-hour loading code to be 24-hours. He
330 stated it is not necessary for the Commission to vote unanimously.

331
332 Commissioner Welch stated that this ordinance does not officially change the code just yet.
333 The Planning Commission simply make recommendations to the City Council to approve or
334 disapprove a change. Commissioner Gudmundson stated that the definition and related
335 graphics should be found all in one place. Mr. Brim read the definition of 'side yard'. He
336 stated that the City could absolutely provide graphics to go along with the definition and
337 provide a reference within the RV parking code for convenience.

338
339 Chair Brady asked if the Commission was prepared to make a motion. Commissioner
340 Rasmussen motioned to recommend approval of the code as presented tonight with the
341 addition of the clarifying language regarding the side yards.

342
343 **MOTION: COMMISSIONER RASMUSSEN MOTIONED TO RECOMMEND APPROVAL OF THE**
344 **CODE AS PRESENTED TONIGHT WITH THE ADDITION OF THE CLARIFYING LANGUAGE**
345 **REGARDING THE SIDE YARD. COMMISSIONER GUDMUNDSON SECONDED THE MOTION.**
346 **THE ROLL CALL WENT AS FOLLOWED: COMMISSIONER BLACKBURN VOTED NAY,**
347 **COMMISSIONER GUDMUNDSON VOTED AYE, VICE-CHAIR RASUMSSEN VOTED AYE, CHAIR**
348 **BRADY AYE. THE MOTION CARRIED.**

349 350 **6. WORKSESSION**

351 **6.1 General Plan Review**

352 Planner II Briam Amaya Perez introduced the general plan as a guiding document on how
353 growth and development will occur in the City. It discusses areas such as economic growth,
354 parks, open space, etc. It is important to frequently review the plan and make needed
355 changes. This presentation reviewed inaccuracies and errors that staff found in the General
356 Plan.

357
358 This project was not meant to be an overhaul and just to make minor amendments to
359 certain areas. He stated that staff will be updating maps, tables and diagrams. The main

360 focus for 2021 will be the open space, park, trails, and lake front and the moderate-income
361 housing. The current plan is an excellent starting point as it displays history and a vision. It
362 lays out worthwhile goals and strategies for smart growth and development. It functions at
363 a great plan and an action plan that gives the City specific actions to take. Communities
364 grow so the plan has to continue to evolve and grow as the city does.
365

366 The areas of improvement include fixing spelling and grammar errors, punctuation,
367 redundancies, word choice have been reviewed, rereview and will be fixed. One big
368 improvement is to create the plan to be more educative, meaning that concepts and
369 vocabulary will be further defined to make it easier to understand. Benefits and rationale
370 behind decision are not explained well. The role of local governing bodies is not clearly laid
371 out and needs to be addressed. The plan is 151 pages and could be condensed or shortened
372 to make it more user friendly. A glossary or index could be included to help navigate its
373 length. The city could make the document interactive by including PDF bookmarks and
374 clickable links. The language in the plan can be vague at times such as “consider doing this...
375 or consider doing that...”. they do not specifically provide an outline. It provides the
376 importance of working with institutions and agency organizations without laying out the
377 intended and specific organizations. Funding is mentioned without including sources,
378 amounts, or deadlines. The plan also mentions plans and programs that are currently in
379 development and could lead to misinformation as they are not fully functioning programs. It
380 might be helpful to specify that they are still being worked on. There are some tables,
381 charts, and diagrams that are outdated and do not reflect the most recent 2020 census. The
382 maps and tables need to be up to date with the most recent and accurate information.
383

384 The Vision Statement shows up 26 pages into the plan and could be better placed towards
385 the beginning of the plan. The plan does not quantify goals or strategies. Goals needs to be
386 smart meaning, specific, measurable, attainable, reasonable, and time sensitive. Design
387 Workshop, the consultant that helped us create the general plan provided sample goal
388 matrix that are not concrete and an implementation matrix is lacking throughout the
389 document. We can work towards having smart goals to keep ourselves accountable.
390

391 Moderate-income housing is bare bones throughout the plan. There is more that the city
392 could be doing to bring more affordable income housing throughout the city. Parks, open
393 space, parking, and ADA accessibility are lacking detail.
394

395 As a review of the General Plan Survey, 6 Commissioners completed the survey and 4 staff
396 members did as well. It laid out specific strategy to the General Plan with a rubric to mark
397 how well the city has addressed the strategy. Biases were recorded. With only 10 people
398 completing the survey, the sample size limits how accurate the information provided was.
399 There were a number of non-response biases. With how long the survey was, there were
400 issues with participants tiring.
401

402 Historic Preservation was rated the highest in that the City is not doing enough to address
403 the issue. Mr. Amaya stated that due to a lack of resources, he believes that Historic
404 Preservation could improve with more funding. There were many comments about
405 historical artifacts and historical locations missing.

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Land use is one of the elements that has been given a healthy amount of attention and support. It had the least amount of “no” votes and the second highest of “yes” votes with a high amount of “high priority” votes. Comments included that language was vague. Mixed use spaces were frequently mentioned as popular. Creating a community brand is important.

Parks and Open Space has been an area of greatest accomplishment within the city. It has the greatest number of strategies. There were healthy amounts of “yes” votes. Comments included the importance of dog parks, preserving and building wetlands, parks and open space in East Vineyard, finishing trail connections, and maintaining continual partnerships with neighboring municipalities.

Economic Development was responded to in a positive way. “Yes” and “in progress” were the most frequent votes with some more N/A votes. Comments included creating a Vineyard Chamber of Commerce, promoting Vineyard tourism, targeting specific industries, and how the city can foster startups.

Transportation was the third highest “yes” vote categories. Most strategies are in progress. Traffic and roadways showed to not be a concern. Comments included increased trail connections, increased density and mixed use to support public transit, supporting alternative modes of transportation such as electric vehicles and scooters to help with the last mile problem to public transit. How we are going to creating significant entrances to Vineyard.

Public Facilities received the highest about of “NA” votes. Not a lot of attention is brought to this area. Comments included increased high-quality communications infrastructure for the growth within the city. And partnering with surrounding municipalities for water, public safety, fire, and recreational facilities.


Moderate-income Housing strategies is not mentioned frequently throughout the plan. There is a low standard so goals have been easy to accomplish. Priority is quite low. Comments included identifying affordable housing programs, increasing social programs provided through the city, and increase in variation of housing.

Technology is a chapter that is generally not fully understood. Comments included providing public WIFI in strategic places throughout the city, utilizing new technology to resolve parking issues, weather stations, keep road and map data up to date, and prepare to welcome new technology such as autonomous vehicles.

The last table provided shows a list of priorities.

He stated that the next steps include the Planning Department updating the language of goals and strategies. The two elements the city will focus on are open space and moderate-income housing. Along with updating the maps and diagrams. Mr. Amaya stated that it is important to incorporate the Corridor Plan with the General Plan. Taking the chance to

452 capitalize on the opportunity we have in the heart of the city. As a staff we are ready to
453 move forward. Mr. Amaya asked if anyone had any questions.

454
455  Mr. Brim followed up that staff is going to focus a lot of time on moderate-income
456 housing and open spaces. Transit pairs very nicely with a wide variety of income and home
457 types.

458
459 Commissioner Welch stated that she loved this plan and agreed that the Commission should
460 split up different areas for each Commissioner to focus on. It is huge to think of all of it at
461 once so it might be easier to think of one or two specific areas.

462
463 Commissioner Rasmussen agreed that the Vision Statement needed to be brought closer to
464 the beginning of the plan. She believed that the presentation addressed much of the
465 concerns she had such as specific goals and steps to take.

466
467 Mr. Brim stated that there will be a smaller work session soon for Commissioners to take on
468 separate sections of the General Plan. He asked the Commissioners to email Chair Brady
469 what categories they are most interested in.

470

471 **7. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE**

472 None were presented.

473

474 **8. ADJOURNMENT**

475 **MOTION: COMMISSIONER GUDMUNDSON MOTIONED TO ADJOURN. COMMISSIONER**
476 **RASMUSSEN SECONDED. ROLL CALL WENT AS FOLLOVED: COMMISSIONER BLACKBURN,**
477 **COMMISSIONER GUDMUNSON, COMMISSIONER RASMUSSEN, COMMISSION WELCH,**
478 **CHAIR BRADY VOTED AYE. THE MOTION CARRIED UNANIMOUSLY**

479

480

481

482 **NOTICED BY:** /s/ Cache Hancey

483 Cache Hancey, Planning Technician

484

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6
REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
April 7, 2021 at 6:00 p.m.

7
8
REGULAR SESSION

9
10
Commissioners Present:

11 Chair Bryce Brady
12 Commissioner Tim Blackburn
13 Vice-Chair Shan Sullivan
14 Commissioner Anthony Jenkins
15 Commissioner Amber Rasmussen

Commissioners Absent:

Commissioner Jeff Knighton
Commissioner Jessica Welch
Commissioner Tay Gudmundson

16
17 **Staff Present:** Planner II Briam Amaya Perez, Planning Technician Cache Hancey, Assistant
18 Public Works Director Chris Wilson, Water Manager Sullivan Love

19
20 **Others Present:** Rick Magness with Yesco Signs and Kirk Beecher with Central Utah Water
21 Conservancy District

22
23  **Call to Order**

24
25 **1. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE**

26 Vice-Chair Sullivan led the meeting in the Pledge of Allegiance.

27 **2.  OPEN SESSION**

28 **Motion: COMMISSIONER BLACKBURN MOTIONED TO BEGIN THE OPEN**
29 **SESSION. VICE-CHAIR SULLIVAN SECONDED THE MOTION. ROLL WENT AS**
30 **FOLLOWS: CHAIR BRADY, COMMISSIONER BLACKBURN, VICE-CHAIR**
31 **SULLIVAN, COMMISSIONER JENKINS VOTED AYE. THE MOTION CARRIED**
32 **UNANIMOUSLY.**

33 No comments were addressed before the Commission.

34 **Motion: VICE-CHAIR SULLIVAN MOTIONED TO ADJOURN THE OPEN SESSION.**
35 **COMMISSIONER JENKINS SECONDED THE MOTION. ROLL WENT AS**
36 **FOLLOWS: CHAIR BRADY, COMMISSIONER BLACKBURN, VICE-CHAIR**
37 **SULLIVAN, COMMISSIONER JENKINS VOTED AYE. THE MOTION CARRIED**
38 **UNANIMOUSLY.**

41 **3. MINUTES REVIEW AND APPROVAL:**

42 **3.1 1.20.2021 Minutes**

43 **3.2 2.17.2021 Minutes**

44 Vice-Chair Sullivan verified that her requested change was fixed in the 01.20.2021
45 minutes.

46  **Motion: COMMISSIONER BLACKBURN MOTIONED TO APPROVE THE**
47 **MINUTES AS PRESENTED. VICE-CHAIR SULLIVAN SECONDED THE MOTION.**
48 **ROLL WENT AS FOLLOWS: CHAIR BRADY, COMMISSIONER BLACKBURN,**
49 **VICE-CHAIR SULLIVAN, COMMISSIONER JENKINS VOTED AYE. THE MOTION**
50 **CARRIED UNANIMOUSLY.**

51
52 **4. BUSINESS ITEMS**

53 **4.1  DISCUSSION AND ACTION- YESCO Sign Standard Waiver**

54 The applicant is requesting approval of a sign standard waiver for Maverik located at 78
55 S Geneva Rd within the Regional Mixed-Use (RMU) Zoning District. Parcel ID
56 40:454:0018. The Planning Commission will act to approve (or deny) the sign waiver.
57

58 Planner Briam Amaya Perez introduced the subject as well as Rick Magness with Yesco Signs.
59 The applicant was seeking a waiver due to the height and total area of the sign. The property was
60 also proposing three (3) additional box cabinet signs that are utilized for directions and safety.
61

62 Mr. Perez displayed the multi-tenant sign and described it. It measured at 18 feet high which
63 follows the requirement for the sign standard waiver. The total square feet of the sign is 94
64 square feet. He described the process he used to measure the total area. The applicant would be
65 able to go up to 100 square feet within the waivers allowance.
66

67 Mr. Perez then displayed the cabinet signs that are proposed. The signs will give directions for a
68 new road behind the building. He then displayed a map of the property and the locations for each
69 sign.
70

71 Mr. Perez displayed the Vineyard sign that the applicant is providing for the city. It will be
72 attached to the existing wall located at the northeast corner of the property.
73


74 Mr. Magness with Yesco Signs introduced himself and described the box signs that are giving
75 directions around the property. He mentioned that the Vineyard wall sign was not an issue and
76 they were happy to provide it for the city. The multi-tenant sign complies with the sign standard
77 waiver requirements. He concurred with staff approval and opened the time to questions.
78

79 Commissioner Jenkins asked if ethanol free fuel will be sold at this gas station. Mr. Magness
80 replied that they will be selling "blue fuel".
81

82 Vice-Chair Sullivan asked if the cabinet signs are lit up at all times. Mr. Magness replied that
83 due to Maverik being opened 24/7 the signs need to be lit at all times to provide directions. The
84 lighting is dim and should not pose any issues for the residents nearby.
85

86 Commission Blackburn asked if all of the box signs are only directional to exit the property. Mr.
87 Magness described that the purpose of those signs was to give directions to the larger vehicles to
88 split up the traffic from the smaller pedestrian vehicles. Commissioner Blackburn asked why
89 they chose 18 feet for the multi-tenant sign. Mr. Magness replied that Yesco does sign studies in
90 which they sit at the street corner and observe traffic flow and speeds. They then design a sign
91 that would fit best for the property and traffic. He stated that the cost of the sign was around
92 \$60,000. Commissioner Blackburn replied that his role is to help keep things standard
93 throughout the city which means he needs to observe the standard in regards to the waiver. He
94 stated that he preferred shorter signs rather than larger signs and fewer commercial signs in
95 general. He then asked about how much of the sign will be lit. Mr. Magness replied that the
96 lighting is captured in a cabinet and will not cause a hazard. The LED gas price lights can be
97 changed and it could take roughly one (1) year to find the best setting for the property. The Alloy
98 letters will also be lit in a manner that will not protrude.

99
100 Mr. Magness stated that a multi-tenant sign would provide for fewer signs in the city. As
101 Maverik and the Alloy were in discussion of acquiring this new property, they discussed the
102 importance of a shared sign for both interests. This sign will replace the current gas price sign.
103 Commissioner Blackburn asked if the Vineyard wall sign will for sure be installed as Maverik
104 promised a sign on that wall 4 years ago. Mr. Magness replied that he believes that was
105 overlooked but Marverik does believe there is a commitment to be fulfilled.

106
107  **Motion: COMMISSION JENKINS MOTIONED TO APPROVE THE SIGN**
108 **STANDARD WAIVER. VICE-CHAIR SULLIVAN SECONDED THE MOTION. ROLL**
109 **WENT AS FOLLOWS: CHAIR BRADY, COMMISSIONER BLACKBURN, VICE-**
110 **CHAIR SULLIVAN, COMMISSIONER JENKINS VOTED AYE. THE MOTION**
111 **CARRIED UNANIMOUSLY.**

112
113 4.2  **DISCUSSION AND ACTION - Geneva Retail Frontage Preliminary Plat B**

114 The applicant is requesting an approval of a preliminary plat for the Geneva Retail
115 Frontage Plat B. Parcel ID's 40:513:0011, 40:513:0010, and 40:513:0009. The Planning
116 Commission will act to approve (or deny) recommendation of the proposed application to
117 the City Council.

118
119 Mr. Perez introduced Kurt Beecher with Central Utah Water Conservancy District (CUWCD)
120 and described the property and staff report. He then displayed the original plat and mentioned
121 that this application was for parcels 9, 10, and 11. The total area of the plat is 2.7 acres. He stated
122 that back in February the Commission approved a conditional use permit (CUP) for a well that
123 would be constructed at this site. As part of the CUP, the Planning Department asked for
124 CUWCD to create a new preliminary plat. In this plat, CUWCD has proved the appropriate
125 utility easements and 35-foot access easement. They will be locating all their utilities through
126 that as well. Mr. Perez stated that Planning Department had no issue with this application.

127
128 Kurt Beecher described that the circle in the diagram is a well protection zone. It is 100-foot
129 radius that cannot have anything put into it that would contaminate the fresh water source.


130
131 Assistant Public Works Director Chris Wilson asked for Mr. Beecher to describe what can and

132 cannot be placed in that zone. Mr. Beecher replied that curb, gutter, and asphalt are permitted.
133 Septic drain fields, gas tanks, and underground storage tanks are not permitted. He also stated
134 that CUWCD will need an easement from the Edgewater Townhome complex that is included in
135 their protected circle.

136
137 Chair Brady asked Mr. Perez what the change to the original preliminary plat was. Mr. Perez
138 replied that there was a recommendation from engineering to continue the numbering on the plat
139 from 11, so this plat would become 12, 13, 14, and 15. This would become Plat B. There would
140 be a temporary easement for a hammerhead turnaround for the fire department. When the other
141 lots get developed, they will work with the developers to secure their access to the well site. Mr.
142 Wilson said that the original plat provides access protection for each parcel.

143
144 Commissioner Rasmussen asked if Water Manager Sullivan Love had anything to say about this
145 project. Mr. Love stated that CUWCD have been more than happy to work with the city and he
146 fully supports this new well.

147
148 Mr. Beecher stated that construction for the drilling of the well will begin this week or next. A
149 40-foot sound wall will go up around the area.

150
151  **Motion: COMMISSIONER JENKINS MOTIONED TO APPROVE THE GENEVA**
152 **RETAIL FRONTAGE SUBDIVISION B PRELIMINARY PLAT. COMMISSIONER**
153 **RASMUSSEN SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR**
154 **BRADY, COMMISSIONER BLACKBURN, VICE-CHAIR SULLIVAN,**
155 **COMMISSIONER JENKINS VOTED AYE. THE MOTION CARRIED**
156 **UNANIMOUSLY.**

157
158 Commissioner Jenkins mentioned that this area is being used as a defacto parking lot. He asked
159 staff if that is allowed. He stated that he wanted the city to act sooner than later to prevent
160 parking in that area. Mr. Wilson stated that the issue with this area is that it is public and private
161 property. The Sheriff's Department has been working to remove the vehicles parked in public
162 property. Mr. Wilson stated that some private property owners have been providing parking for a
163 fee. This area would have to be investigated by code enforcement to see if this area allows for
164 parking.

165
166 Commissioner Blackburn asked if CUWCD placed notices on the surrounding properties to
167 inform the public about what is happening in the area. Mr. Wilson stated that CUWCD has hired
168 a group to ensure the public is notified and are willing to field all questions. Planning Technician
169 Cache Hancey mentioned that the Edgewater Townhome HOA has notified their residents of the
170 drilling as he as already received complaints about it.

171 172 **5. WORKSESSION**

173 No items were presented before the Commission for the work session.

174 175 **6. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION** 176 **DISCLOSURE**

177 Commissioner Blackburn stated that cattle are now present at Walkara Way. Mr. Wilson stated

178 that staff has noticed an impact on the phragmites from the cattle. It appears to be a successful
179 project.

180

181 Commissioner Jenkins mentioned that issues of parking should be handled by enforcing what is
182 currently on the books such as parking by fire hydrants. He continued that if street parking is a
183 public safety is a hazard, all street parking should be prohibited regardless of who is parking.
184 After biking through Sleepy Ridge, he noticed that the corners had been red curbed. Mr. Wilson
185 stated that Public Works is opposed to red curbing because it because a maintenance issue at a
186 cost to taxpayers. Commissioner Jenkins stated that if enforcement for parking on corners was
187 followed, red curbing would not be an issue. Commissioner Rasmussen agreed with
188 Commissioner Jenkins desire to ensure current rules are being enforced by the Sheriff's
189 Department. Mr. Wilson described that red curbing can clutter the city with a cost and that
190 Sheriff patrols are effective but also come with a cost.

191

192 Commissioner Rasmussen asked Mr. Wilson what his solution for the parking issue was if not to
193 red curb. From his perspective, he believed that subdivisions need to provide enough parking for
194 every resident. He expressed concern about the parking structure for downtown. He is opposed to
195 on street parking being counted toward designated parking. There are solutions such as to add
196 parking to collector roads. If you add parking, asphalt would need to be added and parking strips
197 would be eliminated. Traffic on collector roads needs to remain uncongested. He advised only
198 allowing on street parking on the multi-family side of the road and not on the other side.
199 Commissioner Jenkins mentioned that if the city builds it, people will come and could cause
200 more parking issues. If more parking is provided, more people will bring cars. Mr. Wilson
201 mentioned that the HOA once provided on street parking but has recently prohibiting it, causing
202 parking to get flooded into adjacent neighborhoods. If people cannot find parking, the problem
203 will eventually solve itself. People are only willing to park so far from their destination.
204 Commissioner Jenkins replied that the city should not be responsible for solving this problem.
205 Rasmussen stated that there is a parental relationship with the city. The city is currently not
206 giving resident boundaries and they need to. Mr. Wilson stated that this is difficult to solve as no
207 one is breaking the law.

208

209 Commissioner Jenkins mentioned that the City Council had approved funds for a fence for the
210 center street bridge. The bridge is safe if driving properly and following the laws. This bridge
211 was built for the perception of safety. If the city is willing to spend money on the perception of
212 safety, actual safety measures should be made a higher priority.

213

214 Chair Brady stated his opinion that as the city owned the streets, parking can be banned. The city
215 has rights to do what they want for their property. He agreed that the bridge fence was
216 unnecessary. Other more dangerous roads do not have barriers. He followed up with a report
217 from his retreat with City Council.

218

219 Vice-Chair Sullivan asked if the Lake trail will be completed soon. Mr. Wilson stated that it
220 should before this summer. The Lindon Trail should continue to the marina soon and connect to
221 the Vineyard Trail. The County will take over the asphalt of the Vineyard Trail soon. The

222 Walkara Way Trail will have funding soon to connect in as well. The Clegg farm is going to be a
223 gap in the trail.

224

225 Chair Brady asked when Vineyard Road will close. Mr. Wilson stated that it could be closed by
226 next Monday. It will become a t-intersection with 300 West. Part of the downtown phase
227 includes the expansion of 300 West.

228

229 Commissioner Blackburn mentioned his comments he made in City Council about a cemetery.
230 The city has not been good at projecting the need for a cemetery as they plan for open spaces. He
231 would like the Planning Commission to approve of a cemetery in the city somewhere.

232

233 Chair Brady asked the commission to read up on the General Plan to make informed decisions.
234 He also mentioned that Penny Springs Park has officially opened.

235

236 7. ADJOURNMENT

237  **Motion: COMMISSIONER BLACKBURN MOTIONED TO ADJURN THE**
238 **MEETING. VICE-CHAIR SULLIVAN SECONDED THE MOTION. ROLL WENT AS**
239 **FOLLOWS: CHAIR BRADY, COMMISSIONER BLACKBURN, VICE-CHAIR**
240 **SULLIVAN, COMMISSIONER JENKINS VOTED AYE. THE MOTION CARRIED**
241 **UNANIMOUSLY.**

242

243

244

245 **NOTICED BY:** /s/ Cache Hancey

246 Cache Hancey, Planning Technician

247



COMMUNITY DEVELOPMENT

DATE: May 5, 2021
FROM: Morgan Brim, Community Development Director
TO: Planning Commission
ITEM: Work Session – ZTA ADUs, Home Occupations, Lighting Height and Retaining Walls
APPLICANT: City Initiated

BACKGROUND:

The Planning Commission will discuss possible city-initiated text amendments to the VZC. Staff would like guidance from the Planning Commission on several text amendments. Staff will overview a marked-up draft version of the text during the work session. A brief description is provided below.

- 15.34.060 Accessory Dwelling Units (ADU)
The Utah State Legislature recently adopted amendments to single family residential provisions to require municipalities to allow ADUs as a permitted use. Legislation prohibits municipalities from establishing restrictions or requirements for ADUs with limited exceptions. These state code amendments will impact our code in regards to the ADU size limitations, exterior entrance requirements, and allows the internal conversion of a carport or garage into an ADU.
- 15.34.150 Home Occupations
City staff is proposing to limit home occupations within an ADU to home occupations without impact. This would allow tenants of an ADU, with consent of the home owner, to operate a home business with no clientele or employees that do not live on the premises. All standards applicable to home occupations would still apply.
- 15.36.030(17)(c) & 15.38.030(1)(l) Pole Lighting
These sections have conflicting pole height provisions that need to be clarified.
- 15.32.230 Fences and Walls
Clarification is needed regarding fence height located on top of retaining walls. Currently wall height is limited to six feet, but city code is not clear in regards retaining walls placement and attached top fencing.

Following the work session, staff will update the draft ordinances and notice for a public hearing for the next meeting.