

**REGULAR MEETING OF THE
VINEYARD PLANNING COMMISSION,
Vineyard City Hall, 125 S Main St., Vineyard, Utah
Wednesday, January 15, 2020, at 6:00 p.m.**

PUBLIC NOTICE is hereby given that the Planning Commission of Vineyard, Utah, will hold a regular meeting, on Wednesday, January 15, 2020 at 6:00 p.m. The agenda will consist of the following:

1. CALL TO ORDER

2. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

3. OPEN SESSION

“Open Session” is defined as time set aside for citizens to express their views for items not on the agenda. Each speaker is limited to three (3) minutes. Because of the need for proper public notice, immediate action cannot be taken in the Planning Commission Meeting. 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.

4. MINUTES REVIEW AND APPROVAL

Minutes for review and approval from the December 18, 2019 Planning Commission meeting.

5. BUSINESS ITEMS:

5.1 Mill Point Site Plan Amendment

The applicant, Ralph Moffat, is requesting approval of a site plan amendment to their initial landscape and trails plan which was approved by Planning Commission. The site is located on the west side of Mill Road and south of the Utah Valley University soccer fields. This development is within the Regional Mixed Use (RMU).

5.2 Training Session

The Planning Commission will watch a video by Cynthia Bee: Five Tips to Landscaping in the Climate and Environment You Live In.

6. WORK SESSION

6.1 Text Amendments

The Planning Commission will discuss a proposed text amendment to the Vineyard Zoning Ordinance including:

- **VZC 15.34.060 Accessory Dwelling Units**

7. COMMISSION MEMBERS’ REPORTS AND EX PARTE DISCUSSION DISCLOSURE

8. STAFF REPORTS

- Morgan Brim, Planning Director
- Don Overson, City Engineer

9. ADJOURNMENT

The next regularly scheduled meeting is February 5, 2020.

This meeting may be held electronically to allow a commissioner to participate by teleconference.

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 Elizabeth Hart, Planner, at least 24 hours prior to the meeting by calling (801) 226-1929.

The foregoing notice and agenda was emailed to the Salt Lake Tribune and Daily Herald, posted on the Utah Public Notice Website and Vineyard Website, posted at the Vineyard City Offices and City Hall, delivered electronically to city staff and each member of the planning commission.

AGENDA NOTICING COMPLETED ON: January 10, 2020

NOTICED BY: /s/ McKenna Marchant

McKenna Marchant, Planner



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**REGULAR MEETING OF THE
VINEYARD PLANNING COMMISSION,
Vineyard City Hall, 125 S Main St., Vineyard, Utah
Wednesday, December 18, 2019, at 6:00 p.m.**

Present	Absent
Madam Chair Cristy Welsh	Commissioner Tim Blackburn
Vice-Chair Anthony Jenkins	Alternate Commissioner Shan Sullivan
Commissioner Bryce Brady	Alternate Commissioner Tay Gudmundson
Commissioner Jeff Knighton	
Alternate Commissioner Jessica Welch	

8 Staff Present: Morgan Brim, Chris Wilson, Elizabeth Hart, McKenna Marchant
9 Others Present: Tyce Flake, David Lauret, Karla Mata, Eric Towner, Drew Towner

10

1. CALL TO ORDER

12 Madam Chair Welsh called the meeting to order at 6:02pm.

13

2. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

15 Commissioner Jenkins offered the opening invocation.

16

3. OPEN SESSION

18 Madam Chair Welsh began the public session at 6:03pm. There were no comments, and
19 she closed the open session at 6:03pm.

20

4. MINUTES REVIEW AND APPROVAL

22 The Planning Commission reviewed the minutes for the October 30, 2019, and November
23 6, 2019, Planning Commission meetings.

24

25 **Motion:** COMMISSIONER JENKINS MOVED TO APPROVE THE MINUTES FROM THE
26 OCTOBER 30, 2019, AND NOVEMBER 6, 2019 PLANNING COMMISSION MEETINGS.
27 COMMISSIONER KNIGHTON SECONDED THE MOTION. ROLL WENT AS FOLLOWS: MADAM
28 CHAIR WELSH, COMMISSIONER JENKINS, COMMISSIONER KNIGHTON, COMMISSIONER
29 WELCH VOTED AYE. COMMISSIONER BLACKBURN AND COMMISSIONER BRADY WERE
30 ABSENT. THE MOTION CARRIED WITH TWO ABSENT.

31

5. BUSINESS ITEMS:

5.1 Sign Standard Waiver

34 Ms. Hart began explaining the applicant, 600 Mill, LLC, is requesting approval of a site
35 plan approval for a sign standard waiver for a multi-tenant monument sign that is
36 approximately seventeen (17) in height, has 100 square feet of sign area, and contains

37 halo lighting. The waiver allows the commission to allow additional square footage and
38 height. The location of the sign is at the intersection of the main entrance into the
39 Megaplex area, Mill Road, and approximately 580 North. This development is within the
40 Regional Mixed Use (RMU). It is a five-tenant sign; each of the signs is approximately
41 two feet in height and seven feet in length. The monument will be a light color brick
42 with the other colors as white and black. They proposed two locations for the sign. One
43 is on the north side of the road that leads into the roundabout, and the other option is
44 for the south side of the roundabout. The applicant would prefer to do the north side,
45 but there's a public utility easement there, so they would need to get permission from
46 Rocky Mountain Power and Dominion Energy to place the sign in their easement. Staff
47 is requesting the condition for them to submit a final site plan to the planning
48 department before submitting for their building application, as well as providing
49 documentation from Rocky Mountain Power and Dominion Energy that they have
50 acknowledged there will be a sign going in their easement.

51 Conversation ensued about the location of the sign.

52 **Motion:** COMMISSIONER KNIGHTON MOVED TO APPROVE THE SIGN STANDARD
53 WAIVER FOR 600 MILL LLC WITH THE CONDITIONS LISTED IN THE STAFF REPORT.
54 COMMISSIONER JENKINS SECONDED THE MOTION. ROLL WENT AS FOLLOWS: MADAM
55 CHAIR WELSH, COMMISSIONER JENKINS, COMMISSIONER KNIGHTON, COMMISSIONER
56 WELCH VOTED AYE. COMMISSIONER BLACKBURN AND COMMISSIONER BRADY WERE
57 ABSENT. THE MOTION CARRIED WITH TWO ABSENT.

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59 **5.2 Planning Commission Chair and Vice-Chair Appointment**

60 The Planning Commission appointed a new Chair and Vice-Chair for 2020.

61 **Motion:** MADAM CHAIR WELSH NOMINATED COMMISSIONER JENKINS FOR CHAIR AND
62 COMMISSIONER KNIGHTON FOR VICE-CHAIR. COMMISSIONER JENKINS AND KNIGHTON
63 ACCEPTED THE NOMINATION. COMMISSIONER WELCH SECONDED THE NOMINATION.
64 ROLL WENT AS FOLLOWS: MADAM CHAIR WELSH, COMMISSIONER WELCH,
65 COMMISSIONER JENKINS, AND COMMISSIONER KNIGHTON VOTED AYE. THE MOTION
66 CARRIED.

67

68 **6. WORK SESSION**

69 **6.1 Text Amendments**

70 The Planning Commission discussed proposed text amendments to the Vineyard Zoning
71 Ordinance including:

- 72 • **VZC 15.48 Sign Code**

73 Ms. Hart explained the existing wall sign code and then presented four different
74 options to the commission for wall signage. The first two look at the percentage
75 of the elevations of a building. The last two are based on the square footage per
76 linear foot of the building frontage. The first has the option of 600 feet total, and
77 the second doesn't have a max. There would be a max of elevations with as

78 many signs as they want and spread signs among elevations. Options three and
79 four have a max number of signs per elevation.

80 Discussion ensued about the wall signage options. The Commission instructed
81 staff to dive deeper into options one and two and then to bring them back to
82 Planning Commission.

83 Ms. Hart then explained the proposed temporary signs. She began by explaining
84 the current code and then explained the proposed options. The new temporary
85 sign code would restrict signs by acreage of the property. For less than an acre
86 area, you would be able to put five signs per street frontage, and they would not
87 be able to exceed six square feet per sign. The size would continue to grow for
88 each lot until ten or more acres which would still be limited to five signs per
89 street frontage not to exceed six square feet per sign and an additional three
90 signs not to exceed either 32 square feet or two signs not to exceed 96 square
91 feet with residential zones, or five signs per street frontage not to exceed six
92 square feet per sign and an additional three signs not to exceed either 64 square
93 feet or two signs not to exceed 128 square feet for all other zones.

94 Discussion ensued about temporary signage.

95 David Lauret, resident, stated that during the recent election, several homes had
96 more than two political signs. Five or six signs is a better number for political
97 signs, especially with the upcoming presidential election.

98 Mr. Brim responded staff can look into more allowances for political, religious,
99 and ideological signs.

100 Madam Chair Welsh stated that as a candidate, it did seem very restrictive at
101 first, but as a citizen driving through other communities of the valley, it was
102 delightful to come to Vineyard and not have it be so cluttered. It made the signs
103 that were out a lot more meaningful.

104 Further discussion ensued about temporary signs.

105

106 • **VZC 15.34.060 Accessory Dwelling Units**

107 Mr. Brim explained that there were several proposed changes to ADUs, including
108 capping ADU size, expanding parking, capping the number of bedrooms, and
109 adding occupation limits. He wanted to start bringing this code to the attention
110 of the Planning Commissioner for the new year.

111

112 • **NEW – VZC 15.34.040 Short Term Rentals**

113 Mr. Brim explained there has been a lot of interest in short term rentals in the
114 area, and this will also need to have the attention of the Planning Commission in
115 the new year. This code will likely focus on restricting investor-owned short term
116 rentals versus rentals where the property owner lives on-site to take care and
117 manage the property.

118

119 **7. FAREWELL TO CRISTY WELSH**

120 Mr. Brim highlighted a few of the accomplishments of Madam Chair Cristy Welsh since she
121 has been involved in Planning Commission including, but not limited to: the Town Center
122 Code, many zoning ordinance rewrites, the sign code update, the Forge code, many square
123 feet of flex office space, Dairy Queen, the Yard A and B, the Utah Valley Home Builders
124 Association building, the General Plan, O'Reilly, Starbucks, Coconut Cove, parks, a couple
125 thousand residential lots, and countless DRC, Planning Commission and City Council
126 meetings. He stated the planning staff is sad to see her go, but she is on to bigger and better
127 things as a member of the City Council.

128 Madam Chair Welsh stated that she had just attended a land use training and felt
129 competent in her knowledge of land use law that she had learned from her time serving on
130 the Planning Commission. She stated it has been so exciting to build a city from scratch. In
131 20, 30, or 40 years it will be really exciting for all the commissioners to look back and see all
132 the things they were a part of.

133
134 **8. STAFF REPORTS**

- 135 • Morgan Brim, Planning Director
 - 136 ○ Commissioner Jenkins asked for an update on economic development after the
 - 137 announcement of the distribution center for Amazon in American fork.
 - 138 ■ Mr. Brim responded that while Vineyard is in a good location to go after a
 - 139 megasite like that, most of those businesses usually want a site that is
 - 140 already built so they can move forward quickly. However, they are on the
 - 141 radar of the city, and staff is doing what they can to attract them.
 - 142 ○ Ms. Marchant stated she is going over some changes to the landscaping code to
 - 143 ensure water conservation and wildlife preservation and invited commissioners
 - 144 to contact her if they have any interest in getting involved with that.
- 145 • Chris Wilson, Assistant City Engineer
 - 146 ○ In response to a question on if there had been any movement on the wetland
 - 147 delineation, Mr. Wilson responded there had been no movement.

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149 **9. ADJOURNMENT**

150 **Motion:** COMMISSIONER JENKINS MOVED TO ADJOURN THE DECEMBER 18, 2019
151 PLANNING COMMISSION MEETING AT 7:40PM. ROLL WENT AS FOLLOWS: MADAM CHAIR
152 WELSH, COMMISSIONER WELCH, AND COMMISSIONER BRADY VOTED AYE. THE MOTION
153 CARRIED.

154
155 **CERTIFIED CORRECT ON:** December 20, 2019

156
157 **NOTICED BY:** /s/ McKenna Marchant

158 McKenna Marchant, Planner