



**REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Wednesday, January 06, 2021 at 6:00 p.m.**

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42

Present:

- Commissioner Tim Blackburn
- Chair Bryce Brady
- Commissioner Jessica Welch
- Vice-Chair Shan Sullivan
- Commissioner Anthony Jenkins

Other Commissioners Present: Commissioner Jeff Knighton

Staff Present: Community Development Director Morgan Brim, Planner II Briam Amaya Perez, Planning Technician Cache Hancey, Public Works Director Don Overson, City Engineer Chris Wilson

Others: Brandon Watson with Edge Homes

CALL TO ORDER

Chair Brady called the meeting to order at 6:03 p.m. and then read the following statement:

1. WRITTEN DETERMINATION

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

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


NOW THEREFORE, BASED UPON THE FOREGOING,

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

2. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

 Commissioner Tim Blackburn gave an invocation.

43 **3. OPEN SESSION**

44  At 6:05 p.m. Chair Brady opened the session to the public. Hearing none, he called for a motion to
45 close the open session.

46
47 **MOTION:**

48 COMMISSIONER BLACKBURN MOVED TO CLOSE THE OPEN SESSION. VIC-CHAR SULLIVAN SECONDED
49 THE MOTION. ROLL CALL WENT AS FOLLOWS: COMMISSIONER BLACKBURN, VICE-CHAIR SULLIVAN,
50 COMMISSIONER WELCH, COMMISSIONER JENKINS, AND CHAIR BRADY VOTED AYE. THE MOTION
51 CARRIED UNANIMOUSLY.

52
53 **4. MINUTES REVIEW AND APPROVAL:**

54 No minutes were presented before the Commission for approval.
55

56 **5. BUSINESS ITEMS**

57  **5.1 Parking Requirements of Private Recreational Vehicles and Trailers in Residential Zoning
58 Districts**

59
60 Chair Brady opened up the meeting for public comment.

61
62 Resident Jim Brinton made a comment stating that one of the problems we have in general is every time
63 the city makes a law; people then don't abide by it and then the line gets moved. He believes that if
64 people had been arrested for some of the improprieties being done in the last couple of years, they
65 would not take the chance. He thinks the same thing applies to our community. In other words, if people
66 are allowed to move the line on parking then pretty soon, they will be doing all kinds of crazy things. The
67 streets were made narrow because they did not want people parking on the streets. If we allow that in
68 any way it becomes pandoras box. People will start seeing one trailer parked and then that will open up
69 them to park multiple trailers out. It becomes a slippery slope where everyone feels like there are no
70 rules. He understands that at the moment we are just talking about a fence but the fence constitutes a
71 line, it lets the citizens know they are abiding by the law. The trailer should be behind the line and we
72 should not move the line. He stated that those who moved to the City were aware of or should have
73 been aware of the existing regulations regarding RV and trailer parking.

74
75 Planning Technician, Cache Hancey, read public comments received by Staff on Dec. 6

76
77 Mr. Hancey read resident Alisha Sabin's comment:

78 "Below are my recommendations for changes to the recreational vehicle/boat/trailer parking
79 code and reasoning behind said changes. I did quite a bit of research today on other city's codes and
80 what their requirements are. Vineyard is a very tight code comparatively. Please let me know if you have
81 any questions for clarification. I really appreciate your willingness to address this. Proposed changes to
82 code: No parking of rec. vehicles on the street for more than 48 hours (could also consider 24 hours, I
83 know Provo City is currently considering changing theirs to 24 hours from 48) Remove requirement
84 "screened from front yards" and "located in a detached or attached garage or other accessory building".
85 Add that it shall not obstruct a roadway or sidewalk. Could consider that the rec. vehicle shall not be
86 more forward than the most forward portion of the house. Also consider changing the wording of the
87 code from "may" to "shall" as to not confuse the public that it is not an option. May suggests discretion,
88 must or shall do not. Reasoning for proposed changes: It's important that the city council and the
89 citizens of the city take safety into consideration first. Although what is aesthetically pleasing to the eye

90 can be considered and important in some situations it should not be a priority consideration. This is
91 already included in the code where it states, "vehicles kept in reasonable repair and operable
92 condition." They should also consider that the Sleepy Ridge neighborhood existed before this version of
93 the code (dates back to 2015) and those building houses here didn't have this code in mind when they
94 decided how they would have their property built and organized. They should also consider a healthy
95 balance between maintaining city safety and city goals with private property rights. Citizens should store
96 rec. vehicles in a way that is safe and the city should ensure the code is not unreasonable. Many view
97 the current code as unreasonable. For example, a citizen who parks their rec. vehicle in their driveway
98 not obstructing anything nor creating a safety issue and has it on the side of the house, reasonably,
99 shouldn't be expected to spend more money and resources on covering it or fencing it in. Government
100 and City Council decisions don't always have to be about tightening rules and codes. They can be about
101 re-evaluating and amending codes to bring balance between the city and its citizens. County wide this is
102 a common complaint to city code enforcements and Vineyard is one of the tightest code's county wide,
103 only second to Lehi City in its code's strictness. We should all consider how we can come to a
104 harmonious conclusion; one that does not give the city a reputation of micro-managing personal
105 property and one that gives citizens a reputation of consistent compliance."

106

107 Mr. Hancey read a comment from resident Tim Blackburn:

108 "I understand that soon, perhaps tonight in the City Council meeting, a "joint letter" from
109 residents along "the loop" of Lakeview Drive in Sleepy Ridge will be read. This letter will apparently be
110 expressing their concern about needing to abide to existing city code to shield boats, trailers, RV's etc.
111 from street view.

112

113 Years ago, when the then- existing HOA covering this same area was disbanded, we as residents were
114 assured not to be concerned because any city code existing, with the purpose of covering the same
115 items an HOA covered, would be enforced. This is one of those codes that needs to be enforced, and
116 those in violation need to take the necessary steps to be in compliance.

117

118 Thank you for your attention to this matter and for listening to another voice. "

119

120 Mr. Hancey read a comment from resident Jim Brinton:

121

122 "In the United States, we are expected to live by the rule of laws.

123 The reason Vineyard is exceptional, is because residents here try to obey these laws and regulations.
124 Each citizen who cares about our community will be law abiding and makes Vineyard a better place to
125 live.

126 Laws and regulations are established at the inception of each individual community. Each person, by
127 moving here, agrees to follow the EXISTING regulations. Each NEW resident must adjust his or her
128 expectations PRIOR to moving into this neighborhood. Changing the ordinances/regulations there-after
129 can become a slippery slope, unfair to those already living in the community.

130 The wisdom of the ordinance being discussed today is that a physical structure, a fence beside a home,
131 defines an area. Without a fence, the area for storing RVs, boats, trailers and trucks can easily be
132 expanded or even moved, defeating the location definition. We must ask ourselves, "Where do we draw
133 the line?" Erasing these lines leads to progressive changes that ultimately defeat the original purpose of
134 the ordinance.

135 Granting a 24-hour temporary exception for loading and unloading purposes ONLY is very reasonable.

136 The discussion today is about long-term storage areas and they must be defined in an ordinance for the
137 entire community to strictly obey. No one and nothing should be above the law. Significant fines should

138 be levied for violations and repeated violators should to move to a community that allows for their
139 needs.

140 When I first moved to this community 7 years ago, I questioned why the streets are so narrow. The
141 mayor explained, the narrow streets are intentional because people will not be allowed to park
142 permanently on them. If you don't like our community laws and ordinances, let me help you move.
143 "

144
145 Chair Brady asked Commissioner Knighton if he would like to provide a comment speaking as a resident.
146 He told a story of when he rented a camper trailer this summer. He did not have a place to store it. He
147 picked it up at night and then parked it in front of the house and took it out the next day. He spoke
148 about a letter he received from his HOA due to parking his trailer in front of his property. After thinking
149 about it, he understood the negative effects on the community of parking rv's and trailers on the street.
150 He said, we do not want the streets to fill up with recreation vehicles. But after these events, he decided
151 to maintain his vehicle parked off the street in accordance with the zoning code, but he also
152 understands the plight of those who do not have the space to accommodate these vehicles on their
153 property. Community Development Director, Morgan Brim, interjected suggesting that the Commission
154 hear Mr. Hancey's presentation.

155
156 Mr. Hancey read from his presentation. He read the current code and noted proposed text amendment.
157 He stated that on December 9, 2020, the Council asked staff to conduct research regarding how cities in
158 our region have addressed this issue. Mr. Hancey read the findings of his research. He reviewed 14
159 different nearby city codes and he found there are three (3) types of codes. There are (five) 5 that do
160 not have any screening requirements. There are five (5) that have a 6-foot screening requirement similar
161 to Vineyards, but Vineyard does not have a height requirement. And there are four (4) that do not have
162 screening requirements but have front parking restrictions such as, vehicles cannot obstruct the
163 sidewalk. Mr. Hancey proposed the following two solutions/scenarios: To keep the code as is, or to
164 eliminate the shielding requirements entirely; Staff would not recommend any parking in front yards or
165 street.

166
167 Mr. Brinton stated that preserving the code as written would prevent increases in crime in this
168 community (Sleepy Ridge) and that fences increase the overall appeal and beauty of the neighborhood.

169
170 Chair Brady asked if there were any more public comments. He moved forward with closing public
171 comment and opening up comment from the Commissioners.

172
173 Commissioner Jenkins stated that it is important to regard safety as a priority. As a minimum,
174 recreational vehicles (regardless of shielding or not shielding) should be parked in line with the front
175 facade of the house. Nothing should ever be stored in front of the house. He then stated that there is
176 not a need for a change to the code right now. Mr. Jenkins asked for clarification regarding the
177 'grandfathering' of properties that were parking RV's on the street or in front of their home after the
178 code was put into place. Mr. Brim clarified that property owners are grandfathered through the code
179 that was in place when they moved into the property. Mr. Jenkins submitted that he would be in favor
180 of not changing the code and leaving it as is.

181
182 Chair Brady asked if there were not several residents that voiced their opinion regarding the manner in
183 the last City Council meeting. Mr. Brim responded, yes and that the staff did meet with one of the
184 residents that provided the initial comment and they encouraged her to ask her neighbors to come out
185 to this meeting. It has been put on the agenda for a council meeting and will have an official public

186 hearing. The directive received from council was to put together some options. They will put together a
187 code that eliminates the fence requirements and then Planning Commission will put together a
188 recommendation and it will go back to the city council.
189

190 Commissioner Blackburn concurred that he would not like to see the code changed. The ordinance was
191 adopted in 2006. His family moved in in 2012. He stated that at the time he moved in, there was an
192 existing HOA in Sleepy Ridge. Shortly after moving in, the developer turned in over the HOA to the
193 community. At the time, an HOA Board was put in place. Surprisingly, the HOA Board voted to dismantle
194 the HOA over time. Nevertheless, at one of the meetings that was held by the HOA, Julie Fulmer,
195 assured that HOA that even if that HOA was dismantled all existing codes under that HOA would still be
196 enforced by the City. This includes the City's current code regarding RV and Trailer parking. Ignorance of
197 the code by those who moved in after 2006 is not a viable reason for amending the code. In addition,
198 many residents who wanted to come into compliance with the code, have invested the money to
199 construct the necessary shielding. Changing the code now, would not be fair to those residents. He also
200 proposed that on-street parking should be limited with in the city, especially in Sleepy Ridge, to no more
201 than 24 hours. He admitted that he knows this poses a challenge. Anyone parking a vehicle on the street
202 for more than 24 hours should be required to move their vehicle.
203


204 Chair Brady asked remaining Commissioners to offer their opinions. Vice-Chair Sullivan asked Mr.
205 Hancey if the data conducted in research showed that Vineyard is truly more constrictive in regards to
206 this issue. She also stated that it seemed that the argument is that Vineyard is more restrictive but it
207 does not really seem that way. It seems as if Vineyard is in company with other cities. Our code also
208 does not specify a height which creates more flexibility than what some other cities offer. She agreed
209 with the things that have been said she does not see a need for a change from what Vineyard currently
210 has. Commissioner Jenkins reiterated that most municipalities studied presented that Vineyard City is
211 not a strong outlier in terms of strictness. He explained that it is about 50/50 on this issue.
212

213 Chair Brady stated that he was in favor of increasing parking regulations on public roads. He also stated
214 that he was not deeply in favor of HOA's, in general as he enjoys private property rights. He stated that
215 RV's and trailers, under no circumstances, should be parked on the street. He would be fine with
216 keeping screening if that is what most Commissioners are in favor of. He would also be in favor of
217 eliminating the screening if the vehicles are behind the front of the house. He said, it sounds like
218 majority of the Commissioners are in favor of leaving it how it is. He asked Mr. Brim to bring both
219 options so they can hear public comment on the next meeting then they can make a decision on the
220 next meeting.
221

222 Mr. Brim asked the Commissioner to clarify if they wanted to reduce the City's parking regulations from
223 48 hours to 24 hours. Chair Brady asked to bring back potential code amendments regarding both topics
224 for the upcoming planning commission meeting.
225

226 **6. WORKSESSION**

227 **6.1 Lakefront at Town Center Phase 1G**

228  Mr. Watson with Edge Homes displayed phase 1G of the Lakefront development. He then stated in
229 2018 or 2019 this area was classified as wetland, but due to recent rulings from the federal government
230 They have reviewed this area as a wetland. He continued that the Army Core of Engineers cleared this
231 area as a wetland 4 to 6 months ago, in previous planning commission meetings, they removed 22 units
232 in the Lakefront Development that were previously platted across the wetlands area. Edge homes has

233 decided that they do not want to build homes in the area regardless of the wetland's classifications
234 because they don't want to run the risk of building homes over a wet area potentially. They will build in
235 an extensive underground drain system to ensure they don't have any flooding in basements or any
236 problems structurally with the surrounding roads and utilities. Brandon stated the site plan being
237 displayed is what Edge homes intend to build in the area. He continued, they are doing an extensive
238 rehabilitation of the shoreline by doing a trail system with native vegetation and grasses. This
239 landscaping plan continues that theme from the lakeshore development wet land area. He moved on to
240 describe what is being displayed in each part of the landscape plan. He stated, he wanted to get it in
241 front of the Planning Commission to review before it officially on planning commission for the site plan
242 approval. He would love to have feedback from the Planning Commission. They feel like it is a good plan
243 and consistent with the surrounding areas.

244
245 Mr. Brim asked Mr. Watson to review all of the materials with in the plan.

246
247 Mr. Watson went through each material with in the landscape plan. He stated, the green area is a
248 traditional lawn with a grass mix. The grass mix includes both short and long grass. He stated, that
249 Commissioner Rasmussen wanted to preserve the wetland look so Edge Homes is trying to keep the
250 native grasses with in the landscape plan while also trying to eliminate the phragmites that could
251 potentially pop up.

252
253 Chair Brady asked if any of the commissioners have any comments.

254
255 Vice-Chair Sullivan stated she was going to ask if Commissioner Rasmussen had been on a tour of the
256 area or had a chance to weigh in. She was glad to hear that Commissioner Rasmussen had the ability to
257 look at the area.

258
259 Mr. Brim stated that Commissioner Rasmussen had comment on the Lakeside Landscape and it looks
260 like Mr. Watson had done a good job of having it transition and keeping it consistent but that he would
261 try to get Commissioner Rasmussen's comments on this landscape plan prior to the next meeting.

262
263 Commissioner Blackburn stated that he appreciated the effort to create a transition that looks natural.
264 He likes the opportunities that they may have in the future from a heritage perspective, to incorporate
265 and commemorate the heritage of Vineyard.

266
267 Mr. Watson stated, that he would love to get Commissioner Rasmussen's feedback. He met with her in
268 October or September to receive feedback. They got really good feedback from her when they met with
269 her in October/September. He continued, hopefully they can incorporate that same feedback into this
270 design.

271
272 Chair Brady asked what the plan to limit the weed growth with in the plants being planted.

273
274 Mr. Watson responded; they have met with the landscaping company Golden Landscaping. Golden
275 Landscape maintains the golf course at Sleepy Ridge so they are familiar with the area. They have had
276 extensive conversations about the invasive species with in the area and how to completely remove
277 them. They will continue to coordinate with them to make sure they do what is need to get rid of the
278 invasive species.

279

280 Chair Brady asked if the parking on the northside is new. Mr. Watson replied that it was implemented
281 under phase 1E or 1F. Morgan mentioned that only 2 parking stalls were rearranged but for the most
282 part the infrastructure is the same.

283
284 Chair Brady asked if there were any more comments from Commissioners.

285
286 Commissioner Blackburn asked, what the plan is for watering. Mr. Watson answered they will use
287 traditional landscaping for the grass and they may have to use temporary irrigation up front to make
288 sure it establishes. They may also have wait for next growing season and wait until next spring and will
289 do irrigation if it is needed. Commissioner Blackburn confirmed, so there is no plan for sprinkling
290 systems, they would depend on rainfall for watering once they get established. Mr. Watson said they
291 would. There would be some irrigation that is more on the outskirts. But the Sod will have normal
292 irrigation. There will be no irrigation in the wetlands area.

293
294 Chair Brady asked Morgan if he was going to send all of the information being presented before the next
295 meeting and Morgan confirmed yes, he would that this was just a work session.

296
297 Commissioner Knighton asked if there were any walkways or pathways in the wetlands area. And if
298 there would be a bridge of some sort for pedestrian connections. Mr. Watson replied that he reached
299 out to a person named Chad Kitchen with contact, they do pedestrian bridges. He is working on getting
300 information from him to see what it would look like going over the wetlands. As of now they just plan on
301 putting a sidewalk through that area. Right now, they are doing an extensive bridge and trail system
302 along the shoreline. They would like to be consistent and so if there is a bridge along the lakeshore it
303 might make sense to do a similar bridge system in the wetlands as well. He doesn't want to create a
304 division. They would like to create the pedestrian connectivity they just don't know what it will look like
305 yet.

306
307 Resident Jim Brinton asked if there would be plants that would keep the area dry to mitigate mosquitos,
308 such as bushes. Chair Brady replied that they are focusing on that issue during the redevelopment along
309 the shoreline by getting rid of the phragmites which encourage mosquito growth. And then replacing
310 them with better plants that fight back mosquitos.

311
312 Chair Brady closed the session.

313
314

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

316 Commissioner Blackburn provided an update regarding the historical graphics being selected for the
317 Vineyard Frontrunner Station being planned and constructed soon.

318
319 Commissioner Jenkins noted a bike and pedestrian committee will be having a special meeting to discuss
320 some opportunities that came from grant money that came for a bike/skate park. The park would be
321 located on the Eastside of the parking lot of Vineyard Grove Park. It will be a public meeting. It is
322 noteworthy for the Planning Commission and Vineyard residents.

323
324 Chair Brady reminded the Commission to regularly read the General Plan. He will be sending out an
325 email to everyone to get everyone's main interests for the general plan. He would like to refer peoples
326 interests in Planning Commission meetings. City Planner, Briam Amaya Perez, clarified the process for

327 filling out the General Plan Review Spreadsheet. He would like all the Planning Commission to go
328 through the spreadsheet.

329

330 Chair Brady reminded the Commissioners to respond to the meeting invitations that Mr. Brim sends out
331 so they know who will be there.

332

333 A discussion about the glass images for the Frontrunner station ensued. Mr. Brim displayed the mockup
334 artwork that will be placed at the station. They will be presented to the RDA. Commissioner Blackburn
335 mentioned the 4 topics that are going to be displayed.

336

337 Commissioner Welch mentioned that they have made some progress about the library. They have also
338 started a children's book; V is for Vineyard. She asked if the City would be able to use the photos from
339 the train station in the book. Mr. Brim offered to share the photos as long as the owner gives
340 permission. Commissioner Blackburn mentioned that the Heritage book has a lot of photos available for
341 the children's book.

342

343 **8. ADJOURNMENT**

344

345 **MOTION:**

346 VICE-CHAIR SULLIVAN MOVED TO ADJOURN THE MEETING.COMMISSIONER BLACKBURN SECONDED THE
347 MOTION. ROLL CALL WENT AS FOLLOWS: COMMISSIONER WELCH, COMMISSIONER JENKINS,
348 COMMISSIONER KNIGHTON, CHAIR BRADY VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

349

350

351 **NOTICED BY:** /s/ Cache Hancey _____

352 Cache J Hancey, Planning Technician

353