

**REGULAR MEETING OF THE  
VINEYARD PLANNING COMMISSION,  
Vineyard City Hall, 125 S Main St., Vineyard, Utah  
Wednesday, February 5, 2020, at 6:00 p.m.**

---

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

**Staff Present:** George Reid, Morgan Brim, Elizabeth Hart

**Others Present:** David Lauret, Vince Camberlango, Sherry Teschner

**1. CALL TO ORDER**

Vice Chair Knighton called the meeting to order at 6:00pm.

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

Commission Blackburn offered the invocation.

**3. OPEN SESSION**

Vice Chair Knighton opened the open session at 6:01pm. There were no comments from the public and the open session was closed at 6:01pm.

**4. MINUTES REVIEW AND APPROVAL**

The Planning Commission reviewed the minutes from the January 15, 2020 Planning Commission meeting.

**Motion:** COMMISSIONER BRADY MOVED TO APPROVE THE MINUTES FROM THE JANUARY 15, 2020 PLANNING COMMISSION MEETINGS. COMMISSIONER GUDMUNDSON SECONDED THE MOTION. ROLL WENT AS FOLLOWS: COMMISSIONER KNIGHTON, COMMISSIONER BLACKBURN, AND COMMISSIONER WELCH VOTED AYE. THE MOTION CARRIED.

**5. WORK SESSION**

**5.1 Text Amendments**

The Planning Commission discussed a proposed text amendments to the following Vineyard Zoning Ordinances:

- **VZC 15.34.060 Accessory Dwelling Units (ADU)**

Mr. Brim explained that the Planning Department has been working on the

following changes to present to the Planning Commission and City Counsel: limit the minimum lot size to [unintelligible], require five parking stalls and two dedicated to the ADU, one stall shall not be a tandem space or behind a garage entrance, limit the bedrooms in an ADU to two bedrooms, a walkway be provided from the ADU parking to the entrance for the ADU, and require a business license. This changes are proposed to address some of the overcrowding that has been seen on some of our streets.

Discussion ensued regarding ADU regulations.

David Lauret, resident, stated that as ADUs are added to neighborhoods the density for the neighborhoods begins to creep up. When someone buys a house, you buy into the neighborhood, and you do not know what density you may get in the neighborhood with ADUs. It can be a problem. In the code may there should be a cap for each neighborhood that caps how many ADUs are in a neighborhood.

Vice Chair Knighton responded that ADUs are a difficult issue. On one hand we are in a housing crisis and on the other is does create more crowded neighborhoods.

Further discussion ensued.

- **VZC 15.38.030(b) Front Yard Impervious Surface**

Mr. Brim stated he was still working with some developers on this code section and asked for it to be postponed for a later meeting.

- **VZC Minimum Lot Sizes for Horses**

Mr. Brim explained that there is a restriction in the code that limits agricultural animals to the agricultural district. There's very few agricultural districts left. It seems appropriate that we allow agricultural animals on bigger lots given the history of this area. This code would allow for one horse on a half acre and two horses on one acre, etc. That way the code would scale to allow larger lots to have more horses.

Discussion ensued concerning lot sizes for horses.

Vince Camberlango, resident, was raised on a horse farm, work for CAL ranch and is very experienced with horses. Size of lot depends on how you're using the horse. You have dogs that are kept in a kennel all day and dogs that are in a fenced area that go for walks and get exercise. It all depends on use and care for the horse rather than the spaces.

Further discussion ensued.

Sherry Teschner, resident, stated that they have just over one acre. She grew up around horses and goats. She used to be on Planning Commission. She spoke to a friend and she said that it would be very comfortable for two or three horses on half an acre to an acre. The only thing she is looking for is a variance and she knows it is a little early for that tonight. She also had the same question as

Commissioner Blackburn about what kind of needs the horses would have on the property. She was told they would need shelter and troughs and things, and also good fencing. As long as the neighbors didn't mind it wouldn't be an issue.

David Lauret, resident, Holdaway is probably the original road in Vineyard and a lot of the older homes have a lot of land and there's a fair amount of wetlands that abut the properties in the back so it makes sense to allow people who have had farm animals to continue to have them. There's at least two people who keep goats that have been grandfathered in on that road. At least in that neighborhood with that tradition they ought to allow them to keep animals. People know what to do with them and have been around them their whole lives. Especially in this particular neighborhood. It almost should be a district of its own because of its particular nature. They should allow farm animals on those lots of a fair amount of size and they'll certainly acquiesce to whatever research is available. They would suggest at least half an acre is an appropriate size. Morgan is right that the way people keep their animals should be treated on a case by case basis. For the most part, these folks know what they're doing. It seems to be a reasonable thing to do. It may be appropriate to limit some kinds of farm animals, maybe not have cattle there. Their ask is for a change in the zoning ordinance or omit the neighborhood from it. They are only asking for horses right now, but while they're doing this the commission ought to consider that there are goats there now and the city ought to consider that. There are other farm animals as well. Chickens have already been raised as an issue previously.

Sherry Teschner, resident, right now her property in the back of her home is being tilled and weeds are being kept out, where if this happened grass seed would be put in. With goats they eat anything and it would help keep the weeds and debris down. There would be a handful of goats, maybe a couple of chickens, but those are not the issue right now.

Commissioner Brady mentioned that the area behind Holdaway Road will be developed by Homecenter. There will be like 38 units going in.

Ms. Teschner, behind her property is wetlands and her neighbors are all ok with the animals.

Commissioner Brady mention that future neighbors may have complaints with the smell.

Ms. Teschner responded they could always come over for fertilizer.

Further discussion ensued.

A man commented that horses are herd animals and they do much better with more. He recommended that if you allow one, make it two.

Vince Camberlango stated that he has a dog and a cat. Before he came to the meeting he had two little girls knock on the door asking to pet the cat. Kids like animals. Most people like horses and goats. If someone has a half acre and has one horse; knowing that the horse wants a companion and they may try to get

out of the fence to find a companion. Something as simple as putting a goat with the horse allows them to become friends and companions and keep each other busy.

Further discussion ensued.

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

Mr. Brim clarified this section of the meeting is for any commissioners to share experiences they've had at for anything additional they have done for the city. The disclosure is to share if one of the commissioners is connected to a development or project.

Commissioner Blackburn stated the Heritage Commission is planning a celebration June 4, 5, and 6. It will be a great way to celebrate the Heritage of the City. It will be held at the Grove park and there will be an original family's BBQ held at Gammon park.

Vice Chair Knighton stated that Commissioner Blackburn and he have attended several meetings for the Walkaway Project. He has helped put together some maps and visuals. They have had monthly meetings with county commissioners and participating cities. It is now being presented to the state. They encourage people from the city to support that. As it's proposed it would start just south of the Shores neighborhood and go almost to the Utah Lake State Park. It will connect into the Provo River trail. There has been a lot of collaboration and will be a great place to take horses out and will be a great place to have access to our shoreline. They've mowed down a lot of phragmites and they'll have cattle out in the area soon.

Commissioner Welch attended a meeting to rework the landscaping ordinance. It is still progress. She also is an advisor with the youth council and they took all the youth up to the state and have lunch with the mayor. They really hope to advertise the big Easter Egg Hunt activity and they need as many youth as possible to help set up.

## **7. STAFF REPORTS**

- Morgan Brim, Planning Director
  - [Unintelligible comments.] Vineyard is working with an engineering firm to put together an exhibit of different improvements. One by the Promenades and another lake improvent project. If you have any comments on the exhibits please get those back to the Planning Department quickly.
- Chris Wilson, Assistant City Engineer
  - Overpass – everything has been moving smoothly. They continue to post progress on social media. They have walls on the project now.
  - [Unintelligible comments.]

## **8. ADJOURNMENT**

**Motion:** COMMISSIONER GUDMUNDSON MOVED TO ADJOURN THE FEBRUARY 5, 2020 PLANNING COMMISSION MEETING. COMMISSIONER BLACKBURN SECONDED THE MOTION. ROLL WENT AS FOLLOWS: VICE CHAIR KNIGHTON, COMMISSIONER BRADY, AND

COMMISSIONER WELCH VOTED AYE. THE MOTION CARRIED AND THE MEETING  
ADJOURNED AT 7:30PM.

**MINUTES APPROVED ON:** March 4, 2020

**CORRECTED BY:** /s/ McKenna Marchant  
\_\_\_\_\_  
McKenna Marchant, Planner