



**PUBLIC HEARING AND REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION
Vineyard City Hall, 125 S Main St., Vineyard, Utah
Wednesday, June 3, 2020 at 6:01 p.m.**

This meeting was held electronically, via Zoom,
due to COVID-19 gathering restrictions

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

Staff Present: Community Development Director Morgan Brim, City Engineer/Public Works Director Don Overson, Assistant City Engineer Chris Wilson, Water/Parks Manager Sullivan Love

Others Present: Resident David Lauret, Westin Allred on behalf of Crawford Leishman Dental and Utah Valley Pediatrics, Craig LaMont and John Jensen with Telos Academy, Brandon Watson and Matt Hanson with Edge Homes

1. CALL TO ORDER

Chair Jenkins called the meeting to order at 6:01 p.m.

2. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

There was none.

3. OPEN SESSION

Chair Jenkins called for public comments. Hearing none, he closed the open session.

4. MINUTES REVIEW AND APPROVAL

There were no minutes for review.

5. BUSINESS ITEMS:

5.1 Crawford Leishman Dental Sign Standard Waiver

The applicant is requesting approval of a third wall sign. Located at 747 E 440 North.

Mr. Brim presented the application, explaining that Crawford Leishman Dental was requesting a third wall sign on the west elevation. There were two wall signs that were already approved through the Sign Permit process. The third wall sign area was 41 square feet, and the total wall sign area would be 123 square feet, which was less than the 150 square feet permitted through the Sign Standard Waiver. Staff was recommending approval.

Chair Jenkins called for questions or a motion.

Motion: COMMISSIONER GUDMUNDSON MOVED TO APPROVE THE SIGN STANDARD WAIVER WITH LISTED CONDITIONS BY STAFF FOR CRAWFORD LEISHMAN DENTAL. COMMISSIONER KNIGHTON SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR JENKINS, COMMISSIONERS BRADY, GUDMUNDSON, KNIGHTON, AND RASMUSSEN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

5.2 Utah Valley Pediatrics Sign Standard Waiver

The applicant is requesting approval of a third wall sign. Located at 747 E 440 North.

Mr. Brim explained that Utah Valley Pediatrics was requesting a third wall sign on the west elevation. There were two wall signs that were already approved through the Sign Permit process. The third wall sign area was 36 square feet, and the total wall sign area would be 125 square feet, which was less than the 150 square feet permitted through the Sign Standard Waiver. Staff was recommending approval.

Chair Jenkins called for questions or a motion.

Motion: COMMISSIONER GUDMUNDSON MOVED TO APPROVE THE SIGN STANDARD WAIVER WITH LISTED CONDITIONS BY STAFF FOR UTAH VALLEY PEDIATRICS. COMMISSIONER BRADY SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR JENKINS, COMMISSIONERS BRADY, GUDMUNDSON, KNIGHTON, AND RASMUSSEN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

5.3 Vineyard Professional Building Sign Standard Waiver

The applicant is requesting approval for additional height on a single tenant monument sign. Located at 747 E 440 North.

Mr. Brim explained that the request was for two additional feet in height for a single tenant monument sign, and that the Sign Standard Waiver allowed the Commission to approve single tenant monument signs with additional height, up to 10 feet. The proposed sign area was 30 square feet. Staff was recommending approval.

Mr. Brim clarified that a single tenant monument sign was for two or less tenants; a multi-tenant sign was for three or more tenants. Mr. Brim further explained that staff had recommended that the applicant locate the sign further to the north, away from the corner, but there was nothing in the Code to prohibit it from being at this location. Chair Jenkins commented that the sign may need to be moved later when the road is widened for the tracks.

Chair Jenkins called for a motion.

Motion: COMMISSIONER BRADY MOVED TO APPROVE THE SIGN STANDARD WAIVER WITH LISTED CONDITIONS BY STAFF FOR THE VINEYARD PROFESSIONAL BUILDING. COMMISSIONER GUDMUNDSON SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR JENKINS, COMMISSIONERS BRADY, GUDMUNDSON, KNIGHTON, AND RASMUSSEN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

5.4 PUBLIC HEARING AND CONSIDERATION: Zoning Map Amendment

The applicant is proposing the creation of a new zoning district; Neighborhood Commercial (NC) with the Vineyard Zoning Ordinance Section 15.12 Establishment of Districts and Zoning Tables.

Mr. Brim explained that the applicant, Telos Academy, had submitted two applications: one for a text amendment which would create the Neighborhood Commercial (NC) zoning district, and the other for the zoning map amendment which was to apply the new zoning code to their property. He gave a review of the application, indicating that Telos Academy was proposing a mix of uses. Mr. Brim pointed out that the NC district was created to be a buffer district between high-impact uses and residential neighborhoods, and that the residential square footage was limited to 50% of the building or development and was not allowed on the ground floor. A discussion about the proposed NC district ensued. Chair Jenkins asked if there would be a change in parking standards with this change. Mr. Brims replied no.

Motion: COMMISSIONER BRADY MOVED TO OPEN A PUBLIC HEARING AT 6:28 P.M.
COMMISSIONER GUDMUNDSON SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR JENKINS, COMMISSIONERS BRADY, GUDMUNDSON, KNIGHTON, AND RASMUSSEN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

Chair Jenkins called for public comments. Hearing none, he called for a motion to close the public hearing.

Motion: COMMISSIONER BRADY MOVED TO CLOSE THE PUBLIC HEARING AT 6:29 P.M.
COMMISSIONER GUDMUNDSON SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR JENKINS, COMMISSIONERS BRADY, GUDMUNDSON, KNIGHTON, AND RASMUSSEN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

Chair Jenkins turned the time over to the applicant.

John Jensen, representing Telos Academy, thanked the city for their work so far and said he could answer any questions.

Commissioner Brady highlighted that there were a lot of Conditional Use Permit requirements in this zoning district and asked how that would work. Mr. Brim responded that any Conditional Use Permit applications would go through the standard process. He suggested that if there were any uses that the Commission was concerned about having next to residential neighborhoods, such as a nightclub or private club, the Commission could stipulate in the motion that they be not permitted instead of a conditional use.

Chair Jenkins sought clarification, if Telos Academy's status was a school. Craig LaMont with Telos Academy explained that it was a private boarding high school and was therefore protected by Utah State Code proximity restrictions. A discussion ensued about making nightclubs and private clubs not a permitted use.

Mr. Brim reminded the Commission that if they recommended this Ordinance (2020-07) for approval, that it was for both the text amendment and the zoning map amendment, and suggested that they discuss the next business item prior to any motion on Ordinance 2020-07.

5.5 PUBLIC HEARING AND CONSIDERATION: 600 S. Geneva Road Zoning Map Amendment

The applicant is proposing to rezone the property located at 600 S Geneva Road (Parcel Number 153:589:0002) consisting of 1.05 acres, from Regional Commercial (RC) District to the Neighborhood Commercial (NC) district.

Motion: COMMISSIONER GUDMUNDSON MOVED TO OPEN A PUBLIC HEARING AT 6:41 P.M.
COMMISSIONER RASMUSSEN SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR JENKINS, COMMISSIONERS BRADY, GUDMUNDSON, KNIGHTON, AND RASMUSSEN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

Chair Jenkins called for public comments. Seeing none, he called for a motion to close the public hearing.

Motion: COMMISSIONER BRADY MOVED TO CLOSE THE PUBLIC HEARING AT 6:42 P.M. COMMISSIONER GUDMUNDSON SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR JENKINS, COMMISSIONERS BRADY, GUDMUNDSON, KNIGHTON, AND RASMUSSEN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

Chair Jenkins called for questions or a motion.

Motion: COMMISSIONER BRADY MOVED TO RECOMMEND APPROVAL OF THE PROPOSED ZONING ORDINANCE TEXT AMENDMENTS AND ZONING MAP: ORDINANCE 2020-07, WITH THE CONDITION THAT PRIVATE CLUB AND NIGHTCLUB USES BE REMOVED. COMMISSIONER GUDMUNDSON SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR JENKINS, COMMISSIONERS BRADY, GUDMUNDSON, KNIGHTON, AND RASMUSSEN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

Mr. Brim stated that this would come before the City Council on June 24, 2020.

5.6 PUBLIC HEARING AND CONSIDERATION: Waters Edge Special Zoning District 5 – Section 5.08.010 Building Standards Table - Zoning Text Amendment

The City of Vineyard is proposing to amend Title 5 Waters Edge Zoning District, Section 5.08.10 Building Standards Table to provide reference regarding Short Term Residential Leases and Accessory Buildings & Uses.

Mr. Brim explained that this amendment was not to change any standards but to provide a reference for Waters Edge residents to find the standards in the Zoning Code. It also provided a reference to Home Preschool and Day Care standards. He pointed out that currently the Zoning Code stated that Short-term Residential Leases were not a permitted use, but for Waters Edge it was not as clear. This was to clarify that they are not permitted in Waters Edge. He added that they would revisit Short-term Residential Leases in the future.

Chair Jenkins called for a motion.

Motion: COMMISSIONER GUDMUNDSON MOVED TO OPEN A PUBLIC HEARING AT 6:50 P.M. COMMISSIONER RASMUSSEN SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR JENKINS, COMMISSIONERS BRADY, GUDMUNDSON, KNIGHTON, AND RASMUSSEN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

Chair Jenkins called for public comments. Seeing none, he called for a motion to close the public hearing.

Motion: COMMISSIONER GUDMUNDSON MOVED TO CLOSE THE PUBLIC HEARING AT 6:50 P.M. COMMISSIONER BRADY SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR JENKINS, COMMISSIONERS BRADY, GUDMUNDSON, KNIGHTON, AND RASMUSSEN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

Chair Jenkins asked about enforcement of short-term residential leases. Mr. Brim responded that the city mostly worked on complaints. He emphasized that even if it was difficult to enforce, it was important to have the provisions in the Code so that the city had a mechanism to address problems when they did arise.

Chair Jenkins called for a motion.

Motion: COMMISSIONER BRADY MOVED TO RECOMMEND APPROVAL OF THE PROPOSED ZONING ORDINANCE TEXT AMENDMENT: ORDINANCE 2020-04. COMMISSIONER GUDMUNDSON SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR JENKINS, COMMISSIONERS BRADY, GUDMUNDSON, KNIGHTON, AND RASMUSSEN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

5.7 PUBLIC HEARING AND CONSIDERATION: Section 15.34.120 Domestic Livestock and Fowl Zoning Text Amendment

The city of Vineyard is proposing to amend Section 15.34.120 Domestic Livestock and Fowl to provide allowances for horses and other animals to be kept on lots of ½ acre or larger.

Mr. Brim explained that he wanted to take a cautious approach and start the conversation at one acre or larger, since ½ acre or larger would apply to more lots such as the Shores and James Bay, whereas the one acre would apply to the older lots in south Vineyard, where the residents who were requesting this resided.

Motion: COMMISSIONER GUDMUNDSON MOVED TO OPEN A PUBLIC HEARING AT 7:02 P.M. COMMISSIONER RASMUSSEN SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR JENKINS, COMMISSIONERS BRADY, GUDMUNDSON, KNIGHTON, AND RASMUSSEN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

Resident David Lauret stated that he was in support of the change. He indicated that this would not help residents whose lots were just under one acre, and he requested that the change be made for ½ acre or larger. He suggested that other solutions could be to make it a conditional use or that they could create a zoning district for historical lots.

Mr. Brim expressed concern with dropping it to ½ acre since it opened it up large areas of the city, and suggested that they could make it a minimum of ¾ acre instead, and later see if the community wanted to take it down to ½ acre.

Commissioner Jessica Welch wondered if the Waters Edge HOAs prohibited farm animals, so even if in theory dropping it to ½ acre would open it up in different areas, it might be a moot point. She liked the idea of making it ¾ acre since it included the older lots that were advocating the change but did not open it up to these other areas.

Assistant City Engineer Chris Wilson proposed that ½ acre lots could allow smaller farm animals such as chickens, and then larger lots the larger animals. Mr. Brim agreed, adding that it was something they could consider when they revisit the chicken question, which residents had been asking about.

Mr. Lauret pointed out that the text amendment was worded so that it referred to “the area used exclusively for the keeping of domestic livestock or domestic fowl” was limited to one acre or more, so it would still not help Ms. Teschner, who was one of the residents requesting the change, even though her lot, where her home was also located, was just over one acre.

Chair Jenkins called for a motion.

Motion: COMMISSIONER KNIGHTON MOVED TO CLOSE THE PUBLIC HEARING AT 7:12 P.M. COMMISSIONER GUDMUNDSON SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR JENKINS, COMMISSIONERS BRADY, GUDMUNDSON, KNIGHTON, AND RASMUSSEN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

Chair Jenkins felt that the ¾ acre and up standard might be a good middle ground, and wanted to address the concern that Mr. Lauret had raised about the wording of the text amendment.

Mr. Brim proposed that they change the wording to “lot size” instead of “the area used exclusively” for keeping animals. A discussion followed. Commissioner Rasmussen suggested making ¾ acre the minimum requirement for two horses and ½ acre for smaller animals. Commissioner Knighton agreed, adding that ¾ acre was a good compromise which would enable the historic lots on Holdaway Road to have the farm animals, and to the wording change proposed by Mr. Brim. Commissioner Brady wondered if the intent was that the horses would be ridden around the city. Chair Jenkins said that if that happened, it would be the city’s responsibility to regulate horse cleanup. Mr. Brim didn’t anticipate more than a few horses coming into the city as a result of this being approved. Commissioner Brady felt that considering fowl should be tabled until they revisit the chicken discussion, and he agreed with the ¾ acre standard. Mr. Brim stated that he would work with Ms. Hart to plan a work session at the next meeting to discuss fowl. The discussion continued.

Chair Jenkins called for a motion.

Motion: COMMISSIONER KNIGHTON MOVED TO RECOMMEND APPROVAL OF THE PROPOSED ZONING ORDINANCE TEXT AMENDMENT: ORDINANCE 2020-06, WITH THE CONDITION THAT THE REQUIREMENT FOR THE LOT SIZE BE CHANGED TO ¾ OF AN ACRE, AND THAT THE DEFINITION OF THE AREA IS BASED ON THE LOT SIZE AND NOT THE AREA SPECIFIC TO THE KEEPING OF THE ANIMALS. COMMISSIONER GUDMUNDSON SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR JENKINS, COMMISSIONERS BRADY, GUDMUNDSON, KNIGHTON, AND RASMUSSEN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

5.8 Vineyard Public Works Building Site Plan

The city of Vineyard Public Works department is requesting approval of a site plan for the new Public Works Building. Located at approximately the intersection of 1600 North and Vineyard Road. Parcel Number: 17:023:0017

Assistant City Engineer Chris Wilson presented the site plan and elevation drawings for the new Public Works Building. He described the layout of the site, identifying the salt storage building that would be located near the north end of the lot, and the three-bay storage and maintenance building near the south end, which would store temperature-sensitive vehicles and equipment. The two primary vehicles stored there would be the vac truck and the street sweeper. He explained that Phase 2 would be added later for office space.

Chair Jenkins called for questions and a motion.

Motion: COMMISSIONER GUDMUNDSON MOVED TO APPROVE PHASE 1 OF THE VINEYARD PUBLIC WORKS YARD AND BUILDING SITE PLAN. COMMISSIONER BRADY SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR JENKINS, COMMISSIONERS BRADY, GUDMUNDSON, KNIGHTON, AND RASMUSSEN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

6. WORK SESSION

6.1 Lakefront at Vineyard Town Center Site Plan Amendment

Mr. Brim introduced the site plan amendment and stated that it met the Vineyard Downtown code requirements. He added that the city would gain one acre of open space, with the overall unit count would staying the same, while losing single-family homes and gaining 30 condominium units on the south end. He turned the time over to Brandon Watson and Matt Hanson with Edge Homes.

Mr. Watson explained that they were working to be in compliance with local, state, and federal regulations and felt that the project was coming along nicely. He asked the Commission to be open minded to their proposals. Commissioner Rasmussen sought the opportunity to suggest native plants for the landscaping, and Mr. Watson agreed. A discussion about the proposed changes followed.

6.2 Lakefront at Vineyard Town Center Lakeside Trail and Open Space Improvements Site Plan

Chair Jenkins turned the discussion to the trails and open space improvements. Mr. Brim indicated that the city had wanted a minimum of a ten-foot width for the trails, and that the site plan showed the upper trail as having only an eight-foot width. Mr. Wilson and the applicants continued the discussion, and Mr. Brim concluded, stating that the city would likely want to have a maintenance agreement for the HOA to take care of the maintenance on the eight-foot trail and adjacent improvements. The discussion continued.

Mr. Wilson emphasized that with the landscaping, the city wanted to create a natural, low-maintenance feel with native plants and grasses. Mr. Watson presented the landscaping plans. Commissioner Rasmussen commented that the plans as presented did not give an ecological benefit, and she stated that she would compile a list for the applicants of other plants that would still be easy to maintain, but would also help to build the ecosystem in the area.

Mr. Brim suggested that the city could clean up the existing pavilions and build more pavilions, paid for by the RDA or the city, and asked the Commission to think about how that might work.

Mr. Brim asked the applicants to look into who was parking RVs along 300 West, to see if it was construction workers. Mr. Wilson stressed that the city did not want overnight parking there, even though the signage was not posted yet.

Commissioner Knighton felt that the wetlands presented a great opportunity to create view corridors and ways for the community to connect to the lake.

7. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

None of the Commissioners had any items to report.

8. STAFF REPORTS

- Morgan Brim, Planning Director

Mr. Brim stated that the city was working on a hotel development and hoped to make an announcement in a few months. He reported on the status of The Forge development.

- Don Overson, City Engineer

Mr. Overson reported that they had selected a contractor for the FrontRunner Station, and stated that they were going to start working by August 1. The goal was to open the double tracks and the station in April 2021.

Mr. Wilson reported that work on the Center Street overpass and the intersection was progressing. The bases for the signals were installed but the signals would not be active until closer to the end of the project. There were to be signalized intersections at Center Street and Vineyard Road and at Center Street and Mill Road.

Commissioner Knighton asked about controlling the dust from the Town Center area. Mr. Wilson stated that they had done some hydroseeding, which would help, and that the city

was trying to mediate the dust problem as best they could, given the ongoing cleanup operations. He further explained the cleanup site on the east side of the FrontRunner Station was governed by the Environmental Protection Agency (EPA) and that the city had no jurisdiction until the cleanup was complete. He emphasized that dust control was constantly on their radar, and added that given the size of the site, it was difficult to manage.

Mr. Brim thanked Commissioner Rasmussen for her work on the Gardening in Vineyard Facebook group, which she took the initiative to start, and added that he had heard from a lot of residents that it was a fantastic resource. He recommended that anyone on Facebook join the group.

9. ADJOURNMENT

Chair Jenkins called for a motion to adjourn the meeting.

Motion: COMMISSIONER BRADY MOVED TO ADJOURN THE MEETING AT 8:36 P.M. COMMISSIONER GUDMUNDSON SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR JENKINS, COMMISSIONERS BRADY, GUDMUNDSON, KNIGHTON, AND RASMUSSEN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

The next regularly scheduled meeting is June 17, 2020.

APPROVED ON: July 1, 2020

CORRECTED BY:

Elizabeth Hart, Planner