



**VINEYARD PLANNING COMMISSION  
REGULAR MEETING  
Vineyard City Hall, 125 S Main Street, Vineyard, Utah  
Wednesday, June 19, 2019 at 6:00 p.m.**

Present	Absent
Madam Chair Cristy Welsh	Commissioner Jeff Knighton
Vice Chair Anthony Jenkins	Alternate Stan Jenne
Commissioner Tim Blackburn	Alternate Commissioner Shan Sullivan
Commissioner Bryce Brady	

**Others Present:** Kirk Beecher (CUWCD), Eric Towner, Tyce Flake, Julie Fulmer, David Lauret, Claudia Lauret, Haley Boistolle

**Staff Present:** Claire Hague, Don Overson, Morgan Brim, Elizabeth Hart

**1. CALL TO ORDER**

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

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

Vice Chair Commissioner Anthony Jenkins offered the invocation.

**3. OPEN SESSION**

Madam Chair Welsh opened the Open Session at 6:02pm. After no public comment was made Madam Chair Welsh closed 6:03pm.

**4. MINUTES REVIEW AND APPROVAL**

**Motion:** Commissioner Bryce Brady moved to approved minutes from the June 5, 2019. Commissioner Blackburn seconded the motion. All were in favor and the motion passed unanimously.

**5. BUSINESS ITEMS:**

**5.1 Central Utah Water Conservatory District Site Plan Amendment**

The applicant proposed to relocate a shell building to the property located at 45 W 1600 N from the property located north of the site. They own two wells and other buildings on this lot. They want relocate the shell building for the purpose of having storage. There will be no additional parking or landscaping. There is no public access to this site, unless you have been guided there. Staff recommends approval with three conditions. If they put lighting on it in the future, staff recommends that it is full cut off and downcast.

Madam Chair Welsh asked Mr. Beecher if the building will be taller than the existing buildings.

He responded that it would be because it will be on a concrete footing, but it is still within all the height restrictions.

Further discussion ensued about the purpose for the relocation of the structure.

**Motion:** COMMISSIONER JENKINS MOVED TO APPROVE THE SITE PLAN AMENDMENT WITH THE THREE CONDITIONS AS LISTED BY STAFF. COMMISSIONER KNIGHTON SECONDED THE MOTION. ALL WERE IN FAVOR.

## **6. WORK SESSION**

### **6.1 Yard B Site Plan & Conditional Use Permit**

The Planning Commission discussed the architecture, site plan, and landscaping of Lots 2 & 4 of Yard B with one of the developers, Eric Towner. This is for the golf club and south area of the Yard. The next meeting will be the July 19<sup>th</sup> meeting and will be when the Site Plan will need approval. There is both a two-story and a three-story building which are being approved. They are looking for input about what they will chose.

Eric Towner explained the exterior materials of the buildings. The sign on the building meets the current code. The Midvale building has a different code for their building. The applicant is asking for a much bigger sign to be on the golf building. That would require an amendment to the code because the sign waiver allows up to 25% more square feet.

Further discussion ensued about signs size.

Mr. Towner explained the lighting plan and crosswalks for the site and Commissioners and staff gave comments.

Further discussion ensued about the two- or three-story golf facility (the developer wants the three-story approval so that they can expand with the county) and other amenities of the development.

### **6.2 Bicycle Parking**

The Planning Commission discussed requirements for bicycle parking. Orem requires 10% bicycle parking for all uses and the Planning Director can waive that. Provo requires 1 space per 20 parking stalls depending on the use. Salt Lake require it only for minimum required spaces. There's difference between short term parking (four hours or less) long term parking (four hours or more). How much does the city want to require for parking? Parking facilities are like rack or lockers for bikes. Having a ratio may get you only half a bicycle parking spot and can be attached to residential buildings as well. Access is something that can also be defined. Salt Lake is the only city that

clearly defines this. Cities can also regulate dimensions, ease of access, lighting, protection, signage, and ranges. Ms. Hart then asked for feedback and preferences from the Planning Commission.

Further discussion ensued about bicycle parking.

### **6.3 VZO 15.32.230, Requirements for Fences and Walls**

The Planning Commission will discuss the addition of sports fencing. Eagle Mountain exempts sports court height. They do not allow it to replace the exterior fencing. It's not a loophole to get a higher fence. Payson requires sports court fencing to be approved by the City Council so it is all by a case by case basis. Springville allows for 15 feet fencing, but it has to meet the requirements for an accessory building. This may be the best route. It would be easy to say your height and your setbacks have to meet the accessory building requirements. Riverton allows for 18 feet and to meet accessory building requirements and fences higher than 8 feet have to go through the conditional use permit. Taylorsville exempts sports courts and is approved by the Planning Director. American Fork allow 18 feet height and cannot be part of the exterior fence and must be 10 feet away from the house and the property line, and it must be approved by the Planning Commission. If the commission moves forward with this then Mr. Brim recommends using the accessory building requirements.

Further discussion ensued about parking requirements.

### **6.4 VZO 15.34.060, Accessory Dwelling Units**

The Planning Commission will discuss potential of amendments for ADU lot and unit size requirements. The code was written with the intent to be neither higher than 1,200 square feet nor 50% of your home. That was not the intent of the code. Everyone has complied with that except one guy who noticed the wording. Staff's proposal is to fix that. Another issue is that we have no minimum lot size. This has become an issue for people who are putting an ADU on lots that are 5,000 square feet or less. People have put their parking on their garage and driveways or the driveways have been so small they are able to put RV pads on their side yards for corner lots. The hope is to retain our single-family units, but allow ADU units. Other cities require a lot size (Orem requires 9,000 lot sizes). 6,500 square feet may be a good lot size for ADU requirements in Vineyard. Another thought was to require 18-foot driveways even if people are not parking on the driveway.

Further discussion ensued about ADUs.

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

### **8. STAFF REPORTS**

- Community Development Department

- July 10<sup>th</sup> will be the General Plan Public Hearing joint session with the City Council at 6pm.
- Public Works Department
  - Center Street Overpass and Spur Realignment is moving ahead.
  - There is a special project moving forward to do a special treatment of the asphalt on the roads to help them last longer.
  - David Lauret, resident, asked about striping roads in the city and specifically Holdaway Road.

## **9. ADJOURNMENT**

**Motion:** COMMISSIONER BLACKBURN MOTIONED TO ADJOURN THE MEETING AND COMMISSIONER BRADY SECONDED THE MOTION. ALL WERE IN FAVOR AND THE MEETING CLOSED AT 8:27PM.

**MINUTES APPROVED ON:** July 17, 2019

**CORRECTED BY:** /s/ McKenna Marchant

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McKenna Marchant, Planning Technician