

**PUBLIC HEARING AND REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Vineyard City Hall, 125 S Main St., Vineyard, Utah
Wednesday, August 7, 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 Gudmunson
Commissioner Jeff Knighton	
Alternate Commissioner Jessica Welch	

Staff Present: Morgan Brim, Elizabeth Hart, Don Overson

Others Present: Tyce Flake, David Lauret, Jared Neilson, Eric Towner, Haley Ostler, Logan Densley

1. CALL TO ORDER

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

2. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

Commissioner Brady gave the invocation.

3. OPEN SESSION

Madam Chair Welsh opened the session at 6:02pm. No comments were given and the session was closed at 6:03pm.

4. MINUTES REVIEW AND APPROVAL

Motion: COMMISSIONER JENKINS MOTION TO APPROVED THE MINUTES FROM THE JULY 17, 2019 PLANNING COMMISSION MEETING. COMMISSIONER WELCH SECONDED THE MOTION. ALL WERE IN FAVOR.

5. BUSINESS ITEMS:

5.1 Conditional Permit Public Hearing: Panda Express Drive-Thru

The applicant is requesting approval of a conditional use permit for a drive-thru aisle. The applicant is proposing to place a drive-thru aisle between Mill Road and the building. The subject property is located on the west side of the Megaplex in Yard A, addressed 554 N. Mill Road, Vineyard, Utah. This development is within the Regional Mixed Use (RMU) zoning district. The total drive-thru aisle length is approximately 277.01 feet.

Mr. Brim began by asking the Commission to continue the project until August 21st. It is part of the Yard A project. It will be located on the west side with the drive-thru wrapping the northwest and south sides and coming out on the parking lot to the east. It's approximately 1.12 acres in size. Parking and landscaping were in compliance. The elevations are being updated to show compliance to their entrance facing the street. Fenestration also required more windows on the street side. There would be a door

facing the street for street orientation. The materials are equivalent to what has been used already throughout the sight. Staff concern is that this parcel will be in the middle so there will be large gaps of side walk on either side of the development and we require all of our commercial development have connection. Staff recommends that there be a comprehensive improvement along Mill Road – that sidewalk be put in through the entirety of the project.

Further discussion ensued about the site plan. Staff's concern of sidewalk will be worked on outside of the meeting with X Development.

Motion: COMMISSIONER BRADY MOTIONED TO OPEN THE PUBLIC HEARING. COMMISSIONER KNIGHTON SECONDED THE MOTION. ALL WERE IN FAVOR AND THE MEETING OPENED TO PUBLIC HEARING AT 6:40PM.

No public comments were given.

Motion: COMMISSIONER JENKINS MOTIONED TO CONTINUE THE PUBLIC HEARING TO THE NEXT PLANNING COMMISSION MEETING ON AUGUST 21ST. COMMISSIONER KNIGHTON SECONDED THE MOTION. ALL WERE IN FAVOR AND THE PUBLIC HEARING CONTINUED AT 6:42PM.

5.2 Public Hearing: Ordinance 2019-05

Mr. Brim explained the proposed zoning text amendments sports courts. Sports court fencing heights (15.32.230) would provide people to keep their balls and things in their yard. Staff felt that 10 feet would be appropriate after their research. Staff also recommends a 3-foot setback for sports fencing. This is to prevent this section from becoming a loophole for those who just want to have a higher fence. The city manager may approve higher fencing for city parks and open space.

Motion: COMMISSIONER JENKINS MOTIONED TO OPEN THE MEETING TO PUBLIC COMMENT FOR ORDINANCE 2019-05. COMMISSIONER KNIGHTON SECONDED THE MOTION. ALL WERE IN FAVOR AND THE MEETING OPENED TO PUBLIC COMMENT AT 6:50PM.

Logan Densly, resident from the Cottonwoods, stated he just put in a sports court in their backyard. They have the third largest backyard, but their sports court still takes up about all of their backyard. If he has a 3-foot setback in the backyard for the sports fence then it takes away three feet from an already tiny yard. There are some neighborhoods where that would make sense, however, for the average neighborhood in Vineyard it doesn't make sense. His preference would be to allow for him to build a two foot lattice on top of his 6-foot fence for his sports code.

Further discussion ensued about sports fencing and the Planning Commission determined that they still wanted to maintain separate fences for yard fencing and sports court fencing.

Mr. Brim explained the amendment to corner lots. This change would allow corner lots to have accessory structures in their corner lots (VZC 15.34.050). It would require the front and side yard to be fenced, set back three feet, and 10 feet in height.

Further discussion ensued about accessory structures.

Mr. Brim explained landscaping fees (VZC 15.40). There was a \$350 landscaping fee which required a builder to apply for that. The code also requires a landscaping plan under the site plan ordinance. That would require the city to charge people twice. So it takes out a landscaping fee since the city already requires people to pay for a landscaping plan to be done.

Ms. Hart explained about the bee keeping regulations (15.34.210). Bees are important to urban ecology as pollinators for flowers and food. Bees in urban environments have a more varied diet. Economically, it helps home occupations for backyard beekeepers. The ordinance requires bees to be a minimum of 3-feet from the property line and 20-feet from any dwelling unit. A flyaway barrier is required (can be a 6-foot fence or barrier around the hive. Water is required to be on-site from March to October. It helps dilute the honey and will encourage people from congregating around neighbors' houses that do have water sources. Lots of 5,000 square feet or less are allotted two hives. Lots 5,000-10,000 square feet are allotted three hives. Lots above 10,000 square feet are allowed five hives and agriculture areas are allowed unlimited hives. This is typical with other cities around Utah. Bee keepers must also register with the state. There will be an application. Staff recommend to say that the flyaway barrier must be a solid barrier.

Further discussion ensued about beekeeping. Commissioner Brady recommended looking at the area the flyaway barriers are recommend to be around the beehive.

Ms. Hart explained the bicycle parking regulations and changes (VZC 15.38). The current ordinance does not require bicycle parking except in the Town Center. Within the recently adopted General Plan there are goals and strategies for a friendlier bike community. Staff is proposed required bicycle parking for a minimum of three or a number equal to 10% of the required onsite automobile spaces, whichever is greater. The maximum requirement is 30 spaces, and the Community Development Director may reduce bicycle parking by 50% for developments which are not expected to attract bicycle parking. The racks requirement are specific, requiring inverted U's and spacing between racks.

Further discussion ensued about bicycle keeping.

Mr. Brim explained the proposed Accessory Dwelling Unit (ADU) changes. Right now there are ADUs which people have been very creative trying create sufficient parking. Staff felt like there needed to be a minimum lot size. Orem requires a minimum of 6,000 feet for lots. There was also some confusing wording that needed to be cleared up. Staff has noticed a lot of on-street parking so staff is also requiring five parking spaces for ADUs.

Discussion ensued about ADUs.

Motion: COMMISSIONER JENKINS MOTIONED TO APPROVE ORDINANCE 2019-05 TO THE CITY COUNCIL WITH THE DISCUSSED CHANGES. COMMISSIONER KNIGHTON SECONDED THE MOTION. ALL COMMISSIONERS WERE IN FAVOR.

6. Work Session

6.1 Home Occupation Preschools and Daycares

Staff has been requested to increase the limit of preschools and daycares, which is right now at 6. One change would be to make seven children to 10 children a conditional use and anything under that a permitted use. The second change would be to make the Water's Edge district match the rest of Vineyard (right now any daycare or preschool in Water Edge is a conditional use).

Further discussion ensued about home occupation preschools and daycares.

7. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

Commissioner Jenkins asked about the cities involvement with the new Alpine school. Councilmember Flake responded that schools do not need the cities approval for anything more than utilities and road connections.

Madam Chair Welsh stated she just visited the Red Butte Garden area in St. George and the Dinosaur Park and was really impressed and inspired by the parks and what Vineyard can achieve.

8. STAFF REPORTS

- Community Development Department
 - No reportsNone
- Engineering and Public Works Department
 - UVU's transportation plan has been completed and is up and active now.

9. ADJOURNMENT

Motion: COMMISSIONER WELCH MOTION TO ADJOURN THE MEETING. COMMISSIONER BRADY SECONDED THE MOTION. ALL WERE IN FAVOR AND THE MEETING ADJOURNED AT 8:10PM.

MINUTES APPROVED ON: August 4, 2019

CERTIFIED CORRECT BY: /s/ McKenna Marchant

McKenna Marchant, Planning Technician

