



**MINUTES OF A REGULAR
PLANNING COMMISSION MEETING
Vineyard City Council Chambers
125 South Main Street, Vineyard, Utah
December 18, 2024, at 6:00 PM**

ATTENDANCE:

PLANNING COMMISSIONERS PRESENT: Vice-Chair Bryce Brady, Nathan Steele, Natalie Harbin

STAFF PRESENT: Cache Hancey, Senior planner; Anthony Fletcher, Planner; Madison Reed, Planning Technician; Naseem Ghandour, City Engineer and Public Works Director.

OTHERS PRESENT: David Lauret

1. CALL TO ORDER/INVOCATION/INSPIRATIONAL THOUGHT/PLEDGE OF ALLEGIANCE

Vice- Chair Bryce Brady called the meeting to order at 6:02pm. Commissioner Natalie Harbin led the pledge and the invocation.

2. PUBLIC COMMENTS PC

Resident David Loret addressed rumors about the Pod 2 Development.

He also listed reasons to not go into high density.

Senior Planner Cache Hancey addressed changes to Pod 2 and noted when the planning Commission will be addressed on this topic. He noted that nothing is public as of yet.

Vice-Chair Brady asked about the path completion.

Discussion ensued.

Mr. Loret asked about the cemetery offering and noted to align it with the Holdaway farms development.

Senior Planner Hancey noted that they will make sure that feedback is taken into account when it gets to that point.

3. CONSENT ITEMS

3.1. Approval of the November 6th, 2024 Planning Commission Meeting Draft Minutes

Motion: COMMISSIONER HARBIN MOTIONED TO APPROVE THE NOVEMBER 6TH, 2024 PLANNING COMMISSION DRAFT MINUTES AT 6:13PM. COMMISSIONER NATHAN STEELE SECONDED. ALL IN FAVOR VOTED YES: VICE-CHAIR BRADY AND COMMISSIONERS STEELE AND HARBIN. THE VOTE PASSED UNANIMOUSLY.

4. BUSINESS ITEMS

4.2. 2025 Planning Commission Calendar

Vice-Chair Brady asked if we should move it to a different meeting because of attendance.

Senior Planner Hancey noted that it would be helpful for scheduling.

Commissioner Harbin asked about the possibility for electronic connection.

Senior Planner Hancey noted that he would ask Pam Spencer, the city's recorder. He discussed accepting the first meeting and then reassessing the calendar when there is more attendance.

Planning Technician Madison Reed clarified that January 8th is a city council meeting.

Senior Planner Hancey noted that it was a joint meeting. He gave exemplified language.

Commissioner Steele asked about nominations or appointees for the new year for planning commission.

Senior Planner Hancey noted that it depends on the pace of the city council.

Motion: COMMISSIONER STEELE MOTIONED TO APPROVE THE JANUARY 8TH AND 15TH MEETINGS AND TO PUSH THE REMAINDER OF THE CALENDAR TO THE 15TH AT 6:15 PM. COMMISSIONER HARBIN SECONDED. ALL IN FAVOR VOTED YES: VICE- CHAIR BRADY AND COMMISSIONERS STEELE AND HARBIN. THE VOTE CARRIED UNANIMOUSLY.

4.3. 2025 Planning Commission Chair and Vice-Chair Election

Vice-Chair Brady recommended Commissioner Steele to be a chair.

Motion: COMMISSIONER STEELE MOTIONED TO MOVE THE ELECTION TO THE 15TH OF JANUARY AT 6:16 PM. COMMISSIONER HARBIN SECONDED. ALL IN FAVOR VOTED YES: VICE-CHAIR BRADY AND COMMISSIONERS STEELE AND HARBIN. THE VOTE CARRIED UNANIMOUSLY.

5. WORK SESSION

5.1. 2024 Zoning Text Amendment Overhaul

Senior Planner Hancey provided a background and an update on the progress.

Senior Planner Hancey started with the Title, Authority, Purpose, Declaration of Intent and Effective Date section. He highlighted the changes including: titles added to each paragraph and simplified language, wording for the applications section, 10.02.060 conflict, and wording on ordinances and requirements.

Senior Planner Hancey moved to land use and authority and other officers. He discussed the changes which included language on the term length, language clarifying sitting present members for voting, having a chair and vice-chair pro tempore if they are absent, and language for a designee for Development Review Committee members.

Commissioner Steele asked if the city attorney had reviewed this.

Senior Planner Hancey said no, that it will be looked at after we get things more finalized. He continued to discuss the changes.

Commissioner Steele recommended having it be majority of the commission not just who is present.

Discussion about language ensued.

Mr. Loret asked for clarity on how many votes would swing.

Senior Planner Hancey responded in saying that he could adjust the language.

Vice-Chair Brady clarified the numbers and the role of an alternate.

Commissioner Steele noted that this question would be good to bring up to the city attorney ahead of time.

Discussion ensued about the minimum numbers.

Senior Planner Hancey continued his description of the adjustments.

Senior Planner Hancey moved to the establishment of Districts section. The inclusion of a definition for the Geneva Road Mixed-Use (GRMU) was the suggested adjustment.

Vice-Chair Brady asked a question about the zoning map.

Discussion ensued.

Senior Planner Hancey moved to the vineyard zoning map section. The changes addressed uncertainty about boundary lines, lot division, and interpretation of the exact location.

Senior Planner Hancey moved to the district use table. He highlighted the changes including re-organized the table, short-term rentals becoming permitted, added check cashing and other credit services, car wash becoming not permitted in RMU, changed event center to conditional in RC, added mobile food court, added retail tobacco specialty business, added tattoo establishment, changed sports court from conditional to permitted, and simplified the detached garage language.

Commissioner Steele noted that he sees no issues with the content. He discussed a formatting suggestion.

Discussion about the formatting ensued.

Senior Planner Hancey added other changes.

Senior Planner Hancey moved to development agreements. He highlighted the changes: simplified language and periodic reviews.

Commissioner Steele briefed where this may have come from and thinks it makes sense.

Discussion ensued.

Senior Planner Hancey moved to permitted uses section changes. This included additional language on approvals and removal of redundant language.

Senior Planner Hancey moved to conditional uses. He highlighted the suggested changes: title report changed to may be required by planner and simplified language regarding traffic analysis requirements.

Commissioner Steele noted that he thinks that the title reports are still important. He feels that the word may leaves too much room for interpretation.

Senior Planner Hancey noted that he would look into it.

Vice-Chair Brady suggested to dig into ones that the title report would still be required and not required.

Discussion ensued.

Senior Planner Hancey moved to general property development standards section. The highlighted changes included removed flag lot language, removed language that prohibits vehicle parking not directly associated with garages, and the clear view triangle adjustments.

Vice-Chair Brady if there is a possibility for a flag lot.

Senior Planner Hancey and Commissioner Steele said yes. Senior Planner Hancey noted that we need to create standards rather than ignoring it.

Senior Planner Hancey continued to discuss the changes.

Senior Planner Hancey moved to accessory dwelling units section. He highlighted the changes: location additions and allowing for the revocation of ADU license as consequence of zoning violation.

Commissioner Harbin asked what constitutes as an added mobile housing type.

Senior Planner Hancey described it as a premanufactured home placed on a permanent foundation that would meet the code.

Commissioner Harbin discussed shipping containers.

Senior Planner Hancey noted that containers are not allowed.

Commissioner Steele expressed concern for the term mobile.

Discussion ensued.

Senior Planner Hancey noted that this language was taken from the state. He explained the moderate-income housing reporting for the state. If the mobile housing was to be more restrictive, then we may not be able to qualify.

Vice-Chair Brady asked if the city council approved more than one.

Senior Planner Hancey said yes, but we can no longer report on that one.

Vice-Chair Brady wondered if we could get the definition on what long term mobile housing

Commissioner Steele noted that we should include design standards.

Senior Planner Hancey highlighted more changes.

Commissioner Steele noted to chat with the attorney about the language to rid of the word “may”.

Senior Planner Hancey moved to the home occupations section. He highlighted the changes including an updated not permitted list.

Vice-Chair Brady asked if massages and other practices were defined.

Senior Planner Hancey said we are working to provide specific definitions of different practices.

Commissioner Harbin asked how we were enforcing this.

Senior Planner Hancey responded in saying it’s through the license and through code enforcement.

Commissioner Harbin asked about the vehicle services.

Commissioner Steele noted that the vehicle services are resolved by only allowing one customer.

Senior Planner Hancey noted that the city would still have to follow code enforcement.

Commissioner Steele noted the fact that there should not be a demand of municipal services which includes the right-of-way.

Vice-Chair Brady discussed how it is the disturbance that is the focus of this.

Discussion ensued.

Senior Planner Hancey highlighted other changes: aggregate impact measured for multiple licenses, non-profit organizations with impact must follow the standards in the section, noncompliance, utilities, and removing the business management section.

Discussions about language ensued.

There were no further sections or comments.

6. STAFF, COMMISSION, AND COMMITTEE REPORTS

Vice-Chair Brady announced progress with the skate park.

Senior Planner Hancey provided an update on the city hall.

Big thank you to Vice-Chair Brady!

7. ADJOURNMENT

The meeting adjourned at 7:07pm.

MINUTES CERTIFIED COMPLETE ON: January 22nd, 2025

CERTIFIED (NOTICED) BY: 
Madison Reed, Planning Technician

