



**MINUTES OF THE VINEYARD
PLANNING COMMISSION MEETING
City Offices Basement Conference Room, 125 S. Main St, Vineyard, Utah
Wednesday, March 1, 2017 at 6:30 p.m.**

PRESENT	ABSENT
Commissioner Chair Chris Judd	Commissioner Angela Kohl
Commissioner Tim Blackburn	
Commissioner Daniel Pace	
Commissioner Cristy Welsh	
(A) Commissioner Anthony Jenkins	
(A) Commissioner Nathan Carter	
(A) Commissioner Bryce Brady	

STAFF PRESENT– Community Development Director Morgan Brim, Community Development Technician Elizabeth Hart

OTHERS PRESENT– None

CALL TO ORDER

Chairman Judd called the meeting to order at 6:32 PM

INVOCATION

Commissioner Nathan Carter offered the invocation.

OPEN SESSION

Chairman Judd moved the open session to after the work session to give the public an opportunity to speak late.

MINUTES FOR APPROVAL

Chairman Judd introduced the new alternates to the commission. Commissioner Jenkins stated the pledge was given instead of an invocation.

Chairman Judd called for a motion to approve the minutes of the February 1, 2017 Planning Commission meeting.

Motion: COMMISSIONER JENKINS MADE A MOTION TO APPROVE THE MINUTES WITH THE AMENDMENT TO REPLACE THE INVOCATION WITH THE PLEDGE OF ALLEGIANCE. COMMISSIONER PACE SECONDED THE MOTIONS. ALL WERE IN FAVOR. THE MOTION CARRIED UNANIMOUSLY.

BUSINESS ITEMS

5.1 Homesteads Development Agreement Proposed Amendments

Chairman Judd provided a review on why the Homesteads development agreement is being discussed. He stated that one of the biggest concerns coming from the residents living within the Homesteads has been requirement for no solid white vinyl fencing. Chairman Judd stated that

this process will include multiple amendments, not just one for the fencing. Commissioner Pace asked how the development agreement has been brought to the city's attention. Chairman Judd stated that the residents of the Gardens and Maples have been calling the city about the type of fencing that is required. Discussion ensued on the legality of the development agreement and if the 2006 agreement supersedes the 2012 amended development agreement. Mr. Brim stated that the city's attorney will be looking at all amendments and will determine what is to be followed.

Mr. Brim review the staff's windshield survey on private fences within the Homesteads development.

The Homesteads Development			
Neighborhoods	Homes Completed or in Construction	Compliant Fences	Noncompliant Fences
The Maples	66	3	6
The Gardens	102	25	1
The Meadows	35	3	0
The Elms	29	3	0
The Shores	43	14	23
Totals	275	48	30

Commissioner Welsh commented that there are more homes not in compliance because they abut open space. Mr. Brim stated that there are two types of fencing within the agreement, each type has its own requirements, the fencing that abuts the open space would be put in by the developer and that the requirements for private fencing is what is being discussed. Mr. Brim stated that even though there are more compliant fences that the majority of the homes with these fences want a non-compliant fencing. On a staff level this is important to know because there are entitlements for another approximately 1100 homes to be built.

Chairman Judd stated that the other concern is enforcement. He stated that it is the city's responsibility to enforce it. Mr. Brim went on to explain that development agreements are considered a zoning ordinance. Development agreements like this are very specific as to what type of houses are allowed, materials can be used, and in this case fencing, among other requirements. Discussion ensued on the specifics that the Homesteads development agreement has within it.

Commissioner Pace asked what the difference is between the Waters Edge code and the Homesteads development agreement. Mr. Brim stated that the Waters Edge code was adopted to be a part of the zoning ordinance and the Homesteads development agreement is not and up until recently it has not been enforced since the 2012 amendment. With Waters Edge the enforcement is happening on the developer level as well as the city staff.

Commissioner Pace expressed his concern with getting rid of the design standards within the development agreement because it will get rid of the higher level of development the city was

looking to accomplish with the development agreement. Discussion ensued about how the design standards can be enforced and what design standards should be kept.

There was discussion on who is responsible for making sure the development agreement is followed not only by the city but also by the developer and homeowners. There was additional discussion on how the CC&Rs differ from a development agreement.

Chairman Judd asked Commissioner Pace to explain the process of making a vinyl fence since he works for a fencing company. Commissioner Pace went into detail on the process of creating a vinyl fence.

Mr. Brim stated that staff will put together recommendations showing what standards are enforceable and which are not, and what should be taken out. He also stated that when the development agreement is ready for a vote that any commissioners that live within the Homesteads should sit as a resident within the audience.

5.2 Zoning Ordinance Amendment Project – Phase Two

Mr. Brim reviewed the process for cleaning up and simplifying Chapter 30 and 32 of the zoning ordinance. There was discussion on the definitions. Mr. Brim explained the six notes for the table of uses. There was additional discussion on self-storage. Discussion ensued about the table of uses.

Chairman Judd started a discussion on the zoning map. Discussion ensued on adding all spaces that are designated open space within all the neighborhoods. Mr. Brim added that there has been discussion with the Utah Lake Commission about adding an equestrian trail along the lake, to allow access for this type of activity.

5.3 Zoning Ordinance Amendment Project – Phase Three

Mr. Brim gave an update on phase 3 of the zoning ordinance update. He stated that this phase is focusing on combining chapters 18, 19, and 20 into a unified development code. Mr. Brim also stated that staff will be hiring a consultant to help with this process.

Chairman Judd asked for a motion to open the open session to the public.

Motion: COMMISSIONER BLACKBURN MADE A MOTION TO OPEN THE OPEN SESSION AT 8:05 PM. COMMISSIONER WELSH SECONDED THE MOTION.

Chairman Judd asked for public comment. There was none. Chairman Judd asked for a motion to close the open session.

Motion: COMMISSIONER WELSH MADE A MOTION TO CLOSE THE OPEN SESSION AT 8:06 PM. COMMISSIONER JENKINS SECONDED THE MOTION. ALL WERE IN FAVOR. THE OPEN SESSION WAS CLOSED.

PLANNING COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

Chairman Judd asked for any commission member reports or disclosures. None was given.

STAFF REPORTS

- Morgan Brim, Community Development Director
Mr. Brim discussed the economic development that is happening within the city and what future developments are possible.
Chairman Judd asked about an update on the spur line. Mr. Brim suggested that this would be best answered by the City Engineer Mr. Overson.
- Don Overson, City Engineer
Mr. Overson was absent from the meeting.

ADJOURNMENT

Chairman Judd asked for a motion to adjourn the meeting.

Motion: COMMISSIONER PACE MADE A MOTION TO AJOURN THE PLANNING COMMISSION MEETING. COMMISSIONER BLACKBURN SECONDED THE MOTION. ALL WERE IN FAVOR. THE MEETING WAS ADJOURNED AT 8:15 PM

MINTUES APPROVED ON: April 19, 2017

CERTIFIED CORRECT BY: /s/ Elizabeth Hart

Elizabeth Hart, Community Development Technician