

AMENDED

**VINEYARD PLANNING COMMISSION
REGULAR MEETING**

**Vineyard City Hall, 125 S Main Street, Vineyard, Utah
Wednesday, June 5, 2019 at 6:00 p.m.**

PUBLIC NOTICE is hereby given that the Planning Commission of Vineyard, Utah, will hold a regular planning commission meeting, on Wednesday, June 5, 2019 at 6:00 p.m. in the Vineyard City Hall, 125 S. Main Street, Vineyard, Utah. The agenda will consist of the following:

1. CALL TO ORDER

2. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

3. OPEN SESSION

“Open Session” is defined as time set aside for citizens to express their views for items not on the agenda. Each speaker is limited to three (3) minutes. Because of the need for proper public notice, immediate action cannot be taken in the Planning Commission Meeting. If action is necessary, the item will be listed on a following agenda. However, the Planning Commission may elect to discuss the item if it is an immediate matter of concern.

4. MINUTES REVIEW AND APPROVAL

Minutes from the 2019 planning commission meetings of April 3rd, May 1st and 15th.

5. BUSINESS ITEMS:

5.1 Peaks Orthodontics Sign Standard Waiver

The applicant is requesting approval of a sign standard waiver. The applicant is asking to place one (1) additional wall sign onto its building frontage. The building is located within the Regional Mixed Use (RMU) District at the address of 773 E. Mill Road Suite A. The additional signage is proposed to be located on the southern elevation facing Mill Road.

6. WORK SESSION

6.1 Bicycle Parking

7. COMMISSION MEMBERS’ REPORTS AND EX PARTE DISCUSSION DISCLOSURE

8. STAFF REPORTS

- Morgan Brim, Planning Director
- Don Overson, City Engineer

9. ADJOURNMENT

The next regularly scheduled meeting is June 19, 2019.

This meeting may be held electronically to allow a commissioner to participate by teleconference.

The Public is invited to participate in all Planning Commission meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this public meeting should notify Elizabeth Hart, Planner, at least 24 hours prior to the meeting by calling (801) 226-1929.

The foregoing notice and agenda was emailed to the Salt Lake Tribune and Daily Herald, posted on the Utah Public Notice Website and Vineyard Website, posted at the Vineyard City Offices and City Hall, delivered electronically to city staff and each member of the planning commission.

AGENDA NOTICING COMPLETED ON: June 4, 2019

NOTICED BY: /s/ Elizabeth Hart

Elizabeth Hart, Planner



VINEYARD PLANNING COMMISSION

SITE VISIT: Corner of 220 West and 240 North, Vineyard, UT @ 5:30 PM

REGULAR MEETING & PUBLIC HEARING:

Vineyard City Hall, 125 S Main Street, Vineyard, Utah

Wednesday, April 3, 2019 at 6:00 p.m.

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

Others: Troy Anderson, Milan Malkovich, Jessica Welch, David Lauret, Graden Ostler

1. CALL TO ORDER

Vice Chair Jenkins called the meeting to order at 6:03pm.

2. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

Vice Chair Jenkins asked Commissioner Brady to offer an invocation.

3. OPEN SESSION

Vice Chair Jenkins opened the open session at 6:04. There was no public comment and it was closed at 6:05.

4. MINUTES REVIEW AND APPROVAL

There were no minutes to approve.

5. BUSINESS ITEMS:

5.1 Site Visit, Public Hearing, Consideration of a Conditional Use Permit and Site Plan – Suncrest Stake

The Church of Jesus Christ of Latter-day Saints is proposing a stake center located in the Hampton neighborhood at 212 North 220 West (Tax ID#: 41:914:0058). Vice Chair Jenkins made an administrative note as he opened the session that this stake center is likely part of the Vineyard Grove Stake and not the Suncrest Stake.

Mr. Brim began with the site plan for the stake center. This is a site plan and a conditional use permit. It is located within the Water's Edge 1500 subdistrict which is essentially three acre lots which abut this project. This stake center is very similar in size to the other stake center located in Vineyard. There is a total of 21,183 square feet. There is also a pavilion, shed, and dumpster area. The pavilion is adjacent to 5,000 square feet of green space. There's over an acre of landscaping. The site is 3.8 acres in size. The applicant is proposing 40 feet of buffer in the front. The height of the building is 32 feet and the steeple is 70 (the steeples are exempt from the height requirement). The fire lane is at the minimum width requirement at 26 feet. The parking stalls are at 18 feet of length with 9 feet width. When

the landscaping comes in the applicant will need to provide proof to show that there is a two-foot overhang provided for vehicles. Staff is recommending approval of the Conditional Use Permit. The conditions are standard. The one thing staff did add is that the number and location of the fire hydrants will be approved by the fire department, and that all the lighting will be downcast and oriented away from residents. There is a comment about the lighting by the pavilion concerning lighting and the possibility of a ballard lighting because it will be so close to residents' homes. In the site visit, there was talk of the wall/fence. The company that installed the Water's Edge walls is out of business. Planning Commission can add a condition that the wall for the church should match the rest of the Water's Edge community and staff can approve what they find to install. There is also a 15-foot landscaping buffer on the west side between the street and parking.

Vice Chair Jenkins clarified that ballard lighting are 4-6 inch diameter. There could be a couple of them that keeps the light from spilling over into residents homes.

Mr. Anderson, TRIO design, offered another option to put a light pack on the pavilion that shines down and away from the residential housing. One of the issues with ballard light is it doesn't spread very much light.

Mr. Brim added that the Commission could add lighting as a condition.

Mr. Anderson, there will be 276 parking stalls so there should plenty of parking. Code requirements are met and there is surplus parking. The site lays out really well. There is plenty of landscaping and open space. On the west side the parking lot should be hid pretty well by the berm. The plant should all live and survive here. They're all from the Vineyard Tree Manual. The Church also has an approved manual of what will grow and survive here. Irrigation will be a drip system and the lawn areas are a rotter system. The parking islands are 8 feet wide with landscaping and to pile snow on. There will two sidewalks that walk around the area. The trees will be 2-inch caliber, the shrubs are 5-gallon minimum, the grasses will be 1-gallon. There will be a weed barrier and bark mulch on top. There are a few landscape boulders as well.

Mr. Brim asked Mr. Anderson to address the architecture.

Mr. Anderson stated that the materials used on the outside of the stake center are pretty atypical. It will be a white-ish brick above with honed black CMU below. The CMU block which is ground down. There will be a precast concrete band separating the CMU from the brick above. The brick above that will receive an epoxy coating and that will make it white. The shingles are also black. The motif is very modern with blacks, whites, and grays. There will be a lot of white facia. A product called efface (basically stucco) is what will coat the three vertical columns. It will be very different from your typically redbrick church. The inside will be a blue color scheme, and light oak finish. The steeple will be white.

Vice Chair Jenkins asked for questions and when there were none, he asked a question about bike racks.

Mr. Anderson stated that they widened the south sidewalk and put a bike rack in by the doors on the south side.

Vice Chair Jenkins asked out of his own curiosity if there had been no parking requirements would the Church have built less.

Mr. Anderson responded that the Church did decide to put in a few less stalls than they normally install, but they would not have dropped to a number that would be unwelcoming for people who intend to use the building.

Vice Chair Jenkins asked for a motion.

Motion: COMMISSIONER BRADY MOTIONED TO MOVE INTO A PUBLIC HEARING.
COMMISSIONER BLACKBURN SECONDED THE MOTION. ALL WERE IN FAVOR.

Graden Ostler, resident, stood after the motion and asked for specifics concerning the pavilion.

Mr. Anderson responded the pavilion will be 30 feet by 60 feet. The colors for it have not been picked yet, and there will be 16-18 picnic tables. There will not be any barbeque or grill provided with the pavilion, but there will be a roof overhang so you can cook, but still be protected and out of the way. There is a roof overhang where you can put grills, but still be protected. There will also be a drinking fountain.

Vice Commissioner Jenkins asked for a motion to close the public hearing.

Motion: COMMISSIONER JENNE MADE A MOTION TO CLOSE THE PUBLIC HEARING.
COMMISSIONER BLACKBURN SECONDED THE MOTION. ALL WERE IN FAVOR.

Vice Chair Jenkins reviewed conditions: There are six conditions listed by staff plus a wall concrete wall matching the existing Waters Edge wall. The lighting pack on the pavilion will need staff approval.

Mr. Brim stated the wall condition: A similar perimeter wall will be installed on the south and east property lines consistent with the existing Waters Edge boundary wall. The lighting adjacent or near the pavilion will be either bollard style or there will be a lighting pack attached to the pavilion which will cut off.

Mr. Malcovitch added that the pavilion does have ceiling mounted lighting and lights controlled by photoelectric cells and which are turned off around 11pm. They're also on a timer so they always turn off within a specific amount of time.

Motion: COMMISSIONER BRADY MOTIONED TO APPROVE THE CONDITIONAL USE PERMIT AND SITE PLAN FOR THE CHURCH OF JESUS CHRIST STAKECENTER WITH THE PROPOSED CONDITIONS AS AMENDED TONIGHT. COMMISSIONER BLACKBURN SECONDED THE MOTION. ALL WERE IN FAVOR.

5.2 Consideration of Cancellation of Planning Commission Meeting April 17, 2019.

Vice Chair Jenkins opened discussion among the Planning Commissioners concerning the cancellation of the next planning commission meeting scheduled for April 17, 2019.

Commissioner Brady asked if there was a whole list of things to do, why the Planning Commission should cancel the next meeting.

Mr. Brim stated that the City Council will be using the 17th for their budget meeting. April 10 will be a joint meeting with City Council on the General Plan so the Planning Commission will already be meeting twice for the month anyway. Staff assumed that Planning Commission would like to be a part of the budget meeting.

Motion: COMMISSIONER BRADY MOTIONED TO CANCEL THE APRIL 17, 2019 PLANNING COMMISSION MEETING. COMMISSIONER JENNE SECONDED THE MOTION AND ALL WERE IN FAVOR.

6. WORK SESSION:

6.1 Dog Defecation Text Amendment

Ms. Marchant began by stating that since January eight people have filed formal complaints about dog feces in addition to other phone complaints. After researching defecation policies around Utah and Salt Lake County, it was determined to add an additional \$100 fine for defecation without cleanup to the code violation fee. In order to enforce the fine, reporters must have: (1) a picture of the dog defecating and of the owner or custodian walking away without cleaning it up, (2) the name and address of the owner or custodian.

Discussion ensued concerning the enforcement and penalty of dog defecation.

Jessica Welch, resident in the Hamptons, for the residents that do take care of their own dogs poo they would really appreciate doggie bag stations. If you want to put up signage put it up on the dog station. She also asked if there were plans for a dog park and can there be?

Mr. Brim responded that there is a plan in place to create a few dog parks throughout the city.

Ms. Welch responded that there seems to be a lot of dogs running in the L shaped park on the south of town.

Mr. Brim responded that staff has thought about that location but it's a storm water drain.

Further discussion ensued about locations of dog parks.

6.2 Urban Chicken and Bee Text Amendment

Ms. Hart began by explaining that staff has received a few calls from people wondering about chickens and bees and there is nothing in our current code that says that they are allowed. She researched a bunch of cities in Utah and came out with this ordinance. Lot size would restrict whether or not people would be able to have a coop. There would be restrictions concerning what the coop would be able to look like. The chickens cannot roam outside of the coop or enclosure. She stated she does not think allowance should be based on lot size – it should be based on your setback. There are some bigger lots with little setback.

Further discussion ensued about chicken regulations.

Ms. Hart stated that bee keeping must be registered with the state. The state will contact the county bee inspector and they will do an inspection on the lot. The number of bee colonies will be regulated based on lot size.

Further discussion ensued concerning bee restriction and the dangers of mosquito spraying.

David Lauret, resident from Holdaway Road, asked what the purpose is of regulating bees.

Ms. Hart responded the setbacks and the fly barriers to ensure they aren't bothering our neighbors.

Mr. Brim added that Vineyard is no longer a small community and the lots are a lot smaller now than they used to be. You could have issues as bees spread out and there is some regulation. It is also for the health of the bees so the mosquito abatement does not affect them.

7. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

Commissioner Blackburn reminded the commission that Saturday the 27th of April will be a town wide clean up. Right now they're at 100 volunteers.

8. STAFF REPORTS

- Morgan Brim, Planning Director
 - Monday 8th, is a code enforcement/neighborhood watch. There will be police vehicles out so a part of it will be informational and another part will be more engaging.
 - McKenna Marchant, Code Enforcement: relayed to the commissioner that the sign clean up letters have gone out to the community and enforcement will start.
 - Paperless meetings are coming up so try to bring your laptop or iPad over and start preparing for those paperless meetings.
- Don Overson, City Engineer
 - There will be a storage tank at the Orem Junior High and the Alpine School District was very open to it. This will allow Vineyard City to provide water for peak day demands without having a pump station here. It will hold 6.5 million gallons. It will supply water storage for Vineyard for build out unless we go over 40,000 people.
 - The overpass has not seen any improvements.
 - The rail spur negotiation is moving forward. Staff has been talking to property owners about buying up spur line. The crossing will be improved.
 - The Main Street North Extension will be bid at the end of April or first of May. There is some area they need to clean up first, but if it is not bid pretty soon then the construction companies will start working on other projects and we will miss a season of work on the overpass.

9. ADJOURNMENT

Motion: COMMISSIONER BLACKBURN JENNE MOTIONED TO CLOSE THE MEETING.
COMMISSIONER BRADY SECONDED THE MOTION AND IT WAS CLOSED AT 7:54PM.

MINUTES APPROVED ON: March 18, 2019

CERTIFIED CORRECT: /s/ McKenna Marchant

McKenna Marchant, Planning Technician

DRAFT



VINEYARD PLANNING COMMISSION MEETING MINUTES

Site Visit: 787 East 400 North @ 5:30 PM

Public Hearing and Regular Meeting: Vineyard Town Hall, 125 S Main St.

Vineyard UT, 6 PM

Wednesday, May 1, 2019

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

Staff Present: City Engineer and Public Works Director Don Overson, Assistant City Engineer Chris Wilson, Community Development Director Morgan Brim, City Planner Elizabeth Hart.

Other Present: Residents Tyce Flake, Chris Judd, David Lauret, Mike Whimpey CUWCD, Brant Tuttle Northern Engineering, Blaine Hales with Vineyard MOB.

1. CALL TO ORDER

Madam Chair Welsh called the meeting to order at 6 PM.

2. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

Madam Chair Welsh led the Pledge of Allegiance.

3. OPEN SESSION

Madam Chair Welsh opened the open session at 6:01 PM. She asked for public comment. Hearing none she closed the open session at 6:01 PM.

4. MINUTES REVIEW AND APPROVAL

Madam Chair Welsh asked for comments on the minutes for approval. Commissioner Anthony Jenkins asked staff about not including so many minutes for approval on future agenda. Ms. Hart stated that this should be the last time that so many minutes need to be approved because is up to date on minutes.

Madam Chair Welsh asked for a motion to approve the minutes.

MOTION: COMMISSIONER BLACKBURN MADE A MOTION TO APPROVE THE MINUTES FROM THE DECEMBER 5, 2018, JANUARY 10, 2019, MARCH 6, 2019, AND MARCH 20, 2019 PLANNING COMMISSION MEETINGS. COMMISSIONER SULLIVAN SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION PASSED UNANIMOUSLY.

34
35 **5. BUSINESS ITEMS:**

36 **5.1 Site Visit and Consideration - Vineyard Medical Office Building (The Yard)**

37 Ms. Hart reviewed the project application and zoning ordinance requirements.

38
39 Commissioner Jenkins asked the applicant that if there were no parking minimum
40 requirements if they would have still built the same amount of parking. The applicant Blaine
41 Hales answered that for their medical offices the number of parking stalls they install is five
42 (5) spaces per 1000 square feet. He expanded on why that number is used. He stated that yes,
43 they would have at least built one (1) space per two-hundred (200) square feet as required
44 per the zoning ordinance.

45
46 Commissioner Blackburn asked the applicant about the privacy fence in front of the building.
47 He asked if there were other options for it, he felt that it was awkward to have a fence there,
48 that it doesn't fit with the building design, and that he doesn't like the fence there and would
49 prefer to something else there. He stated that he has been to doctor offices that have glass
50 that still allows for the privacy that the fence is giving. Mr. Hales responded that the dental
51 office using the space had requested it based off the recommendation they had received from
52 their design consultant. Discussion ensued about the privacy fence.

53
54 Chair Welsh stated that she had a concern about the building lighting and it affecting the
55 residents to the south. She asked the applicant if they felt that they might get complaints from
56 the residents on the lighting from the building and possibly from the signage. There was
57 discussion among the commissioners about the proposed lighting. Mr. Brim stated that per
58 the zoning ordinance the commission is allowed to require full cut off lighting, he stated that
59 the lighting proposed appears to be full cut off and some of the lighting will escape out through
60 the glass. He stated that they can determine this from the photometric plan. Discussion
61 ensued about lighting.

62
63 Chair Welsh asked about where the required open space will go for the entire development.
64 Ms. Hart stated that the master developer has included a private open space area in front of
65 the golf facility they are proposing for that site. Discussion ensued about the master site open
66 space requirement.

67
68 Chair Welsh asked about the dumpster enclosure. Ms. Hart stated that it will match the
69 materials on the building. Chair Welsh asked if it will be shielded. Ms. Hart said that three (3)
70 sides will be a wall and the front will be a gate.

71
72 Chair Welsh asked how far setback of the building is from the sidewalk on the west side. Ms.
73 Hart stated that there is no setback. Ms. Hart explained that the property line is actually in the
74 middle of the private road that is west of the building, which is why the building is so close to
75 the road and why they meet the setback requirements. Mr. Brim stated that staff directed

76 them to bring the building up to the road and put the parking behind the building. He stated
77 that this is a theme you will see throughout the site.

78
79 Chair Welsh asked for motion.

80
81 **MOTION: COMMISSIONER BRADY MADE A MOTION TO APPROVE THE PROPOSED SITE PLAN**
82 **WITH THE LISTED CONDITIONS. COMMISSIONER BLACKBURN SECONDED THE MOTION. ALL**
83 **WERE IN FAVOR. THE MOTION PASSED UNANIMOUSLY.**

84
85 **5.2 Public Hearing and Consideration- Conditional Use Permit and Site Plan - CUWCD**
86 **Wells #8, #9 and #10**

87 Ms. Hart reviewed the proposed site plans and zoning ordinance requirements.

88
89 Commissioner Jenkins asked what the noise level for these types of pump house facility. Mike
90 Whimpey with CUWCD stated that these types of pump houses are designed to be within
91 residential areas. He stated that they design the interior have insulations that helps keep the
92 sound out of the residential areas.

93
94 Commissioner Blackburn asked how the three (3) pump houses help the city of Vineyard. Mr.
95 Whimpey explained how CUWCD works within the Wasatch Front.

96
97 Mr. Whimpey went through a presentation of the proposed pump houses designs, materials,
98 colors and sites.

99
100 Commissioner Blackburn asked about the fencing being concrete compared to other well sites
101 that have that have iron-rod fencing. Mr. Whimpey stated that since these well sites are within
102 residential areas the proposed fencing is to ensure the safety of the residents of the
103 community. Mr. Whimpey continued with his presentation.

104
105 Commissioner Blackburn asked if well site #9 will be visible from the Center Street overpass.
106 Mr. Whimpey stated that its possible you might be able to see it.

107
108 Chair Welsh asked if there were any other questions. Hearing none she asked for a motion to
109 open up the public hearing.

110
111 **MOTION: COMMISSIONER BLACKBURN MADE A MOTION TO OPEN THE PUBLIC HEARING**
112 **FOR THE CUWCD WELL SITES 8, 9, AND 10. COMMISSIONER SULLIVAN SECONDED THE**
113 **MOTION. ALL WERE IN FAVOR. THE PUBLIC HEARING OPENED AT 6:47 PM.**

114
115 Chair Welsh asked for any public comment. No public comment was given. Chair Welsh asked
116 for a motion to close the public hearing.

117
118 **MOTION: COMMISSIONER BRADY MOVED TO CLOSE THE PUBLIC HEARING. COMMISSIONER**
119 **SECONDED THE MOTION. ALL WERE IN FAVOR. THE PUBLIC HEARING CLOSED AT 6:48 PM.**

Chair Welsh asked for a motion for CUWCD well site 8, 9, and 10.

MOTION: COMMISSIONER BRADY MADE A MOTION TO APPROVE THE CONDITIONAL USE PERMIT AND SITE PLAN FOR THE CUWCD WELL SITE NUMBER 8 WITH THE CONDITIONS AS LISTED. COMMISSIONER BLACKBURN SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION PASSED UNANIMOUSLY.

MOTION: COMMISSIONER BRADY MADE A MOTION TO APPROVE THE CONDITIONAL USE PERMIT AND SITE PLAN FOR THE CUWCD WELL SITE NUMBER 9 WITH THE CONDITIONS AS LISTED. COMMISSIONER BLACKBURN SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION PASSED UNANIMOUSLY.

MOTION: COMMISSIONER BRADY MADE A MOTION TO APPROVE THE CONDITIONAL USE PERMIT AND SITE PLAN FOR THE CUWCD WELL SITE NUMBER 10 WITH THE CONDITIONS AS LISTED. COMMISSIONER BLACKBURN SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION PASSED UNANIMOUSLY.

Commissioner Blackburn commented that he appreciated the applicant making the effort to match the surrounding residential areas with the design and colors.

5.3 Anderson Geneva Northeast Record of Survey

Chair Welsh asked the commission for a motion to remove the Anderson Geneva Northeast Record of Survey from the agenda.

MOTION: COMMISSIONER BRADY MADE A MOTION TO REMOVE THE ANDERSON GENEVA NORTHEAST RECORD OF SURVEY FROM THE AGENDA. COMMISSIONER JENKINS SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION PASSED UNANIMOUSLY.

5.4 Special Meeting

Mr. Brim stated that X Development requested that we hold a special meeting for their Yard B site plans for the Golf Facility and Medical Building they will proposing. Mr. Brim stated that how the commission has done big projects like this in the past was to have one meeting for a work session with the applicant and then the next meeting to have the applicant go through the approval process.

Chair Welsh asked if the special session would be the work session. Mr. Brim stated that a special session is a meeting that is scheduled outside of your regularly schedule meetings. Mr. Brim stated that the May 15th Planning Commission meeting would be the work session and then we would have the official public hearing and decision during the special meeting. He stated that they do not have to approve a special meeting. Mr. Brim stated that staff is recommending May 21, 22, 23, or 29.

Commissioner Jenkins asked why they are requesting for the special meeting. Mr. Brim stated that they want to move forward as soon as possible.

Discussion ensued about dates for a special meeting.

MOTION: COMMISSIONER JENKINS MADE A MOTION TO SCHEDULE A SPECIAL MEETING ON May 29th AT 6PM. COMMISSION SULLIVAN SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION PASSED UNANIMOUSLY.

6. WORK SESSION:

6.1 Planning Commission Bylaws

Mr. Brim reviewed the Planning Commission Bylaws. There was some discussion on the proposed changes by staff.

6.2 Home Occupations

Mr. Brim discussed allowing accessory structures to be used for home occupations.

Chair Welsh asked if this was being discussed because of all the two-story sheds that have been popping up in backyards as of late. Commissioner Brady stated that he had been talking to Mr. Brim about allowing them. Discussion continued.

Commissioner Brady explained his stance on allowed accessory structures for home occupations. Chair Welsh expressed concern on allowing a light manufacturing type use within a residential area. Commissioner Jenkins commented that the intent would be to allow uses that wouldn't disturb the residential character. Mr. Brim stated that the code would have to be clear on what would and would not be an allowed use, for example mechanical work. Commissioner Blackburn stated his concern was building more code to enforce and that we have an issue with enforcing the code we have now, and that if they can't perform their job within their home then they shouldn't be doing it within a residential area. Mr. Brim discussed storage and office uses that could be allowed. Discussion ensued.

7. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

Commissioner Blackburn reported on the Vineyard service day that took place the weekend before. He also reported on the Vineyard Heritage Celebration events taking place at the end of May.

Commissioner Jenkins commented that in the future when the city hosts a 5k run that the city should not use permanent paint to mark the course.

8. STAFF REPORTS

- Morgan Brim, Planning Director

Mr. Brim discussed a future zoning ordinance text amendment for fencing.

- Don Overson, City Engineer

Mr. Overson reported that they resubmitted the design plans for the Center Street overpass. Discussion ensued on this topic.

He also reported on the water tank location with Orem and Alpine school district.

Discussion ensued on this topic.

204 **9. ADJOURNMENT**

205 Chair Welsh asked for a motion to adjourn the meeting.
206

207 **MOTION: COMMISSIONER BLACKBURN MOVED TO ADJOURN THE MEETING AT 7:37PM.**
208 **COMMISSIONER SULLIVAN SECONDED THE MOTION. ALL WERE IN FAVOR. THE MEETIN**
209 **ADJOURNED AT 7:37 PM.**
210

211
212
213 **MINUTES APPROVED ON:**
214

215 **CORRECTED BY:** /s/ Elizabeth Hart
216 Elizabeth Hart, Planner



**VINEYARD PLANNING COMMISSION
WORK SESSION**

**Vineyard City Hall, 125 S. Main Street, Vineyard, Utah
Wednesday, May 15, 2019 at 6:00 p.m.**

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

Staff Present: Elizabeth Hart, Morgan Brim, Chris Wilson, Don Overson

1. CALL TO ORDER

Madam Chair Welsh called the meeting to order at 6:00pm.

2. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

Commissioner Blackburn offered the invocation.

3. OPEN SESSION

Madam Chair Welsh opened the open session at 6:01pm. None were given and the open session was closed at 6:02pm.

4. MINUTES REVIEW AND APPROVAL

Minutes from February 19, 2019 planning commission meeting were reviewed. Madam Chair Welsh clarified that she had stating at the previous meeting the developers would not be able to have an In and Out because of the cueing.

Commissioner Knighton mentioned there was a couple of instants last time where the applicant did not speak into the mike and he wanted to remind applicants to speak into the microphone.

Motion: COMMISSIONER JENKINS MOTIONED TO APPROVE MINUTES FROM FEBRUARY 19 WITH THE ADDED CHANGE OF MADAM CHAIR WELSH. COMMISSIONER BLACKBURN SECONDED THE MOTION. ALL WERE IN FAVOR.

5. Work Session:

5.1 Zoning Text Amendments

• **Signage**

Ms. Hart began, staff has been asked to change temporary sign sizes for developers to advertise. The Commission and staff do need to be careful to ensure that they do ensure equal treatment of signs. She asked the Commission to keep in mind that if changes are made for future development signs there should be requirements for banner signs, yard signs, etc. Those will need to be listed out in the ordinance. It currently reads that this is the max height, max

widths for temporary signs in commercial districts. If it is to change then each sign needs to be specifically listed out to keep it consistent and fair. For future developments staff has discussed making it 100 square feet. We currently allow 80 square feet for permanent multitenant signs. Wall signs are 60 square feet, and single tenant monument signs are 40 square feet. 30 square feet is the temporary sign allowance. That's how big the sign area would be. Height is different because it's measured from the top of the sign to the bottom of it. For future development sizes there has been talk of allowing them to be 100 square feet which is approximately the sign size of the Forge signs right now.

Commissioner Jenkins asked if the concern was that our code prevents developers from drawing attention to their lots.

Ms. Hart responded it is to allow them to have bigger signs because that is what the developers want.

Commissioner Blackburn asked how big some of the signs are that are currently out there.

Ms. Hart responded they are least 100 square feet; the Forge signs might be slightly larger than that, but that is pretty average. Current code allows temporary signs to be 30 square feet and 8 feet in height.

Mr. Brim the City's past process was just to allow developers to put up signs that they thought would work. As the City grows there do need to be a process and permits in order.

Further discussion ensued about temporary signs. The Commission agreed that if signs are bigger there will need to be more concession (further setbacks, fewer signs, based off the area of the frontage, etc.).

Ms. Hart also brought up neon signage. It is currently prohibited, but staff is considering allowing them as a window sign. 3 square feet is typical.

Commissioner Jenkins asked if you can have an LED open sign that looks the same as an open sign.

Ms. Hart responded no; it would have to go through Planning Commission.

Further discussion ensued about window neon signage.

74 • **Urban Agriculture – Chickens and Beekeeping**

75 Ms. Hart introduced the urban agriculture. For chickens, the coop should be a minimum of 5
76 feet away from a property line and 20 feet away from any dwelling unit. Lot sizes for the coop
77 will start at 5,000 square feet, but you still have to meet the 20 feet. If you meet those
78 requirements, you can have two chickens from there to 20,000 square feet and up to say 10
79 chickens or so. For every thousand more feet or so you can allow chickens.

80
81 Further discussion ensued about Vineyard codes and chickens. The city council decided not to
82 permit any chicken keeping outside of agriculturally zoned areas, unless please bring it up.

83
84 Planning Commission began their bee discussion by discussion mosquito abatement impacts
85 and county registration requirements on bees.

86
87 Ms. Hart explained that the bee regulations are the same as chickens. They must be 5 feet from
88 the property line with a fly away or if you're against a public park you have to have a public fly
89 away no matter what. The number of hives you can have depends on your lot size.

90
91 Further discussion ensued about beekeeping.

92
93 • **Off Street Loading Spaces**

94 Ms. Hart began, off street loading requirements have not been enforced. The current code
95 requires one loading birth for 5,000 square feet for every office, hotel, restaurant, department
96 store, freight terminal or railroad yard, hospital, etc. We can either require all buildings to do
97 this or only require them to meet code if it's on their plans. Cities do it both ways. We would
98 probably not include restaurants, but we would include gas stations.

99
100 Further discussion ensued concerning off street loading spaces.

101
102 • **Fencing**

103 Mr. Brim introduced the fencing changes. The current code restricts fencing to 6 feet but it
104 does allow a land use authority to approve a height greater than that, but it does not provide a
105 lot of details of when that would be allowed. It would allow public utilities to have fences up to
106 8 feet in height. The code sort of allows that right now, but it needs to be cleared up. The other
107 situation is for sports courts. Those fences will also be allowed greater height in public areas or
108 residential areas.

109
110 Further discussion ensued about fencing.

111
112 **6. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE**

Commissioner Knighton reported that he had been working with Jacob Holdaway and Eric Ellis (Utah Lake Commission) on the Walkara Way project and they've created a google map earth what the project will look like with access points and the where the pilot area will be. It's a living map, just trying to illustrate those ideas.

Madam Chair Welsh and Don Overson attended a UVU workshop with Orem, UTA and MAG to discuss a lot of traffic issues around UVU. She reported on different ideas that circulated at the meeting concerning UVU's growth.

7. STAFF REPORTS

- Morgan Brim, Planning Director
 - The General Plan final document is together. The public hearing will be noticed for June 5th. If there are any final comments please get them to staff and they will provide some last minute changes.
 - Work session with Big Shots will be on the 29th of June and the official public hearing will be on the 5th of June as well.
 - Elizabeth Hart
 - First, there will be a doggy meet and greet Tuesday May 21 in Grove Park at 5:30. All dogs have to be leashed. There will be info on dog laws and then citizens will be able to provide their feedback on where the dog park should be.
 - Discussion ensued about detention pond dog parks.
 - The city received the grant for the Utah Lake launch. It's a matching grant so it will total \$200,000. It is for nonmotorized boats only.
- Don Overson, City Engineer

8. ADJOURNMENT 7:47PM

Motion: COMMISSIONER BRADY MOTIONED TO ADJOURN THE MEETING AT 7:47PM.
COMMISSIONER JENKINS SECONDED THE MOTION. ALL WERE IN FAVOR.

MINUTES APPROVED ON:

CORRECTED BY: /s/ McKenna Marchant

McKenna Marchant, Planning Technician



Date: June 5, 2019
From: Elizabeth Hart, Planner
To: Planning Commission
Item: 5.1 Peaks Orthodontics Sign Standard Waiver
Address: 773 E Mill Road, Ste. A
Applicant: Sharon Latimer with IG Sign and Construction

INTRODUCTION

The applicant is requesting approval of a sign standard waiver. The applicant is asking to place one (1) additional wall sign onto its building frontage. The building is located within the Regional Mixed Use (RMU) District at the address of 773 E. Mill Road Suite A. The additional signage is proposed to be located on the southern elevation facing Mill Road.

ANALYSIS

The sign ordinance allows for one (1) wall sign per elevation with a maximum of two (2) wall signs allowed. Within the RMU District a wall sign may have a sign area of one (1) square foot per every one (1) linear foot of building frontage not to exceed sixty (60) square feet per sign or a total of 120 square feet.

The sign standard waiver allows the planning commission to approve additional quantities of signage and sign area. The applicant is requesting a third (3rd) wall sign and additional sign area. The sign standard waiver allows for up to 25% more sign area of the allowed maximum sign area. This would allow the total maximum sign area for the total sign area for the wall signs to be 150 square feet.

The tenant has two (2) existing approved wall signs on the south elevation and east elevation. The applicant is proposing to adding a sign to the south elevation. The proposed sign has a sign area of forty-eight (48) square feet and will be internally illuminated like the existing signs. The proposed lumens for the sign are 105, which is equivalent to less than a 10-watt LED light source.

The tenant space has seventy-two (72) feet of linear building frontage on the south and thirty-six (36) feet of linear building frontage on the east. The existing signage has a total sign area of 76.9 square feet. The proposed sign would add 48 square feet of sign area to the total wall sign area making the total proposed and existing wall sign area would come to 124.9 square feet.

	Building Frontage	Sign Length	Sign Height	Sign Area
South Elevation	72 feet			
Existing Sign		16.6 feet	5.7 feet	59.23 square feet
Proposed Sign		16 feet	3 feet	48 square feet
East Elevation	36 feet			
Existing Sign		16 feet	1.1 ^{1/4} feet	17.67 square feet
Total Existing Signage				76.9 square feet
Total Proposed and Existing Signage				124.9 square feet



Elizabeth Hart

From: noreply@civicplus.com
Sent: Monday, May 13, 2019 1:04 PM
To: Elizabeth Hart
Subject: Online Form Submittal: Sign Standard Waiver Application

Sign Standard Waiver Application

Applicant Information

Applicant(s)	IG Sign & Construction - Sharron Latimer
Address of Applicant	880 North 100 East, Lehi, Utah 84043
Phone	4357140141
Email	sharronlatimerut@comcast.net

Project Information

Site Address	773 East Mill Road, Ste A
Zoning District	BP
Name of Business	Peak Orthodontics
Purpose for Sign Waiver	(1) Additional Sign. (2) Existing
Sign Type	Illuminated Wall Sign
Number of Proposed Signs	(1)
Proposed Sign Area	48 sq. ft.
Proposed Sign Height (if applicable)	3'-0"
Proposed Sign Location	773 East Mill Road, Vineyard, Ut 84058
Will the sign be internally or externally illuminated?	Yes

Required Materials for Submission

Please check applicable use or development type this project identifies as:	Stand-alone or Multi-tenant commercial, office or employment uses
---	---

Location of the sign(s) on the building or premises	For wall signs: final building elevations showing the sign at the proposed location, wall dimensions and sign dimensions
Sign Specification Plans	Design of sign, Dimensions, Materials, Colors
Final Elevations/Details	Peak Orthodontics Updated Design.zip
Fee	\$250 - check, cash, or credit card (3% credit card fee charged)

Signature of Applicant(s)

Applicant Signature	IG Sign & Construction - Sharron Latimer
Date	5/13/2019
Co-Applicant Signature	Sharron Latimer
Date	5/13/2019

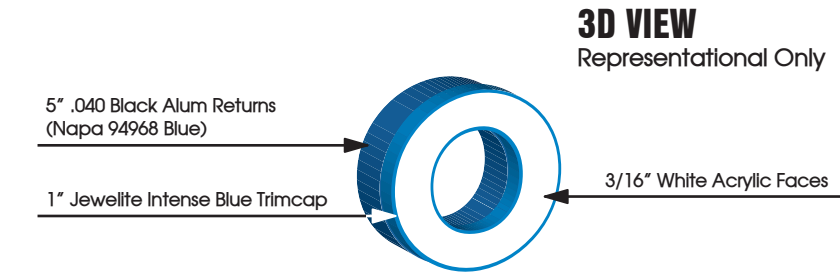
Additional Information

1. Prohibited signs are excluded from receiving a Sign Standard Waiver, except as allowed within this Title. 2. Conditions: The Planning Commission may attach conditions, requirements, or standards necessary to assure that the signs covered by the Sign Standard Waiver meet the intent of this Title and will not be materially detrimental to persons or property in the vicinity. In making its determination the Planning Commission shall not base any condition on the message content of a sign. The Planning Department will have the right to inspect that any conditions set by the Planning Commission are being met.

Email not displaying correctly? [View it in your browser.](#)

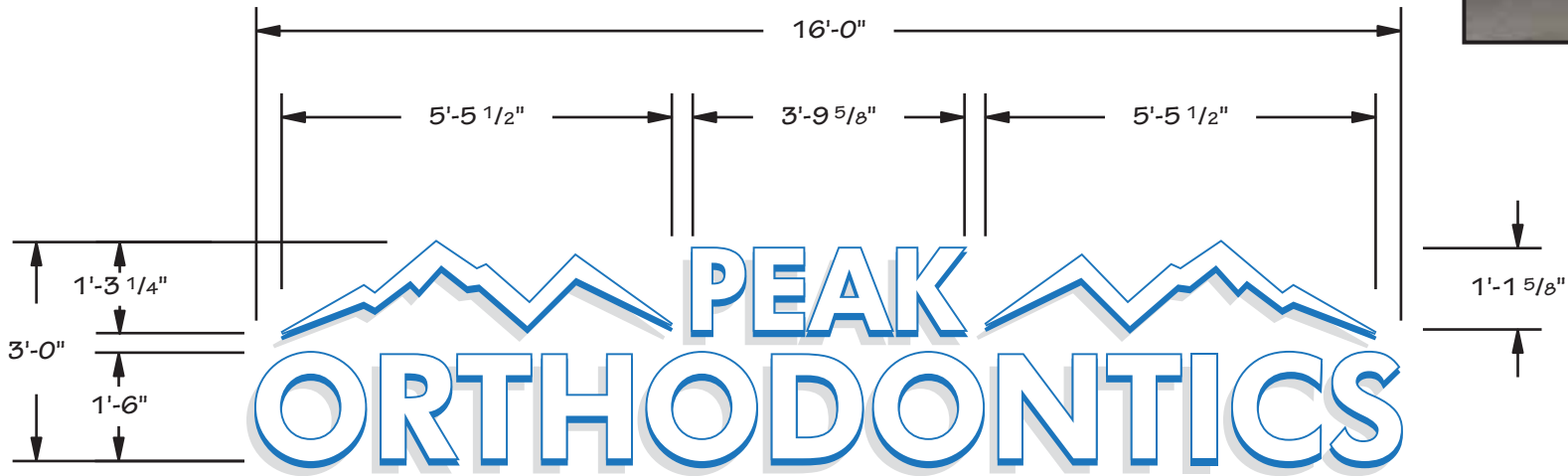
FRONT ILLUMINATED CHANNEL LETTERS

Qty 1 Set Front Illuminated Channel Letters
Faces: 3/16" Acrylite White Acrylic Faces
Trimcap: 1" Jewellite Intense Blue Trimcap
Returns: 5" .040 Aluminum Returns Painted Napa 94968 Blue
Lighting: White LED Illumination



SQUARE FOOTAGE BREAKDOWN

Fascia: 24'-0" x 72'-0" = 1728 sq. ft.
1 sq.ft. per linear ft (72 sq.ft. allowable)
Proposed Signage = 48 sq. ft.



INDIVIDUALLY-MOUNTED CHANNEL LETTERS
L.E.D. ILLUMINATION

1. Trim Cap With Retaining Screw
2. Plex Face
3. White L.E.D. Strip Lighting
4. Aluminum .063" Returns
5. 30 ma Transformer
6. Fasteners as Required
7. Sign Cabinet Wall



1 FRONT ILLUMINATED CHANNEL LETTERS
Scale: 3/8" = 1'-0" (11" x 17" Page Size)

FILE PATH: NEW JOBSD / PEAK ORTHODONTICS / VINEYARD / DESIGN / PO V CL 003-18

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880 North 100 East Lehi, UT 84043
office 801.766.0464 fax 801.766.0466

INSTALL ADDRESS:

Peak Orthodontics
773 East Mill Road, Ste A
Vineyard, Utah 84058
Tharon Smith 801.477.7325
tharsmith@hotmail.com

DESIGN #
PO V CL 003-18

DATE
05/08/19

DESIGNER
MAT

SALES PERSON
Joe Dicenzo

801.836.7446

SALESPERSON SIGNATURE
REQUIRED FOR PRODUCTION

DATE

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PROUD MEMBER OF:



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office 801.766.0464 fax 801.766.0466

INSTALL ADDRESS:
Peak Orthodontics
773 East Mill Road, Ste A
Vineyard, Utah 84058
Tharon Smith 801.477.7325
tharsmith@hotmail.com

DESIGN #
PO V CL 003-18

DATE 05/08/19	DESIGNER MAT
SALES PERSON Joe Dicenzo	801.836.7446

SALESPERSON SIGNATURE
REQUIRED FOR PRODUCTION

DATE

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FINDINGS

The intent of the sign ordinance is to reduce potential hazards to motorists and pedestrians, preserve and improve the aesthetic appearance of the city, to encourage well-designed signs, and to provide each sign user an opportunity for effective identification while preserving and protecting the health, safety and general welfare of city residents and businesses by regulating the design, materials, size, number and location of signs.

The applicant is part of a multi-tenant business located within the same unit. The additional signage allows the applicant to have identification for both businesses. The south elevation, facing Mill Road, is the tenant's main visibility from the street.

The proposed additional sign area is within range of the total allowed maximum sign area for wall signs. The proposed sign does not create clutter and will not create excess illumination. It allows the tenant to identify all services within its unit.

The applicants request falls within the parameters of the sign standard waiver.

ATTACHMENTS

Sign Standard Application
Proposed Signage Details