REGULAR MEETING OF THE
VINEYARD PLANNING COMMISSION,
Vineyard City Hall, 125 S Main St., Vineyard, Utah
Wednesday, December 18, 2019, at 6:00 p.m.

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Present	Absent
Madam Chair Cristy Welsh	Commissioner Tim Blackburn
Vice-Chair Anthony Jenkins	Alternate Commissioner Shan Sullivan
Commissioner Bryce Brady	Alternate Commissioner Tay Gudmundson
Commissioner Jeff Knighton	
Alternate Commissioner Jessica Welch	

Staff Present: Morgan Brim, Chris Wilson, Elizabeth Hart, McKenna Marchant
Others Present: Tyce Flake, David Lauret, Karla Mata, Eric Towner, Drew Towner

1. CALL TO ORDER

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

2. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

Commissioner Jenkins offered the opening invocation.

3. OPEN SESSION

Madam Chair Welsh began the public session at 6:03pm. There were no comments, and she closed the open session at 6:03pm.

4. MINUTES REVIEW AND APPROVAL

The Planning Commission reviewed the minutes for the October 30, 2019, and November 6, 2019, Planning Commission meetings.

Motion: COMMISSIONER JENKINS MOVED TO APPROVE THE MINUTES FROM THE OCTOBER 30, 2019, AND NOVEMBER 6, 2019 PLANNING COMMISSION MEETINGS. COMMISSIONER KNIGHTON SECONDED THE MOTION. ROLL WENT AS FOLLOWS: MADAM CHAIR WELSH, COMMISSIONER JENKINS, COMMISSIONER KNIGHTON, AND COMMISSIONER WELCH VOTED AYE. COMMISSIONER BLACKBURN AND COMMISSIONER BRADY WERE ABSENT. THE MOTION CARRIED WITH TWO ABSENT.

5. BUSINESS ITEMS:

5.1 Sign Standard Waiver

Ms. Hart began explaining the applicant, 600 Mill, LLC, is requesting approval of a site plan approval for a sign standard waiver for a multi-tenant monument sign that is approximately seventeen (17) in height, has 100 square feet of sign area, and contains

halo lighting. The waiver allows the commission to allow additional square footage and height. The location of the sign is at the intersection of the main entrance into the Megaplex area, Mill Road, and approximately 580 North. This development is within the Regional Mixed Use (RMU). It is a five-tenant sign; each of the signs is approximately two feet in height and seven feet in length. The monument will be a light color brick with the other colors as white and black. They proposed two locations for the sign. One is on the north side of the road that leads into the roundabout, and the other option is for the south side of the roundabout. The applicant would prefer to do the north side, but there's a public utility easement there, so they would need to get permission from Rocky Mountain Power and Dominion Energy to place the sign in their easement. Staff is requesting the condition for them to submit a final site plan to the planning department before submitting for their building application, as well as providing documentation from Rocky Mountain Power and Dominion Energy that they have acknowledged there will be a sign going in their easement.

Conversation ensued about the location of the sign.

Motion: COMMISSIONER KNIGHTON MOVED TO APPROVE THE SIGN STANDARD WAIVER FOR 600 MILL LLC WITH THE CONDITIONS LISTED IN THE STAFF REPORT. COMMISSIONER JENKINS SECONDED THE MOTION. ROLL WENT AS FOLLOWS: MADAM CHAIR WELSH, COMMISSIONER JENKINS, COMMISSIONER KNIGHTON, COMMISSIONER WELCH VOTED AYE. COMMISSIONER BLACKBURN AND COMMISSIONER BRADY WERE ABSENT. THE MOTION CARRIED WITH TWO ABSENT.

5.2 Planning Commission Chair and Vice-Chair Appointment

The Planning Commission appointed a new Chair and Vice-Chair for 2020.

Motion: MADAM CHAIR WELSH NOMINATED COMMISSIONER JENKINS FOR CHAIR AND COMMISSION KNIGHTON FOR VICE-CHAIR. COMMISSIONER JENKINS AND KNIGHTON ACCEPTED THE NOMINATION. COMMISSION WELCH SECONDED THE NOMINATION. ROLL WENT AS FOLLOWS: MADAM CHAIR WELSH, COMMISSIONER WELCH, COMMISSIONER JENKINS, AND COMMISSIONER KNIGHTON VOTED AYE. THE MOTION CARRIED.

6. WORK SESSION

6.1 Text Amendments

The Planning Commission discussed proposed text amendments to the Vineyard Zoning Ordinance including:

- **VZC 15.48 Sign Code**

  Ms. Hart explained the existing wall sign code and then presented four different options to the commission for wall signage. The first two look at the percentage of the elevations of a building. The last two are based on the square footage per linear foot of the building frontage. The first has the option of 600 feet total, and the second doesn't have a max. There would be a max of elevations with as

many signs as they want and spread signs among elevations. Options three and four have a max number of signs per elevation.

Discussion ensued about the wall signage options. The Commission instructed staff to dive deeper into options one and two and then to bring them back to Planning Commission.

Ms. Hart then explained the proposed temporary signs. She began by explaining the current code and then explained the proposed options. The new temporary sign code would restrict signs by acreage of the property. For less than an acre area, you would be able to put five signs per street frontage, and they would not be able to exceed six square feet per sign. The size would continue to grow for each lot until ten or more acres which would still be limited to five signs per street frontage not to exceed six square feet per sign and an additional three signs not to exceed either 32 square feet or two signs not to exceed 96 square feet with residential zones, or five signs per street frontage not to exceed six square feet per sign and an additional three signs not to exceed either 64 square feet or two signs not to exceed 128 square feet for all other zones.

Discussion ensued about temporary signage.

David Lauret, resident, stated that during the recent election, several homes had more than two political signs. Five or six signs is a better number for political signs, especially with the upcoming presidential election.

Mr. Brim responded staff can look into more allowances for political, religious, and ideological signs.

Madam Chair Welsh stated that as a candidate, it did seem very restrictive at first, but as a citizen driving through other communities of the valley, it was delightful to come to Vineyard and not have it be so cluttered. It made the signs that were out a lot more meaningful.

Further discussion ensued about temporary signs.

- **VZC 15.34.060 Accessory Dwelling Units**

  Mr. Brim explained that there were several proposed changes to ADUs, including capping ADU size, expanding parking, capping the number of bedrooms, and adding occupation limits. He wanted to start bringing this code to the attention of the Planning Commissioner for the new year.

- **NEW – VZC 15.34.040 Short Term Rentals**

  Mr. Brim explained there has been a lot of interest in short term rentals in the area, and this will also need to have the attention of the Planning Commission in the new year. This code will likely focus on restricting investor-owned short term rentals versus rentals where the property owner lives on-site to take care and manage the property.

7. FAREWELL TO CRISTY WELSH

Mr. Brim highlighted a few of the accomplishments of Madam Chair Cristy Welsh since she has been involved in Planning Commission including, but not limited to: the Town Center Code, many zoning ordinance rewrites, the sign code update, the Forge code, many square feet of flex office space, Dairy Queen, the Yard A and B, the Utah Valley Home Builders Association building, the General Plan, O'Reilly, Starbucks, Coconut Cove, parks, a couple thousand residential lots, and countless DRC, Planning Commission and City Council meetings. He stated the planning staff is sad to see her go, but she is on to bigger and better things as a member of the City Council.

Madam Chair Welsh stated that she had just attended a land use training and felt competent in her knowledge of land use law that she had learned from her time serving on the Planning Commission. She stated it has been so exciting to build a city from scratch. In 20, 30, or 40 years it will be really exciting for all the commissioners to look back and see all the things they were a part of.

8. STAFF REPORTS

- Morgan Brim, Planning Director
    - Commissioner Jenkins asked for an update on economic development after the announcement of the distribution center for Amazon in American fork.
        - Mr. Brim responded that while Vineyard is in a good location to go after a megasite like that, most of those businesses usually want a site that is already built so they can move forward quickly. However, they are on the radar of the city, and staff is doing what they can to attract them.
    - Ms. Marchant stated she is going over some changes to the landscaping code to ensure water conservation and wildlife preservation and invited commissioners to contact her if they have any interest in getting involved with that.
- Chris Wilson, Assistant City Engineer
    - In response to a question on if there had been any movement on the wetland delineation, Mr. Wilson responded there had been no movement.

9. ADJOURNMENT

Motion: COMMISSIONER JENKINS MOVED TO ADJOURN THE DECEMBER 18, 2019 PLANNING COMMISSION MEETING AT 7:40PM. ROLL WENT AS FOLLOWS: MADAM CHAIR WELSH, COMMISSIONER WELCH, AND COMMISSIONER BRADY VOTED AYE. THE MOTION CARRIED.

MINUTES APPROVED ON: January 15, 2020

NOTICED BY: /s/ McKenna Marchant
McKenna Marchant, Planner