

**REGULAR MEETING OF THE
VINEYARD PLANNING COMMISSION,
Vineyard City Hall, 125 S Main St., Vineyard, Utah
Wednesday, February 5, 2020, at 6:00 p.m.**

PUBLIC NOTICE is hereby given that the Planning Commission of Vineyard, Utah, will hold a regular meeting, on Wednesday, February 5, 2020 at 6:00 p.m. 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 for review and approval from the January 15, 2020 Planning Commission meeting.

5. WORK SESSION

5.1 Text Amendments

The Planning Commission will discuss a proposed text amendment to the Vineyard Zoning Ordinance including:

- **VZC 15.34.060 Accessory Dwelling Units**
- **VZC 15.38.030(b) Front Yard Impervious Surface**
- **VZC Minimum Lot Sizes for Horses**

6. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

7. STAFF REPORTS

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

8. ADJOURNMENT

The next regularly scheduled meeting is February 19, 2020.

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: January 31, 2020

NOTICED BY: /s/ McKenna Marchant

McKenna Marchant, Planner



**REGULAR MEETING OF THE
VINEYARD PLANNING COMMISSION,
Vineyard City Hall, 125 S Main St., Vineyard, Utah
Wednesday, January 15, 2020, at 6:00 p.m.**

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

Staff Present: Morgan Brim, McKenna Marchant, Don Overson, Chris Wilson

Others Present: David Lauret, Amber Rasmussen, Von R. Brockbank, John Moffat, Ralph Moffat, David Moffat, Tim Maynes

1. CALL TO ORDER

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

2. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

Commissioner Brady led the Pledge of Allegiance.

3. OPEN SESSION

Chair Jenkins opened the open session at 6:01 pm. There were no public comments, and he closed the open session at 6:01 pm.

4. MINUTES REVIEW AND APPROVAL

The Planning Commission reviewed the minutes from December 18, 2019.

Motion: COMMISSIONER BRADY MOVED TO APPROVE THE MINUTES FROM THE DECEMBER 18, 2019 PLANNING COMMISSION MEETINGS. COMMISSIONER GUDMUNDSON SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR JENKINS, COMMISSIONER KNIGHTON, AND COMMISSIONER BLACKBURN VOTED AYE. THE MOTION CARRIED.

Motion: COMMISSIONER BRADY MOVED TO APPROVE THE MINUTES FROM THE DECEMBER 18, 2019 PLANNING COMMISSION MEETINGS. COMMISSIONER GUDMUNDSON SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR JENKINS, COMMISSIONER KNIGHTON, COMMISSIONER BRADY, COMMISSIONER BLACKBURN, AND COMMISSIONER GUDMUNDSON VOTED AYE. THE MOTION CARRIED.

37 **5. BUSINESS ITEMS:**

38 **5.1 Mill Point Site Plan Amendment**

39 Mr. Brim introduced the project. The applicant, Ralph Moffat, requested approval of a
40 site plan amendment to their initial landscape and trails plan, which was approved by
41 the Planning Commission. The site is located on the west side of Mill Road and south of
42 the Utah Valley University soccer fields. This development is within the Regional Mixed
43 Use (RMU). Their proposal will not affect any of their buildings. The amendments are
44 specifically in regards to the trail and landscaping bordering 400 North. They propose to
45 remove the trail and just have the sidewalk (which has been installed at this point). The
46 sidewalk is six feet; the proposed trail was ten feet. The code does not require a trail.
47 They did curve the sidewalk they installed so that it does have more of a trail feel to it.
48 There is a powerbox from Rocky Mountain Power that impeded the trail. There is a
49 slope that comes down from the sidewalk to the parking garages. David Church, City
50 Attorney, told Mr. Brim that the city could only require what is in the code, even if the
51 applicant proposed something and then decides to change it.

52
53 Commissioner Jenkins clarified that it is a site plan amendment, so even though it had
54 already been installed, it was not approved by the city or commission.

55
56 Mr. Brim showed the proposed landscaping plan. The amendment does not propose to
57 lose any open space, just to move more of the landscaping closer to the road to be
58 more visible. Ms. Hart also indicated that it is conforming to landscaping code. 400 N is
59 a private road, so they don't have to conform to the Vineyard Tree Manual, but their
60 species do comply with the manual anyway. The trail was supposed to connect to the
61 trail by the railroad, so we should preserve that connection. Staff recommended
62 approval.

63
64 John Moffat, applicant, stated their intention is to continue the path. The green
65 powerbox sits on top of a vault that is eight feet wide by thirteen feet long. There are
66 three of those power boxes along the north of the property. It is the backbone of UVU
67 and was not anticipated by the applicant. By the time you have the eight-foot vault and
68 then the six-foot sidewalk, it only leaves about three feet for the plantings. In an ideal
69 world, the site plan would be the delivery, but there is a significant elevation drop. The
70 applicant tried to maintain the visibility of the plants by moving them up closer to the
71 road. He then asked for questions.

72
73 Chair Jenkins asked to clarify if they had already built what the proposed changes were.

74
75 Mr. Moffat stated he was correct.
76

77 Mr. Brim stated that they were coming in retroactively to get approval for their
78 changes. He also recommended a condition be added that the sidewalk as it extends to
79 the west is connected to the trail along the railroad.

80
81 Further discussion ensued about the trail changes.

82
83 Mr. Moffat stated that their landscaping plan had not changed much except for the fact
84 they moved the plants closer to the street. As Mr. Brim had mentioned, the plants are
85 all found within the Vineyard Tree Manual.

86
87 Tim Mayne, asked if there were any questions.

88
89 There were no questions.

90
91 Chair Jenkins asked if there was any public comment.

92
93 Amber Rasmussen, resident, stated her curiosity about which species they had chosen.

94
95 Mr. Mayne stated the species planted were all within the Tree Manual. There are five
96 varieties of trees and then listed the trees. He also listed the shrubs and perennials that
97 would be planted.

98
99 Ms. Rasmussen stated she had been working with Ms. Marchant, and that emphasis
100 placed on more native plants would be appreciated for pollinator or other wildlife
101 purposes. Why not give multi-use? She asked if the dogwood was low-water.

102
103 Mr. Mayne stated in the affirmative. All their plants are on the city's list, and they are
104 all on a point drip emitter system, so there won't be overspray. They are doing all they
105 can to limit the amount of water that will be used.

106
107 Ms. Rasmussen asked if they were using a weed mat or mulch.

108
109 Ms. Marchant stated the code does not require or prohibited weed mat, and the code
110 requires four inches of wood mulch and two of rock mulch.

111
112 Further conversation ensued about landscaping and changes made to the site plan.

Motion: COMMISSIONER BLACKBURN MOVED TO APPROVE THE SITE PLAN AMENDMENT WITH THE PROPOSED CONDITIONS AS LISTED IN THE STAFF REPORT AND THE ADDED CONDITION AS STATED BY STAFF THAT THE WALKWAY ON 400 NORTH BE EXTENDED TO THE TRAIL ADJACENT TO THE RAILROAD. COMMISSIONER KNIGHTON SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR JENKINS, COMMISSIONER BRADY, AND COMMISSIONER GUDMUNDSON VOTED AYE. THE MOTION CARRIED.

Chair Jenkins added that one of his goals for the year is to stay tied in with the General Plan. One goal of the General Plan is to prepare a comprehensive Parks and Trails Masterplan and to enhance, improve, and connect existing bicycle and pedestrian trail network throughout the city and to the regional trail network. The conditions and concerns expressed by staff were to stay consistent with the General Plan.

5.2 Training Session

Ms. Marchant stated that the landscaping code is currently under revision. Utah and the Nation are already moving toward a more sustainable future, and this is a way for Vineyard to get ahead of the curb to make sure that what is changed will benefit the city and ensure that Vineyard will not need to retrofit the city.

The Planning Commission watched a video by Cynthia Bee: Five Tips to Landscaping in the Climate and Environment You Live In.

The Planning Commission discussed the principles in the video and expressed desire and interest to make the city's landscaping more waterwise and to lead out as a city to demonstrate more waterwise landscaping.

6. WORK SESSION

6.1 Text Amendments

The Planning Commission will discuss a proposed text amendment to the Vineyard Zoning Ordinance including:

- **VZC 15.34.060 Accessory Dwelling Units**

Mr. Brim stated a couple more weeks were necessary for this zoning amendment.

7. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

Chair Jenkins highlighted Commissioner Gudmundson's efforts in relaunch the League of Women Voters Utah County Chapter.

8. STAFF REPORTS

- Morgan Brim, Planning Director

- Mr. Brim thanked all who participated in the design charet. Bronson would like to meet with some of the city leaders to hammer out some additional details and then to workshop those ideas so the whole city can come in and comment.
- Don Overson, City Engineer
 - Mr. Overson stated that tomorrow night the city would meet with Union Pacific to approve the air rights contract with UP thanks to the persistence of the Mayor. This will ensure the overpass will open September or October of next year. Right now, they are getting ready to start the MSE walls, and then there will need to be some more retaining on top of it, and then by June, they'll start setting beams.
 - Commissioner Brady asked if staff is worried about airplanes overhead with the expansion of the airport. Mr. Overson stated the city is not concerned that the paths or the number of planes are concerning to city staff.

9. ADJOURNMENT

Motion: COMMISSIONER BRADY MOVED TO ADJOURN THE PLANNING COMMISSION MEETING OF JANUARY 16, 2020. COMMISSIONER GUDMUNDSON SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR JENKINS, COMMISSIONER KNIGHTON, AND COMMISSIONER BLACKBURN. THE MOTION CARRIED, AND THE MEETING ADJOURNED AT 7:26 PM.

CERTIFIED CORRECT ON: January 10, 2020

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