



**REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Wednesday, November 4, 2020 at 6:00 p.m.**

Present

Chair Anthony Jenkins
Vice-Chair Jeff Knighton
Commissioner Shan Sullivan
Commissioner Tim Blackburn
Commissioner Bryce Brady

Absent

Alternate Jessica Welch
Alternate Tay Gudmundson

Other Commissioners Present: Alternate Amber Rasmussen.

Staff Present: Community Development Director Morgan Brim, Planner II Briam Amaya Perez, Planning Technician Cache Hancey, Assistant City Engineer Chris Wilson, and City Engineer/Public Works Director Don Overson.

Others Present: Brad Gilson with Gilson Engineering, Jason Peery with Circustrix, Resident Bryson Murray, Resident Ashley Murray, and Marie Mecham.

1. CALL TO ORDER AND WRITTEN DETERMINATION

Chair Anthony Jenkins called the meeting to order at 6:01 p.m. then read the following statement:

I, Anthony Jenkins, as the Chair of the Vineyard Planning Commission, do hereby find and declare as follows:

1. Due to the Emergency conditions which currently exist in the State of Utah, and specifically in Utah County and Vineyard City as a result of the COVID-19 Pandemic and the recent surge in COVID-19 infections across the state and in Utah County, the holding of public meetings with an anchor location as defined in the *Utah Open and Public Meetings Act*, presents a substantial risk to the health and safety of those who may be present at the anchor location; and
2. The risk to those who may be present at an anchor location can be substantially mitigated by holding public meetings of the Planning Commission pursuant to electronic means that allow for public participation via virtual means; and
3. The City has the means and ability to allow virtual participation in the public meetings in accordance with the *Utah Open and Public Meetings Act*;

2. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

No Invocation, inspirational thought, or pledge of allegiance was given.

3. OPEN SESSION

Chair Jenkins opened the meeting to an open session. After seeing no public comment, he closed the open session.

4. MINUTES REVIEW AND APPROVAL:

Chair Jenkins brought forward minutes from the October 21, 2020 Planning Commission Meeting. He asked the Commissioners if they had any comments or corrections. After none were given, he asked for a motion to approve of the minutes.

(6:05) Motion: COMMISSIONER SULLIVAN MOVED TO APPROVE THE MINUTES FROM THE OCTOBER 21, 2020 PLANNING COMMISSION MEETING. COMMISSIONER BLACKBURN SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR JENKINS, VICE-CHAIR KNIGHTON, COMMISSIONER SULLIVAN, COMMISSIONER BLACKBURN, AND COMMISSIONER BRADY VOTE AYE. THE MOTION CARRIED UNANIMOUSLY.

5. BUSINESS ITEMS:

No items of business were presented before the Commission.

6. PUBLIC HEARINGS

6.1 ZTA 15.38 Parking Regulations & 15.060.020 Definitions

Community Development Director, Mr. Brim, introduced ordinance 2020-15. This ordinance proposed modified language allowing the Planning Commission the ability to reduce onsite parking requirements for specified nonresidential uses. Additionally, this ordinance increased front yard parking coverage allowances and amended the method used in determining front yard areas.

Mr. Brim continued to explain that this ordinance would provide an ability for the Commission to review applicants for reduced parking at individual sites. Applicants would need to submit a parking study to the Commission to be reviewed. He believed that it is better for the Commission to approve of these individual cases instead of staff. Mr. Brim then read an update to the code: The Planning Commission may use the parking study as a basis for reducing the amount of onsite parking required for specific uses defined under the following nonresidential categories listed in table 15.38.030(2)(c): Eating & Drinking Establishments, Entertainment and Recreational Uses, and Medical Uses.

Mr. Brim stated that he liked this update because it provides a study from a professional with experience in performing parking studies. He then described the process in which an applicant would provide a parking study under a site plan to be approved by the City. He believed that this would not be a common occurrence. This would create a more thoughtful approach to parking instead of using a blanket standard. He then asked the Commission for any questions regarding this portion of the ordinance.

Chair Anthony Jenkins verified with Mr. Brim that these parking reductions would be handled at the site plan level of review. Mr. Brim replied that Chair Jenkins was correct and added that a building re-use plan would also requirement.

Commissioner Tim Blackburn asked if there were any other categories of uses that were not mentioned in the three (3) categories from the updated code. Mr. Brim stated that the three (3) in the code seemed to be the most applicable and other types of businesses could apply but would need to get a text amendment to allow it. Commissioner Blackburn then asked how the parking study would affect business transitions. Mr. Brim answered that the City preforms a zoning check at the business license stage, including checking for adequate parking.

Commissioner Sullivan agreed that it is best for this approval to always go through the Commission instead of the staff.

Mr. Brim mentioned that the other issue is with parking coverage in driveways. He stated that there has been demand to have parking on individual's property instead of on the street. Mr. Brim brought up a request for the planning commission to allow for 65% hardscape instead of the current 35%/50% hardscape allowance. Mr. Brim liked the proposal because it would preserve a considerable amount of yard area while solving the issue of on-street parking. This would help older homes become compliant as well as create allowance for ADU's parking requirements. Mr. Brim introduced Brad Gilson with Gilson Engineering.

Mr. Gilson discussed issues with how residents who purchase homes later add on concrete pads. This prohibits the builders from doing this to create uniformity in how the slabs are being constructed. Mr. Gibson showed examples of this issue. The advantage to adding to the ordinance is that it creates uniformity when building. Chair Jenkins mentioned that this also prohibits the property owner from pouring hardscape over utilities. City Engineer Chris Wilson echoed Chair Jenkins' concern and agreed that this would be beneficial from an engineering standpoint.

(6:28) Motion: COMMISSIONER BLACKBURN MOVED TO OPEN THE PUBLIC HEARING. VICE-CHAIR KNIGHTON SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR JENKINS, COMMISSIONER BLACKBURN, VICE-CHAIR KNIGHTON, COMMISSIONER SULLIVAN, AND COMMISSIONER BRADY VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

Ashley Murray, Vineyard City resident, has lived in the city for five (5) years. She mentioned that one thing her family did not like about their house was there was no place for them to park their RV in compliance with the code. They are building a new home and wanted an ADU but stated that it is not possible with current rules. She expressed her support for this ordinance change.

Chair Jenkin asked for additional comments from the public. Hearing none, he moved to close the public hearing.

(6:32) Motion: COMMISSIONER BRADY MOVED TO CLOSE THE PUBLIC HEARING. COMMISSIONER SULLIVAN SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR JENKINS, COMMISSIONER BRADY, COMMISSIONER BLACKBURN, VICE-CHAIR KNIGHTON, AND COMMISSIONER SULLIVAN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

Chair Jenkins asked for any further discussion. Commissioner Blackburn agreed that this would be beneficial from a cost standpoint. He asked if this would allow for RV/Boats to park on this concrete extension. Mr. Brim stated that the code does require any recreational vehicle to be shielded and not allowed on the concrete extension.

Commissioner Blackburn stated that the city needed to continue to adhere to the current code regulations. Commissioner Blackburn asked that if these concrete pads are built at the time of construction and if they would also install the screening for recreational vehicles. Mr. Brim stated that it would not be required.

Commissioner Knighton asked if the 65% allowance would fix the current code violations present in the City. Mr. Gilson stated that the 65% would cover a majority of cases. Chair Jenkins asked Mr. Brim about existing non-conforming lots that did not go through the proper process. He wanted to know if they would be adopted into the new code. Mr. Brim said that every property would be adopted to get in compliance, however, anything over 65% would still be an issue. Chair Jenkins mentioned concerns with neighbors about needing to rip out concrete if their driveway measured over the 65% limit. Mr. Brim stated that if this issue is staff error and the building permit was issued then there isn't much the city can do.

(6:42) Motion: COMMISSIONER BRADY MOVED TO RECOMMEND APPROVAL OF ORDINANCE 2020-15 TO VINEYARD CITY COUNCIL. COMMISSIONER SULLIVAN SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR JENKINS, VICE-CHAIR KNIGHTON, COMMISSIONER BRADY, COMMISSIONER BLACKBURN, AND COMMISSIONER SULLIVAN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

6.2 ZTA 15.34.030 Accessory Buildings, 15.12 Establishment of Districts and Zoning Tables and 15.34.150 Home Occupations

Mr. Brim introduced ordinance 2020-16. This ordinance would allow for accessory structures to be used with home occupations. Detached garages would be allowed within side yards. It also would clarify setback requirements for residential swimming pools.

(6:48) Motion: COMMISSIONER BLACKBURN MOVED TO OPEN THE MEETING TO A PUBLIC HEARING. VICE-CHAIR KNIGHTON SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR JENKINS, COMMISSIONER SULLIVAN, VICE-CHAIR KNIGHTON, COMMISSIONER BLACKBURN, AND COMMISSIONER BRADY VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

Bryson Murray, Vineyard City resident, wanted to know what would be permitted as a detached garage. Mr. Brim stated that this change in the code would allow for detached garages in side yards instead of defining what a detached garage is.

(6:51) Motion: COMMISSIONER BRADY MOVED TO CLOSE THE PUBLIC HEARING. COMMISSIONER SULLIVAN SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR JENKINS, COMMISSIONER SULLIVAN, COMMISSIONER BRADY, COMMISSIONER BLACKBURN, AND VICE-CHAIR KNIGHTON VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

Commissioner Blackburn asked if there was distinction between inground and above ground pools. Mr. Brim replied that this section did not create a distinction.

Chair Jenkins asked Mr. Brim to clarify what would require a building permit. Mr. Brim stated that the code provided a 200 sq/ft threshold, in that anything above that required a permit. If you add electrical or plumbing it would require a permit. Pools required a permit.

(6:54) Motion: COMMISSIONER BRADY MOTIONED TO RECOMMEND APPROVAL OF ORDINANCE 2020-16 TO VINEYARD CITY COUNCIL. VICE-CHAIR KNIGHTON SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR JENKINS, COMMISSIONER BLACKBURN, COMMISSIONER SULLIVAN, COMMISSIONER BRADY, VICE-CHAIR KNIGHTON VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

7. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

Report from Commissioner Blackburn: Commissioner Blackburn updated the Commission on the Heritage Commission. They were working to create art that reflects four (4) areas of importance to Vineyard City: heritage farming, Geneva Steel, Utah Lake, and Native American peoples. They have reviewed hundreds of pictures with the artists to fill glass frames.

Report from Alternate Amber Rasmussen: Commissioner Rasmussen shared about an article that she published about the native plants to Vineyard.

Report from City Engineer Chris Wilson: Mr. Wilson gave an update regarding the Center Street overpass. They are on track to meet the December 10th deadline. Weather has been causing an issue. He also updated the Commission about the HAWK intersection, a pedestrian safety crossing, along Center Street. A contractor had been awarded the job.

8. ADJOURNMENT

(7:07) Motion: VICE-CHAIR KNIGHTON MOTIONED TO ADJOURN THE PLANNING COMMISSION MEETING. COMMISSIONER BLACKBURN SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR JENKINS, COMMISSIONER BLACKBURN, VICE-CHAIR KNIGHTON, COMMISSIONER BRADY, AND COMMISSIONER SULLIVAN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

NOTICED BY: /s/ Cache J. Hancey

Cache J. Hancey, Planning Technician