



**REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Wednesday, January 06, 2021 at 6:00 p.m.**

This meeting will be held electronically because of the gathering restrictions in force due to the COVID-19 Pandemic.

Please click the link below to access:

<https://zoom.us/j/92971037602?pwd=NEpBUGxTN0JLajh5STdkcFNWdIJkQT09>

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CALL TO ORDER

1. WRITTEN DETERMINATION

This meeting will be an electronic meeting according to Vineyard Municipal Code Section 3.08.030.

I, Bryce Brady, 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*;

NOW THEREFORE, BASED UPON THE FOREGOING,

For thirty days from the date of this Order, meetings of the Vineyard Planning Commission shall be conducted by virtual means without an anchor location.

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 future agenda. However, the Planning Commission may elect to discuss the item if it is an immediate matter of concern.

4. MINUTES REVIEW AND APPROVAL:

4.1 December 02, 2020

5. BUSINESS ITEMS

5.1 Parking Requirements of Private Recreational Vehicles and Trailers in Residential Zoning Districts

- The Planning Commission will discuss proposed amendments to VZC 15.34.100

6. WORKSESSION

6.1 Lakefront at Town Center Phase 1G

- The Planning Commission will discuss a proposal for the Open Space area delineated as wetlands

7. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

8. ADJOURNMENT

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 Cache Hancey, Planning Technician, at least 24 hours prior to the meeting by calling (801) 226-1929 or email at cacheh@vineyardutah.org.

The foregoing notice and agenda were 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: December 31, 2020

NOTICED BY: /s/ Briam Amaya Perez

Briam Amaya Perez, Planner II

**ORDER ON PUBLIC MEETINGS OF THE
VINEYARD CITY PLANNING COMMISSION**

I, Bryce Brady, as the Chair of the Vineyard City 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*;

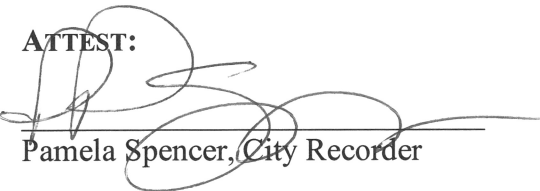
NOW THEREFORE, BASED UPON THE FOREGOING,

For thirty days from the date of this Order, meetings of the Vineyard City Planning Commission shall be conducted by virtual means without an anchor location.

DATED this 4 day of JANUARY, 2021.

By: 
Bryce Brady, Chair

ATTEST:


Pamela Spencer, City Recorder



Date: January 6, 2020

Agenda Item: Parking Requirements of Private Recreational Vehicles and Trailers in Residential Zoning Districts

From: Cache Hancey, Planning Tech

Department: Code Enforcement

Subject: Proposed amendments to VZC 15.34.100

Background

In October of 2020, staff received a complaint regarding trailers and recreational vehicles parked in violation of the city zoning ordinance. The City issued notices to those in violation. Several residents contacted the city council and indicated a desire to amend the zoning ordinance. The city council directed staff to work with residents on modified language to the ordinance and to bring options to the Planning Commission for their consideration.

Staff has met with one of the concerned residents. The list below provides an outline of suggested ordinance amendments:

- No parking of recreational vehicles on the street for more than 48 hours (This is listed under the Vineyard Municipal Code but not the Vineyard Zoning Code).
- Remove requirement “screened from front yards” and “located in a detached or attached garage or other accessory building.”
- Include language to prevent recreational vehicles from obstructing a roadway or sidewalk.
- Include language that the recreational vehicle shall not be more forward than the most forward portion of the house.

Staff Research

During the last City Council meeting, it was stated by residents that the ordinance regarding trailer and RV parking was adopted in 2016. The specific language governing trailer and RV parking was adopted under Ordinance 2005-04, effective January 1, 2006.

Three types of code observed from 14 surrounding municipalities

- No screening requirements (5)
- 6-foot-tall screening (5)
- No screening requirement with front yard parking limitations (4)



City	Recreational Vehicle Ordinances	Summary
Lehi	B. Recreational Vehicles; Trailers: It is unlawful to park or keep any motor home, trailer, camper, boat, recreational vehicle or trailer of any kind, attached or unattached, on a public street, except for the limited purpose of loading or unloading the same, not to exceed twelve (12) hours.	No screening requirements
Springville	It shall be unlawful to park, store or leave or permit the parking, storage, or leaving of any licensed or unlicensed motor vehicle of any kind, including boats, trailers or vehicle parts, and recreational vehicles, or a part or parts thereof which is in a wrecked, junked, partially dismantled, dismantled, or inoperative condition, whether attended or not, upon any Property in the city for a period of time in excess of seventy-two (72) hours, except that two (2) or less vehicles or part or parts thereof may be stored within a building, or placed behind an opaque screening fence six feet in height,	6ft screening requirement
Payson	It shall be unlawful to park, store or leave or permit the parking, storage, or leaving of any licensed or unlicensed motor vehicle of any kind, including boats, trailers or vehicle parts, and recreational vehicles, or a part or parts thereof which is in a wrecked, junked, partially dismantled, dismantled, or inoperative condition, whether attended or not, upon any property in the City for a period of time in excess of 72 hours, except that 2 or less vehicles or part or parts thereof may be stored within a building, or placed behind an opaque screening fence six feet in height,	6ft screening requirement
Vineyard	Recreational vehicles, including boats, travel trailers, motor homes, horse trailers, similar vehicles kept in reasonable repair and operable condition, may be located in a detached or attached garage, or other accessory building, or parked in the rear yard or side yard and screened from front yards and streets by a wall, fence, gate, landscaping, or other suitable screening material(s).	Screening required
Orem	Boats, boat trailers, recreational vehicles, or travel trailers may not be placed, kept, or maintained within the front yard areas of any residential zone, except on a paved driveway. Boats, boat trailers, recreational vehicles and travel trailers shall not violate the clear vision area of a corner lot.	No screening requirements
Provo	Boats, boat trailers, or travel trailers may not be placed, kept, or maintained within the front yard areas of any residential (R) zones, except that such boats or trailers	No screening requirements



	may be located anywhere on the lot, except in a clear vision zone of a corner lot as defined in Section 14.34.100, Provo City Code for a temporary period not to exceed twenty-four (24) hours for loading and unloading purposes, or for temporary storage not to exceed seven (7) days if such facility is owned by a bona fide guest of the occupants of the premises.	
Salt Lake County	If parked or stored on a paved surface in compliance with section 19.80.030.C or 19.83.035.A, a recreational vehicle may be located in the front yard, side yard, or rear yard of a dwelling. Additionally, a recreational vehicle may be parked or stored on a parking pad which is constructed of six inches of compacted gravel. This area must be kept weed free. If parked or stored on any other type of surface, recreational vehicles must be behind the front line of the dwelling and screened from view from public streets or neighboring properties with a six-foot tall (minimum) opaque fence.	6ft screening requirement
Draper	Parking of Recreational Vehicles In Residential Zones: Personal recreational vehicles, including, but not limited to, trailers, boats, travel trailers, boats, watercraft, utility trailers, and motor homes parked in residential zones shall be parked on a hard surfaced area behind the front wall plane of the primary structure on the same property. Parking for such vehicles within residential developments approved with off street recreational vehicle parking areas shall be allowed within those recreational vehicle parking areas only.	No screening requirements, must park behind front wall plane of primary structure
Nibley	Nibley does not allow vehicles, including RVs to be parked on street for longer than 48 hours at a time. Off-street on private property, RV's can connect to utilities with guests for up to 30 days.	No screening requirements
Midvale	Storage of individual recreational vehicles (RVs), travel trailers, boat trailers and utility trailers shall occur in an improved off-street location a minimum of five feet behind the sidewalk. No portion of the RV or trailer, or anything attached to the RV or trailer, shall extend closer than five feet to the sidewalk. This includes, but is not limited to, hitches. Parking in the side or rear yard shall be improved with concrete, asphalt, concrete pavers or gravel. Parking areas surfaced with either concrete pavers or gravel must be maintained to ensure that no weeds grow in these areas. With the exception of the driveway and approved side yard parking, no other portion of the front or side yards shall be surfaced or	No screening requirements, must park 5ft behind sidewalk



	used for parking. At no time shall parking occur on any landscaped area.	
Murray	Boats, boat trailers, campers, travel trailers and other similar recreational vehicles may not be placed, kept, stored, or maintained within the front yard of any residential zone except on established driveways. Such vehicles must maintain a minimum setback of five feet (5') from the front property line so as to preserve adequate visibility for pedestrian and traffic safety. Further, such use shall not be located in the clear vision zone of a corner lot as defined in this title.	No screening requirements, must park 5ft behind sidewalk
South Salt Lake	A. Vehicles must be parked on a Hard Surface. All areas used for parking shall be paved with a Hard Surface of concrete or asphalt material. B. Trailer and recreational vehicle parking surface. All approved areas for parking trailers and recreational vehicles shall be accessed from an approved driveway and shall be paved with a Hard Surface of concrete or asphalt material.	No screening requirements
Salt Lake City	The recreational vehicle parking space shall be screened from the front or street side at the setback line of the existing principal building with a six foot (6') high sight proof fence with a gate for access; and (F) The recreational vehicle parking space shall be screened on the side yard with a six foot (6') high sight proof fence or equivalent vertical vegetation.	6ft screening requirement
West Jordan	1. Any portion of a parked or stored watercraft, trailer, camper, recreational vehicle, or motor home, may be stored in the rear yard and/or side yard and may extend into the front yard but shall not be closer than three feet (3') from the edge of the sidewalk nearest the home or structure, or in the case of no sidewalk, no closer than ten feet (10') from the front property line. In no case shall any portion of a parked vehicle, watercraft, camper, trailer or motor home extend onto a sidewalk or past the property line.	No screening requirements, must park 3ft behind sidewalk

ATTACHMENTS:

- Public Comment Received

Hi Julie,

Below are my recommendations for changes to the recreational vehicle/boat/trailer parking code and reasoning behind said changes. I did quite a bit of research today on other city's codes and what their requirements are. Vineyard is a very tight code comparatively. Please let me know if you have any questions for clarification. I really appreciate your willingness to address this.

Proposed changes to code:

No parking of rec. vehicles on the street for more than 48 hours (could also consider 24 hours, I know Provo City is currently considering changing theirs to 24 hours from 48)

Remove requirement "screened from front yards" and "located in a detached or attached garage or other accessory building".

Add that it shall not obstruct a roadway or sidewalk.

Could consider that the rec. vehicle shall not be more forward than the most forward portion of the house.

Also consider changing the wording of the code from "may" to "shall" as to not confuse the public that it is not an option. May suggests discretion, must or shall do not.

Reasoning for proposed changes:

It's important that the city council and the citizens of the city take safety into consideration first. Although what is aesthetically pleasing to the eye can be considered and important in some situations it should not be a priority consideration. This is already included in the code where it states, "vehicles kept in reasonable repair and operable condition."

They should also consider that the Sleepy Ridge neighborhood existed before this version of the code (dates back to 2015) and those building houses here didn't have this code in mind when they decided how they would have their property built and organized.

They should also consider a healthy balance between maintaining city safety and city goals with private property rights. Citizens should store rec. vehicles in a way that is safe and the city should ensure the code is not unreasonable. Many view the current code as unreasonable. For example, a citizen who parks their rec. vehicle in their driveway not obstructing anything nor creating a safety issue and has it on the side of the house, reasonably, shouldn't be expected to spend more money and resources on covering it or fencing it in.

Government and City Council decisions don't always have to be about tightening rules and codes. They can be about re-evaluating and amending codes to bring balance between the city and its citizens. County wide this is a common complaint to city code enforcements and

Vineyard is one of the tightest codes county wide, only second to Lehi City in it's codes strictness. We should all consider how we can come to a harmonious conclusion; one that does not give the city a reputation of micro-managing personal property and one that gives citizens a reputation of consistent compliance.

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Alisha Sabin

(801) 380-7966