



**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 17<sup>th</sup> 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 27<sup>th</sup> of April will be a town wide clean up. Right now they're at 100 volunteers.

## **8. STAFF REPORTS**

- Morgan Brim, Planning Director
  - Monday 8<sup>th</sup>, 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.

**CERTIFIED CORRECT ON:** June 5, 2019

**CERTIFIED CORRECT:** /s/ McKenna Marchant

McKenna Marchant, Planning Technician