



**VINEYARD PLANNING COMMISSION  
WORK SESSION**

**Vineyard City Hall, 125 S. Main Street, Vineyard, Utah  
Wednesday, May 15, 2019 at 6:00 p.m.**

Present	Absent
Madame Chair Cristy Welsh	Alternate Shan Sullivan
Vice Chair Anthony Jenkins	
Commissioner Tim Blackburn	
Commissioner Bryce Brady	
Commissioner Knighton	
Alternate Commissioner Stan Jenne	

Staff Present: Elizabeth Hart, Morgan Brim, Chris Wilson, Don Overson

**1. CALL TO ORDER**

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

**2. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE**

Commissioner Blackburn offered the invocation.

**3. OPEN SESSION**

Madam Chair Welsh opened the open session at 6:01pm. None were given and the open session was closed at 6:02pm.

**4. MINUTES REVIEW AND APPROVAL**

Minutes from February 19, 2019 planning commission meeting were reviewed. Madam Chair Welsh clarified that she had stating at the previous meeting the developers would not be able to have an In and Out because of the cueing.

Commissioner Knighton mentioned there was a couple of instants last time where the applicant did not speak into the mike and he wanted to remind applicants to speak into the microphone.

**Motion:** COMMISSIONER JENKINS MOTIONED TO APPROVE MINUTES FROM FEBRUARY 19 WITH THE ADDED CHANGE OF MADAM CHAIR WELSH. COMMISSIONER BLACKBURN SECONDED THE MOTION. ALL WERE IN FAVOR.

**5. Work Session:**

**5.1 Zoning Text Amendments**

- **Signage**

Ms. Hart began, staff has been asked to change temporary sign sizes for developers to advertise. The Commission and staff do need to be careful to ensure that they do ensure equal treatment of signs. She asked the Commission to keep in mind that if changes are made for future development signs there should be requirements for banner signs, yard signs, etc. Those will need to be listed out in the ordinance. It currently reads that this is the max height, max

widths for temporary signs in commercial districts. If it is to change then each sign needs to be specifically listed out to keep it consistent and fair. For future developments staff has discussed making it 100 square feet. We currently allow 80 square feet for permanent multitenant signs. Wall signs are 60 square feet, and single tenant monument signs are 40 square feet. 30 square feet is the temporary sign allowance. That's how big the sign area would be. Height is different because it's measured from the top of the sign to the bottom of it. For future development sizes there has been talk of allowing them to be 100 square feet which is approximately the sign size of the Forge signs right now.

Commissioner Jenkins asked if the concern was that our code prevents developers from drawing attention to their lots.

Ms. Hart responded it is to allow them to have bigger signs because that is what the developers want.

Commissioner Blackburn asked how big some of the signs are that are currently out there.

Ms. Hart responded they are least 100 square feet; the Forge signs might be slightly larger than that, but that is pretty average. Current code allows temporary signs to be 30 square feet and 8 feet in height.

Mr. Brim the City's past process was just to allow developers to put up signs that they thought would work. As the City grows there do need to be a process and permits in order.

Further discussion ensued about temporary signs. The Commission agreed that if signs are bigger there will need to be more concession (further setbacks, fewer signs, based off the area of the frontage, etc.).

Ms. Hart also brought up neon signage. It is currently prohibited, but staff is considering allowing them as a window sign. 3 square feet is typical.

Commissioner Jenkins asked if you can have an LED open sign that looks the same as an open sign.

Ms. Hart responded no; it would have to go through Planning Commission.

Further discussion ensued about window neon signage.

- **Urban Agriculture – Chickens and Beekeeping**

Ms. Hart introduced the urban agriculture. For chickens, the coop should be a minimum of 5 feet away from a property line and 20 feet away from any dwelling unit. Lot sizes for the coop will start at 5,000 square feet, but you still have to meet the 20 feet. If you meet those requirements, you can have two chickens from there to 20,000 square feet and up to say 10 chickens or so. For every thousand more feet or so you can allow chickens.

Further discussion ensued about Vineyard codes and chickens. The city council decided not to permit any chicken keeping outside of agriculturally zoned areas, unless please bring it up.

Planning Commission began their bee discussion by discussion mosquito abatement impacts and county registration requirements on bees.

Ms. Hart explained that the bee regulations are the same as chickens. They must be 5 feet from the property line with a fly away or if you're against a public park you have to have a public fly away no matter what. The number of hives you can have depends on your lot size.

Further discussion ensued about beekeeping.

- **Off Street Loading Spaces**

Ms. Hart began, off street loading requirements have not been enforced. The current code requires one loading birth for 5,000 square feet for every office, hotel, restaurant, department store, freight terminal or railroad yard, hospital, etc. We can either require all buildings to do this or only require them to meet code if it's on their plans. Cities do it both ways. We would probably not include restaurants, but we would include gas stations.

Further discussion ensued concerning off street loading spaces.

- **Fencing**

Mr. Brim introduced the fencing changes. The current code restricts fencing to 6 feet but it does allow a land use authority to approve a height greater than that, but it does not provide a lot of details of when that would be allowed. It would allow public utilities to have fences up to 8 feet in height. The code sort of allows that right now, but it needs to be cleared up. The other situation is for sports courts. Those fences will also be allowed greater height in public areas or residential areas.

Further discussion ensued about fencing.

## **6. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE**

Commissioner Knighton reported that he had been working with Jacob Holdaway and Eric Ellis (Utah Lake Commission) on the Walkara Way project and they've created a google map earth what the project will look like with access points and the where the pilot area will be. It's a living map, just trying to illustrate those ideas.

Madam Chair Welsh and Don Overson attended a UVU workshop with Orem, UTA and MAG to discuss a lot of traffic issues around UVU. She reported on different ideas that circulated at the meeting concerning UVU's growth.

## **7. STAFF REPORTS**

- Morgan Brim, Planning Director
  - The General Plan final document is together. The public hearing will be noticed for June 5<sup>th</sup>. If there are any final comments please get them to staff and they will provide some last minute changes.
  - Work session with Big Shots will be on the 29<sup>th</sup> of June and the official public hearing will be on the 5<sup>th</sup> of June as well.
  - Elizabeth Hart
    - First, there will be a doggy meet and great Tuesday May 21 in Grove Park at 5:30. All dogs have to be leashed. There will be info on dog laws and then citizens will be able to provide their feedback on where the dog park should be.
      - Discussion ensued about detention pond dog parks.
    - The city received the grant for the Utah Lake launch. It's a matching grant so it will total \$200,000. It is for nonmotorized boats only.
- Don Overson, City Engineer

## **8. ADJOURNMENT 7:47PM**

**Motion:** COMMISSIONER BRADY MOTIONED TO ADJOURN THE MEETING AT 7:47PM.  
COMMISSIONER JENKINS SECONDED THE MOTION. ALL WERE IN FAVOR.

**MINUTES APPROVED ON:** June 6, 2019

**CORRECTED BY:** /s/ McKenna Marchant

McKenna Marchant, Planning Technician