



**MINUTES OF A REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Wednesday, October 19, 2022, 6:00 p.m.**

PUBLIC NOTICE is hereby given that the Vineyard City Planning Commission will hold a regularly scheduled meeting at City Hall, 125 South Main Street, Vineyard, Utah. You can also view the meeting on our [live stream channel](#).

REGULAR SESSION

Commissioners present: Bryce Brady, Tay Gudmundson, Craig Bown

Commissioners excused: Anthony Jenkins, Tim Blackburn, Christopher Bramwell

Staff present: Briam Perez, Planner I; Morgan Brim, Community Development Director; Naseem Ghandour, Public Works Director; Kelly Kloepper, Deputy Recorder; Rachel Stevens, Planning Technician

Others present: Bronson Tatton, Nate Hutchinson, and Pete Evans, Flagship Development; Kailea Robbins, Graphik Display & Sign; Taggart Inoyve, Resident

▶ **CALL TO ORDER at 6:15**

1. ▶ **INVOCATION:** Craig Bown

2. ▶ **MINUTES REVIEW AND APPROVAL:** There were no minutes for review or approval.

3. ▶ **OPEN SESSION:** There were no public comments made.

4. BUSINESS ITEMS

4.1 ▶ Sign Standard Waiver: Valley Women's Health and Alpine Pediatrics

Kailea Robbins with Graphik Display & Sign has applied for a sign standard waiver to increase the number of wall signs located at 667 E 500 N (Parcel ID: 56:037:0001). The zoning code allows for a building to have up to four (4) wall signs and the applicant is requesting an additional two (2) signs for navigation and marketing purposes.

Planner II Braim gave a presented the staff report and sign standard waiver application.

Chair Brady asked if there were any additional questions. When there were none he called for a motion.

▶ **MOTION: COMMISSIONER GUDMUNSON MENTIONED TO APPROVE THE SIGN STANDARD WAIVER FOR VALLEY WOMEN'S HEALTH AND ALPINE PEDIATRICS WITH CONDITIONS.**

- ▶ There was a discussion concerning adding an additional condition that the applicant must turn off the signs at night.
- ▶ Kailea Robbins with Graphik Display & Sign introduced herself and answered questions from the Planning Commission.
- ▶ THE MOTION CONTINUED AS PREVIOUSLY STATED. COMMISSIONER BOWN SECONDED THE MOTION. ROLL WENT AS FOLLOWED: CHAIR BRADY, COMMISSIONER GUNDMENDSON, AND CHAIR BOWN VOTED AYE. THE MOTION PASSED UNANIMOUSLY.

5. WORK SESSION

5.1 ▶ **Zoning Text Amendment: Accessory Dwelling Unit Location**

Community Development Director Morgan Brim gave a presentation about allowing detached accessory dwelling units in some areas in Vineyard. The zoning text amendment would allow accessory dwelling units to be located within a detached accessory structure.

- ▶ There was a discussion about reducing the required lot size for detached accessory dwelling units.
- ▶ There was a discussion concerning how ADUs are generally enforced.
- ▶ There was a discussion concerning limited the size of detached ADUs.
- ▶ There was a public comment made by Taggart Inovye.

5.2 ▶ **Zoning Text Amendment: Special Purpose Zoning Districts Ordinance Section 3 Downtown Vineyard (Town Center)**

Community Development Director Morgan Brim gave a presentation a zoning text amendment to modify the district use table, change the street façade requirements, modify the parking study section, and change other minor aesthetic requirements of the Special Purpose Zoning District.

- ▶ Bronson Tatton, Nate Hutchinson, and Pete Evans with Flagship Development presented additional information regarding the requested text amendments and answered questions from the Planning Commission.
- ▶ There was a discussion concerning allowing detached and attached single family dwellings in the downtown with a maximum of 5% of total units.
- ▶ There was a discussion about allowing taxi cabs as a prohibited use.
- ▶ There was a discussion concerning street façade requirements.
- ▶ There was a discussion concerning transparency requirements for entryways and creating smaller stoops and porches.
- ▶ There was a discussion concerning location of waste containers. Chair Taylor asked if there was

language to mitigate site and smell of waste containers.

- ▶ There was a discussion concerning amenity requirements and concerning how a bond will limit development.
- ▶ There was a discussion concerning fencing requirement in public areas and limited public areas.
- ▶ There was a discussion concerning temporary uses and limiting the landscaping requirements.
- ▶ There was a discussion concerning minimum clear branch height for privacy screening.
- ▶ There was a discussion concerning minimum vehicular parking.
- ▶ There was a discussion concerning building façade changing every 200 square feet that it does not require to be changed on building over 6 feet in height. .

6. ▶ COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

Chair Taylor gave an update on the corridor master plan.

Community Development Director Morgan Brim gave an update on public outreach about the corridor master plan.

Public Works Director Naseem Ghandour gave an update on the signal about main street and 400 north.

Public Works Director Naseem Ghandour gave an update about funding received for pedestrian crossing and improvements.

7. ADJOURNMENT

- ▶ Chair Brady adjourned the meeting.

CERTIFIED CORRECT ON: November 2, 2022

Certified by: /s/ Rachel Stevens

Rachel Stevens, Planning Technician