**REGULAR MEETING**
**OF THE VINEYARD PLANNING COMMISSION,**
**Wednesday, January 20, 2021 at 6:00 p.m.**

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

**Present**
Commissioner Tim Blackburn
Commissioner Anthony Jenkins (Sitting Chair)
Commissioner Jeff Knighton
Commissioner Jessica Welch
Commissioner Amber Rasmussen

**Absent:** Chair Bryce Brady and Vice-Chair Shan Sullivan

**Other Commissioners Present:** Commissioner Tay Gudmundson

**Staff Present:** Community Development Director Morgan Brim, Planner II Briam Amaya Perez, City Engineer Don Overson, Planning Technician Cache Hancey, Water Operator Sullivan Love

**Others present:** Brandon Watson with Edge Homes

**CALL TO ORDER**
Sitting Chair Anthony Jenkins called the meeting to order at 6:01 p.m. He then read the following statement:

**1. WRITTEN DETERMINATION**

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

I, Anthony Jenkins, as the Sitting 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**

Commissioner Jeff Knighton lead the meeting in the Pledge of Allegiance.

**3. OPEN SESSION**

No items were presented before the commission.

**4. MINUTES REVIEW AND APPROVAL:**

**4.1** September 16, 2020
**4.2** November 04, 2020
**4.3** December 02, 2020

**Motion:** COMMISSIONER TIM BLACKBURN MOTIONED TO APPROVE MINUTES AS PRESENTED. COMMISSIONER JESSICA WELCH SECONDED THE MOTION. COMMISSIONER JENKINS, COMMISSIONER WELCH, COMMISSIONER BLACKBURN, COMMISSIONER KNIGHTON, AND COMMISSIONER RASMUSSEN VOTED AYE. THE MOTION PASSED UNANIMOUSLY.

**5. BUSINESS ITEMS**

**5.1 Lakefront at Town Center Phase 1G**

- The Planning Commission will consider making a recommendation for approval of a site plan for the Open Space area delineated as wetlands.

Planner II Briam Amaya Perez reviewed the site plan and landscape plan from the previous Planning Commission. He stated that the area had been cleared by the Army Core of Engineers as not wetlands. To prevent flooding and liability issues, Edge Homes had decided to maintain the area as open space. They have planned to include natural vegetation in the area. At the previous Planning Commission, no action was taken because the Commissioners wanted Commissioner Amber Rasmussen to review the plans. Since then, Commissioner Rasmussen has reviewed the plans and Mr. Perez turned the time over to her to present.

Commissioner Rasmussen stated that she did not want this open space to be wetlands anymore as moisture will not match well with the planned vegetation. She asked for clarification on the moisture of the soil. She stated that she would like flowering plants to encourage monarchs to return to the area. Lastly, she stated that it is important for staff to have appropriate plans to care for the area.

Community Development Director Morgan clarified that this area will be a part of the HOA and they will maintain the area.

Brandon Watson with Edge Homes gave a brief background of the area. He stated that they originally wanted to build units but decided against it due to the moisture in the area. Edge Homes had put an underground drain system so that when water is present, it will be channeled out of the area and prevent the water from surfacing. 300 West also had a drain system installed under the road. They are

open to filling the wetlands with any materials as they can control the moisture. He continued that if you go to the area today, it is covered in phragmites and they want to remove them. They have consulted with Golden Landscape on what to do with this vegetation and have created a plan. Edge Homes felt comfortable with this landscaping plan and believed that it will maintain consistency with the improvements along the lakeshore.

Sitting Chair Anthony Jenkins asked about a federal designation change that allowed for this open space. Mr. Watson replied that they consulted with an environmental engineer. In that consultation, they assumed that due to the proximity to Utah Lake, the area would be considered wetlands. There was a new federal ruling that stated that you cannot assume wetlands designation based on proximity. The Army Core of Engineers performed a sample research and determined that the area was not wetlands.

Sitting Chair Jenkins asked if this ruling could flip-flop from a change in federal government.

Commissioner Rasmussen believed that it is important for the Commission and City to set standards so that federal rulings do not alter plans for the city and this area. She stated that she wanted to be involved in the decision to divert the water in this area but was not asked about it.

Mr. Perez stated that the city wanted to ensure that wetlands are wetlands if we are to treat them as such. He continued that there is nothing that prevents the city from establishing its own rules on what to classify as a wetland. There is currently a study for the wetlands next to Vineyard Grove Park. Doing so, it allows the city to use the space properly without having to go through the Army Core.

- Sitting Chair Jenkins asked for a staff review and display of the area.

Mr. Watson displayed the material that Edge Homes had prepared. The area includes Kentucky bluegrass, intermediate and short grasses, windbreaker, and wild rye. These are all typical native plants for the area.

Commissioner Rasmussen mentioned that the Snake River wheat grass is not native and would support a change in the plan to reflect that.

Mr. Brim asked Mr. Watson if they would be okay with including flowering plants as requested from the Commission.

Commissioner Tim Blackburn stated that he would like for butterflies and bees to find refuge and food throughout Vineyard whenever possible. If there is open space, he wanted to ensure that they would include habitat for these. He asked if there was going to be any irrigation system. Mr. Watson replied that where there is sod laid, there will be irrigation but in the natural area there will not. They are going to work with Golden Landscaping to determine the best time to plant these native plants to ensure they take root. Commissioner Blackburn asked if they are going to bring in topsoil to promote growth. Mr. Watson replied that they would bring in 4-6 inches of topsoil for the grass but not add it to the natural area as it is not needed.

Commissioner Rasmussen asked how small the sod areas would be. Mr. Watson replied that they do not like any areas for sod that are smaller than 5 feet in width.

Mr. Watson mentioned that a bridge will not be installed because water in the area will not be sufficient for one. There are plans for one to be installed further west near the lake.

Commissioner Knighton asked Mr. Watson what the reason for the path through the natural vegetation was. Mr. Watson stated that although the path will not be a bridge, the path will provide a way for pedestrians a way to get through the vegetation.

Mr. Perez had a discussion with Water Manager Sullivan Love about the tree manual. The staff would encourage the landscaping company to use the landscaping manual to include a larger variety of trees in the area. Commissioner Rasmussen clarified that trees do need drip lines to survive.

Commissioner Blackburn stated that if the tree manual prohibits certain trees, the developer should adhere to follow the same thinking. Mr. Perez agreed but clarified that they are not required to by code. The staff would appreciate for Mr. Watson to show the landscaper the tree manual.

Commissioner Blackburn observed that from a historical perspective of Vineyard, they are always looking for open spaces for artifacts that would be placed throughout the area. Mr. Watson did not have an issue with the proposal.

Sitting Chair Jenkins asked what the timeframe for this would be. Mr. Watson replied that this approval is the last piece of the puzzle and then 300 West would be opened up. Once that happens, the current road will be dissolved and 300 West will become the main roadway. They just got approval from state lands to get improvements along the lake going.

Commissioner Knighton asked how to include wording in the motion to encourage the use of the tree manual. Mr. Brim replied that this developer has been responsive and could not be tied down to using the manual.

**Motion:** COMMISSIONER KNIGHTON MOVED TO APPROVE THE PLANS WITH CONDITIONS OF INTRODUCING NATIVE FLOWERING SPECIES WITH AN UPDATED LANDSCAPING PLAN PRIOR TO INSTALLATION. COMMISSION RASMUSSEN SECONDED THE MOTION. ROLL WENT AS FOLLOWS: COMMISSIONER JENKINS, RASMUSSEN, KNIGHTON, BLACKBURN, AND WELCH VOTED AYE. THE MOTION PASSED UNANIMOUSLY.

## 6. WORKSESSION

### 6.1 None

## 7. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

Commissioner Rasmussen stated that she has been working on producing a webinar on how to get rid of invasive species. She is expecting it to be done around mid-February.

Sitting Chair Jenkins asked for Commissioner Rasmussen to look into awards that the city could be awarded for open spaces.

Sitting Chair Jenkins mentioned that the Bike Committee has discussed trails and there will be more coming out soon.

Mr. Perez stated that the RV parking text amendment will take place next meeting. Staff will provide options that the Commission will take to City council. This council meeting will include Mr. Perez's diagnostics of the general plan and asked the Commission members to ensure they send comments to him so that he can take it to a staff report.

## 8. ADJOURNMENT

**Motion:** COMMISSIONER RASMUSSEN MOTIONED TO ADJURN THE MEETING. COMMISSIONER WELCH SECONDED THE MOTION. ROLL WENT AS FOLLOWS: COMMISSIONER JENKINS, RASMUSSEN, KNIGHTON, BLACKBURN, AND WELCH VOTED AYE. THE MOTION PASSED UNANIMOUSLY.

MINUTES APPROVED ON: April 7, 2021

CERTIFIED CORRECT BY: /s/ Cache J. Hancey
Cache J. Hancey, Planning Technician