



**REGULAR MEETING  
OF THE VINEYARD PLANNING COMMISSION,  
May 5, 2021 at 6:00 p.m.**

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**Commissioners Present:**

Commissioner Tim Blackburn  
Chair Bryce Brady  
Commissioner Anthony Jenkins  
Commissioner Jessica Welch

**Commissioners Absent:**

Commissioner Tay Gudmundson  
Commissioner Jeff Knighton  
Commissioner Amber Rasmussen  
Vice-Chair Shan Sullivan

**Staff Present:** Community Development Director Morgan Brim, Planner II Briam Amaya Perez, Assistant Public Works Director Chris Wilson, Planning Technician Cache Hancey

**Others Present:** Resident David Lauret

**Call to Order**

Chair Bryce Brady called the meeting to order at 6:06 p.m.

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

Commissioner Tim Blackburn offered the invocation.

**2. OPEN SESSION**

No items were addressed during the open session.

**3. MINUTES REVIEW AND APPROVAL:**

- 3.1 February 3, 2021
- 3.2 April 7, 2021

**MOTION:** COMMISSIONER JENKINS MOTIONED TO APPROVE THE FEBRUARY 3, 2021 AND APRIL 7, 2021 MINUTES AS RECORDED. COMMISSIONER BLACKBURN SECONDED THE MOTION. ROLL WENT AS FOLLOWS: COMMISSIONER BLACKBURN, CHAIR BRADY, COMMISSIONER JENKINS, AND COMMISSIONER WELCH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

**4. BUSINESS ITEMS**

No business items were presented.

**5. WORKSESSION**

**5.1 Zoning Text Amendment (ZTA) Lighting Standards**

- The Planning Commission will discuss city-initiated code amendments to VZC 15.36.030 Project Site Planning and Building Design Requirements and VZC 15.38.030 Parking Requirements.

Community Development Director Morgan Brim displayed both sections of code. He mentioned that staff discovered a discrepancy in the height of lighting poles for parking lots, one section allowing for 25-foot poles and the other allowing for up to 15-foot poles. The Commission discussed what changing the code would do for future developments. Mr. Brim clarified that the other lighting standards would still apply and recommended either option for approval.

### **5.2 Zoning Text Amendment (ZTA) for Home-Based Occupations in Accessory Dwelling Units (ADU)**

- The Planning Commission will discuss city-initiated code amendments to VZC 15.34.150 Home Occupations regarding home occupations in single family homes with an ADU.

Mr. Brim explained that due to impacts in the neighborhoods and ADA requirements, the city wanted to propose a limit to home occupations within accessory dwelling units. The city would prefer limiting home occupations in accessory dwelling units to businesses without impact, such as a home office. Because Building Official George Reid was not in attendance at the meeting, the Commission decided to push this back a few weeks at Mr. Brim's recommendation.

### **5.3 Zoning Text Amendment (ZTA) Accessory Dwelling Units**

- The Planning Commission will discuss city-initiated code amendments to VZC 15.34.060 Accessory Dwelling Units as it relates to code updates aligning with recent Utah State Code changes.

Mr. Brim explained that the current code meets most of the changes made by the State Legislature. The city will have to update the parking requirement for accessory dwelling units and no longer require internal connections. There will also be a change in the exterior entrance requirements as garage entrance can fulfill the state requirement. Mr. Brim will draft the ZTA for a vote in the coming weeks.

### **5.4 Zoning Text Ordinance for Retaining Walls**

- The Planning Commission will discuss city-initiated code amendments regarding retaining walls and fencing located on top of retaining walls.

Mr. Brim stated that there are only a few properties in the city that could be affected by this ordinance. Currently, the city treats retaining walls as fences as the city does not have a zoning ordinance regarding retaining walls. The reason for this ordinance is to allow for retaining walls and expand on the allowance of fences on top of walls.

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

 Commission Jessica Welch stated that the Vineyard Children's Library is opening up soon and that the book V is for Vineyard will be printed in the coming weeks. The book is written for families to read together and learn more about the city.

 Commission Anthony Jenkins stated that May is Bike Month and that the Bicycle Advisory Committee has a few tours and events planned.

**7. ADJOURNMENT**

**MOTION:** COMMISSIONER BLACKBURN MOTIONED TO ADJOURN THE MEETING. COMMISSIONER WELCH SECONDED THE MOTION. ROLL WENT AS FOLLOWS: COMMISSIONER BLACKBURN, CHAIR BRADY, COMMISSIONER JENKINS, AND COMMISSIONER WELCH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

**NOTICED BY:** /s/ Cache Hancey

Cache Hancey, Planning Technician