



**NOTICE OF A REGULAR  
PLANNING COMMISSION MEETING**

**March 6, 2024, at 6:00 PM**

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PUBLIC NOTICE is hereby given that the Vineyard Planning Commission will hold a regularly scheduled Planning Commission meeting on Wednesday, March 6, 2024, at 6:00pm, in the City Council Chambers at City Hall, 125 South Main Street, Vineyard, UT. This meeting can also be viewed on our [live stream page](#).

**1. CALL TO ORDER/INVOCATION/INSPIRATIONAL THOUGHT/PLEDGE OF ALLEGIANCE**

**2. PUBLIC COMMENTS**

“Public Comments” is defined as time set aside for citizens to express their views for items not on the agenda. Each speaker is limited to two minutes. Because of the need for proper public notice, immediate action cannot be taken in the Commission Meeting. If action is necessary, the item will be listed on a future agenda. *Public comments can be submitted ahead of time to rachels@vineyardutah.org.*

**3. CONSENT ITEMS**

**3.1. Approval of December 6, 2023, Joint Session and Regular Planning Commission Meeting Minutes.**

**3.2. Approval of the January 17, 2024, Planning Commission Meeting Minutes.**

**3.3. Approval of February 7, 2024 Planning Commission Meeting Minutes**

**4. BUSINESS ITEMS**

**4.1. PUBLIC HEARING - General Plan Update - Goal 2 Technology Element**

Morgan Brim will present the Technology Element of the General Plan to provide guidance in safeguarding privacy and protection of sensitive information in technology implementation. The Planning Commission will forward a recommendation to the City Council.

**4.2. GRMU Gateway Entry Sign**

Karla Mata with X Development is proposing a Gateway Entry Sign along 400 N and Geneva Road. The Planning Commission will take appropriate action.

## **5. WORK SESSION**

- 5.1.** Transportation Master Plan Update. Engineer, Patrick James, will introduce an update to the Transportation Master Plan (TMP). The City has contracted with Hales Engineering to conduct the TMP. The Planning Commission will take no action.
- 5.2.** Vineyard Beach Improvement Update. A discussion will be held concerning Vineyard Beach Improvement projects. The presentation will include current conditions, progress updates, and an economic analysis. The Planning Commission will not take any action.

## **6. STAFF, COMMISSION, AND COMMITTEE REPORTS**

## **7. ADJOURNMENT**

The next meeting is on March 20, 2024.

This meeting may be held in a way that will allow a commissioner to participate electronically. The public is invited to participate in all Planning Commission meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Recorder at least 24 hours prior to the meeting by calling (801) 226-1929.

I, the undersigned, hereby certify that the foregoing notice and agenda was posted at the Vineyard City Offices, the Vineyard website, the Utah Public Notice website, and delivered electronically to staff and to each member of the Governing Body.

March 4, 2024

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**AGENDA NOTICING COMPLETED ON:**

/s/Rachel Stevens

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**CERTIFIED (NOTICED) BY:**

Rachel Stevens, Planner

1  
2 **MINUTES OF A JOINT AND REGULAR SESSION**  
3 **OF THE VINEYARD PLANNING COMMISSION**  
4 **December 6, 2023, at 6:00 PM**

5  
6  
7 **Planning Commission Present**  
8 Chair Bryce Brady  
9 Vice Chair Tay Gudmundson  
10 Commissioner Chris Bramwell  
11 Commissioner Brad Fagg  
12 Commissioner Graden Ostler

5  
6  
7 **City Council Present**  
8 Mayor Fullmer  
9 Councilmember Tyce Flake  
10 Councilmember Amber Rasmussen  
11 Councilmember Mardi Sifuentes  
12 Councilmember Cristy Welsh

13  
14 **Staff Present:** City Manager Eric Ellis, City Attorney Jayme Blakesley, Lieutenant Holden  
15 Rockwell with the Utah County Sheriff's Office, Finance Director David Mortensen,  
16 Community Development Director Morgan Brim, Planner Cache Hancey, Public Works Director  
17 Naseem Ghandour, Environmental Utilities Manager Sullivan Love, City Recorder Pamela  
18 Spencer, Deputy Recorder Heidi Jackman

19  
20 **Others speaking:** Residents Daria and Russell Evans, Carolyn Snowden, Shawn Herring, Ryan  
21 Holdaway, Terry Ewing, Jim McGill, Jacob Holdaway, Sherrie Kaye Miller, Mike Cox, Keith  
22 Holdaway, Sara Cameron, Tristy Lee, David Lauret, Tim Heaton, and Kim Cornelius; Pete  
23 Evans, Nate Hutchinson, Mac Woodbury, and Bronson Tatton with Anderson Geneva and  
24 Flagborough; Mike Olsen with Home Center Construction; and Steve Borup with Dakota Pacific

25  
26 **1. CALL TO ORDER/ INVOCATION/INSPIRATIONAL THOUGHT/PLEDGE OF**  
27 **ALLEGIANCE**

28  
29  Chair Brady opened the meeting at 6:30 PM. Commissioner Ostler led the Pledge of  
30 Allegiance and gave the invocation.

31  
32 **2. JOINT SESSION WITH CITY COUNCIL**

33 **2.1 PUBLIC HEARING – Zoning Text Amendment – Medical and Commercial Uses**

34 The addition of Medical and Commercial uses is proposed for the Flex Office Industry  
35 (FOI), Industrial Zone (I-1), Regional Commercial (RC), and Downtown Vineyard –  
36 Town Center (TC) Districts. The sections of the Zoning Code under consideration will  
37 include:

38 • VZC15.12.050 District Use Table  
39 • Special Purpose Zoning District 3 – Downtown Vineyard (Town Center)

40 The mayor and City Council will act to adopt (or deny) this request by ordinance.

41  
42  **Motion:** COMMISSIONER BRAMWELL MOVED TO OPEN THE PUBLIC HEARING  
43 AT 6:32 PM. COMMISSIONER GUDMUNDSON SECONDED THE MOTION. ROLL CALL  
44 WENT AS FOLLOWS: CHAIR BRADY, COMMISSIONERS GUDMUNDSON, FAGG,  
45 BRAMWELL, AND OSTLER VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

47  Community Development Director, Morgan Brim, gave an overview of the zoning text  
48 amendments.

49

50  Chair Brady opened public comment.

51  
52  Resident Daria Evans, living in The Villas, asked about the education facilities and if that  
53 meant no public schools.

54  
55  Chair Brady stated that there would be no residential in these areas. Mr. Brim clarified the  
56 reason for not having residential in these areas.

57  
58  Ms. Evans asked about meeting environmental standards for all uses. Mr. Brim replied that  
59 anything built there would have to meet the Department of Environmental Quality (DEQ)  
60 required levels of cleanliness.

61  
62  Chair Brady clarified that it would have to meet the DEQ standards.

63  
64  Mayor Fullmer asked Mr. Brim to explain what had already been cleaned up to a residential  
65 standard. Mr. Brim explained the areas and what had been cleaned up and what had not.

66  
67  Pete Evans with Anderson Geneva explained that the area was designated in to three  
68 different areas and that not everything had been cleaned up. He gave an overview of each of the  
69 areas.

70  
71  Resident Carolyn Snowden, asked about the cleanup process. Mr. Evans explained the  
72 process.

73  
74  Mr. Brim suggested the property owners have a work session with the Planning  
75 Commission.

76  
77  **Motion:** COMMISSIONER GUDMUNDSON MOVED TO CLOSE THE PUBLIC  
78 HEARING AT 6:54 PM. COMMISSIONER BRAMWELL SECONDED THE MOTION.  
79 ROLL CALL WENT AS FOLLOWS: CHAIR BRADY, COMMISSIONERS GUDMUNDSON,  
80 FAGG, BRAMWELL, AND OSTLER VOTED YES. THE MOTION CARRIED  
81 UNANIMOUSLY.

82 **2.2 PUBLIC HEARING – Homesteads Pod 1 Live/Work Development Agreement**

83 Community Development Director Morgan Brim will present the Homesteads Pod 1  
84 Live/Work Development Agreement. The Mayor and City Council will act to adopt (or  
85 deny) this request by resolution.

86  
87  **Motion:** COMMISSIONER GUDMUNDSON MOVED TO OPEN THE PUBLIC  
88 HEARING AT 6:54 PM. COMMISSIONER BRAMWELL SECONDED THE MOTION.  
89 CHAIR BRADY, COMMISSIONERS BRAMWELL, FAGG, GUDMUNDSON, AND  
90 OSTLER VOTED YES, THE MOTION CARRIED UNANIMOUSLY.

92  
93  Mr. Brim gave a brief summary.  
94

95  Mike Olsen with Home Center Construction explained the original development agreement.  
96 He further explained that the live/work units were discussed in 2020. He stated that he had not  
97 increased anything with the units. The amendment would include agreed upon uses. He reviewed  
98 some of those uses. He said they had started to look at rebuilding Vineyard Road to gain  
99 additional parking spaces. He mentioned that they were about four (4) years out from build out in  
100 this area.  
101

102  Mr. Brim explained that all residents would be allowed to use the clubhouse. The  
103 development would include a dog run, and the Kelly Boren Memorial Park was currently a city  
104 park and was requesting to give back to the developer/HOA. The eastside would include public  
105 parking spaces along the trail next to the railroad tracks.  
106

107  Chair Brady asked about the two parks and if they could swap them. Mr. Olsen said that they  
108 could look into it. Mr. Brim explained that it was a dog run not a dog park. He also explained  
109 that they would have to reengineer the park because it was programmed as a detention basin. Chair  
110 Brady asked about the street parking. Mr. Olsen explained how parking would work and a  
111 discussion ensued. Mr. Brim explained what they would do if the development was approved.  
112 Commissioner Bramwell expressed his concerns with the use and if there would be enough  
113 parking. Mr. Brim explained that they already had adequate parking and were adding additional  
114 public parking. The discussion continued.  
115

116  Chair Brady asked about the safety with the parking and people using the trail. Mr. Olsen  
117 replied that his engineer had no concerns. He mentioned that they were adding crosswalks in that  
118 area as well.  
119

120  Commissioner Gudmundson asked about the letters from the engineers and stated that they  
121 did not mention the impact of cars pulling out. Mr. Olsen explained the road was not wide  
122 enough for reverse parking. A discussion ensued.  
123

124  Resident Shawn Herring asked about ownership of the live/work units. He expressed his  
125 concerns with the amount of parking allotted for the live/work units.  
126

127  Resident Ryan Holdaway expressed his concerns with parking on Vineyard Road. He  
128 suggested that they have parking spaces onsite.  
129

130  Resident Terry Ewing, living in the Villas subdivision, requested that in the units they could  
131 have two or three places that were working successfully.  
132

133  Resident Jim Miguel, living in the Sleepy Ridge subdivision, expressed concerns about The  
134 Homestead Pod Developer Agreement being signed in 2011, density and owner occupancy  
135 requirements.  
136

137  Ms. Evans asked about the capacity of the new Vineyard Road and the density in the  
138 development. She asked about the number and design of the crosswalks.  
139

140  Resident Russell Evans, living in The Villas subdivision, felt that the proposal was flawed  
141 and expressed his concerns.

142  
143  **Motion:** COMMISSIONER BRAMWELL MOVED TO CLOSE THE PUBLIC HEARING  
144 AT 7:31 PM. COMMISSIONER GUDMUNDSON SECONDED THE MOTION. ROLL CALL  
145 WENT AS FOLLOWS: CHAIR BRADY, COMMISSIONERS GUDMUNDSON, FAGG,  
146 BRAMWELL, AND OSTLER VOTED YES. THE MOTION CARRIED UNANIMOUSLY.  
147

148  Chair Brady reviewed the questions and discussed them with Mr. Olsen. The following  
149 information was relayed:

- 150 • Live/work units would be owner occupied and managed.
- 151 • Employee parking, the flex space was only 35 square feet and could limit the number of  
152 employees.
- 153 • There would be separation from the live/worksheets. There would be a door between the  
154 live/worksheets.
- 155 • A possibility of having off-street parking. Mr. Olsen replied he would need to reevaluate  
156 the site plan, that they have already added additional parking to the development.
- 157 • Property rights are rights that residents and developers have.

158  
159  City Attorney Jayme Blakesley gave input to the concerns of the residents.

160  
161  Chair Brady resumed answering the questions and explained what the development had done  
162 with their live/work units.

### 163 164 **2.3 PUBLIC HEARING – East Geneva Land Donation and Development Agreement**

165 Anderson Geneva, LLC, is requesting approval of a land donation and development  
166 agreement between Vineyard City, Utah, The Vineyard Redevelopment Agency, and  
167 Anderson Geneva, LLC, for the following parcel numbers: 17:019:0047, 38:437:0001,  
168 38:437:0002, 17:022:0006, and 46:870:0004. The Mayor and City Council will act to  
169 adopt (or deny) this request by resolution.

170  
171  **Motion:** COMMISSIONER GUDMUNDSON MOVED TO OPEN THE PUBLIC  
172 HEARING AT 7:39 PM. COMMISSIONER BRAMWELL SECONDED THE MOTION.  
173 CHAIR BRADY, COMMISSIONERS BRAMWELL, FAGG, GUDMUNDSON, AND  
174 OSTLER VOTED YES, THE MOTION CARRIED UNANIMOUSLY.

175  
176  Mr. Blakesley explained that there were two separate agreements. The substance was still  
177 the same and it did not affect the city's rights.

178  
179  Mr. Evans explained the reason for the separation. They were still committed to donate the  
180 right-of-way that would be needed for the Mill Road extension. He mentioned that buildout was  
181 years out.

182  
183  Mr. Evans gave a brief explanation of the agreements.

184  
185  Nate Hutchinson with Flagborough, explained that they would be installing the  
186 infrastructure and not asking to change any zoning.

188  Chair Brady asked what the impact would be if they did not approve this tonight. Mr. Brim  
189 replied that they had several medical uses that would like to come into this area. A discussion  
190 ensued.

191  
192  There was a discussion about zoning. Mr. Evans reiterated that they were not asking to  
193 change the zoning. The discussion continued.

194  
195  Commissioner Bramwell asked how this development agreement overlapped with the Public  
196 Infrastructure Development (PID) notice that went out to the people affected, and the tax revenue  
197 impact. Mr. Hutchinson explained that they were separate and had nothing to do with the  
198 development. Mr. Hutchinson explained what a PID was. A discussion ensued.

199  
200  Chair Brady asked for clarification. A discussion ensued regarding the vesting of the zoning  
201 for the area. The inland port and PID would be acted on in the next meeting.

202  
203  Ms. Evans asked what an MAI appraisal was and if they did this land donation, what would  
204 that entail.

205  
206  Mr. Herring asked how the approval tonight affected next week's approvals. Mr. Blakesley  
207 explained the different actions and that would not affect the city's rights. He gave a brief  
208 overview of what a PID was. Mr. Pete Evans explained that the things for next week would not  
209 affect the land use.

210  
211  Mr. Miguel asked if there was a land use map for the area in red and how many acres. Mr.  
212 Brim told him there were just over 300.

213  
214  Resident Jacob Holdaway, living on Holdaway Road, reviewed his election experience and  
215 expressed his concerns with vesting these items before he was sworn in. He added that he was  
216 disappointed that the conversation was misinformation and wanted to improve public dialogue.

217  
218  Chair Brady stated that when they discuss the zoning text amendment for medical and  
219 commercial uses to think about the areas and what they are asking them to approve. Now is the  
220 opportunity to address any concerns.

219  
220  Resident Sherrie Kaye Miller, living on Holdaway Road, expressed her concerns with the  
221 speed that these items were being pushed through. She felt that they needed more public input  
222 and notice before approving these items.

223  
224  Resident Mike Cox, living in the Providence subdivision, agreed that the process had been  
225 rushed. He wanted each member of the council and commission to publicly state when they first  
226 heard about the inland port.

227  
228  Chair Brady spoke about the area being discussed and rushing things through. He mentioned  
229 that the General Plan had been around for a while and the map on the General Plan showed these  
230 plans. He said that what they were discussing now was not the port authority. Chair Brady said  
231 he learned about it when it was noticed as a public hearing.

232  
233  Resident Keith Holdaway, living on Holdaway Road, gave a background on the area as a  
234 future tax base and are able to collect every tax dollar. He expressed his concerns with density.

237

238  Mr. Miguel felt that at this point they needed to have detailed conversations about what they  
239 wanted. He expressed his concerns with what was being presented tonight.

240

241  Chair Brady stated that this item was not new, and they did not learn about this on Monday.  
242 Commissioner Gudmundson stated that the items being discussed were items they already knew  
243 about.

244

245  Mr. Ryan Holdaway stated that it was a new developer asking for vested rights and as a city  
246 they should have the right to say it might not be in our best interest any longer. Chair Brady  
247 replied that with vested rights, the city cannot initiate a zoning change. It protects the developer  
248 when they are finding businesses.

249

250  Resident Sara Cameron, living in the Parkside subdivision, asked for clarification on land  
251 donation and if it had to be decided tonight. Her other concern was about the railroad tracks.  
252 Chair Brady asked what her concerns were for FOI and RC zoning. Ms. Cameron said she had  
253 no concerns at this point as she was still learning about it and would like more time. A discussion  
254 ensued.

255

256  Commissioner Gudmundson clarified that the Planning Commission was not an elect body  
257 and not political.

258

259  Resident Tristy Lee, living in The Garden, asked why they could not make these decisions in  
260 smaller proposals.

261

262  Mr. Jacob Holdaway talked about what past councilmembers had done to vest the right to  
263 the land. He felt that they should wait a few months so they can make more informed motions.

264

265  Resident David Lauret, living on Holdaway Road, thanked the commission for handling the  
266 mission and listening to the public. He felt that there had been nothing in the presentations that  
267 were objectionable but that the issue was that they were rushing to make decisions.

268

269  **Motion:** COMMISSIONER GUDMUNDSON MOVED TO CLOSE THE PUBLIC  
270 HEARING AT 8:27 PM. COMMISSIONER BRAMWELL SECONDED THE MOTION.  
271 ROLL CALL WENT AS FOLLOWS: CHAIR BRADY, COMMISSIONERS GUDMUNDSON,  
272 FAGG, BRAMWELL, AND OSTLER VOTED YES. THE MOTION CARRIED  
273 UNANIMOUSLY.

274

275  Chair Brady announced a 3-minute break.

276

277  Chair Brady reviewed the questions asked during the public hearing and asked Mr.  
278 Hutchinson to address the answers. Mr. Hutchinson explained that an MAI appraisal was as an  
279 appraisal from a firm who had a license to do the appraisal. He noted that they did not have  
280 to donate the land to the city, but that they are. He explained that the maintenance of the road  
281 would be done by the city and that they are making smaller parcels due to it being inappropriate  
282 to approve the whole unit by the end of the year. A discussion followed.

283

284  Chair Brady opened the regular Planning Commission session at 8:42 PM

285

286 **REGULAR SESSION**

287 **3. OPEN SESSION**

288  Chair Brady opened and closed the public session as there were no public comments.

289 **4. CONSENT ITEMS**

290 **4.1 Approval of the April 19, 2023 PC Meeting Minutes**

291 **4.2 Approval of the August 16, 2023 PC Meeting Minutes**

292 **4.3 Approval of the November 29, 2023 PC Meeting Minutes**

293  Chair Brady presented the consent items for approval with a correction to the spelling of his name.

294  **Motion:** COMMISSIONER GUDMUNDSON MOVED TO APPROVE THE CONSENT ITEMS AS PRESENTED WITH THE SPELLING OF NAME CORRECTED. COMMISSIONER BRAMWELL SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR BRADY, COMMISSIONERS GUDMUNDSON, FAGG, BRAMWELL, AND OSTLER VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

295 **5. BUSINESS ITEMS**

296 **5.1 DISCUSSION AND ACTION – Zoning Text Amendment – Medical and**

297 **Commercial Uses** (*A Public Hearing will be held for this item during the Joint Planning Commission and City Council meeting.*)

298 The addition of Medical and Commercial uses is proposed for the Flex Office Industry (FOI), Industrial Zone (I-1), Regional Commercial (RC), and Downtown Vineyard – Town Center (TC) Districts. The sections of the Zoning Code under consideration will include:

- 300 • VZC15.12.050 District Use Table
- 301 • Special Purpose Zoning District 3 – Downtown Vineyard (Town Center)

302 The Planning commission will take appropriate action.

303  Chair Brady introduced the item and asked if there were any questions from the commission.

304  Mr. Brim explained the heliport and vertiport and whether they wanted it to be a permitted use or a conditional use. Mr. Brim recommended permitted use. He explained that it could be for a hospital or deliveries. There was a discussion about the types of use and making sure it was not too close to residential.

305  Commissioner Bramwell expressed concerns with all the impacts to this property. He asked about the big picture strategy. Mr. Pete Evans explained that the items were independent and did not affect the other. A discussion ensued. Mac Woodbury, with Flagborough, explained why the vesting rights were important to potential tenants. The discussion continued. Mr. Woodbury felt that getting this approved tonight was an important step in the process that they had been working on for months. Mr. Evans did not want to change any of the zoning, boundaries or the detailed master plan in the future.

306  Commissioner Bramwell expressed his concerns with the taxes.

307  Mr. Brim recommended permitted use for the heliport and vertiport as they were mainly used for hospital deliveries.

335  
336  
337  **Motion:** COMMISSIONER GUDMUNDSON MOVED TO RECOMMEND APPROVAL  
338 OF ORDINANCE 2023-30 MEDICAL AND COMMERCIAL ZONING USES TO THE CITY  
339 COUNCIL WITH THE FOLLOWING AMENDMENTS: THE HELIPAD AND VERTIPORT  
340 AS CONDITIONAL USE. COMMISSIONER FAGG SECONDED THE MOTION. ROLL  
341 CALL WENT AS FOLLOWS: CHAIR BRADY, COMMISSIONERS GUDMUNDSON,  
342 FAGG, BRAMWELL, AND OSTLER VOTED YES. THE MOTION CARRIED  
343 UNANIMOUSLY.

344  
345 **5.2 DISCUSSION AND ACTION - Homesteads Pod 1 Live/Work Development**

346 **Agreement** (*This item was postponed from the November 8, 2023, City Council  
347 Meeting. (A Public Hearing will be held for this item during the Joint Planning  
348 Commission and City Council meeting.)*)

349 Community Development Director Morgan Brim will present the Homesteads Pod 1  
350 Live/Work Development Agreement. The Planning commission will take appropriate  
351 action.

352  
353  Chair Brady introduced the item and asked the commission if there were any changes or  
354 clarification they would like.

355  
356  Commissioner Bramwell asked about the parking management plan. Mr. Blakesley  
357 explained that it would be an amendment. Mr. Brim suggested that they ask for a specific  
358 parking safety study. There was a discussion about parking safety and capacity relating to other  
359 transportation modes in the area.

360  
361  Chair Brady expressed concern with units with store fronts and parking being for residential  
362 use. Having a limit to the number of employees on site. Mr. Olsen suggested that they limit it to  
363 two offsite employees. He also mentioned that the live/work units be residential. There was a  
364 discussion about the speed on the road and slowing traffic down.

365  
366  Mr. Blakesley provided language for the motion.

367  
368  **Motion:** COMMISSIONER GUDMUNDSON MOVED TO RECOMMEND APPROVAL  
369 OF RESOLUTION 2023-50 HOMESTEADS POD 1 LIVE/WORK UNITS DEVELOPMENT  
370 AGREEMENT TO THE CITY COUNCIL WITH THE CONDITIONS AS STATED: ONLY  
371 TWO (2) OFF-SITE EMPLOYEES AND FROM SECTION 2: THE SITE PLAN FOR THE  
372 PROJECT SHALL BE INFORMED BY ANALYSIS PERFORMED BY A QUALIFIED  
373 TRANSPORTATION ENGINEER OF PARKING LOCATIONS ORIENTATION AND SIGHT  
374 CIRCULATION RELATIVE TO PEDESTRIAN AND BICYCLE MOVEMENT ON  
375 ADJACENT STREETS, SIDEWALKS, AND TRAILS. COMMISSIONER BRAMWELL  
376 SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR BRADY,  
377 COMMISSIONERS GUDMUNDSON, FAGG, BRAMWELL, AND OSTLER VOTED YES.  
378 THE MOTION CARRIED UNANIMOUSLY.

379  
380 **5.3 DISCUSSION AND ACTION - East Geneva Land Donation and Development**

381 **Agreement Resolution 2023-51** (*A Public Hearing will be held for this item during the  
382 Joint Planning Commission and City Council meeting.*)

383 Anderson Geneva, LLC, is requesting approval of a land donation and development  
384 agreement between Vineyard City, Utah, The Vineyard Redevelopment Agency, and

385 Anderson Geneva, LLC, for the following parcel numbers: 17:019:0047, 38:437:0001,  
386 38:437:0002, 17:022:0006, and 46:870:0004. The Planning commission will take  
387 appropriate action.

388  
389  Commissioner Bramwell asked if they could vote on the resolution after next week's city  
390 council meeting. A discussion ensued. Chair Brady felt that this met the general plan. Mr. Pete  
391 Evans explained that when the development rights were originally vested in 2014 there were no  
392 development details. The discussion continued.

393  
394  **Motion:** COMMISSIONER GUDMUNDSON MOVED TO RECOMMEND APPROVAL  
395 OF RESOLUTION 2023-51 EAST GENEVA LAND DONATION AND DEVELOPMENT  
396 AGREEMENT TO THE CITY COUNCIL. COMMISSIONER FAGG SECONDED THE  
397 MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR BRADY, COMMISSIONERS  
398 GUDMUNDSON, FAGG, AND OSTLER VOTED YES. COMMISSIONER BRAMWELL  
399 VOTED NO. THE MOTION CARRIED WITH FOUR (4) TO ONE (1).

400  
401 **5.4 PUBLIC HEARING – Forge Development Agreement (Resolution 2023-56)**

402 Dakota Pacific is proposing a development agreement for The Forge property. The  
403 property is located at 769 N Ingot Road Vineyard, UT 84059, and is zoned within The  
404 Forge Special Purpose Zoning District. Parcel IDs: 39:258:0001 through 39:258:0007.  
405 The Planning commission will take appropriate action.

406  
407  **Motion:** COMMISSIONER BRAMWELL MOVED TO OPEN THE PUBLIC HEARING  
408 AT 9:19 PM. COMMISSIONER FAGG SECONDED THE MOTION. CHAIR BRADY,  
409 COMMISSIONERS BRAMWELL, FAGG, AND OSTLER VOTED YES, COMMISSIONER  
410 GUDMUNDSON WAS EXCUSED. THE MOTION CARRIED WITH FOUR (4) YES AND  
411 ONE (1) EXCUSED.

412  
413  Mr. Brim reviewed the amendments to the original plan, development agreement, and the  
414 process they had gone through to this point.

415  
416  Steve Borup with Dakota Pacific gave a background on the special purpose zoning district  
417 and reviewed the current agreement. He mentioned that they had lowered the density by 25  
418 percent. Mr. Borup reviewed each block and then the phasing plan.

419  
420  Chair Brady asked what regionally significant and an anchor meant. Mr. Borup explained  
421 that they had added additional language for the regionally significant piece. Chair Brady asked  
422 for a definition of an activity center. Mr. Borup gave a few examples of the size of activity acres.  
423 Mr. Brim gave some suggestions that could be added to the motion. A discussion ensued. Mayor  
424 Fullmer asked if they could add a seasonal qualifier. The discussion continued.

425  
426  Mr. Borup continued his presentation. He discussed what a Property Owners Association  
427 would include.

428  
429  Chair Brady asked if there were any owner-occupied units. Mr. Borup replied that there  
430 were some units that would be owner occupied. There was a discussion about the commercial  
431 and retail units, phasing, and what would be done in each section.

432  
433  Commissioner Ostler asked what would be ready first, residential or retail. Mr. Borup  
434 replied that they would deliver the commercial with the residential. Mr. Blakesley stated what he

435 wanted that in the language added to the agreement. Mr. Brim added that the Planning  
436 Commission would review it.

437  
438  Chair Brady mentioned that the word “significant” was used quite a bit. He then opened  
439 comments to the public.

440  
441  Resident Tim Heaton, living in the Sleepy Ridge subdivision, asked if the developer would  
442 be willing to commit to a percentage of owner occupied. He also asked Mr. Blakesley where a  
443 15-mile catchment came from. Mr. Blakesley replied that it was an effort to reach a compromise  
444 on how you would measure where people are traveling from and further explained that. He gave  
445 some examples of regionally significant.

446  
447  Mr. Ryan Holdaway suggested they include a reception center.

448  
449  Ms. Evans pointed out 2.1.4 in the Development Agreement, about the affordable housing  
450 units for rent and read what it said. She asked about section 4.4, a possible PID agreement and  
451 concerns of an inland port in the area. Ms. Evans then asked about the entertainment center and  
452 its possible use of RDA funds to enhance the structure.

453  
454  Chair Brady agreed that what Ms. Evans brought up did not need to be in the development  
455 agreement and asked that the language be taken out of section 4.4. Mr. Borup explained what a  
456 PID would pay for and 32that the agreement only mentioned if it was an election to raise funds  
457 as a source, that they can. It would only be for their boundaries. Chair Brady requested to remove  
458 it from the agreement. Mr. Blakesley felt it would not create a binding obligation to the city.

459  
460  Mr. Jacob Holdaway was in favor of the language on the agreement and agreed with Chair  
461 Brady on covering the amenities. He said he would like the entertainment center to be 100  
462 percent public.

463  
464  Ms. Cameron suggested they consider an all-abilities park in that area.

465  
466  Resident Kim Cornelius, living in The Villas, asked about parking.

467  
468  Chair Brady asked for further comments.

469  
470  **Motion:** COMMISSIONER FAGG MOVED TO CLOSE THE PUBLIC HEARING AT  
471 10:23 PM. COMMISSIONER GUDMUNDSON SECONDED THE MOTION. ROLL CALL  
472 WENT AS FOLLOWS: CHAIR BRADY, COMMISSIONERS GUDMUNDSON, FAGG,  
473 BRAMWELL, AND OSTLER VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

474  
475  Chair Brady addressed the questions asked during the public hearing. He asked about  
476 language used to say that the entertainment center would be 100 percent for public use. Mr. Brim  
477 replied that there would be public access. Mr. Borup explained that there would be an easement  
478 for the city. Regarding the for rent or sale and owner occupied, Chair Brady clarified that the 21  
479 for rent or sale units would be at the rate of moderate-income housing, and what it would  
480 include. Mr. Borup replied that the affordable housing units for sale or rent would be open, it  
481 wasn't determined as of yet.

482

483  Chair Brady addressed the questions about the RDA and PID. He felt they could be removed  
484 from the development agreement. He asked about the locations of the different types of parking.  
485 Mr. Borup explained that the structured areas were in the lighter gray areas and structured  
486 parking was behind the residential.

487  
488  Mr. Brim read the recommended language for the motion.

489  
490  **Motion:** COMMISSIONER BRAMWELL MOVED TO RECOMMEND APPROVAL OF  
491 RESOLUTION 2023-56 DEVELOPMENT AGREEMENT FOR THE FORGE TO THE CITY  
492 COUNCIL INCLUDING THE ADDITIONS AS STATED:

493  
494 REGIONALLY SIGNIFICANT ENTERTAINMENT ANCHOR SHALL MEAN A LARGE-  
495 SCALE ENTERTAINMENT OR CULTURAL FACILITY THAT SERVES AS A  
496 PROMINENT ATTRACTION DURING ALL SEASONS, IS UNIQUE TO THE COUNTY,  
497 DRAWS VISITORS AND TOURISTS FROM A BROADER GEOGRAPHICAL AREA  
498 BEYOND ITS IMMEDIATE LOCALITY, AND HAS A SUBSTANTIAL ECONOMIC OR  
499 SOCIAL IMPACT ON THE REGION IN WHICH IT IS SITUATED. TO DETERMINE  
500 WHETHER A PROPOSED SITE PLAN IS REGIONALLY SIGNIFICANT, THE PLANNING  
501 COMMISSION MAY CONSIDER THE FOLLOWING:

502  
503 - SIZE AND CAPACITY: A SUBSTANTIAL PHYSICAL FOOTPRINT AND THE  
504 CAPACITY TO ACCOMMODATE A LARGE NUMBER OF VISITORS.

505  
506 - CULTURAL OR RECREATIONAL IMPORTANCE: A FACILITY FOR HOSTING  
507 EVENTS OR ACTIVITIES OF CULTURAL, RECREATIONAL, OR  
508 ENTERTAINMENT SIGNIFICANCE, SUCH AS SPORTING EVENTS, CONCERTS,  
509 FESTIVALS, ART EXHIBITIONS, OR CONVENTIONS.

510  
511 - REGIONAL DRAW: THE FACILITY'S PROGRAMMING AND AMENITIES ARE  
512 DESIGNED TO ATTRACT VISITORS NOT ONLY FROM THE IMMEDIATE  
513 LOCAL AREA BUT ALSO FROM A WIDER REGIONAL CATCHMENT AREA OF  
514 AT LEAST 10 MILES.

515  
516 - ECONOMIC IMPACT: THE ENTERTAINMENT ANCHOR SHALL CONTRIBUTE  
517 SIGNIFICANTLY TO THE LOCAL AND REGIONAL ECONOMY BY  
518 GENERATING REVENUE FROM THE ENTERTAINMENT ANCHOR AND  
519 NEARBY BUSINESSES.

520  
521 REGARDING THE CHANGES IN THE AGREEMENT. COMMISSIONER GUDMUNDSON  
522 SECONDED THE MOTION WITH THE AMENDMENTS STATED. ROLL CALL WENT AS  
523 FOLLOWS: CHAIR BRADY, COMMISSIONERS GUDMUNDSON, FAGG, BRAMWELL,  
524 AND OSTLER VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

525  
526 **5.5 DISCUSSION AND ACTION – Site Plan for Aquatic Facilities**

527 Community Development Director Morgan Brim will present site plans for the aquatic  
528 facility within the lake promenade in the Downtown Vineyard area. The Planning  
529 commission will take appropriate action.

530  
531  Mr. Brim turned the time over to Bronson Tatton with Flagborough.

532  
533  Mr. Tatton reviewed the aquatics facility.

534

535  Mr. Tatton gave an overview of the parking. Mr. Pete Evans with Flagborough reviewed the  
536 different uses for each of the areas.

537

538  Chair Brady asked about the parking study required for a certain number of units. Mr. Evans  
539 replied that he was not concerned. Mr. Woodbury explained that their entity is funding all the  
540 deficits. Mr. Hutchinson explained that their development would include an all-abilities park.

541

542  Chair Brady asked for further questions, hearing none, he called for a motion.

543

544  **Motion:** COMMISSIONER GUDMUNDSON MOVED TO APPROVE THE SITE PLAN  
545 REQUESTED BY BRONSON TATTON, WITH FLAGBOROUGH, WITH THE PROPOSED  
546 CONDITIONS. COMMISSIONER BRAMWELL SECONDED THE MOTION. ROLL CALL  
547 WENT AS FOLLOWS: CHAIR BRADY, COMMISSIONERS GUDMUNDSON, FAGG,  
548 BRAMWELL, AND OSTLER VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

549

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

552 There were no reports given.

553 **7. ADJOURNMENT**

554 Vice-Chair Gudmundson moved to adjourn the meeting at 10:51 PM.

555

556 **JOINT SESSION MINUTES APPROVED BY CITY COUNCIL ON: \_\_\_\_\_**

557

558 **JOINT SESSION AND REGULAR PLANNING COMMISSION MINUTES APPROVED  
559 ON: \_\_\_\_\_**

560

561 **CERTIFIED CORRECT BY** /s/ Heidi Jackman  
562 HEIDI JACKMAN, DEPUTY RECORDER

563

564



**MINUTES OF A REGULAR MEETING OF THE  
VINEYARD PLANNING COMMISSION,  
Wednesday January 17, 2024, 6:00 p.m.**

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**Attendance:**

**Planning Commissioners:** Vice-Chair Tay Gudmundson, Nathan Steele, Bradley Fagg, Caden Rhoton and Christopher Bramwell

**Staff:** Cache Hancey, Anthony Fletcher, Planners; Morgan Brim, Community Development Director; Patrick James, Engineer; and Naseem Ghandour, Public Works Director

**Others Present:** Daria Evans, Resident; Kim & Karen Cornelius.

**CALL TO ORDER**

**1. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE – By Caden Rhoton**

Community Development Director, Morgan Brim, introduced and welcomed the newly appointed members of the Commission; Nathan Steele and Caden Rhoton at the beginning of the planning commission meeting. Commissioner Steele has over 10 years of experience in urban planning working with various cities as staff in various communities across the country. He is excited about the opportunity to serve the community he lives in. Commissioner Rhoton has been involved in the city since he moved in over 3 years ago and has since been the Chair of the Bicycle Advisory Commission (BAC) and has served in various capacities contributing to the development of the Central Parks Plan, the Active Transportation Plan and the Transportation Master Plan due to his interest in urban planning, land use and his passion of helping to build a safe, livable community in Vineyard.

**2. OPEN SESSION –**

Daria Evans, Resident – Wished the commission a Happy New Year and well wishes to the commission for 2024 and beyond. Mrs. Evans reminded the planning commission to always remember the needs of Vineyard and make decisions or recommendations that would benefit all residents now and in the future.

**3. BUSINESS ITEMS**

**PUBLIC HEARING – Subdivision Ordinance Amendments**

Planner Anthony Fletcher presented on the proposed amendments to the following section of the Vineyard City Code: 14.04 *Pre-Application meeting*, 14.06 *Preliminary Subdivision Application*, 14.08 *Final Subdivision Application*, 15.34.060 *Accessory Dwelling Units*, 15.40.080 *Design Standards and Requirements*, and 15.06.060 *Vineyard Development Review Committee*.

Anthony Fletcher, Planner, explained the reason for the proposed code amendment as a

needed action to stay in compliance with the state code as required by Senate Bill 174 (SB 0174). The update being required by SB 0174 is intended to take effect by February 1, 2024. He explained that the update to the code required by SB 0174 applied only to 1-family, 2-family, and townhome subdivisions (i.e. Preliminary and Final Subdivision application and approval processes). SB 0174 also requires an adjustment in the ADU parking requirements as well as landscaping bond requirements on private property.

In reviewing and updating the State-directed code updates, staff has made recommendations on updating sections of the code as a general clean-up to streamline the processes for all preliminary and final subdivisions into a single process for all applications. Mr. Fletcher outlined the specified code updates/ changes required by SB 0174 and what was being recommended by staff. The Planning Commission will provide a recommendation to the City Council.

 Commissioner Steel requested more clarity in the reason for staff recommending an extension of the recording timeframe after final plat approval changing from 1 year to 2 years. Commissioner Steele also pointed out that “RDA” needs to be spelled out in the Code amendment section for the Development Review Committee (DRC) Member Composition. He also recommended that Mr. Fletcher complete the presentations before allowing for questions and answers.

 **Public Hearing** – Vice-Chair Gudmundson officially opened the public hearing to allow residents to share their ideas and comments regarding the presentation on the code update. A motion for opening the public hearing was by Commissioner Steele and seconded by Commissioner Fagg.

Commissioner Steele initiated a discussion for more clarification of staff recommendations as presented to be amended with the SB 0174 requirement. These discussions included the extension of the time allowance for applicants to record approved plats from 1 year to 2 years, merging the application process for both private and commercial property applications, and the role of code enforcement to ensure landscaping is implemented as presented in approved landscaping plans.

Resident Kim Cornelius – Recommended still having the city council as the Land Use Authority for Final Subdivision application approval, instead of the DRC. He also suggested that the application and review processes for private and commercial projects should be kept separate.

 Resident Daria Evans – expressed concerns about SB 0174 not requiring landscaping bonds to ensure the implementation of approved landscaping plans. She requested clarification on whether the SB 0174 required code amendments, if approved will be retroactive on ongoing developments such as Utah City and Holdaway Fields. The Community Development Director, Morgan Brim, responded to her concern by clarifying that once the proposed code amendments are approved by the Council it will affect all ongoing and future projects. Mrs. Evans also pointed out that there were sections of the draft code amendment that had typological errors that needed to be corrected (Section 14.04.010, 14.06.020). Mrs. Evans raised a concern about Geotech requirements being redlined out of the application processes.

Engineer Patrick James and Community Development Director, Mr. Brim clarified that the geotechnical requirements were still captured in the Code but in a different section. Mrs. Evans recommended that the City raises its building standards to serve as a protection mechanism for the future owners of properties being built in the city for the longevity of Vineyard homes/ properties. Public Works Director, Naseem Ghandour commented on Mrs. Evans suggestion to improve the building standards as a concern that would not be addressed by the SB 0174 Code Amendments being proposed. He added that for any building standards to be changed, the City's Building Code will have to be amended. It was suggested that Daria further discusses her concern about the building standards with Vineyard City Building Official, Chris Johnson.

- ☒ Resident Karen Cornelius. – Requested clarification on enforcement of landscape improvement. She also wanted to know who would be responsible for implementing all the landscaping improvements. Karen also requested clarification on the enforcement of ADU Parking after permitting. She further expressed concern about parking in the neighborhoods being out of control. Mr. Brim clarified all concerns and the roles and operations of the Code Enforcement division of the city.
- ☒ Resident David Lauret – Expressed concern with 1-to-2-year time frame staff recommendation for the proposed code amendments. Mr. Lauret suggested maintaining the current 1-year time frame for approved plats to be recorded and rather allowing for 6-month extensions as a remedy if needed. Mr. Lauret also shared concerns about the ADU parking minimum requirement and asked if the parking spot sizes could be modified by increasing the width of a parking spot. Staff referred to the Vineyard Building Code as the main requirement for all parking spaces in all developments. Lastly, Mr. Lauret shared a concern about DRC being the final subdivision approval body. He suggested that the Land Use authority should be the Planning Commission or Council and not the DRC. This concern was addressed by staff, reminding David and the public that these recommended changes were part of the required directions from the state level through SB 0174.
- ☒ The public hearing was officially closed with a motion by Commissioner Bramwell and seconded by Commissioner Fagg.
- ☒ Further discussions ensued among Planning Commissioners about all the concerns raised by the public and how to empower the Code Enforcement division of the city to ensure landscaping is implemented as required by the approved plans. It was suggested that the landscaping concern should be further discussed with the City Attorney for better direction on how landscaping can be adequately enforced within the city.

Motion: Commissioner Steele moved to forward a positive recommendation to the City Council for the Ordinances presented; 2024:1, 2024:2, and 2024:3, as presented by staff with an amendment to follow-up with the City Attorney about Code enforcement items discussed and clarifying the all other items discussed that need follow up on.

Motion was seconded by Commissioner Bramwell. The motion was unanimously approved by all commissioners.

#### 4. WORK SESSION

##### **Technology Element of the General Plan**

Mr. Brim lead a discussion regarding amendments to the Technology Element to the General Plan to enhance the privacy of our residents. No formal action was required for this work session. According to Commissioner Bramwell, Vineyard will be the 1<sup>st</sup> in the state of Utah to include and implement the Technology element of the General Plan. This initiative will better position Vineyard for conversations about privacy for all our residents and visitors now and in the future. Commissioners Steele and Rhoton expressed their support for the initiative.

 Resident David Lauret recommended the changes in Strategy 5 to be more specific and ensure that all current and future contracts in the city abide by these privacy laws to protect the data of our residents and visitors.

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

Commissioner Steele shared that he had a good experience meeting with staff to better understand his role as a Planning Commissioner in Vineyard and to get more accustomed and acclimated.

Commissioner Rhoton also shared that he had a great experience with staff and he's looking forward to further training outlined by the City Attorney to allow him to participate and contribute during planning commission meetings moving forward more effectively.

Mr. Brim spoke about the opportunity for planning commissioners to partake in trainings and conferences. He recommended that commissioners reach out to staff if they're interested in attending the Utah APA conference or other planning-related conferences.

#### 6. ADJOURNMENT -

The meeting was adjourned at 7:24 pm.

**MINUTES APPROVED ON:** March 6, 2024,

**CERTIFIED BY:** /s/ Anthony Fletcher  
Anthony Fletcher, Planner

**MINUTES OF A REGULAR MEETING OF THE  
VINEYARD PLANNING COMMISSION,  
Wednesday, February 7, 2024, 6:00 p.m.**

**Attendance:**

**Planning commissioners:** Bryce Brady, Brad Fagg, Chris Bramwell, Tay Gudmundson, and Nathan Steele.

**Staff present:** Patrick James, Staff Engineer; Naseem Ghandour, Public Works Director; Anthony Jenkins, Cache Hancey, Planners; Morgan Brim, Community Development Director

**REGULAR SESSION**

**CALL TO ORDER**

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

Bryce Brady offered an invocation and led the pledge of allegiance.

**2.  OPEN SESSION -**

**2.1** Commissioner Bryce Brady allowed for public comments. Resident Daria Evans referred to Page 16 of the agenda packet CH6 – Consultant & RDA for Multi-family and requested clarification on the work session (i.e., Item 5 of the agenda). Commissioner Brady responded to have all other concerns addressed appropriately during the time of the agenda item discussion.

**3.  Minutes Approval –**

**3.1** October 4, 2023

**3.2** October 18, 2023

**3.3** November 1, 2023 – Commissioner Tay Gudmundson's last name is misspelled throughout the minutes. "Gudmundson" has been requested to be corrected. -

**3.4** November 15, 2023

**Motion** – Commissioner Tay Gudmundson made a motion to approve the minutes with the proposed condition to correct the misspelling of "Gudmundson" throughout the November 1, 2023, draft minutes.

**Motion Seconded by** – Commissioner Chris Bramwell.

**4.  BUSINESS ITEMS**

**4.1 Appoint a Planning Commission Chair and Vice Chair**

Planner Cache Hancey highlighted the duties and responsibilities of the Chairperson of the Planning Commission, including their new role as a member of the DRC.

Discussion ensued among commissioners as they nominated the Chair and Vice Chair.

Commissioners requested staff to update the website to show the status members (i.e.,

regular or alternates).

Motion – Commissioner Chris Bramwell proposed a motion to appoint Commissioner Tay Gudmundson as Chair and Commissioner Bryce Brady as Vice-chair of the Planning Commission.

Motion Seconded by Commissioner Nathan Steele

## 5. WORK SESSION

### 5.1 Moderate Income Housing – General Plan

Planner Cache Hancey presented an update on the Moderate-Income Housing Report. He led a discussion reviewing current strategies and gather feedback on changes that need to be made to the General Plan relating to moderate-income housing. The Strategies include: Impact fees, adopt a station area plan (process ongoing), zone or rezone for higher density, create or allow for, and reduce regulations related to internal or detached accessory dwelling units in residential zones, amend land use regulations to eliminate or reduce parking requirements for residential developments and create a housing and transit reinvestment zone (HTRZ).

Discussion ensued about the strategies presented. The Planning Commission was not required to take any formal action.

## 6. TRAINING SESSION

### 6.1 Training on Open and Meetings Act and Code Enforcement

City Attorney Jayme Blakesly provided training for the Planning Commissions on Utah open and public meetings and code enforcement. The training on open and public meeting act is a requirement for all commissioners. Jayme explained what the public entails all the rules, violations, and requirements for all public meetings and how it relates to the Planning Commission.

Planning Commissioners were trained on the Land Use Development and Management Act (LUDMA) and how it relates to the Planning Commission and its operations. City Attorney, Jayme Blakesly further explained how the LUDMA also affects Code enforcement. Constitutional challenges were also explained during the presentation. Challenges to legislation and administrative actions were discussed for efficiency.

 Code Enforcement training and discussions.

The PC does not play an active role in Code Enforcement. The PC can only be involved under special conditions such as Criminal, Civil abatement, Nuisance abatement, and violation.

Discussions ensued about the possible ways of enforcing the landscaping for private property, now that SB174 has been enacted.

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

7.1 Planner Cache Hancey reported on the Bronze level designation award from the League of American Bicyclists.

7.2 Community Development Director, Morgan Brim shared updates to schedule and

incoming conferences and agenda items for the next planning commission meeting.

- The City Council has expressed interest in scheduling a special session meeting on February 21<sup>st</sup>. This means the regularly scheduled planning commission meeting will be canceled on that day to accommodate the City Council special session meeting.
- Vineyard Beach update presentation by Planner Anthony Fletcher— March 6<sup>th</sup> Planning Commission
- Announcement of conferences Planning Commissioners could participate in;
  - APA conference in Cedar City registration is ongoing for the event in May.
  - Connected Community Summit

## 8. ADJOURNMENT

Commissioner Bryce Brady adjourned the meeting at 7:06 pm.

**MINUTES APPROVED ON:** March 6, 2024,

**CERTIFIED BY:** /s/ Anthony Fletcher

Anthony Fletcher, Planner



## VINEYARD CITY COUNCIL STAFF REPORT

**Meeting Date:** March 6, 2024

**Agenda Item:** PUBLIC HEARING - General Plan Update - Goal 2 Technology Element

**Department:** Community Development

**Presenter:** Morgan Brim

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### **Background/Discussion:**

The City Council directed the Planning Commission in June of 2023 to amend the General Plan Technology Element Goal 2 to address privacy concerns about the public use of personal information and privacy. The Planning Commission requested member Chris Bramwell to work with staff to draft language to be added to Goal 2. The proposed language provides general guidance to the city as it implements technological solutions in the future. The City may choose to adopt a more robust policy in the future.

The Planning Commission reviewed the below language during a work session on January 17, 2024. The Commission discussed rewording Strategy 3 to clarify that technology will be used to maximize transparency in sharing information in decision making processes and felt there may be some confusion with the current wording and may be interpreted as maximizing the sharing of personal information.

A member of the public recommended that Strategy 5 include the following amendment: *Ensure that all current and future city contracts and contractors include measures that protect sensitive data and dispose of it properly.* The Planning Commission appeared to agree with this addition. These changes are included in the attached ordinance. A public hearing is scheduled before the City Council on March 13, 2024.

### **Fiscal Impact:**

### **Recommendation:**

Staff recommends a positive recommendation to the City Council.

### **Sample Motion:**

“Motion to recommend approval to the City Council of Ordinance 2024-04 to amend the Technology Element of the Vineyard General Plan to safeguard privacy and the protection of sensitive information in the implementation of technology.”

### **Attachments:**

1. Ord\_2024-04 (2)

**VINEYARD  
ORDINANCE 2024-04**

**AN ORDINANCE OF THE CITY OF VINEYARD, UTAH, AMENDING THE  
VINEYARD GENERAL PLAN, TECHNOLOGY ELEMENT, GOAL 2 TO ADDRESS  
PRIVACY CONCERNs REGARDING THE PUBLIC USE OF PERSONAL  
INFORMATION; PROVIDING A REPEALER CLAUSE, PROVIDING A SAVINGS  
AND SEVERABILITY CLAUSE, PROVIDING FOR PUBLICATION AND  
PROVIDING AN EFFICTIVE DATE.**

**WHEREAS**, Title 10, Chapter 9a Municipal Land Use, Development, and Management Act of the Utah Municipal Code, permits Vineyard to ensure the health, safety and welfare of the community through local land use planning and the adoption of land use ordinances; and

**WHEREAS**, the City Council directed the Planning Commission to draft an amendment to the Vineyard General Plan to provide the city guidance in the adoption of technology in safeguarding privacy and personal information; and

**WHEREAS**, the Planning Commission held a public hearing on March 6, 2024 and after fully considering public comment and staff recommendations, recommended approval to the Vineyard City Council; and

**WHEREAS**, the Vineyard City Council, having reviewed the proposed text amendments, held a public hearing on March 13, 2024; and

**WHEREAS**, the Vineyard City Council having considered the recommendation of the Planning Commission and submitted comments and testimony from the public, having determined that it is in the best interest of the public and adopt the proposed text amendments to the General Plan.

**NOW THEREFORE**, be it ordained by the Council of the Vineyard, in the State of Utah, as follows:

**SECTION 1:** **AMENDMENT** “10.08.020 Goal 2” of the Vineyard General Plan is hereby *amended* as follows:

**A M E N D M E N T**

**10.08.020 Goal 2**

**CONTINUE TO UTILIZE AND ADOPT ADVANCES IN TECHNOLOGY TO  
ENHANCE CITY SERVICES AND IMPROVE COMMUNICATION AND PUBLIC  
ACCESS TO ALL SERVICES, PLANNING, DECISION MAKING AND ACTIVITIES.**

1. STRATEGY 1: Integrate current and future technological advancements to enhance the delivery and sustainability of City services and increase participation and awareness of environmental efforts.
2. STRATEGY 2: Continually update the City website to maintain and expand convenient access to City services and information resources.
3. STRATEGY 3: Utilize communications technologies to increase public awareness and involvement in City planning and decision-making processes and to maximize the sharing of information between the City and public and private entities. by adopting secure communication channels and ensuring the exchange of sensitive information follows established privacy guidelines and regulations.
4. STRATEGY 4: Implement security measures to safeguard sensitive data as part of technological advancements, thereby fostering public trust and confidence.
5. STRATEGY 5: Ensure that all current and future city contracts and contractors include measures that protect sensitive data and dispose of it properly.
6. STRATEGY 6: Update forms on which personal information is collected to include a notice of purpose and use of the information and ensure use of information is limited to those purposes and uses.

PASSED AND ADOPTED BY THE VINEYARD COUNCIL

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|                     | <b>AYE</b> | <b>NAY</b> | <b>ABSENT</b> | <b>ABSTAIN</b> |
|---------------------|------------|------------|---------------|----------------|
| Mayor Julie Fullmer | _____      | _____      | _____         | _____          |
| Sara Cameron        | _____      | _____      | _____         | _____          |
| Jacob Holdaway      | _____      | _____      | _____         | _____          |
| Amber Rasmussen     | _____      | _____      | _____         | _____          |
| Mardi Sifuentes     | _____      | _____      | _____         | _____          |
| Presiding Officer   |            | Attest     |               |                |

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Julie Fullmer, Mayor, Vineyard

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Pamela Spencer, City Recorder,  
Vineyard



## VINEYARD CITY COUNCIL STAFF REPORT

**Meeting Date:** March 6, 2024

**Agenda Item:** GRMU Gateway Entry Sign

**Department:** Planning Department

**Presenter:** Cache Hancey

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### **Background/Discussion:**

As a condition of approval of the McDonald's site plan, a gateway entry feature along 400 N and Geneva Road was required to be approved prior to any building permits being issued. Karla Mata with X Development has submitted a sign permit application for a monument sign that would fulfill the gateway entry feature requirement.

The monument measures 10' wide by 4'6" tall. The lettering of the sign includes the city name along with the city logo and measures 18 sq/ft. Its location sits at where the future 400 N and Geneva Road intersection will be.

### **Fiscal Impact:**

None

### **Recommendation:**

The Planning Department recommends approval of the GRMU Gateway Entry Sign.

### **Sample Motion:**

*I move to approve the design of the GRMU Gateway Entry Sign as proposed by X Development.*

### **Attachments:**

1. Sign Documents

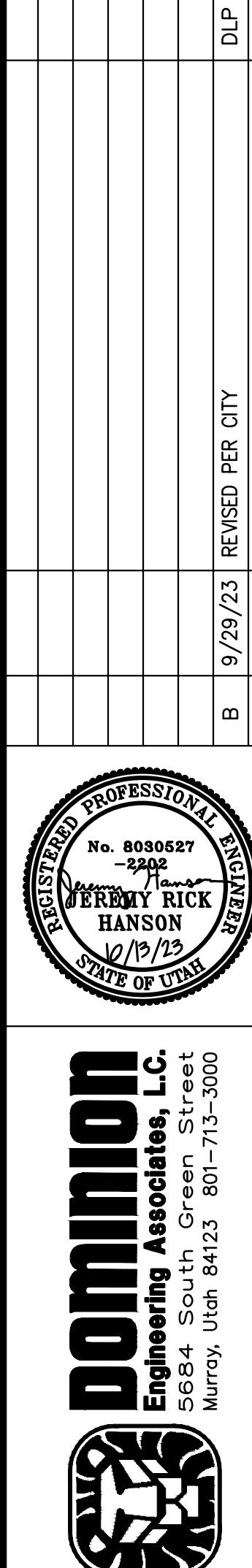
## SITE PLAN NOTES SCHEDULE

- 01 TRASH ENCLOSURE/STORAGE BUILDING, SEE DETAILS, SHT. SD-3
- 02 NEW 3ph PADMOUNT TRANSFORMER, 1000 AMP SERVICE, 120/208 VOLTAGE, 3-PHASE, 4 WIRE W/GROUND (CONTRACTOR TO PROVIDE) PER ROCKY MOUNTAIN POWER STANDARDS & SPECS. (CONTRACTOR TO COORDINATE WITH POWER COMPANY)
- 03 CT CABINET (CONTRACTOR TO PROVIDE) PER ROCKY MOUNTAIN POWER STANDARDS & SPECS. (CONTRACTOR TO COORDINATE WITH POWER COMPANY)
- 04 4" CONCRETE FILLED BOLLARD, SEE DETAIL, SHEET SD-1
- 05 HANDRAIL/GUARDRAIL
- 06 DIRECTIONAL SIGN (APPROX. LOCATIONS – PER OWNER/OPERATOR) SEE DETAILS, SHT. SD-2
- 07 MONUMENT SIGN, SEPARATE PERMIT REQUIRED
- 08 EXTERNAL GAS METER AND PRESSURE REGULATOR
- 09 OUTDOOR LOT LIGHT, SEE DETAILS, SHTS. SD-8 AND LTG-1
- 10 INTERGRAL CONCRETE CURB & GUTTER, SEE DETAIL 2, SHT. SD-4 6" HIGH/6" WIDE CONCRETE CURB WALL
- 11 6" HIGH/6" WIDE CONCRETE CURB WALL
- 12 24" CONCRETE CURB AND GUTTER, (18" LIP TO FLOWLINE) SEE DETAIL 1, SHEET SD-4, SEE SHEET SP-3 FOR SPILL GUTTER LOCATIONS
- 13 4" THICK CONCRETE WALK AND RAMPS
- 14 6" CONCRETE SLAB, REINFORCED WITH FIBERMESH OR EQUIVALENT, SEE SECTION DETAIL 10, SHEET SD-4
- 15 HANDICAP RAMPS PER ADA STANDARDS, SEE DETAILS, SHT. SD-7
- 15A HANDICAP RAMPS PER ADA STANDARDS, SEE DETAILS, SHT. SD-7 (TO BE INSTALLED BY OTHER PRIVATE PARTY)
- 16 HANDICAP SIGNS PER ADA STANDARDS, SEE DETAILS, SHEET SD-7
- 17 HANDICAP SYMBOL (TYP. OF 3) AND STRIPING PAINTED PER ADA STANDARDS
- 18 FREEZELESS YARD HYDRANT WITH THREADED WATER CONNECTION
- 19 1" PVC CONDUIT FOR POWER TO STORAGE BUILDING
- 20 2" WATER METER AND PROPOSED METER BOX
- 21 NEW STORM DRAIN INLET BOX AND MANHOLES, SEE GRADING & DRAINAGE PLAN, SHEET SP-3
- 22 ASPHALT PAVING (TYP.) SEE SECTION DETAIL, SHEET SD-4
- 23 PEDESTRIAN CROSSWALK TO BE STAINED RED CONCRETE WITH 2' X 2' GRID, PATTERN TO MATCH EXISTING ACROSS 400 NORTH
- 23A PEDESTRIAN CROSSWALK TO BE STAINED RED CONCRETE WITH 2' X 2' GRID, PATTERN TO MATCH EXISTING ACROSS 400 NORTH, (TO BE INSTALLED BY OTHER PRIVATE PARTY)
- 24 GREASE INTERCEPTOR (SEWER), SEE CONFIGURATION DETAILS, SHT. SP-2.0
- 25 SAMPLING MANHOLE (SEWER), SEE SHEET SP-2.0
- 26 WALL TYPE INDICATOR VALVE (WIV) AND FIRE DEPARTMENT CONNECTION (FDC), SEE UTILITY PLAN, SHT. SP-2.0
- 27 "KNOX BOX" PER FIRE DEPARTMENT STANDARDS & SPECS.
- 28 PAINT MARKINGS-YELLOW (TYP.) PER MCDONALD'S STANDARDS
- 29 PULL FORWARD SIGNAGE, PER MCDONALD'S STANDARDS
- 30 MOBILE ORDER SIGNAGE, SEE SHEET SP-1A – TO BE LOCATED IN LANDSCAPED AREA AND OUTSIDE ADA PATH
- 31 PAINT GRAPHIC MARKINGS AND STRIPING PAINTED WHITE AROUND SITE AS SHOWN
- 32 NEW LANDSCAPE AREA, SEE LANDSCAPE PLAN, SHT. LS-1
- 33 5' WIDE CONCRETE PEDESTRIAN WALKWAY ACCESS PER ADA STANDARDS & SPECIFICATIONS
- 33A 5' WIDE CONCRETE PEDESTRIAN WALKWAY ACCESS PER ADA STANDARDS & SPECIFICATIONS (TO BE INSTALLED BY OTHER PRIVATE PARTY)
- 34 INSTALL THREE INVERTED U - DU MOR (83) (OR EQUAL) BICYCLE RACKS, SURFACE MOUNT, SEE DETAIL SHEET SD-4
- 35 NEW STOP SIGN PER MUTCD SIGN R1-1
- 36 MCDELIVERY ORDER SIGNS (BOLLARD REQUIRED IF PLACED ON ASPHALT)
- 37 DELIVERY TRUCK ONLY SIGNAGE
- 38 INSTALL WHEEL STOP
- 39 4" THICK CONCRETE FOR OUTDOOR DINING AREA. DINING AREA = 570 SF. EXACT FURNITURE LAYOUT TO BE DETERMINED BY FURNITURE DECOR PROVIDER.
- 40 DRIVE APPROACH, ROADWAY IMPROVEMENTS, AND CURB AND GUTTER NECESSARY FOR THIS DEVELOPMENT (TO BE INSTALLED BY OTHER PRIVATE PARTY)

**dominion**  
Engineering Associates, L.C.

**M CORPORATION**  
McDonald's Corporation  
McDonald's Corporation  
McDonald's Corporation  
McDonald's Corporation

**SP-1**  
SHEET NO. SP-1 SITE IMPROVEMENT PLAN  
TITLE McDonald's SITE IMPROVEMENT PLANS  
DESCRIPTION SITE IMPROVEMENT PLAN  
SHEET ID 45-342 SITE ADDRESS 391 VINEYARD ROAD, VINEYARD, UTAH



### GENERAL NOTES:

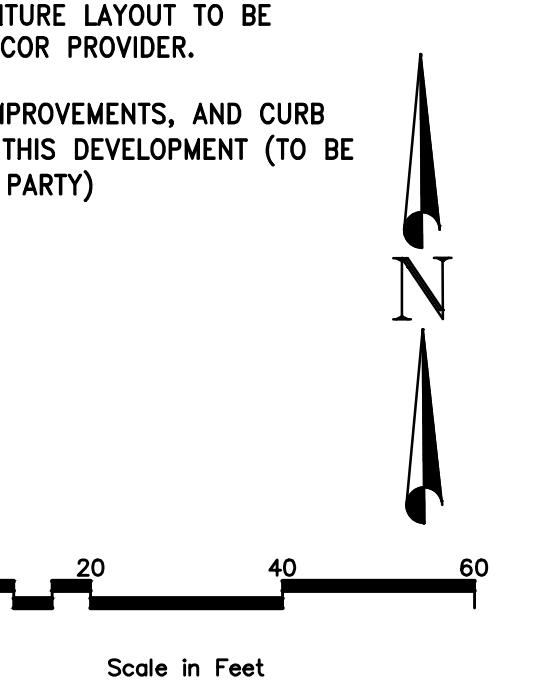
- ALL HANDICAP ACCESS WALKWAYS TO BE CONSTRUCTED PER ADA STANDARDS AND SPECIFICATIONS (I.E.–MAX. 5% TRAVEL SLOPE AND MAX. 2% CROSS SLOPE) SEE SHEET SD-8 FOR ADA DETAILS AND ADDITIONAL CONSTRUCTION INFORMATION.
- ALL APPLICABLE ELEMENTS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES WILL BE ADHERED TO.
- ANY PROPOSED CHANGES TO THE APPROVED DESIGN SHALL BE REVIEWED AND APPROVED BY THE ENGINEER OR ARCHITECT OF RECORD AND THE CITY ENGINEER.
- FOLLOW ALL RECOMMENDATIONS OF THE APPROVED GEOTECHNICAL REPORT BY TERRACON CONSULTANTS, INC., DATED 3/9/2020
- ALL CONCRETE SURFACE TO BE SEAL-COATED PER MCDONALD'S REQUIREMENTS.
- ALL PARKING STALLS AND DRIVE LANE DIMENSIONS ARE TO FACE OF CURB WHERE APPLICABLE.
- CONTRACTOR TO PROVIDE ADA SIGNAGE PACKAGE AND INSTALL SIGNS AT LOCATIONS AND POSITIONS INDICATED IN PACKAGE OR AS REQUIRED BY LOCAL CODES. THIS INCLUDES EXTERIOR DOORS, SELF-SERVE BEVERAGE BAR AND DRIVE-THRU WINDOWS. SIGNAGE PACKAGE SUPPLIED BY:  
FORREST PERMA-SIGN 1-800-214-8765  
9292 1st STREET, BOX 588 www.forrestpermalsigns.com  
NEW ROCHELLE, NY 10802

### PROJECT DATA CHART

| VINEYARD CITY ZONING<br>OVERLAY DISTRICT | RMU<br>GENEA RD MIXED USE DIST. |
|--|---------------------------------|
| TOTAL GROSS ACREAGE                      | 1.49 ACRES (64,894 S.F.)        |
| TOTAL GROSS RESTAURANT                   | 4,580 S.F. (7.1%)               |
| TOTAL GROSS HARSCAPE AREA                | 45,546 S.F. (70.1%)             |
| TOTAL PROP. LANDSCAPE                    | 14,768 S.F. (22.8%)             |

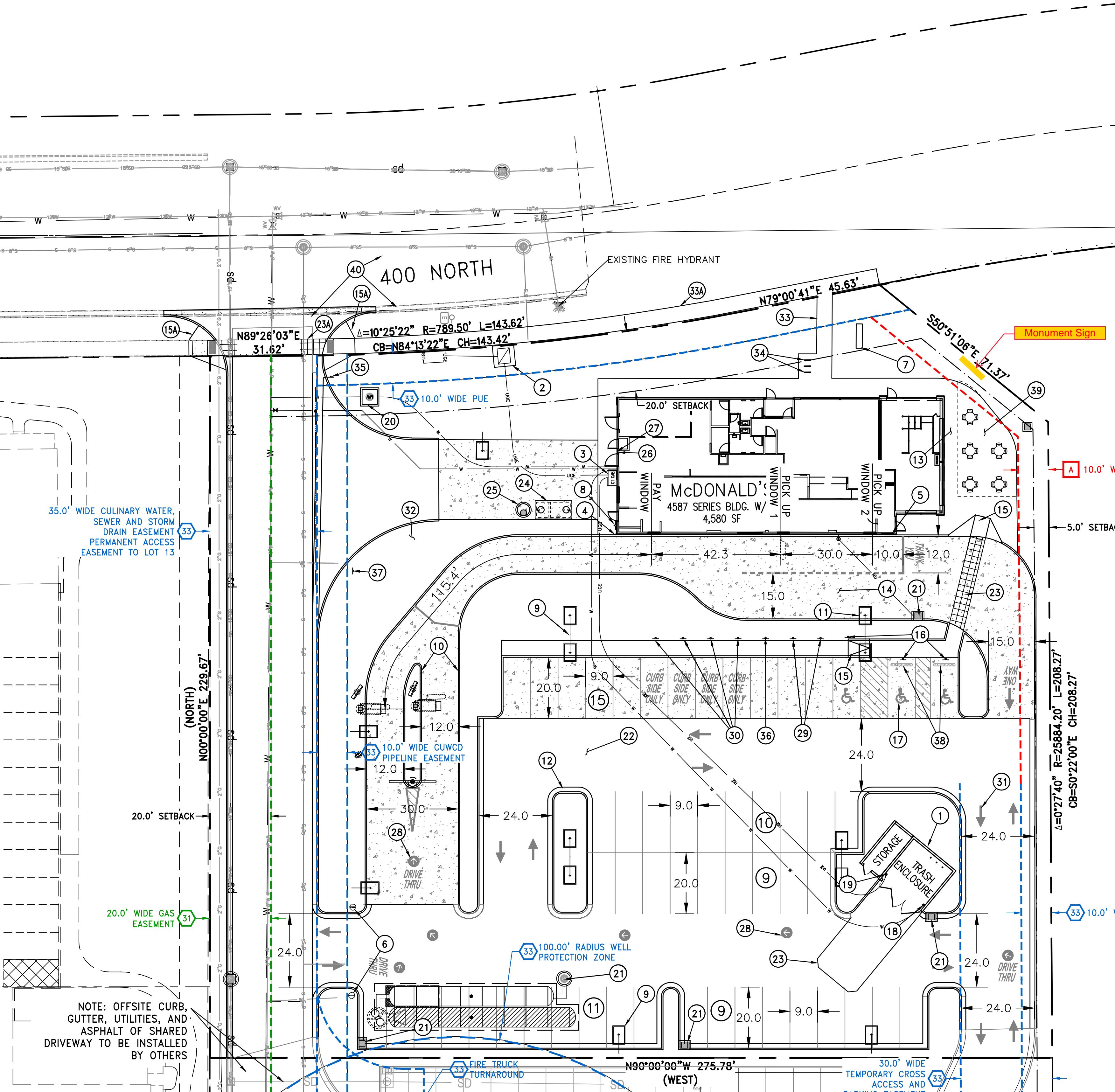
PARKING REQUIREMENTS: 51.5  
BUILDING: 4,580 SF / 100 = 45.8 STALLS REQUIRED  
OUTDOOR DINING: 570 SF / 100 = 5.7 STALLS REQUIRED  
5.1 BICYCLE SPACES REQUIRED

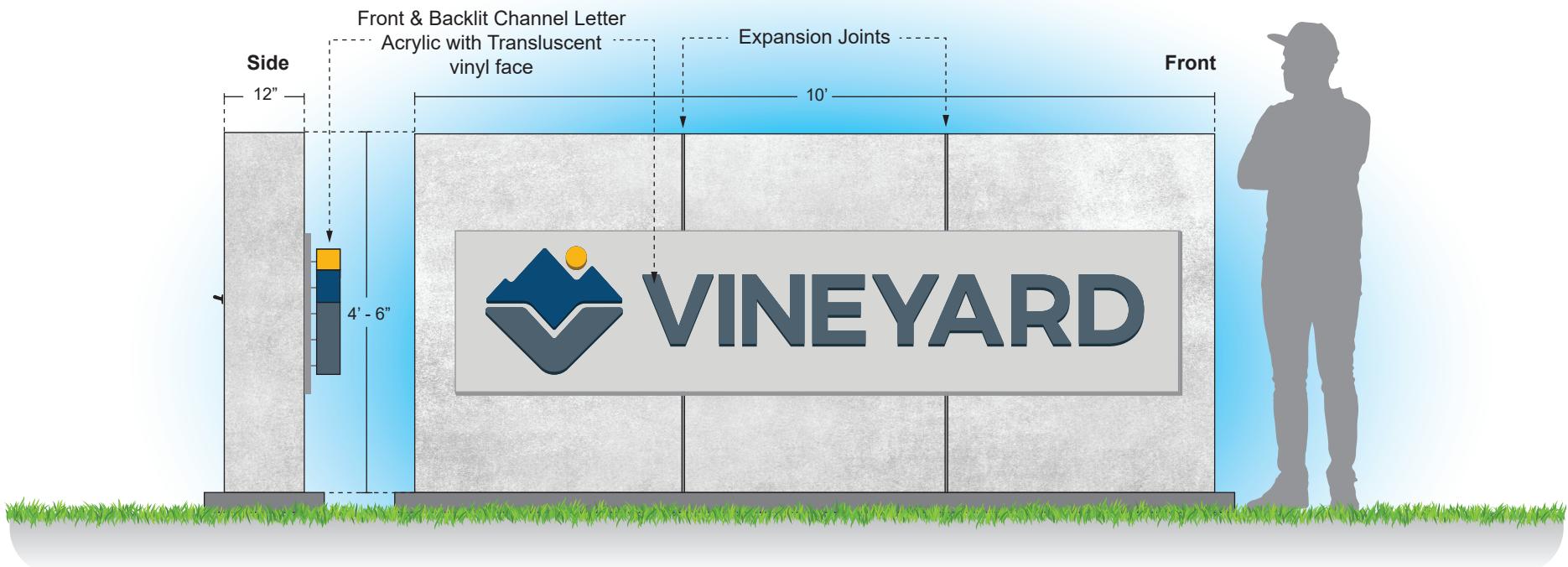
|                         |    |
|-------------------------|----|
| ADA VAN PARKING STALL   | 1  |
| ADA PARKING STALL       | 3  |
| PROVIDED PARKING STALLS | 54 |
| PROVIDED BICYCLE SPACES | 6  |



| UTILITY CONTACTS |                                 |              |
|------------------|---------------------------------|--------------|
| WATER            | VINEYARD CITY - SULLIVAN LOVE   | 801-226-1929 |
| STORM            | VINEYARD CITY - NASEEM GHANDOUR | 801-226-1929 |
| SEWER            | VINEYARD CITY - NASEEM GHANDOUR | 801-226-1929 |
| ELECTRIC POWER   | ROCKY MOUNTAIN POWER            | 801-886-7007 |
| GAS              | DOMINION ENERGY - COLBY BATTY   | 801-853-6558 |
| TELEPHONE        | CENTURYLINK - DEVON HARRIS      | 385-479-7357 |
| HEALTH DEPT.     | UTAH COUNTY HEALTH DEPT.        | 801-851-7331 |

### SITE IMPROVEMENT PLAN





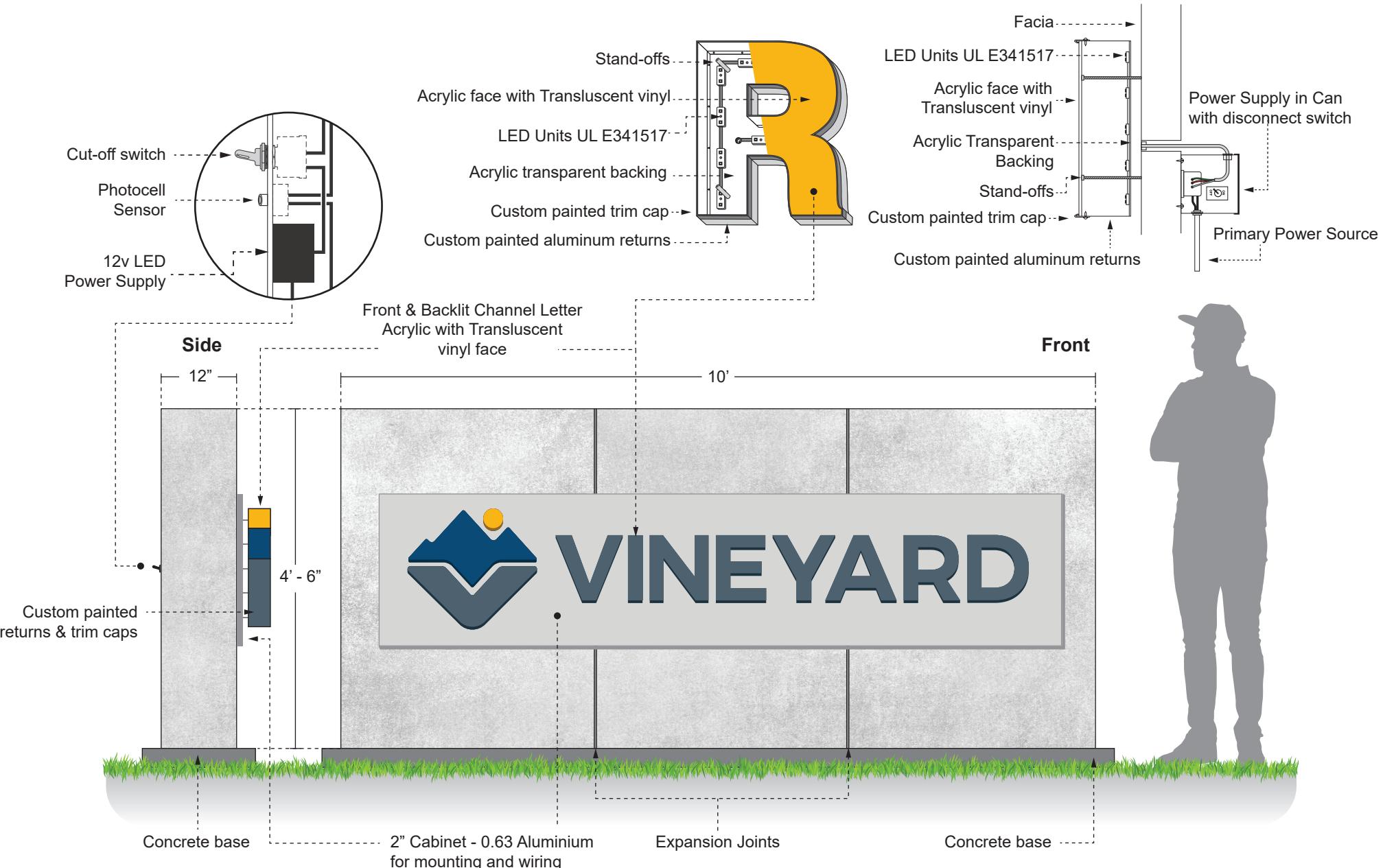
Sample Sign

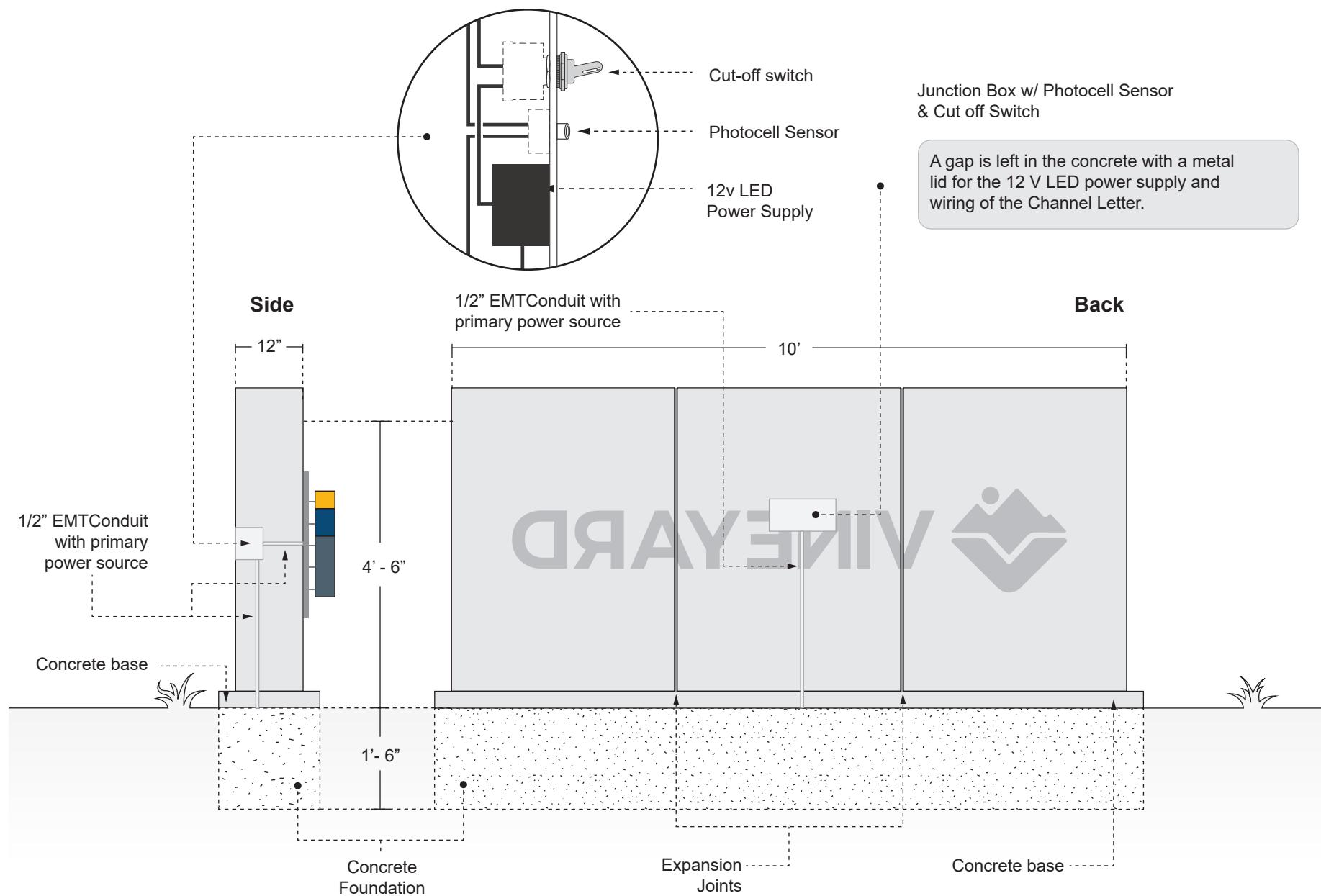


801.616.3185/801.613.7238 | [sales@prosigns-utah.com](mailto:sales@prosigns-utah.com) | [www.prosigns-utah.com](http://www.prosigns-utah.com) | 142 S State Street, Orem UT 84058

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## Construction of Front &amp; Back lit channel Letter







## VINEYARD CITY COUNCIL STAFF REPORT

**Meeting Date:** March 6, 2024

**Agenda Item:** Transportation Master Plan Update. Engineer, Patrick James, will introduce an update to the Transportation Master Plan (TMP). The City has contracted with Hales Engineering to conduct the TMP. The Planning Commission will take no action.

**Department:** Engineering Department

**Presenter:** Patrick James, Naseem Ghador

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### Background/Discussion:

#### Introduction:

Vineyard City, known for its extensive and evolving multimodal transportation system, faces challenges driven by city-wide growth. The necessity to anticipate and address the demands on the transportation network has become evident. To proactively manage this, a comprehensive set of plans is proposed, including a Transportation Master Plan, Capital Facilities Plan, Impact Fee Facilities Plan, and Impact Fee Analysis.

#### Objective:

The overarching goal is to provide Vineyard City with a robust framework to forecast, plan, budget, and maintain its multimodal transportation network. These plans will be indispensable guides for informed decision-making, aligning with the city's growth trajectory.

#### Components of the Plan:

##### 1. Transportation Master Plan (TMP):

- Focus on maximizing efficiency: The TMP will strategically optimize the transportation network to enhance overall effectiveness.
- Environmental considerations: Special attention will be given to minimizing environmental impacts and aligning with sustainable development practices.
- Quality of Life and Economic Vitality: Improvements outlined in the TMP aim to enhance residents' overall quality of life and foster economic vitality within Vineyard City.

##### 1. Capital Facilities Plan (CFP):

- Budgetary planning: The CFP will outline the financial requirements for implementing the proposed transportation improvements.
- Long-term infrastructure planning: It will provide a road map for the phased development of capital facilities, aligning with the city's growth projections.

## **1. Impact Fee Facilities Plan and Impact Fee Analysis:**

- Financial sustainability: These plans will ensure the proposed transportation enhancements are financially viable and sustainable.
- Equitable distribution: The Impact Fee Analysis will explore the fair allocation of fees to various stakeholders, promoting fairness in funding.

### **Presentation by Hales Engineering:**

These plans will be presented by Hales Engineering, a recognized leader in transportation engineering. Their expertise and experience align seamlessly with the objectives of Vineyard City's Transportation Master Plan.

### **Benefits:**

The implementation of these plans will offer Vineyard City the following advantages:

1. **Strategic Planning:** A well-defined road map for future transportation development.
2. **Financial Prudence:** Clear budgetary guidelines for efficient allocation of resources.
3. **Environmental Stewardship:** Minimization of environmental impacts through thoughtful planning.
4. **Community Enhancement:** Improved quality of life for residents and increased economic opportunities.

### **Conclusion:**

The proposed Transportation Master Plan and associated frameworks, presented by Hales Engineering, are crucial tools for Vineyard City to navigate its evolving transportation landscape. By addressing the challenges of growth and ensuring a sustainable, efficient, and environmentally conscious transportation network, these plans will contribute significantly to the city's overall prosperity.

### **Fiscal Impact:**

### **Recommendation:**

**Sample Motion:**

No Motion May Take Place.

**Attachments:**

None



## VINEYARD CITY COUNCIL STAFF REPORT

**Meeting Date:** March 6, 2024

**Agenda Item:** Vineyard Beach Improvement Update. A discussion will be held concerning Vineyard Beach Improvement projects. The presentation will include current conditions, progress updates, and an economic analysis. The Planning Commission will not take any action.

**Department:** Community Development

**Presenter:** Anthony Fletcher

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### **Background/Discussion:**

A discussion will be held concerning Vineyard Beach Improvement projects. The presentation will include current conditions, progress updates, and an economic analysis. The Planning Commission will not take any action.

### **Fiscal Impact:**

The presentation will include fiscal impact.

### **Recommendation:**

There is no recommendation.

### **Sample Motion:**

The will be no action taken.

### **Attachments:**

None