MINUTES OF A REGULAR MEETING OF THE VINEYARD PLANNING COMMISSION

City Council Chambers
125 South Main Street, Vineyard, Utah
Wednesday, December 7, 2022, 6:00 p.m.

Commissioners Present: Bryce Brady, Anthony Jenkins, Chris Bramwell, Tay Gudmundson, Tim Blackburn, and Craig Bown.

Staff Present: Briam Perez and Chace Hancey, Planners; Morgan Brim, Community Development Director; Emily Kofoed, Staff Engineer; Naseem Ghandour, City Engineer; and Rachel Stevens, Minutes Secretary.

Others Present: Eric Towner and Karla Mata, X-Development; Chris Kephart, MS Properties.

CALL TO ORDER

1. **INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE**
   Bryce Brady called the meeting to order at 6:03 pm. Tim Blackburn gave an invocation.
2. **OPEN SESSION**
   There were no public comments.
3. **MINUTES REVIEW AND APPROVAL**
   - **3.1 October 26, 2022 – Joint Planning Commission and City Council Meeting.**
   - **3.2 November 2, 2022**
   - **3.3 November 16, 2022**

   Motion: Anthony Jenkins made a motion to approve the meeting minutes from October 26, November 2, and November 16, 2022. Tim Blackburn seconded the motion. Those voting aye: Bryce Brady, Anthony Jenkins, Chris Bramwell, Tay Gudmundson, Tim Blackburn, and Craig Bown. The motion passed unanimously
4. **BUSINESS ITEMS**
   - **4.1 East Lake at Geneva Industrial Park –Site Plan Amendment**

     Planner Briam Perez gave a presentation regarding the site plan amendment.
     - There was a discussion concerning clarifying the zoning code.
     - There was a discussion concerning if the site plan is allowed and further research needed.
     - There was a discussion concerning the conditions of approval.
     - There was a discussion concerning landscaping along 1750 N road.
     - There was a discussion concerning alignment of the Lindon heritage trail.
     - There was a discussion concerning the building materials.
     - Motion: Tim Blackburn made a motion to continue East Lake at Geneva Industrial Park Site Plan Amendment to January 4th, 2023. Tay Gudmundson seconded the motion. Those voting aye: Bryce Brady, Anthony Jenkins, Chris Bramwell, Tay Gudmundson, Tim Blackburn, and Craig Bown. The motion passed unanimously

4.2 Conditional Use Permit – Building O, The Yard

Planner Briam Perez gave a presentation about adding a drive through to Building O in the Yard Subdivision.

- Karla Mata, with X- Development, came forward and answered questions from the Planning Commission. There was a discussion concerning the existing drive-throughs in the yard.
- There was a discussion concerning providing an updated master plan of The Yard Subdivision.
- Motion: Anthony Jenkins moved to approve the conditional use permit with the conditions as outlined in the staff report. Tay Gudmundson seconded the motion. Those voting aye: Bryce Brady, Anthony Jenkins, Chris Bramwell, Tay Gudmundson, Tim Blackburn, and Craig Bown. The motion passed unanimously

4.3 PUBLIC HEARING – Zoning Text Amendment - Public Noticing

Motion: Tim Blackburn made a motion to open the public hearing for the zoning text amendment. Tay Gudmundson seconded the motion. Those voting aye: Bryce Brady, Anthony Jenkins, Chris Bramwell, Tay Gudmundson, Tim Blackburn, and Craig Bown. The motion passed unanimously.

- Planner Cache Hancey presented the city-initiated zoning text amendment.
- There was a discussion concerning whether people read notices in the newspaper and the value of posting a notice in the newspaper.

There was discussion concerning different methods of noticing and how to reach a larger audience.

- There was a discussion concerning how the notices are retained.
- There were no public comments made.
- Motion: Tim Blackburn made a motion to close the public. Anthony Jenkins seconded the motion. Those voting aye: Bryce Brady, Anthony Jenkins, Chris Bramwell, Tay Gundmundson, Tim Blackburn, and Craig Bown. The motion passed unanimously
- Motion: Chris Bramwell made a motion to continue the zoning text amendment to January 4th, 2023. Tay Gundmundson seconded the motion. Roll call as follows: Those voting aye: Bryce Brady, Anthony Jenkins, Chris Bramwell, Tay Gudmundson, Tim Blackburn, and Craig Bown. The motion passed unanimously

4.4 PUBLIC HEARING – General Plan Amendment – Active Transportation Plan

- Motion: Tay Gudmundson made a motion to continue the general plan amendment to January 4th, 2023. Anthony Jenkins seconded the motion. Roll call as follows: Those voting aye: Bryce Brady, Anthony Jenkins, Chris Bramwell, Tay Gudmundson, Tim Blackburn, and Craig Bown. The motion passed unanimously.

5. WORK SESSION

5.1 Multifamily Mixed-Use Building, The Yard - Work Session

Planner Briam Perez introduced the project.

- Eric Towner, with X Development, presented a scope of work and site plan on a multi-family mixed and asked the Planning Commission for feedback.
- There was a discussion concerning reverse angle parking along 400 North Street.
- There was a discussion concerning the rail spur removal.

- There was a discussion concerning putting a traffic signal and pedestrian crossing at the intersection of 400 N and Mill Road.
- Eric Towner continued the presentation.
- There was a discussion concerning artwork on the proposed building.
- There was a discussion concerning landscaping and a multiuse path along Geneva Road.
- There was a discussion concerning recreation amenities and a fire lane.
- There was a discussion concerning what type of retail that will be located in the building.
- There was a discussion concerning the short-term rental aspect of the building.
- There was a discussion concerning parking.
- Eric Towner asked for feedback about the proposed architecture and site plan.
- There was a discussion concerning murals on the buildings.
- There was a discussion concerning building amenities.
- There was a discussion concerning the timing of construction.

6. TRAINING SESSION

6.1 The Utah Land Use Institute Book

7. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

- There was a discussion about the Christmas tree lighting.
- Several members and staff thanked Tim Blackburn for his service on the Planning Commission.
- There was a discussion about installing a USPS drop box in Vineyard.
- There was a discussion regarding adding a parking plan to the zoning code.

8. ADJOURNMENT

- Chair Brady adjourned the meeting at 7:50 pm.

Certified correct and approved on: January 18, 2023

NOTICED BY: /s/ Rachel Stevens
Rachel Stevens, Planning Tech