REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Wednesday May 3, 2023, 6:00 p.m.

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

REGULAR SESSION

Attendance

Planning Commission members: Craig Bown, Anthony Jenkins, Bryce Brady, Tay Gudmundson, and Graden Ostler

Planning Commission members excused: Steve Anderson and Chris Bramwell

Staff: Morgan Brim, Community Development Director; Briam Perez, Senior Planner; Cache Hancey, Planner; Rachel Stevens, Planner; and Naseem Ghandour, Public Works Director.

Others: Don Overson and Jordan Christensen, Residents; and Sean Bigham, CUWCD

CALL TO ORDER

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

   At 6:02 pm, Bryce Brady called the session to order and offered and invocation and led the pledge of allegiance.

2. **OPEN SESSION -** Time dedicated for public comment. Comments will be limited to three (3) minutes. No actions may be taken by the Planning Commission due to the need for proper public noticing.

   Jordan Christensen gave a public comment regarding parking requirements for the LDS church under construction. He suggested that parking requirements should be reduced for church buildings. A discussion ensued.

3. **BUSINESS ITEMS**

   Site Plan – Central Utah Water Conservancy District (CUWCD) Water Polishing Plant

   Briam Amaya Perez presented the site plan amendment. CUWCD is seeking approval of a site plan amendment for a Groundwater Polishing Plant at 45 W 1600 N in the industrial zone. The main use of this site is for drinking water and the proposed amendment expands on the existing use.

   MOTION: Tay motioned to approve the site plan with proposed conditioned: The applicant pays any outstanding fees and makes any redline corrections.

   1. The applicant is subject to all federal, state, and local laws.
   2. The applicant must appropriately landscape all site entrances per the VZC, including the northwest site entrance.
   3. Any metals employed on building facades and exteriors must have a matte finish to avoid an increased visual impact.

4. The applicant shall observe the City's nuisance ordinance found within the Municipal Code (see 8.08 'Nuisances').
5. Light poles shall not exceed a height of 20'.
6. No signage is approved through this permit. All individual building, exterior wall, and monument signage shall be reviewed through a separate permit.
7. Areas for future outdoor storage of material and equipment must be covered with decomposed granite to provide a dust free surface.

Anthony Jenkins seconded the motion. Those voting aye: Craig Bown, Anthony Jenkins, Tay Gundmundson, Bryce Brady, and Graden Ostler.

4. TRAINING SESSION

4.1 The Planning Commission watched segments of "The Social Life of Small Urban Spaces" by Walter White and received 30 minutes of required training.

5. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

Morgan Brim announced that Planner Briam Amaya Perez is leaving the city.
Naseem Ghandour gave updates on the city infrastructure projects.

6. ADJOURNMENT

Chair Brady adjourned the meeting at 6:50 pm.

Minutes certified correct on: May 17, 2023

NOTICED BY: /s/ Rachel Stevens
Rachel Stevens, Planner

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