



**REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Wednesday, August 17, 2022, at 6:00 p.m.**

Present:

Chair Bryce Brady
Vice-Chair Christopher Bramwell
Commissioner Blackburn
Commissioner Gudmundson
Commissioner Jenkins

Staff Present: Cache, Briam, Morgan, Sullivan, Naseem


Others Present: Don Overson, Tyler Haroldsen,??? architect with Nelson Partners?, Nate Hutchinson with Flagship, Mack Woodbury with Woodbury, Bronson Tatton with Flagship, Graden Ostler, Eric Towner with X Development

REGULAR SESSION

 **CALL TO ORDER**

Chair Brady called the meeting to order at 6:01 pm.

1. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

 Vice-Chair Bramwell gave a brief explanation of record keeping laws.
Commissioner Blackburn gave an invocation

2.  OPEN SESSION –

Tyler Haroldson, resident, spoke about how the Timpanogos Tribe is represented in the Heritage General Plan.


3.  MINUTES REVIEW AND APPROVAL

3.1 April 20, 2022


3.2 July 20, 2022

 **Motion: Jenkins, Gudmundson**

4. BUSINESS ITEMS

4.1  Topgolf Minor Site Plan Application- Karla Mata with X Development is seeking approval of a minor site plan application regarding the Topgolf property located within the Yard Plat B subdivision.


- Moved to further in the agenda.

 Briam Presented

Eric Towner presented

 Motion: Jenkins motions to approve with conditions. Blackburn seconded. Passes.

5. Public Hearing

- 5.1  **RDA Sewer Impact Fee Revision-** The Planning Commission will hold a public hearing regarding the RDA Sewer Impact Fee Schedule. City Engineer, Naseem Ghandour, is seeking a recommendation regarding Ordinance 2022-14 which adjusts the RDA service area Sewer Impact Fee from \$0 to \$539 per ERU, in addition to the pass-thru rate at the current TSSD rate.

Motion to open Public Hearing. Blackburn, Gudmundson

Naseem Presented


Don Overson asked

Nate Hutchinson spoke out against the ordinance


Eric with X Dev

 **Motion: close public hearing. Tay. Anthony**


Discussion

 **Motion: Bramwell motioned to recommend approval for ordinance 2022-14 adjusting.... Etc. Bryce adds. Jenkins seconds. Voted Aye.**


6. WORK SESSION

- 6.1  **Moderate Income Housing Plan (MIHP) Update within the Vineyard City General Plan** – Utah State Code HB462 requires that Vineyard City update its MIHP to reflect and include at least five (5) strategies from code 10-9a-403 ‘General Plan Preparation’. The Commission will analyze what strategies Vineyard City is already in the process of implementing, and which new strategies must be selected and incorporated within the Moderate-Income Housing element of the General Plan. No action may be taken.

Moved

 Postponed. Motion: Jenkins motioned to continue 6.1. Bramwell

- 6.2 **Historical & Cultural Resources General Plan Element-** Planner II Briam Amaya Perez will lead a discussion about the Heritage and Cultural Resources section of the General Plan as revised by the Heritage Commission. No action may be taken.

- 6.3  **Blocks 5 & 6 of Vineyard Station-** Bronson Tatton will present site plans for Blocks 5 & 6 of Vineyard Station. No action may be taken.

Nate Hutchinson presented blocks 5 & 6

7. TRAINING SESSION

8. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

 **Naseem**

9. Adjournment

 **Adjourned**

CERTIFIED CORRECT ON:

CERTIFIED BY: /s/ Cache Hancey

Cache Hancey, Planner