



**REGULAR MEETING MINUTES  
OF THE VINEYARD PLANNING COMMISSION,  
Wednesday, August 3, 2022, at 6:00 p.m.**

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**Present:**

Chair Bryce Brady  
Vice-Chair Christopher Bramwell  
Commissioner Anthony Jenkins  
Commissioner Spencer Blackburn  
Commissioner Tay Gudmundson

**Staff present:** Community Development Director Morgan Brim, City Planner Briam Amaya Perez, City Engineer Naseem Ghandour, Public Works Director Chris Wilson, and Deputy Recorder Kelly Kloepper

**Others speaking:** Nate Birchall with Goodboro Development, Karla Mata and Steve Hutchings with X Development, Resident Tyler Haroldsen, Chris Kephart and Guil Rand with Architectural Coalition.

**REGULAR SESSION**

**CALL TO ORDER**

Chair Brady called the meeting to order at 6:00 pm

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

Commissioner Jenkins led the Pledge of Allegiance.

**2. OPEN SESSION -**

Chair Brady called for public comments. Hearing none, he closed the open session.

**3. MINUTES REVIEW AND APPROVAL**

**3.1 July 6, 2022 Minutes**

**MOTION: COMMISSIONER JENKINS MOTIONED TO APPROVE THE MINUTES AS PRESENTED. COMMISSIONER GUDMUNDSON SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, VICE-CHAIR BRAMWELL, COMMISSIONER JENKINS, COMMISSIONER BLACKBURN, AND COMMISSIONER GUDMUNDSON VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.**


#### 4. BUSINESS ITEMS

**4.1 Holdaway Fields Preliminary Plat Application-** Cadence Homes is seeking a recommendation of approval to the City Council for a preliminary plat. The Planning Commission will take appropriate action.

Mr. Amaya Perez presented the preliminary plat application. He gave a summary of the purposes of preliminary plats and the various elements of this plat.

Mr. Brim explained the details of the land swap with Jacob Holdaway.

Commissioner Jenkins asked about the infrastructure and the trail extension, and a discussion ensued. Nate Birchall estimated between 6 months and one year between Phases 1 and 2. The discussion continued.

 **MOTION: COMMISSIONER GUDMUNDSON MOTIONED TO RECOMMEND APPROVAL OF THE PRELIMINARY PLAT APPLICATION TO THE CITY COUNCIL. VICE-CHAIR BRAMWELL SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, VICE-CHAIR BRAMWELL, COMMISSIONER JENKINS, COMMISSIONER BLACKBURN, AND COMMISSIONER GUDMUNDSON VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.**

**4.2**  **Public Hearing, Site Plan, and Conditional Use Permit Applications- X**

Development is seeking approval of a conditional use permit and site plan for two drive-thru aisles and their corresponding buildings located within the Yard B Lot 3 at 661 E 450 N, Vineyard, UT 84059. Parcel ID: 56:037:0003. The Planning Commission will take appropriate action.

**MOTION: COMMISSIONER GUDMUNDSON MOTIONED TO OPEN THE PUBLIC HEARING. COMMISSIONER BLACKBURN SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, VICE-CHAIR BRAMWELL, COMMISSIONER JENKINS, COMMISSIONER BLACKBURN, AND COMMISSIONER GUDMUNDSON VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.**

Mr. Amaya Perez gave an overview of the application.

Chair Brady called for questions. Commissioner Gudmundson wanted to see a buffer between the sidewalk and the drive-thru on the south side of the southernmost building.


Karla Mata with X Development agreed to prepare some proposals to address that concern.

The discussion continued about the site plan.

Resident Tyler Haroldsen asked if brick area would be raised. Mr. Amaya Perez responded that it was not a requirement in the code. Ms. Mata emphasized that they wanted to keep it at grade.

**MOTION: COMMISSIONER GUDMUNDSON MOTIONED TO CLOSE THE PUBLIC HEARING. COMMISISONER JENKINS SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, VICE-CHAIR BRAMWELL, COMMISSIONER JENKINS, COMMISSIONER BLACKBURN, AND COMMISSIONER GUDMUNDSON VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.**

**MOTION: COMMISSIONER JENKINS MOTIONED TO APPROVE THE CONDITIONAL USE PERMIT AND SITE PLAN WITH THE PRESENTED CONDITIONS. COMMISISONER BLACKBURN SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, VICE-CHAIR BRAMWELL, COMMISSIONER JENKINS, COMMISSIONER BLACKBURN, AND COMMISSIONER GUDMUNDSON VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.**

**4.3**  **Site Plan Application-** Vineyard Properties of Utah is seeking approval of a site plan for Mill Road Industrial Park Buildings 7 & 8. Located at 1400 N Mill Road (400 E), Vineyard, UT 84059. Parcel ID: 40:474:0004. The Planning Commission will take appropriate action.

Mr. Amaya Perez reviewed the site plan and explained that the applicant still needed to complete a lot line adjustment. He highlighted the gathering areas planned for the southern corners of the buildings and that 13% of site was open space. He was still waiting for the applicant to submit the photometric lighting plan. 231 total parking spaces. All areas for pedestrians clearly demarcated. No turf or sod. Single monument sign which will be reviewed separately with a sign permit application. Staff recommended approval with 9 conditions.

Chair Brady called for questions.

Jenkins asked about if there was just one entrance from Mill Road for these two buildings and the future development. Mr. Chris Kephart clarified that there would also be an entrance to the north, and eventually three entrances when 1400 North is developed.


Commissioner Blackburn asked about semi-trucks. Gil Rand, architect with Architectural Coalition explained that there were 200 feet in between the buildings for the trucks to drive in and load at the loading docks.

Commissioner Blackburn asked about light industrial. Mr. Kephart responded that it would depend on the tenants. Mr. Rand stated that they were planning for a mix of uses.

Mr. Brim recommended adding a condition phasing plan.

Chair Brady called for a motion.

**MOTION: COMMISSIONER JENKINS MOTIONED TO APPROVE THE SITE PLAN WITH THE PRESENTED CONDITIONS. COMMISISONER GUDMUNDSON SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, VICE-CHAIR BRAMWELL, COMMISSIONER JENKINS, COMMISSIONER BLACKBURN, AND COMMISSIONER GUDMUNDSON VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.**

- 4.4  **City Initiated Site Plan Application-** Vineyard City Public Works is seeking approval of a site plan application to allow for a portable classroom office be placed within the public works yard located at 282 W 1600 N Vineyard, Utah, 84059. Parcel ID: 17:023:0017. The Planning Commission will take appropriate action.

Public works director Chris Wilson explained the need for additional office space at the south side of the Public Works site. The city purchased a portable classroom that they planned to use for this purpose. It was to be moved to this location this weekend. He added that it may be there for five to ten years. He asked for questions and a discussion followed.

Chair Brady called for a motion.

**MOTION: COMMISSIONER JENKINS MOTIONED TO APPROVE THE SITE PLAN. COMMISSONER BLACKBURN SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, VICE-CHAIR BRAMWELL, COMMISSIONER JENKINS, COMMISSIONER BLACKBURN, AND COMMISSIONER GUDMUNDSON VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.**

5.  **WORK SESSION**

- 5.1 **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.

Mr. Amaya Perez explained gave a brief overview of the different options with a goal to choose at least five but aimed to get seven to qualify for a grant by the October 1<sup>st</sup> deadline.

Commissioners Jenkins and Blackburn asked about definitions of “moderate income.”

Mr. Amaya Perez said they would continue this discussion in a work session at the next planning commission to get the input from the Commission. Mr. Brim explained that they would prepare a draft of the General Plan.

Mr. Brim stated that he would do a more in-depth housing study. Chair Brady asked Mr. Brim to bring those numbers to the next meeting.

6. **TRAINING SESSION –** No training session was held.

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

Mr. Brim explained how this was an opportunity for the commissioners to be transparent.

Mr. Amaya Perez stated that there would be a Facebook live event early next month. Mr. Brim stated that next Wednesday at 5:00 pm there was a joint site visit with City Council, and he encouraged the Commission to attend. The public was welcome to attend as well but would need to inform the city in advance. Commissioner Blackburn added that the silos and other implements that the Heritage Commission was interested in. He suggested that the barn could rebuild with some original materials.

## **8. ADJOURNMENT**

Chair brady adjourned the meeting.

**CERTIFIED CORRECT ON:** September 2, 2022

**CERTIFIED BY:** /s/ Cache Hancey

Cache Hancey, Planner