



**REGULAR MEETING  
OF THE VINEYARD PLANNING COMMISSION,  
Wednesday, November 2, 2022, 6:00 p.m.**




**Commissioners Present:** Craig Bown, Bryce Brady, Tim Blackburn

**Staff Present:** Cache Hancey, Planner; Morgan Brim, Community Development Director; Emily Kofoed, Staff Engineer, Naseem Ghandour, Public Works Director; and Rachel Stevens, Planning Technician.

**Others Present:** Karla Matta, X Development; Bronson Tatton, Nate Hutchinson, and Joe Woodbury, Flagborough Development.

**REGULAR SESSION**

 **CALL TO ORDER**

1.  **INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE** Tim Blackburn
2.  **OPEN SESSION** - There were no public comments
3.  **MINUTES REVIEW AND APPROVAL**

**3.1 October 19, 2022**

MOTION: COMMISSIONER BOWN MOTIONED TO APPROVE THE OCTOBER 19, 2022 MINUTES. COMMISSIONER BLACK SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, COMMISSION BOWN, AND COMMISSIONER BLACKBURN VOTED AYE. THE MOTION PASSED UNANIMOUSLY.


**4. BUSINESS ITEMS**

**4.1  Minor Site Plan Amendment- The Yard Building P**

Planner Cache Hancey gave a presentation regarding the site plan amendment for the Yard Plat A.


There was a discussion regarding why site plan is being amended.

There was a discussion concerning the radius for the drive thru on Building O.

 MOTION: COMMISSIONER BLACKBURN MOVED TO APPROVE THE SITE PLAN FOR THE YARD BUILDING P WITH THE CONDITION THAT THERE IS AN UPDATE SITE AND LANDSCAPING PLAN SUBMITTED. COMMISSIONER BOWN SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, COMMISSION BOWN, AND COMMISSIONER BLACKBURN VOTED AYE. THE MOTION PASSED UNANIMOUSLY.

**4.2  Downtown Vineyard Phase 2B Preliminary Plat Application**


Planner Cache Hancy gave a presentation concerning the preliminary plat.


 MOTION: COMMISSIONER BLACKBURN MOVED TO APPROVE THE PRELIMINARY PLAT. COMMISSIONER BOWN SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, COMISSION BOWN, AND COMMISIONER BLACKBURN VOTED AYE. THE MOTION PASSED UNANIMOUSLY.


#### 4.3 **Downtown Vineyard Block 5 Site Plan Application**

Morgan Brim gave a briefing about the site plan.


Bronson Tatton, with Flagborough, gave a presentation regarding the Block 5 and Block 6 site plan applications.


 There was a discussion concerning open space, courtyards, paseos, and the lake promenade.


 There was a discussion concerning access for visitors and movers.


 There was a discussion concerning how the renderings will match the as-builts.

 There was a discussion concerning snow removal along the paseo.


 Block 6 presentation. There was a discussion concerning different unit types.


 There was a discussion concerning additional open spaces.


 There was a discussion concerning temporary parking.


 There was a discussion concerning the bike path.

 There was a discussion concerning where visitors will park.

 There was a discussion concerning the retail space.

 There was a discussion concerning bike paths, intersections, and driving lane widths.

 There was a discussion concerning which streets will be public or private.

 There was a discussion concerning homelessness and affordable housing.

 There was a discussion concerning the next steps of the project.

#### 4.4 **Downtown Vineyard Block 6 Site Plan Application**

MOTION: COMMISSIONER BOWN MOVED TO APPROVE THE SITE PLAN FOR DOWNTOWN VINEYARD BLOCKS 5 AND 6 WITH THE CONDITION THE LANDSCAPING PLAN REVIEWED AND APPROVED BY THE VINEYARD TREE COMMITTEE BEFORE THE BUILDING PERMIT IS ISSUED. COMMISSIONER BLACKBURN SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, COMISSION BOWN, AND COMMISIONER BLACKBURN VOTED AYE. THE MOTION PASSED UNANIMOUSLY.

#### 4.5 **2023 Planning Commission Calendar**

MOTION: COMMISSIONER BLACKBURN MOVED TO CONTINUE ITEMS 4.5 AND 4.6. COMMISSIONER BOWN SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, COMISSION BOWN, AND COMMISIONER BLACKBURN VOTED AYE. THE MOTION PASSED UNANIMOUSLY.

4.6  **Appointment of New Chair and Vice-Chair**

**5. WORK SESSION**

None

**6. TRAINING SESSION**

None

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

Planner Cache Hancy made a comment regarding the next agenda.

Community Development Director Morgon Brim gave an update on the general plan updates.

Chair Brady made a comment regarding Vineyard getting a United States Postal Service blue box in Vineyard.

8.  **ADJOURNMENT**

Chair Brady adjourned the meeting at 7:32 pm.

**CERTIFIED CORRECT ON:** November 16, 2022

**Certified by:** /s/ Rachel Stevens

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Rachel Stevens, Planning Technician