




**REGULAR MEETING  
OF THE VINEYARD PLANNING  
COMMISSION,  
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 4<sup>th</sup>, 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 Gudmundson, Tim Blackburn, and Craig Bown. The motion passed unanimously

 Motion: Chris Bramwell made a motion to continue the zoning text amendment to January 4<sup>th</sup>, 2023. Tay Gudmundson 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 4<sup>th</sup>, 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/

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Rachel Stevens, Planning Tech