



**REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Wednesday, October 20, 2021, at 6:00 p.m.**

Present:

Chair Bryce Brady
Vice-Chair Jeff Knighton
Commissioner Tim Blackburn
Commissioner Anthony Jenkins

Staff Present: Community Development Director Morgan Brim, Planner II Briam Amaya Perez, and City Engineer Naseem Ghandour

Others Present: Residents David Lauret and Aubry Bills

REGULAR SESSION

CALL TO ORDER

1. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

Commissioner Jenkins gave an invocation.

2. OPEN SESSION

- Chair Brady opened the public comments at 6:09 pm
- Mr. Brim provided a comment regarding Housing and Planning directives from the state.
- Resident Aubry Bills stated that she thought the Holdaway Farms plan was too dense.
- Resident David Lauret stated that the plan is truly a medium density plan, not a low/medium density plan. There are too many lots to be considered truly low/medium density.

3. MINUTES REVIEW AND APPROVAL:

3.1 No Minutes for Approval

4. BUSINESS ITEMS

4.1 Public Hearing – POSTPONED – Site Plan and Conditional Use Permit Application for a place of assembly (Church). The place of assembly will be located at 212 N 220 W. Parcel Number 41:914:0058. This property is located in the Hampton Subdivision and zoned SFD-15000.

- This item and public hearing is being postponed due to a conflict with the applicant.

5. WORK SESSION

5.1 Holdaway Farms Development

The Community Development Director, Morgan Brim, explained the four (4) applications the applicant, Ryan Bybee, submitted to the City.

Ryan Bybee presented proposed changes to the Land Use Map within the General Plan

Map.

Mr. Bybee presented various iterations of their proposed project over the last six (6) months.

Mr. Bybee addressed several concerns regarding the project that were brought up by the Planning Commissioners.

Concerns were brought up regarding the overall acreage. A conversation ensued regarding the difference in profit for the developer and the property owners regarding the various iterations of the project. Mr. Bybee stated that he felt that information was not necessarily relevant to the land use decision at hand.

Chair Brady expressed that he does not believe that the proposed project reflects the intentions of the Land Use Map within the General Plan.

Mr. Bybee proceeded to run through the slideshow presentation he brought.

Mr. Ryan Hales, of Hales Engineering, explained the traffic impact imposed by the project.

Commissioner Blackburn stated concerns regarding the transformation of homes within the project into homes that possess accessory dwelling units (ADU) or short-term rentals.

Commissioner Jenkins asked Staff about the impact on utilities that this project would impose. City Engineer, Naseem Ghandour, assured the Commissioner that this project would not overburden the City's utilities systems. Water Manager, Sullivan Love, stated the importance of working with the property owners to secure water rights owned by the property owner to help support the projects common areas.

Concerns were brought up regarding road safety and road design. Mr. Bybee explained their reasoning for the way their road system was designed.

An opportunity was opened up for public comment at 7:40 pm

Resident, David Lauret, stated items that were not taken into account in the Traffic Impact Study.

Mr. Lauret as stated a lack of housing for single families with many children in Vineyard.

Residents expressed many of the same concerns as the Planning Commission in general.

A member of the Holdaway family expressed their appreciation and backing of the developers working on the property and how they represent the desires of the Holdaway Family.

Chair Brady summarized that, as a whole, residents are petitioning for larger lots. Chair Brady recommended the developers to bring the average size of the SFD lots up to 12,000 SF.

6. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

Mr. Ghandour provided updates on the infrastructure projects moving forward in the City including the construction of Vineyard Connector.

Mr. Brim pointed out that the developers of the Holdaway Farms shall provide waterwise landscaping throughout the project.

7. ADJOURNMENT

The Public is invited to participate in all Planning Commission meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this public meeting should notify Cache Hancey, Planning Technician, at least 24 hours prior to the meeting by calling (801) 226-1929 or email at cacheh@vineyardutah.org.

The foregoing notice and agenda were posted on the Utah Public Notice Website and Vineyard Website, posted at the Vineyard City Offices and City Hall, delivered electronically to city staff and each member of the planning commission.

Certified Correct On: November 24, 2021

CERTIFIED BY: /s/ Cache Hancey

Cache Hancey, Planning Technician