



**REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Wednesday, December 1, 2021, at 6:00 p.m.**

Present:

Chair Bryce Brady
Vice-Chair Jeff Knighton
Commissioner Jessica Welch
Commissioner Anthony Jenkins

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

1. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

2. OPEN SESSION -

3. MINUTES REVIEW AND APPROVAL:

3.1 October 6, 2021

3.2 October 20, 2021

MOTION: COMMISSIONER WELCH MOTIONED TO APPROVE THE MINUTES AS PRESENTED. VICE-CHAIR KNIGHTON SECONDED THE MOTION. CHAIR BRADY, VICE-CHAIR KNIGHTON, COMMISSIONER JENKINS, AND COMMISSIONER WELCH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

4. BUSINESS ITEMS

4.1 Appointment of a New Chair and Vice-Chair.

The Planning Commission discussed possible nominations.

MOTION: VICE-CHAIR KNIGHTON MOTIONED TO KEEP THE CURRENT APPOINTMENTS OF CHAIR AND VICE-CHAIR WITH THE CONDITION FOR A POSSIBLE OF CHANGE IN JANUARY. COMMISSIONER WELCH SECONDED THE MOTION. CHAIR BRADY, VICE-CHAIR KNIGHTON, COMMISSIONER JENKINS, AND COMMISSIONER WELCH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

4.2 The Planning Commission will hold a public hearing and will consider the proposed development agreement between Vineyard City and Fifty Mill, LLC for the property located in Vineyard, Utah in the Yard Plat "B" Subdivision, Lots 6, 7 and 8, with Serial # 56:037:0006, 56:037:0007, & 56:037:0002 to accommodate the development of a residential/retail building.

Community Development Director Morgan Brim introduced the development agreement.

MOTION: COMMISSIONER JENKINS MOTIONED TO OPEN THE PUBLIC HEARING. VICE-CHAIR KNIGHTON SECONDED THE MOTION.

MOTION: COMMISSIONER WELCH MOTIONED TO CLOSE THE PUBLIC HEARING. VICE-CHAIR KNIGHTON SECONDED THE MOTION.

The Planning Commission discussed the development agreement. It was expressed that more of the building needed to be used for retail purposes as well as increasing the total number of short-term rentals to be considered mixed-use.

MOTION: COMMISSIONER JENKINS MOTIONED TO RECOMMEND APPROVAL OF THE DEVELOPMENT AGREEMENT WITH THE CONDITION THAT AT LEAST 10 UNITS ARE DEDICATED FOR SHORT TERM RENTAL UNITS WITH A MINIMUM OF 30 UNITS FURNISHED WITH THE INTENT FOR MORE SHORT TERM RENTALS AS WELL AS THE 10% HEIGHT ALLOWANCE. COMMISSIONER WELCH SECONDED THE MOTION. CHAIR BRADY, VICE-CHAIR KNIGHTON, COMMISSIONER WELCH, AND COMMISSIONER JENKINS VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

5. WORK SESSION

6. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

City Engineer Naseem Ghandour gave an update regarding the Frontrunner Station.
Commissioner Jenkins asked about trail connectivity and future public transit.

7. ADJOURNMENT

Chair Brady adjourned the meeting.

CERTIFIED CORRECT ON: March 8, 2022

NOTICED BY: /s/ Cache Hancey

Cache Hancey, Planning Technician