



**REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Wednesday July 19, 2023, 6:00 p.m.**

Attendance:

Planning Commissioners: Chris Bramwell, Anthony Jenkins, Bryce Brady, Craig Bown, and Graden Ostler

Those Excused: Steve Anderson and Tay Gundmundson

Staff: Rachel Stevens, Cache Hancey, Anthony Fletcher, Planners; Morgan Brim, Community Development Director; Naseem Ghandour, Public Works Director; Patrick James, Staff Engineer

Others Present: Daria Evans, Russ Evans, Jordan Christensen, Thomas Pool, Angela Trego, Tyler Haroldson, Dale Thedra

REGULAR SESSION

CALL TO ORDER

1 INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

Bryce Brady opened the meeting. Chris Bramwell led the Pledge of allegiance, offered an invocation, and inspirational thoughts.

2 OPEN SESSION –

Daria Evans made a public comment about the Villa's Town Hall meeting. She asked about the shoreline improvement grant.

Thomas Pool asked about plans for the intersection at Vineyard Loop Road and Main Street. Patrick James stated that staff is working on a pedestrian crosswalk at that intersection. Thomas Pool asked another question about the intersection at 80 W and Vineyard Loop Road. He requested a crosswalk.

3. MEETING MINUTES

3.1 June 21, 2023

MOTION: Anthony Jenkins made a motion to approve the meeting minutes from June 21, 2023. Chris Bramwell seconded the motion. Those voting aye: Chris Bramwell, Anthony Jenkins, Bryce Brady, Craig Bown, and Graden Ostler. The motion passed unanimously.

4. BUSINESS ITEMS

4.1 Site Plan - Central Utah Water Conservancy District (CUWCD) Well house #7

Anthony Fletcher presented the site plan applications for items 4.1, 4.2, and 4.3. CUWCD is requesting site plan approval for three new pump houses located at approximately 400 E 400 N, 700 E 1300 N and 800 E 250 N. The well pump houses will improve water efficiency in the region.

Chris Bramwell asked a question regarding well site #16. There will be a paved road leading to the well house.

There was a discussion concerning the access and maintenance of the trail near well site #7.

MOTION: Craig Bown made a motion to approve site plans for well house #7, 16, 17 with the conditions discuss and it the staff report. Anthony Jenkins seconded the motion. Those voting aye: Chris Bramwell, Anthony Jenkins, Bryce Brady, Craig Bown, and Graden Ostler. The motion passed unanimously.

4.2 Conditional Use Permit and Site Plan - Central Utah Water Conservancy District (CUWCD) Well house #16

4.3 Site Plan - Central Utah Water Conservancy District (CUWCD) Well house #17

4.4 Public Hearing - Zoning Text Amendment – 15.12.060 – Dimensional Standards Table

Cache Hancey presented the Zoning Text Amendment which is a request from Bird Homes to increase the maximum height from 60' to 70' in the RMU district. The maximum residential use has been reached in the RMU district. The applicant is requesting this change to construct office buildings.

The applicant, Bird Homes, came to the lectern. He stated the goal is to build 3 Class A office spaces that are 4 stories each. The applicant is requesting the extra height to allow for rooftop equipment and for taller stories.

There was a discussion as to whether the applicant could dig below grade. The developer stated that the buildings need to stay at grade due to the footings required. Morgan Brim stated four stories seems a reasonable height for this location. He stated that view corridors will not be interrupted. He stated that the City would like to see more employment in the RMU district.

There was a discussion regarding a future text amendment allowing for more residential. Bryce Brady stated he would not be in favor of more residential in the RMU district.

MOTION: Criag Bown made a motion to open the public hearing. Anthony Jenkins seconded the motion. Those voting aye: Chris Bramwell, Anthony Jenkins, Bryce Brady, Craig Bown, and Graden Ostler. The motion passed unanimously.

Angela Trego made a comment that she and her neighborhood are not in favor of this text amendment. She stated that this amendment does not support the General Plan and will affect the views.

Tyler Haroldson made a comment that he was not worried about the view. He stated he was not happy with how mixed use has turned out and that the area is not walkable. He asked staff about increasing setback of the office building.

Daria Evans stated that she is not in favor of the zoning text amendment. She is also concerned about maintaining views. She is concerned about setting a precedent for future developers.

Jordan Christensen made a comment that he feels the change is marginal and residents will benefit from the zoning text amendment.

Dale Thedra made a comment that she moved to Vineyard because it felt like an organized and a well-planned community. She stated her view is very important to her. She stated that increasing the building height is unnecessary in this zone.

MOTION: Anthony Jenkins moved to close the public hearing. Craig Bown seconded the motion. Those voting aye: Chris Bramwell, Anthony Jenkins, Bryce Brady, Craig Bown, and Graden Ostler. The motion passed unanimously.

Anthony Jenkins stated that he likes to address all changes at once. He would like to see a residential zoning text amendment the developer mentioned. . Criag Bown stated he

would also like to know what else is coming, and perhaps enter into a development agreement. A discussion ensued concerning view corridors.

There was a discussion regarding office ceiling height.

Chris Bramwell stated he is uncomfortable with raising the height in the entire RMU zone and asked if there was a way to create an exception. A discussion about different options ensued.

Bryce stated that he would like to see view corridor plans because the view is very important.

A discussion about a development agreement ensued.

There was a discussion on previous applications for this site. A discussion about variances ensued.

There was a discussion on what action the planning commission will take.

MOTION: Anthony Jenkins made a motion to continue item 4.4 and for the applicant to come back with specific site specific locations, view lines, and traffic analysis. Craig Bown seconded the motion. Those voting aye: Chris Bramwell, Anthony Jenkins, Bryce Brady, Craig Bown, and Graden Ostler. The motion passed unanimously.

4.5 Public Hearing - Zoning Text Amendment – 15.38.030 Parking Requirements

Cache Hancey presented the zoning text amendment to parking requirements. The proposal would remove the 10 additional parking stalls required for visitors for hotels and motels. A comparison of parking requirements in surrounding cities was shown.

The applicant, Karla Mata, came forward to the lectern and answered questions from the Planning Commission.

MOTION: Anthony Jenkins made a motion to open the public hearing. Craig Bown seconded the motion. Those voting aye: Chris Bramwell, Anthony Jenkins, Bryce Brady, Craig Bown, and Graden Ostler. The motion passed unanimously.

The following individuals came forward to make a public comment:

Daria Evans

Tyler Haroldson

Jordan Christensen

Russ Evans

MOTION: Craig Bown moved to close the public hearing. Anthony Jenkins seconded the motion. Those voting aye: Chris Bramwell, Anthony Jenkins, Bryce Brady, Craig Bown, and Graden Ostler. The motion passed unanimously.

There was a discussion on parking study's and hotel occupancy rates.

There was a discussion concerning commercial business parking, and that they are incentivized to provide adequate parking.

Several Planning Commission members provided thoughts on the Zoning Text Amendment.

MOTION: Craig Bown moved to recommend approval of ordinance 2023-27 to the city council as presented. Anthony Jenkins seconded the motion. ROLL CALL: Those voting aye: Chris Bramwell, Anthony Jenkins, Bryce Brady, Craig Bown, and Graden Ostler. The motion passed unanimously.

5. WORK SESSION

5.1 General Plan Amendment to Element 10 Technology Goal 2 regarding the protection

of personal privacy in technology advancements.

The Planning Commission discussed a General Plan Amendment to address privacy concerns. No action will be taken.

Morgan Brim led the discussion. The city council has asked staff to pursue this update. As technology increases, privacy concerns increase as well. This would create a policy that as technology advances privacy is a top priority.

A discussion concerning transparency and SMART city technology ensued.

Chris Bramwell stated he would like to be on the subcommittee for this General Plan update.

6. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

Anthony Jenkins discussed how to make the application process smoother for staff, applicants, and the Planning Commission.

Morgan Brim provided updates on the Economic Development Strategic Plan and a Parking Study. gave updates: working on EDSP, working on parking study.

Bryce Brady and Anthony Jenkins terms are almost over.

7. ADJOURNMENT

Bryce Brady adjourned the meeting at 8:21 pm.

Certified correct on: August 16, 2023

NOTICED BY: /s/

Rachel Stevens, Planner