



**REGULAR MEETING MINUTES
OF THE VINEYARD PLANNING
COMMISSION
Wednesday, August 17, 2022, at 6:00 p.m.**

Present:

Chair Bryce Brady
Vice-Chair Christopher Bramwell
Commissioner Anthony Jenkins
Commissioner Spencer Blackburn
Commissioner Tay Gudmundson

Staff Present: Planner Cache Hancey, City Planner Briam Amaya Perez, Community Development Director Morgan Brim, Environmental Utilities Manager Sullivan Love, Public Works Director Naseem Ghandour

Others Present: Don Overson, Resident Tyler Haroldsen, Nate Hutchinson with Flagship, Mack Woodbury with Woodbury, Bronson Tatton with Flagship, Graden Ostler, Eric Towner with X Development

REGULAR SESSION

▶ **CALL TO ORDER**

Chair Brady called the meeting to order at 6:01 pm.

1. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

▶ Vice-Chair Bramwell gave a brief explanation of record keeping laws. Commissioner Blackburn gave an invocation.

2. OPEN SESSION

▶ Resident Tyler Haroldsen spoke about how the Timpanogos Tribe is represented in the Heritage General Plan.

3. MINUTES REVIEW AND APPROVAL

3.1 April 20, 2022

3.2 July 20, 2022

▶ **Motion:** COMMISSIONER JENKINS MOTIONED TO APPROVE THE MINUTES AS PRESENTED. COMMISSIONER GUDMUNDSON SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, VICE-CHAIR BRAMWELL, COMMISSIONER

JENKINS, COMMISSIONER BLACKBURN, AND COMMISSIONER GUDMUNDSON VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

4. BUSINESS ITEMS

4.1 Topgolf Minor Site Plan Application- Karla Mata with X Development is seeking approval of a minor site plan application regarding the Topgolf property located within the Yard Plat B subdivision.

► City Planner Briam Amaya introduced the Topgolf Minor Site Plan Application Amendment item.

► Eric Towner, with X Development, stated that they were not amending the zoning code and want to work with staff after approval, prior to obtaining building permits before moving forward. He explained what X Development would be doing with the project. A discussion ensued.

► Mr. Amaya listed the conditions necessary for approval for the Topgolf Minor Site Plan.

► **Motion:** COMMISSIONER JENKINS MOTIONED TO APPROVE THE MINOR SITE PLAN AMENDMENT AS REQUESTED BY KARLA MATA, WITH 50 MIL LLC, WITH THE PROPOSED CONDITIONS READ BY STAFF. COMMISSIONER BLACKBURN SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, VICE-CHAIR BRAMWELL, COMMISSIONER JENKINS, COMMISSIONER BLACKBURN, AND COMMISSIONER GUDMUNDSON VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

5. Public Hearing

5.1 RDA Sewer Impact Fee Revision- The Planning Commission will hold a public hearing regarding the RDA Sewer Impact Fee Schedule. City Engineer, Naseem Ghandour, is seeking a recommendation regarding Ordinance 2022-14 which adjusts the RDA service area Sewer Impact Fee from \$0 to \$539 per ERU, in addition to the pass-thru rate at the current TSSD rate.

► **Motion:** COMMISSIONER BLACKBURN MADE A MOTION TO OPEN THE PUBLIC HEARING AT 6:10 PM. COMMISSIONER GUDMUNDSON SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, VICE-CHAIR BRAMWELL, COMMISSIONER JENKINS, COMMISSIONER BLACKBURN, AND COMMISSIONER GUDMUNDSON VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

► Public Works Director, Naseem Ghandour presented the Redevelopment District Agency (RDA) Sewer Impact Fee Schedule. Planning Commissioners discussed.

► Resident, Don Overson asked if there was facility plan done. Mr. Ghandour responded that there was an existing plan, and this fee was on historical documents, and it's now being applied. A discussion ensued.

► Nate Hutchinson, with Flagborough, commented that they are against the RDA Sewer Impact Fee Revision. Mr. Ghandour responded, and a discussion ensued.

► Mr. Towner commented that he appreciated the hard work to keep the city viable long-term. He stated he thought someone from the RDA should be at the meeting to discuss this. Mr. Ghandour responded, and a discussion ensued.

► **Motion:** COMMISSIONER GUDMUNDSON MADE A MOTION TO CLOSE THE PUBLIC HEARING AT 7:27 PM. COMMISSIONER JENKINS SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, VICE-CHAIR BRAMWELL, COMMISSIONER JENKINS, COMMISSIONER BLACKBURN, AND COMMISSIONER GUDMUNDSON VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

► Commissioner Jenkins stated that before recommending the ordinance he wanted to review it to make sure there is no undue burden on existing landowner. A discussion ensued.

► **Motion:** VICE CHAIR BRAMWELL MADE A MOTION TO RECOMMEND SENDING TO THE CITY COUNCIL FOR APPROVAL OF ORDINANCE 2022-14 ADJUSTING THE RDA SERVICE AREA SEWER IMPACT FEE FROM \$0 TO \$539 PER ERU IN ADDITION TO THE PAST THROUGH RATE AT THE CURRENT TSSD RATE. RECOMMENDATION BASED ON THE PEOPLE THAT ARE PUTTING IN AN INFRASTRUCTURE ARE NOT BEING PAYING DOUBLE. COMMISSIONER JENKINS SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, VICE-CHAIR BRAMWELL, COMMISSIONER JENKINS, COMMISSIONER BLACKBURN, AND COMMISSIONER GUDMUNDSON VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

6. WORK SESSION

6.1 Moderate Income Housing Plan (MIHP) Update within the Vineyard City General Plan – Utah State Code HB462 requires that Vineyard City update its MIHP to reflect and include at least five (5) strategies from code 10-9a-403 ‘General Plan Preparation’. The Commission will analyze what strategies Vineyard City is already in the process of implementing, and which new strategies must be selected and incorporated within the Moderate-Income Housing element of the General Plan. No action may be taken.

6.2 Historical & Cultural Resources General Plan Element- Planner II Briam Amaya Perez will lead a discussion about the Heritage and Cultural Resources section of the General Plan as revised by the Heritage Commission. No action may be taken.

► **Motion:** COMMISSIONER JENKINS MADE A MOTION TO CONTINUE ITEMS 6.1 AND 6.2 IN THE WORK SESSION TO THE NEXT MEETING. VICE CHAIR BRAMWELL SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, VICE-CHAIR BRAMWELL, COMMISSIONER JENKINS, COMMISSIONER BLACKBURN, AND COMMISSIONER GUDMUNDSON VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

6.3 Blocks 5 & 6 of Vineyard Station- Nate Hutchinson will present site plans for Blocks 5 & 6 of Vineyard Station. No action may be taken.

► Mr. Hutchinson presented site plans for blocks 5 & 6. He shared slides and a discussion ensued.

7. TRAINING SESSION

No training was given.

8. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

▶ Mr. Ghandour reported that the Front Runner station was open and emphasized all the effort it took, and the individuals involved. He also stated that the city received designs for 400 North and Main Street and gave a construction update on projects.

9. Adjournment

▶ Chair Brady adjourned the meeting at 8:38 PM.

CERTIFIED CORRECT ON: January 22, 2024

CERTIFIED BY: /s/ Heidi Jackman

Heidi Jackman, Deputy Recorder