

**REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Vineyard City Hall, 125 S Main St., Vineyard, Utah
Wednesday, December 2, 2020 at 6:00 p.m.**

This meeting was held electronically, via Zoom,
due to COVID-19 gathering restrictions

Present

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

Absent

Others Commissioners Present: Alternate Jessica Welch, Alternate Amber Rasmussen, and Alternate Tay Gudmundson

Staff Present: Assistant City Engineer Chris Wilson, City Engineer Don Overson, Planner II Briam Amaya Perez, Community Development Director Morgan Brim, and Planning Technician Cache Hancey

1. CALL TO ORDER AND WRITTEN DETERMINATION

Chair Anthony Jenkins called the meeting to order at 6:01 p.m. then read the following statement:

I, Anthony Jenkins, as the Chair of the Vineyard Planning Commission, do hereby find and declare as follows:

1. Due to the Emergency conditions which currently exist in the State of Utah, and specifically in Utah County and Vineyard City as a result of the COVID-19 Pandemic and the recent surge in COVID-19 infections across the state and in Utah County, the holding of public meetings with an anchor location as defined in the *Utah Open and Public Meetings Act*, presents a substantial risk to the health and safety of those who may be present at the anchor location; and
2. The risk to those who may be present at an anchor location can be substantially mitigated by holding public meetings of the Planning Commission pursuant to electronic means that allow for public participation via virtual means; and
3. The City has the means and ability to allow virtual participation in the public meetings in accordance with the *Utah Open and Public Meetings Act*;

NOW THEREFORE, BASED UPON THE FOREGOING,

For thirty days from the date of this Order, meetings of the Vineyard Planning Commission shall be conducted by virtual means without an anchor location.

2. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

Commissioner Bryce Brady offered an invocation.

3. OPEN SESSION

At 6:04 p.m. Chair Jenkins opened the session to the public.

Community Development Director Morgan Brim read the following statement from Vineyard City resident, Kathy Spencer:

“Dear Planning Committee,

I am a citizen of Vineyard and live in the Water’s Edge development. I am not able to attend the planning meeting this week but wanted to voice a few suggestions and concerns for our developing area.

I think Vineyard has great potential to become an upscale, clean, prime living place in Utah County but I see the need for a few improvements. There are so many homes and so many people moving in but I fear most of the development is houses without a lot of infrastructure. We need grocery stores, gas stations, and pharmacies in Vineyard before we need more retail. We could have more neighborhood market style if that would fit in with the retail/housing plans going in at Town Center, but some form of grocery stores is needed.

When it comes to retail, I feel we can do so much better than lower-level chain restaurants.

We should pursue getting places like Gourmandise, Blue Lemon, or even a Cheesecake Factory before we acquire places like Little Caesar's. I strongly encourage you to look at the benefit of the citizens' and our need for more infrastructure first before adding more retail or housing. I would also encourage looking at the long-term value of putting higher quality establishments, restaurants, and retail into your city, while you plan and develop the rest of Vineyard. I am hopeful to make this city a great place to live now and in the future.

Thanks for taking the time to consider my thoughts,
Kathy Spencer”

Mr. Brim responded to the letter with a list of infrastructure projects and shared that the city has similar goals. He sent Ms. Spencer the city engineers contact information as well as some economic development projects that she could review.

Chair Jenkins stated that it was always a good thing when residents share their thoughts, positive or negative about the future developments of the city. He then clarified that it is important to be clear what the objective of the planning commission is, which is to encourage certain types of businesses by zoning regulations. He stated that there are currently zoning options for businesses such as the mixed-use area, which is being under-utilized. The other clarification that Chair Jenkins pointed out was that the city does not have an active role in selecting certain businesses. Mr. Brim can reach out to types of businesses and encourage specific types of businesses but he does not pick and choose what is allowed. Similar to how you don’t pick your neighbors, anyone that wants to buy a home that can find a seller is able to do so. The planning commission will ensure that the right buildings are built in the right places. He then opened the meeting to other commissioners for their input

Commissioner Shan Sullivan stated that this is a semantics issue. She believed that the resident was meaning to say economic development instead of infrastructure. She said that the Commission was doing a lot of good things with the general plan and seconded the comments from Chair Jenkins.

Commissioner Jeff Knighton agreed with Commissioner Sullivan and Chair Jenkins. He clarified that commercial establishments look at rooftops before any commitment to development in certain cities. With more residential being built, it is enticing for grocery stores and other retail. He believed that Ms. Spencer's sentiment is shared among many people and hopefully the city will be able to partner with the right store.

Chair Jenkins asked Mr. Brim if sales from online groceries are taxed in the location of the brick-and-mortar store or by the location of the purchase. Mr. Brim responded that he believed it was from the location of the purchase but would have to clarify with City Manager Jacob McHargue.

4. MINUTES REVIEW AND APPROVAL:

Chair Jenkins presented the following minutes for approval:

4.1 July 1, 2020

4.2 July 15, 2020

4.3 September 2, 2020

4.4 October 21, 2020

Commissioner Bryce Brady verified that he and Commissioner Knighton were present and voting members at the October 21st Planning Commission Meeting.

Alternate Jessica Welch commented that on the September 2nd minutes, lines 201-205 were attributed to Alternate Tay Gudmundson and should have been Alternate Welch. Also, on line 237 Commissioner Sullivan was quoted and it should have been Alternate Welch.

Chair Jenkins asked for a motion to approve the minutes.

Motion: COMMISSIONER BLACKBURN MOVED TO APPROVE OF THE MINUTES WITH THE NOTED CHANGES. COMMISSIONER BRADY SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR JENKINS, VICE-CHAIR KNIGHTON, COMMISSIONER BRADY, COMMISSIONER BLACKBURN, AND COMMISSIONER SULLIVAN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

5. BUSINESS ITEMS

5.1 The Planning Commission will approve the 2021 meeting calendar.

Chair Jenkins presented the proposed calendar for the upcoming 2021 Planning Commission. He asked for any concerns. No concerns were mentioned by the Commission.

Motion: COMMISSIONER SULLIVAN MOVED TO ADOPT THE PROPOSED 2021 MEETING CALENDAR. COMMISSIONER KNIGHTON SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR JENKINS, VICE-CHAIR KNIGHTON, COMMISSIONER BRADY, COMMISSIONER BLACKBURN, AND COMMISSIONER SULLIVAN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

5.2 The Planning Commission will appoint a new chair and vice chair.

Chair Jenkins introduced 5.2 by noting that he would be unable to remain in the position of Chair. Commissioner Knighton stated that he would be okay remaining vice-chair but not wanting to step up to the Chair position. Chair Jenkins shared his responsibilities as chair. A discussion regarding the position ensued.

Commissioner Sullivan nominated Commissioner Brady as the Chair. Commissioner Blackburn seconded the nomination.

Motion: COMMISSIONER SULLIVAN MOVED TO NOMINATE COMMISSION BRADY AS THE COMMISSION CHAIR. COMMISSIONER BLACKBURN SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR JENKINS, VICE-CHAIR KNIGHTON, COMMISSIONER BRADY, COMMISSIONER BLACKBURN, AND COMMISSIONER SULLIVAN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

Motion: COMMISSIONER BRADY MOVED TO NOMINATE COMMISSION SULLIVAN AS THE COMMISSION VICE-CHAIR. COMMISSIONER KNIGHTON SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR JENKINS, VICE-CHAIR KNIGHTON, COMMISSIONER BRADY, COMMISSIONER BLACKBURN, AND COMMISSIONER SULLIVAN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

Commissioner Blackburn than thanked Chair Jenkins and Vice-Chair Knighton for their leadership in the Commission.

6. WORKSESSION

6.1 The Planning Commission will discuss potential 2021 updates to the General Plan.

Mr. Brim introduced the topic and then turned the time to Planner II, Briam Amaya Perez.

Mr. Amaya began his presentation stating his intention to update specific elements of the general plan in January of 2021. He then provided a brief overview of the general plan.

Mr. Amaya then asked the Commission for their thoughts on what comes to mind when thinking about a general plan.

Chair Jenkins replied a general plan is overarching for all aspects of the city. It is not playbook for every little thing but includes standards what people would like to see. Commissioner Blackburn answered that the word vision comes to mind when thinking about a general plan. He also mentioned principles and values. Commissioner Sullivan said that she believes the general plan is a guide for decisions that the Planning Commission make. Alternate Gudmundson said that the general plan is the skeletal structure of a city

Mr. Brim pointed out that the general plan is not law, but does provide the city a legal basis for zoning changes and institute law. It's like the Constitution in that laws need to be in line with the general plan.

Mr. Amaya then asked the Commission: "Why do we plan?"

Commission Brady mentioned that it is not fun to live in cities where no one planned. No planning can cause people to live next to things they should. A good plan will promote healthy residential and commercial growth and zones. Commissioner Blackburn stated that plans allow for more control over your destiny in that the City is being proactive with issues and not responding or reacting to them. Commissioner Sullivan stated that planning is not thinking about the future, but the predecessors to the future.

Mr. Amaya said that plans are meant to be living documents. They are not stagnant but should encourage growth. Successful plans prevent and solve problems.

Brian read the General Plan Vision: "Vineyard is a vibrant well-balanced community providing residents and visitors a connection to our heritage and a path towards an enduring future. We promote a healthy community through thoughtful public investments, innovation, strategic partnerships, an activated lakefront and thoughtful shared open spaces"

He continued by presenting the hierarchy of a plan. He stated that a vision helps identify elements that need to be focused on, such as transportation services, parks and open space, heritage and culture, etc. Based off of the identified elements of importance, the City would create goals that help create an implementation plan. The reason to update the General Plan is that it helps us to know how we are doing, if we are making progress, if there are delays, and reassess public input. Including the public is an important element of this update.

Mr. Amaya then shared a spreadsheet that presented each topic of the General Plan. He then asked the Commission members to read it and send him their input. Mr. Brim clarified the assignment for the commission and asked that they send it back in two weeks.

Chair Jenkins mentioned that he liked this assignment and doubted there would be many disagreements. He asked Mr. Amaya if there was a section to indicate what to prioritize. Mr. Amaya replied by saying to use comment section to identify priorities.

Commission Sullivan asked for a new space added to the assignment for proposed action. Mr. Amaya noted.

Mr. Amaya continued his presentation by stating that there are two elements that the staff is focusing on. The first one is open space, parks, trails, and the lakefront. There has been great momentum in making progress with Sunset Beach, Vineyard Beach, Walkara Way, the downtown promenades, and others. With the development going on, we want to capture open spaces before it is too late. He then showed some examples of open spaces currently in the city such as the open space corridor and the lake shore.

Mr. Brim stated that the plan is to make many small changes throughout the plan. There will be specifically two chapters updated; the parks chapter and the moderate-income housing chapter. He clarified that there needs to be a clear plan so that the City can meet the three areas of moderate-income housing requirements from the state.

Chair Jenkins asked for any questions. Seeing none, he turned the time back to Mr. Brim.

Mr. Brim finished by stating that during the second meeting in January, the Commission will present the priorities for the city to focus on from Mr. Amaya's assignment.

7. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

City Engineer Chris Wilson updated the Commission about the overpass opening on the 19th. He stated that they do not want people driving on the overpass until the opening.

Mr. Brim stated that the City will plan a grand opening event and to look at the City's Facebook for more information

8. ADJOURNMENT

Motion (7:00 p.m.): COMMISSIONER BLACKBURN MOVED TO ADJOURN THE MEETING. COMMISSIONER BRADY SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR JENKINS, VICE-CHAIR KNIGHTON, COMMISSIONER BRADY, COMMISSIONER BLACKBURN, AND COMMISSIONER SULLIVAN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

MINUTES APPROVED ON: January 20, 2021

CERTIFIED CORRECT BY: /s/ Cache J. Hancey
Cache J. Hancey, Planning Technician