



**JOINT WORK SESSION OF THE VINEYARD
PLANNING COMMISSION & CITY COUNCIL**
Vineyard City Hall, 125 S Main Street, Vineyard, Utah
Monday, February 24, 2020 at 5:00 p.m.

Present	Absent
Chair Anthony Jenkins	Vice-Chair Jeff Knighton
Commissioner Bryce Brady	Alternate Commissioner Jessica Welch
Commissioner Tim Blackburn	
Alternate Commissioner Tay Gudmundson	
Alternate Commissioner Shan Sullivan	

Staff Present: Jacob McHargue, Morgan Brim, Elizabeth Hart, George Reid, Don Overson, Chris Wilson, Sullivan Love, Holden Rockwell, Pam Spencer

Others Present: City Councilmembers John Earnest (arrived at 5:15 p.m.), Tyce Flake, and Chris Judd; Pete Evans, Nate Hutchinson, and Bronson Tatton with Anderson Geneva, Matt Lambert with DPZ, Residents Amber Rasmussen and Josh Gilman

1. CALL TO ORDER

Chair Jenkins called the meeting to order at 5:10 p.m.

Mr. Brim gave a brief introduction, followed by Pete Evans with Anderson Geneva. Mr. Evans thanked the Planning Commission, City Council, and staff for accommodating the fast-paced schedule on this project. He introduced Jeff Speck with Speck & Associates, who joined the meeting by speakerphone, and turned the time over to Matt Lambert with DPZ.

2. JOINT WORK SESSION

2.1 DISCUSSION – Zoning Text and Map Amendment to the Town Center Form Based Code Special Zoning District 3

Anderson Geneva, the applicant, will present proposed changes to the Town Center Code.

Mr. Lambert stated that their goal was to make a place that Vineyard could be proud of, adding that there was nothing like this opportunity in the region. He explained their objectives in making the proposed changes, while discussing examples of each:

- Retain as much as is practical
- Complete by correcting errors and enacting concepts that were not fully enforceable
- Detail by expanding on concepts that were not complete but important
- Simplify by removing concepts that were not impactful or complete
- Align by integrating details of the updated Town Center plan
- Augment were necessary to implement the plan vision

Mr. Lambert concluded, and discussions followed about residential and commercial units, open space, and the timeline for development.

Chair Jenkins asked about the changes, specifically, amenity requirements, corner plazas, and buffering. A discussion ensued about the removal of amenity requirements and what amenities the market would require versus what the city would require. Councilmember Judd expressed concern that the RDA would need to pay for any amenities that were removed from the plan. Councilmember Flake emphasized that point, that the city wanted to get what they were told they would be getting. The discussion continued.

Commissioner Sullivan expressed concerned that the city could give up the amenities that would put Vineyard on the map if there were not enforcement mechanisms in place, which led to a discussion about the need for guarantees in the code.

Councilmember Welsh felt that The Promenade was going to be the jewel of the project, and asked how The Promenade and the products around it would be phased in. Nate Hutchinson with Anderson Geneva responded that the roads would go in first, and described the process of working with the architects on their vision. He anticipated that this project would be nicer than anything they had done before.

Commissioner Sullivan indicated that residents had a lot of questions about the project, and requested ways to clarify and explain the plan and get the public excited about it. Discussions followed about buffering in the plan, preserving the history of Vineyard, and ensuring that the residential units would remain affordable and that the development would attract small businesses. Councilmember Judd emphasized the need to attract a wide variety of businesses, large and small, to make a vibrant community.

2.2 DISCUSSION – Tourism, Recreation, Cultural, Convention Grant

Staff will present exhibits of the Vineyard lakefront improvements for the Tourism, Recreation, Cultural, Convention (TRCC) Grant.

Mr. Brim presented a summary of the improvements, which would affect the lakeshore from the Clegg farm up north to the detention pond. He described the draft plans for Phase 1, and how it would involve installing piers, improving trails, and dredging. The estimated total cost would be approximately \$7 million. The plan for Phase 2 would mean using the detention pond area at a much higher level, which would take more research.

Discussions followed about dredging the area, safety stations along the lakefront trail, adding sand to the shores, adding an educational center and promoting water fowl along the lakeshore, and the timeframe of the grant. Mr. Hutchinson remarked that this would be a unique regional amenity because it would be the only place on either Utah Lake or the Great Salt Lake where people can get to the lake by public transit.

3. ADJOURNMENT

Motion: COMMISSIONER GUDMUNDSON MOVED TO ADJOURN THE MEETING AT 6:42 P.M. COMMISSIONER BRADY SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED UNANIMOUSLY.

The next regularly scheduled meeting planning commission meeting is March 4, 2020.

MINUTES APPROVED ON: April 1, 2020

CERTIFIED CORRECT BY: /s/ Elizabeth Hart
Elizabeth Hart, Senior Planner