



**REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Wednesday, June 22, 2022, at 6:00 p.m.**

Present:

Chair Bryce Brady

Vice-Chair Christopher Bramwell

Commissioner Tay Gudmundson

Staff Present: Planning Technician Cache Hancey, Community Development Director Morgan Brim, Planner II Briam Amaya, and Water Systems Manager Sullivan Love

Others Present: Resident David Lauret, Ryan Bybee, Eric Magleby, Jason Boal, Eric Towner, and Carla Mata

 **CALL TO ORDER**

Chair Brady called the meeting to order.

1. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

Vice-Chair Bramwell led the meeting in the Pledge of Allegiance

2.  OPEN SESSION –

No comments were made.


3. MINUTES REVIEW AND APPROVAL

No minutes were presented for approval.

4. BUSINESS ITEMS

4.1  Sign Standard Waiver:


Planner II Briam Amaya presented a staff report regarding the sign standard waiver for 2 multi-tenant and 2 single-tenant signs withing the Yard Subdivision.


 MOTION: VICE-CHAIR BRAMWELL MOTIONED TO APPROVE THE SIGN STANDARD WAIVER WITH THE PROPOSED CONDITIONS. COMMISSIONER GUDMUNDSON SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, VICE-CHAIR BRAMWELL, AND COMMISSIONER GUDMUNDSON VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.


5. PUBLIC HEARING

5.1  Geneva Road Mixed Use Zoning Text Amendment and Zoning Map Amendment:

Community Development Director Morgan Brim presented a staff report for the zoning text amendment and zoning map amendment regarding the Geneva Retail Frontage Subdivision.


 **MOTION: COMMISSIONER GUDMUNDSON MOTIONED TO OPEN THE PUBLIC HEARING. VICE-CHAIR BRAMWELL SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, VICE-CHAIR BRAMWELL, AND COMMISSIONER GUDMUNDSON VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.**

 Kirk Beecher with Central Utah Water Conservancy District (CUWCD) asked for clarification regarding the property owned by CUWCD within this new subdivision.

 **MOTION: COMMISSIONER GUDMUNDSON MOTIONED TO CLOSE THE PUBLIC HEARING. VICE-CHAIR BRAMWELL SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, VICE-CHAIR BRAMWELL, AND COMMISSIONER GUDMUNDSON VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.**


A discussion was had with the Planning Commission and the developer to determine the best location for a car wash within the subdivision. Eric Towner with X Development answered questions regarding how they will mitigate sound issues relating to the car wash. He stated they were willing to do a sound study and place the required landscaping buffer to lessen the sound disturbances if needed.


Jason Boal with Snell & Wilmer addressed the conditions for approval.


 **MOTION: COMMISSIONER GUDMUNDSON MOTIONED TO RECOMMEND APPROVAL OF THE ZONING TEXT AMENDMENT AND ZONING MAP AMENDMENT WITH THE 14 CONDITIONS LISTED IN THE STAFF REPORT. VICE-CHAIR BRAMWELL SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, VICE-CHAIR BRAMWELL, AND COMMISSIONER GUDMUNDSON VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.**


 Chair Brady called for a 5-minute break.


5.2 Holdaway Farms Development Agreement:

 **MOTION: COMMISSIONER GUDMUNDSON MOTIONED TO OPEN THE PUBLIC HEARING. VICE-CHAIR BRAMWELL SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, VICE-CHAIR BRAMWELL, AND COMMISSIONER GUDMUNDSON VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.**

 Mr. Brim presented the staff report for the Holdaway Farms Development Agreement.

 Resident David Lauret asked about how the development would affect 400 South and Holdaway Road. City Engineer Naseem Ghandour helped clarify the plan to expand the road would be. Ryan Bybee with Cadence Homes addressed questions from the Planning Commission

 **MOTION: VICE-CHAIR BRAMWELL MOTIONED TO CLOSE THE PUBLIC HEARING. COMMISSIONER GUDMUNDSON SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, VICE-CHAIR BRAMWELL, AND COMMISSIONER GUDMUNDSON VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.**

 **MOTION: COMMISSIONER GUDMUNDSON MOTIONED TO RECOMMEND APPROVAL OF DEVELOPMENT AGREEMENT WITH THE CONDITIONS LISTED IN THE STAFF REPORT. VICE-CHAIR BRAMWELL SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, VICE-CHAIR BRAMWELL, AND COMMISSIONER GUDMUNDSON VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.**

6. WORK SESSION

7. TRAINING SESSION

8. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

9.  ADJOURNMENT

Chair Brady adjourned the meeting.

Certified Correct On: June 28, 2022

CERTIFIED BY: /s/ Cache Hancey

Cache Hancey, Planning Technician