



**REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Wednesday, January 19, 2022 at 6:00 p.m.**

PUBLIC NOTICE is hereby given that the Vineyard City Planning Commission will hold a regularly scheduled meeting at City Hall, 125 South Main Street, Vineyard, Utah. You can also view the meeting on our [live stream channel](#).

REGULAR SESSION

CALL TO ORDER

1. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

2. OPEN SESSION - Time dedicated for public comment. Comments will be limited to three (3) minutes. No actions may be taken by the Planning Commission due to the need for proper public noticing.

3. MINUTES REVIEW AND APPROVAL:

3.1 November 3, 2021

4. BUSINESS ITEMS

4.1 Appointment of a New Chair and Vice-Chair.

5. WORK SESSION

5.1 Bike Utah: Chris Wiltse from Bike Utah will be presenting streetlight data findings. Jim Price from MAG will give a presentation on regional facilities along the Wasatch Front.

5.2 Bike Park & State Funding: The Bicycle Advisory Committee and Planning Commission will discuss funding options for the Vineyard Bike and Skate Park that has been designed by the American Ramp Company

6. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

7. ADJOURNMENT

The Public is invited to participate in all Planning Commission meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this public meeting should notify Cache Hancey, Planning Technician, at least 24 hours prior to the meeting by calling (801) 226-1929 or email at cacheh@vineyardutah.org.

The foregoing notice and agenda were posted on the Utah Public Notice Website and Vineyard Website, posted at the Vineyard City Offices and City Hall, delivered electronically to city staff and each member of the planning commission.

AGENDA NOTICING COMPLETED ON: January 14, 2022

NOTICED BY: /s/ Cache Hancey

Cache Hancey, Planning Technician



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**REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Wednesday, November 3, 2021, at 6:00 p.m.**

Present:

Chair Bryce Brady
Vice-Chair Jeff Knighton
Commissioner Tay Gudmundson
Commissioner Tim Blackburn
Commissioner Anthony Jenkins
Commissioner Amber Rasmusen (Not Voting)

Staff Present: Community Development Director Morgan Brim, Planner II Briam Amaya Perez, Planning Technician Cache Hancey, City Engineer Naseem Ghandour

Others Speaking: Residents Aubrey Bills, Jim Brinton, Brenda Jacobson, Betse Fernandez, Stan Jenne, Katria Lesser, Hailey Brady, Cameron Young, Jeff Giles pie, Lee Jacobson, Karisa Vance, and David Lauret

REGULAR SESSION

CALL TO ORDER

1. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

2. OPEN SESSION


3. MINUTES REVIEW AND APPROVAL:


3.1 No Minutes for Approval


4. BUSINESS ITEMS

4.1 Public Hearing – Conditional Use Permit Application for Vineyard Daycare. This home-based daycare will be located at 193 N 70 W. Parcel Number 41:971:0101. This property is located in the Hampton Subdivision and zoned SFD-10000.

Planning Technician Cache Hancey introduced the applicant and gave a brief overview of the daycare application. The applicant, Jesse Blake, addressed questions from the Planning Commission.

 **MOTION:** COMMISSIONER BLACKBURN MOTIONED TO OPEN THE PUBLIC HEARING. COMMISSIONER GUDMUNDSON SECONDED THE MOTION. CHAIR BRADY, VICE-CHAIR KNIGHTON, COMMISSIONER GUDMUNDSON, COMMISSIONER BLACKBURN, AND COMMISSIONER JENKINS VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

42  **MOTION:** COMMISSIONER JENKINS MOTIONED TO CLOSE THE PUBLIC HEARING.
43 COMMISSIONER BLACKBURN SECONDED THE MOTION. CHAIR BRADY, VICE-CHAIR KNIGHTON,
44 COMMISSIONER GUDMUNDSON, COMMISSIONER BLACKBURN, AND COMMISSIONER JENKINS
45 VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

46
47  **MOTION:** VICE-CHAIR KNIGHTON MOTIONED TO APPROVE THE CONDITIONAL USE
48 PERMIT. CHAIR BRADY SECONDED THE MOTION. CHAIR BRADY, VICE-CHAIR KNIGHTON,
49 COMMISSIONER GUDMUNDSON, COMMISSIONER BLACKBURN, AND COMMISSIONER JENKINS
50 VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

51
52 **4.2 Public Hearing – Conditional Use Permit and Site Plan Application for CMC Rock. This**
53 **manufacturing facility is located at 1756 N Pioneer Lane. Parcel Number 38:559:0006.**
54 **This property is zoned for manufacturing.**

55
56 Planner II Briam Amaya Perez introduced the applicant and site plan. The applicant, Todd Cusick
57 with CMC Ready Mix, addressed the questions from the Planning Commission.


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59 **MOTION (43:44):** COMMISSIONER BLACKBURN MOTIONED TO OPEN THE PUBLIC HEARING.
60 COMMISSIONER GUDMUNDSON SECONDED THE MOTION. CHAIR BRADY, VICE-CHAIR
61 KNIGHTON, COMMISSIONER GUDMUNDSON, COMMISSIONER BLACKBURN, AND
62 COMMISSIONER JENKINS VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

63
64 Resident Jim Brinton asked the applicant for clarification with the site plan. Mr. Cusick
65 answered all the questions.


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67 **MOTION (45:55):** COMMISSIONER JENKINS MOTIONED TO CLOSE THE PUBLIC HEARING.
68 COMMISSIONER BLACKBURN SECONDED THE MOTION. CHAIR BRADY, VICE-CHAIR KNIGHTON,
69 COMMISSIONER GUDMUNDSON, COMMISSIONER BLACKBURN, AND COMMISSIONER JENKINS
70 VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

71
72 **MOTION (46:15):** VICE-CHAIR KNIGHTON MOTIONED TO APPROVE THE SITE PLAN AND
73 CONDITIONAL USE PERMIT WITH ALL PROPOSED CONDITIONS. COMMISSIONER BLACKBURN
74 SECONDED THE MOTION. CHAIR BRADY, VICE-CHAIR KNIGHTON, COMMISSIONER
75 GUDMUNDSON, COMMISSIONER BLACKBURN, AND COMMISSIONER JENKINS VOTED AYE. THE
76 MOTION CARRIED UNANIMOUSLY.

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78 **4.3 Public Hearing – General Plan Land Use Map Amendment, Zoning Text Amendment,**
79 **Zoning Map Amendment, and Neighborhood Plan Applications for the site known as**
80 **Clegg Farm, located west of the current 400 South Main Street termination, Parcel**
81 **Numbers 18:021:0009 and 18:015:0163.**


82  Chair Brady called for a five minute recess.

83
84  Ryan Bybee with Cadence Homes presented to the Planning Commission.

85  **MOTION:** COMMISSIONER BLACKBURN MOTIONED TO OPEN THE PUBLIC HEARING. VICE-
86 CHAIR KNIGHTON SECONDED THE MOTION. CHAIR BRADY, VICE-CHAIR KNIGHTON,
87 COMMISSIONER GUDMUNDSON, COMMISSIONER BLACKBURN, AND COMMISSIONER JENKINS
88 VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

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90 Residents Aubrey Bills, Jim Brinton, Brenda Jacobson, Betse Fernandez, Stan Jenne, Katria
91 Lesser, Hailey Brady, Cameron Young, Jeff Gillespie, Lee Jacobson, Karisa Vance, and David
92 Lauret addressed the Planning Commission.

93
94 The Planning Commission continued discussion with the applicant addressing questions from
95 the public.


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97  **MOTION:** COMMISSIONER JENKINS MOTIONED TO CONTINUE THE PUBLIC HEARING.
98 COMMISSION GUDMUNDSON SECONDED THE MOTION. CHAIR BRADY, VICE-CHAIR KNIGHTON,
99 COMMISSIONER GUDMUNDSON, COMMISSIONER BLACKBURN, AND COMMISSIONER JENKINS
100 VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

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102 **5. WORK SESSION**

103 **6. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE**

104 **7. ADJOURNMENT**

105  Chair Brady adjourned the meeting.

106

107 **CERTIFIED CORRECT ON:** January 12, 2022

108 **CERTIFIED BY:** /s/ Cache Hancey

109 Cache Hancey, Planning Technician