



**MINUTES OF A REGULAR
PLANNING COMMISSION MEETING
Vineyard City Council Chambers
125 South Main Street, Vineyard, Utah
August 21, 2024, at 6:00 PM**

ATTENDENCE:

COMMISSIONERS PRESENT: Vice-Chair Bryce Brady, Graden Ostler, Nathan Steele, and Chris Bramwell. Brad Fagg joined the meeting during business item 5.2 and Chris Bramwell joined the meeting during item 5.1.

STAFF PRESENT: Cache Hancey, Senior Planner; Anthony Fletcher, Planner; Morgan Brim, Community Development Director; Brian Vawdrey, Parks and Recreation Director; Naseem Ghandour, Public Works Director; and Madison Reed, Planning Technician.

OTHERS PRESENT: Kathryn Schwarz with Enigma, Bronson Tatton with Flagborough, and Paul Kenny with CRSA. Residents Russell Evans, Daria Evans, Karen Corneleius, Jared Klundt, Abby Tatton, David Lauret, and Darlene Price.

1.  CALL TO ORDER/INVOCATION/PLEDGE OF ALLEGIANCE

Vice-Chair Bryce Brady called the meeting to order at 6:02pm. Commissioner Nathan Steele provided an invocation and led the pledge of allegiance.

3. PUBLIC COMMENTS

There were no public comments.

4.  CONSENT ITEMS

4.1. Approval of the April 3rd, 2024 Planning Commission Meeting Minutes

4.2. Approval of the May 1st, 2024 Planning Commission Meeting Minutes


4.3. Approval of June 5th, 2024 Planning Commission Meeting Minutes

4.4. Approval of the July 17, 2024 Planning Commission Meeting Minutes

 **Motion:** COMMISSIONER STEELE MOVED TO APPROVE THE MINUES AT 6:03PM. COMMISSIONER GRADEN OSTLER SECONDED. THOSE WHO VOTED YES: BRADY, OSTLER, STEELE. THE VOTE CARRIED UNANIMOUSLY.

5. BUSINESS ITEMS


5.1. Public Hearing: Parks and Recreation Master Plan

 Senior Planner Cache Hancey provided an introduction for this. He updated the commission of the progress on the document.


Vice-Chair Brady clarified its run more like a work session.

Parks and Recreation Director Brian Vawdrey acknowledged that it will be done in October.

Vice-Chair Brady postponed the public hearing but welcomed public comments.

 Paul Kenney with CRSA provided an introduction on the Parks and Recreation Master Plan. He outlined the process and where they are at: step three. Mr. Kenney outlined existing conditions and information gathered from the public outreach. He provided a map of some master plans in the nearby area they looked at for recommendations. The priorities were outlined. Mr. Kenney provided the steps they will take moving forward with the process and what it will provide for the master plan, specifically impact fees.

Commissioner Chris Bramwell joined the meeting at 6:07pm.

 Commissioner Bramwell asked about when new development would need to pay.


Community Development Director Morgan Brim discussed how impact fees are assessed and when they would be pulled.

 Vice-Chair Brady asked if we had a breakdown of the age population.


Director Brim said that we have the census information.

Mr. Kenney said that they have some, however it is skewed and behind where they have the estimates.


Director Brim noted that there is a population of students that may not live in the area.


 Vice-Chair Brady commented on the 10 year priority that activities for kids are things that will get outgrown and mentioned that he felt that a skate park was more urgent. This would give activities for older kids as he felt that this was an immediate need.

Commissioner Steele agreed. He asked a question about the areas of immediate priority and if we had plans yet.

 Director Vawdrey noted that these are guidelines. He noted it was West of Gammon Park. He added that the feedback they got from the public was to add fields and community gardens but that the funding was not there yet.


Commissioner Steele clarified that as the plans come up, they will be shared with the public.

 Director Brim discussed funding.

 Vice-Chair Brady restated that activities for teenage kids needs to be a priority.


Director Brim asked Mr. Kenney to explain the effort to hit different populations.

Mr. Kenney noted that the age group was 18-30. He noted that most of the people polled were parents. Mr. Kenney added that this is a baseline.

 Commissioner Steele noted census data that included 36% of people were under the age of 18. He agreed that teenaged populations are an immediate need.

Director Brim said that there is time to do targeted outreach.


Commissioner Steele recommended that the field on Saturdays is when you would find the most teenaged people. Vice-Chair Brady recommended a sign or visual aid to get attention.

 Mr. Kenney clarified that they did flyer with QR codes, but they could do that again.

Director Vawdrey asked if the intention was to get teenaged feedback.

Commissioner Brady noted he wanted more feedback from that age group.

Commissioner Steele recommended informing the people that register for activities with this information or surveys.


 Vice-Chair Brady said he was going to hold off on the public hearing but that public comments were welcomed.

Vice-Chair Brady asked where they got the data.


Commissioner Steele said 2022 census.


Director Brim discussed the accuracy of this data.

Planner Hancey noted that they use Certificates of Occupancy to generate numbers. He discussed the calculation and future processes for number calculations.


 Resident Daria Evans mentioned that she liked the idea of a skate park and noted that if they were going to move the community center to the North then that would open a good space for this type of recreation.

Resident Darlene Price appreciated the skate park and recommended a dirt bike park but expressed concern for if it will be monitored or if they will have to sign waivers.

 Resident Karen Cornelius asked a question about how much of a project would be covered by impact fees and how much comes from the budget. She also commented on Ms. Evans' comment and discussed the age of people in the area. She also asked about the survey regarding survey software.

 Resident Jared Clute appreciated the skate parks and wanted to push the disc golf inclusion.

Vice-Chair Brady addressed the comments.

 Mr. Kenney did the survey through survey monkey.

Planner Hancey noted that they did not have access to our Qualtrics.

 Vice-Chair Brady discussed how the developer conducts their work and why they may have not used Vineyard's survey software.

Vice-Chair Brady discussed the age that would use skate parks. He added that a place like that in Utah City could be a good benefit.


Director Brim commented that he has experienced business at skate parks with different age ranges.

 Director Brim discussed where the skate park has land reserved.

 **Motion:** COMMISSIONER STEELE MOVED TO POSTPONE THE PUBLIC HEARING AT 6:42PM TO A LATER DATE. COMMISSIONER BRAMWELL SECONDED.


Commissioner Brad Fagg joined the meeting at 6:42pm.

5.2. Public Hearing: Zoning Text Amendment for Event Centers in the Flex Office Industrial Zone - Ordinance 2024-10


 Director Brim introduced the Zoning Text Amendment (ZTA) and the business, Enigma 3. He briefed the purpose of the business and intentions for events. He discussed what the ZTA would change. He exemplified some conditions around vehicular travel. Staff recommended approval. He acknowledged the Zoning Code review that may adjust the table.

Vice-Chair Brady asked if they recommend approval if it would come up at a later date.


Director Brim described the process. He also introduced the applicant who was present at the meeting.

 Commissioner Steele asked about the completion of the documentation.


Director Brim noted that it would be fixed and clear and finalized before it made it to City Council.

 Commissioner Bramwell asked if it was already running.


Kathryn Schwarz with Enigma 3 said no it is not currently running events.

 Vice-Chair Brady asked what kind of events.

Ms. Schwarz gave an example of a private employee party. They want small events.


 Commissioner Steele noted there is no definition for an event center.

Director Brim noted that that could be found in the definitions section, but that it could be added. He outlined the process.

 Commissioner Steele noted that the vagueness could not protect us and commented that the version brought to the city council should have a definition.

Director Brim noted that the definition can be added. He asked if he needed that tonight or if that is something that could be brought back.


Commissioner Steele is comfortable with approving this as a condition. Vice-Chair Brady agreed.

 Vice-Chair Brady clarified that this is a recommendation.


 **Motion:** COMMISSIONER BRAMWELL MOTIONED TO OPEN UP A PUBLIC HEARING. COMMISSIONER FAGG SECONDED.

There were no public comments.


 **Motion:** COMMISSIONER FAGG MOTIONED TO CLOSE THE PUBLIC HEARING AT 6:55PM. COMMISSIONER STEELE SECONDED.

 **Motion:** COMMISSIONER STEELE MOVED TO RECOMMEND APPROVAL WITH A CONDITIONAL USE PERMIT AND INCLUSION OF A DEFINITION OF EVENT CENTER AT 6:55PM. COMMISSIONER FAGG SECONDED. ROLL FOR YES WENT AS FOLLOWS: OSTLER, STEEL, BRADY, BRAMWELL, AND FAGG. THE VOTE CARRIED UNANIMOUSLY.


5.3. Utah City Block 4 (Bella's Market) Site Plan

 Planner Anthony Fletcher presented the Bella's market location and introduced the zoning area. He discussed the parking and size of the grocery store. He provided the site plan and landscape plan and noted conditions for more information on the landscaping. Planner Fletcher provided the elevations. He also provided visual aids to provide perspective. He included the condition as he recommended approval with conditions.


The conditions are as follows: the applicant shall provide an updated and detailed landscaping plan to meet the minimum required percentage of landscaping for the site, provide a detailed photometric plan, meet all building design requirements, areas where pedestrian walkways cross driveways shall be constructed of stamped and/ or raised concrete or other material and designed to differentiate the area as a pedestrian/ vehicle interface, the applicant shall comply with all requirements provided by the Fire Marshal regarding fire access and maximize the safety and convenience of pedestrian flow throughout the site, the applicant pays any outstanding fees and makes any redline corrections, the applicant is subject to all federal, state, and local laws, and all submitted plans that include a proposed drive-thru shall be subject to the approval of a zoning text amendment.

 Bronson Tatton with Flagborough clarified circulation around the square-about because of a median installation coming in 15-20 years.

Commissioner Steele reiterated that this is upon build-out to control traffic better in the future when there is more traffic.

 Mr. Tatton noted that as it is built now, the median is open.


Planner Hancey provided a visual aid for clarity.


 Vice-Chair Brady asked for clarification on access to the grocery store.

Mr. Tatton highlighted the two (2) points of access.


 Vice-Chair Brady asked which street is going over Vineyard Connector.

Mr. Tatton answered by saying Ben Street.


 Vice-Chair Brady discussed the circulation.

 Planner Fletcher provided the process to implement the drive thru and that it is not a part of this application.

Planner Fletcher provided the sample motion.

 Commissioner Ostler asked Mr. Tatton for a timeline.

Mr. Tatton discussed groundbreaking in this year (Oct/ Nov) for a 9 month build, Certificate of Occupancy in 2025.

 Commissioner Steele asked about a paseo and its landscaping.


Planner Fletcher said it is a part of the conditions.

Mr. Tatton provided clarification.

 Commissioner Steele asked about the conditions and what is included.


Planner Hancey clarified the lots involved.

Commissioner Steele wanted the condition to be straight forward.

 Commissioner Bramwell asked about the travel patterns for the trucks.

Mr. Tatton noted that the trucks come in the morning. He mentioned that there are two (2) loading docks.

Commissioner Bramwell expressed concern for the trucks and the drive thru.

 Mr. Tatton discussed the entrances. He acknowledged the challenge for the four-sided building because there is no back of house.


 Vice-Chair Brady asked about directional access.

Mr. Tatton said you can turn left.

Vice-Chair Brady initiated conversation about the drive-thru with Mr. Tatton.

 Commissioner Steele clarified that the drive thru is a future discussion

Vice-Chair Brady opened up for questions.

 Ms. Price asked for clarification on the loading and unloading.


Vice-Chair Brady was repeating and answering Ms. Price's questions as she asked them.

Ms. Price asked how the trucks pulled in.

Vice-Chair Brady noted that the trucks back in.


Ms. Price clarified the road they access the docs from. She asked if Vineyard will have a problem with traffic and the trucks backing in.

Vice-Chair Brady noted that the trucks will come in very early in the morning which should not effect the traffic too much. He also acknowledged the concern for traffic on Avery street.


 Mr. Tatton discussed the separate entrances.

Commissioner Steele reiterated that the drive thru is not a part of this application.


Mr. Tatton acknowledged the point of conflict.

 Vice-Chair Brady discussed the finish on all sides of the building and how that effects the truck loading issue. He discussed the level of traffic on this road.

Mr. Tatton noted why the drive thru is not included.

 Planner Fletcher discussed the process for the drive thru.


Vice-Chair Brady invited people to come and offer opinions for that future plan.

 Ms. Evans expressed disappointment in the circulation. She expressed concern for the residents' sleep during loading and unloading time. She also asked about the parking for the residents.

Vice-Chair Brady asked Mr. Tatton if there was a concern with the trucks.


Mr. Tatton noted that the loading is enclosed. He added that the lower three (3) stories are amenity space in the residential space.

Planner Hancey noted the residential is a future discussion.

 Commissioner Bramwell asked if there would be safety precautions for the truck exiting.

Mr. Tatton noted that it would be a good addition.

Planner Hancey noted this could be added as a condition.


 Commissioner Fagg noted back up alarms could be an irritant.

The grocery store is coming in before the residential.

Planner Fletcher added working with staff on potential safety concerns as a condition.


 Sarah Cameron asked about the hours of the pharmacy.

 Russel Evans commented that the trucks come when they come. He expressed poor planning.

 Ms. Cornelius noted that the push for four-sided finish could pose problems. She also noted that there are still a lot of question marks.

Vice-Chair Brady asked for the specific questions.


Ms. Cornelius expressed concern for all of these concerns that have been addressed.

 Commissioner Bramwell discussed the Harmons in Salt Lake and how they navigate truck traffic and loading.

Mr. Tatton noted that their parking is above.

Planner Hancey provided a visual aid.


Mr. Tatton noted that this is similar to what they are implementing.


 Ms. Cornelius asked if Bella's was going to pull out without a drive-thru.


Mr. Tatton noted that they own Bella's.

Discussion about the drive-thru ensued.


Planner Hancey provided the process and opportunity for comments.

 Commissioner Steele shared his liking for this plan. He expressed that this is a downtown area.

 **Motion:** COMMISSIONER STEELE MOTIONED TO APPROVE THIS APPLICATION WITH THE RECOMMENDED CONDITIONS AT 7:39PM. COMMISSIONER FAGG SECONDED. THOSE IN FAVOR VOTED YES: OSTLER, BRADY, STEEL, BRAMWELL, AND FAGG. THE VOTE CARRIED UNANIMOUSLY.

 Planner Hancey noted they the conditions are important and briefed the public on how they are handled

5.4. Vineyard Fire Station #35 Site Plan and Conditional Use Permit

 Planner Hancey presented the fire station and discussed the changes that were made. He provided a map to orient the location at 226 W 80 S. He noted that it will look like a house. He showed the landscape plan. Planner Hancey discussed parking and the garage. He noted the issue with the garage and mentioned that this is listed as a condition.


 Vice-Chair Brady asked about the setback on the north side.

Planner Hancey noted 18 feet.


Vice-Chair Brady asked about the process after the rezone.


Planner Hancey noted it would have to be rezoned.

Planner Hancey provided the elevations for the public. He noted that this will be brick.

 Commissioner Ostler asked if there was going to be a fire pole.

Planner Hancey noted a monument sign.

 **Motion:** COMMISSIONER STEELE MOVED TO APPROVE THE APPLICATION AS PRESENTED AT 7:47PM. COMMISSIONER FAGG SECONDED. THOSE IN FAVOR VOTED YES: OSTLER, BRADY, STEELE, BRAMWELL, AND FAGG. THE VOTE CARRIED UNANIMOUSLY.


 Planner Hancey noted that construction wanted to be started soon. He noted requests for future signage. It is about a one (1) year construction.


6. WORK SESSION


No work items were submitted.

7. STAFF, COMMISSION, AND COMMITTEE REPORTS

7.1. ULI Housing Summit

 Planner Hancey noted the intention to discuss trainings. He presented the experience about the housing conference in Salt Lake City. He discussed the drive for construction to keep up with demand. He discussed the drive for renters to get to home ownership.


 Public Works Director Naseem Ghandour addressed construction at the trail. He introduced concrete projects around the city.

 Vice-Chair Brady asked about the bylaws for Development Review Committee.

Planner Hancey said no.

Vice-Chair Brady asked about voting.

Planner Hancey said he could look into this.


 Vice-Chair Brady noted that we need to get the election for a new chair on the agenda.

Planner Hancey acknowledged that he was planning on getting it on the next agenda.

8.  **ADJOURNMENT**

The meeting was adjourned at 7:52 pm.

MINUTES CERTIFIED COMPLETE ON: October 2, 2024

CERTIFIED (NOTICED) BY: 
Madison Reed, Planning Technician

