

**MINUTES OF A REGULAR
VINEYARD PLANNING COMMISSION MEETING**
City Council Chambers
125 South Main Street, Vineyard, Utah
Wednesday November 1, 2023, 6:00 p.m.

Attendance:

Planning commissioners: Bryce Brady, Brad Fagg, Chris Bramwell, Tay Gudmundson, and Anthony Jenkins,

Those Excused: Steve Anderson and Graden Oster

Staff present: Patrick James, Staff Engineer; Naseem Ghandour, Public Works Director; Anthony Jenkins, Cache Hancey, Planners; Morgan Brim, Community Development Director

REGULAR SESSION

CALL TO ORDER

1.  **INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE**
Brad Fagg offered an invocation and led the 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.

Daria Evans asked if the work session would be open for public comments. She made a comment concerning the location of a fire station.

3. **BUSINESS ITEMS**

3.1 PUBLIC HEARING – Homestead at Vineyard City, Utah Pod 1 Live-Work Units Development Agreement Amendment

The Planning Commission will continue the public hearing for an amendment to the Development Agreement from Mike Olsen with Home Center Construction, to the Homestead at Vineyard City, Utah, Pod 1, Live-Work Units to the December 6, 2023 Planning Commission Meeting.

MOTION: Anthony Jenkins made a motion to continue the public hearing to November 15, 2023. Chris Bramwell seconded the motion. The motion passed unanimously.

4. **WORK SESSION**

4.1 Homestead at Vineyard City, Utah Pod 1 Live-Work Units - Development Agreement Amendment

Morgan Brim introduced the project and its general benefit to the city. Live-work units allow for a living space to be constructed over a formal office. He gave an overview of the parking, street layout, and open space.

 Mike Olsen introduced himself and the history of the project. He provided examples of how the concept has worked in West Valley, Kearns, and Salt Lake City. Mike Olson discussed amendments he has made to the development agreement including parking, the dog park, and land uses.

 Tay Gudmundson requested the dog park have shade and grass. She is also excited about having a community garden. A discussion about dog parks and dog ownership was discussed.

 A discussion about dog parks and dog ownership ensued.

 Anthony Jenkins inquired about ownership. All the units will be leased. A discussion concerning ownership ensued.

 A discussion concerning parking ensued. Each unit has a two-car garage, street parking, and will be managed by the HOA.

 A discussion concerning the park strip ensued. The benefits of street parking instead of park strips was discussed. The landscaping will all be paid for by the developer.

 Brad Fagg asked if mechanical businesses are allowed. They will not be allowed.

 Chris Bramwell stated he was concerned about street parking during peak hours and on the weekends. Naseem Ghandour clarified speed limits and street design that make it safe for residents and users.

 Bryce Brady asked about the storm drainage area being used as a dog park.

 Bryce Brady asked about dimensions and features of the project. Mike Olson clarified that none of the units will be sold at this time.

 Bryce Brady asked what the parking management plan will be. The applicant shared that there will be an onsite manager to monitor parking.

 Chris Bramwell asked how much rent will. The rent is estimated to be between \$1900 and \$2200.

 Anthony Jenkins asked how the signs will be managed for different businesses.

 There was a discussion about future developments.

 Bryce Brady opened the meeting for public comments.

 Daria Evans asked about the location of the community garden. She asked about the breakdown of the development. She asked about size and height and look of the units. She asked about on-street parking concerns.

 Graden Ostler asked about how 56 different businesses will be regulated concerning demand and traffic flow.

 Kristen Crespo said that the on-street parking seem dangerous.

 Morgan Brim and Mike Olsen answered the questions. A traffic engineer will look at the on-street parking design. The building height will be restricted to 35 feet, the first floor will be 9 feet in height, and units will be 1600-2000 square feet. Each unit will have 2 parking spaces in the garage in addition to visitor parking spaces. The building will be 3 stories instead of 2.

 Anthony Jenkins clarified that sub-leasing will not be allowed. The developer shared that this is intended for small businesses only.

 Daria Evans asked if the city will gather the tax revenue from the commercial spaces.

 Orem is working with Vineyard to develop and improve 400 S.

5. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

Anthony Jenkins attended a Bike conference in Boston.

Brad Fagg shared about a skate park and mountain biking concern for the city.

Staff updated the Planning Commission on the Economic Strategic Plan.

Engineering staff reported on a pedestrian refuge coming on main street.

6. ADJOURNMENT

Bryce Brady adjourned the meeting at 7:15 pm.

Meeting Minutes Certified correct on: February 7, 2024.

Certified Correct By: /s/ Rachel Stevens
Rachel Stevens, Planner