

**Minutes of a Regular
Vineyard Planning Commission Meeting
City Council Chambers
125 South Main Street, Vineyard Utah
Wednesday October 18, 2023, 6:00 p.m.**

Attendance:

Planning Commissioners: Chair Bryce Brady, Anthony Jenkins, Bradley Fagg, and Graden Ostler

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

Others Present: David Lauret, Amber Rasmussen, Bronson Tatton, Tyler Haroldsen, Nate Hutchinson, Jacklyn Briggs, Harry Broxton, and Jeanine Broxton

REGULAR SESSION

CALL TO ORDER

1. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

- 1.1**  Commissioner Anthony Jenkin's gave a thought on road safety and design. He then gave an invocation and led the pledge of allegiance.

2. OPEN SESSION -

Daria Evans shared her thoughts about fear and the safety of our roads and was supportive of Mr. Jenkins' thoughts. She asked Chair Brady to restate his concerns regarding the parking for the downtown.

Harry Broxton asked a question about 300 west connecting into Utah City. He also asked if the lake road is going to be improved for the safety of the road.

David Lauret asked to know the average size of the downtown apartments and what the business plan is for Utah City.

Tyler Haroldsen shared sentiments about the safety of our roads and particularly the safety of the 400 s. He suggested that immediate actions must be taken to make 400s and other unsafe areas of the entire city.

3. Business Items

3.1 Site Plan – Downtown Blocks 8 & 14

Planner Cache Hancey briefly presented the review and highlights of the project and the conditions for approval as identified by staff after reviewing all the application documents.

 Bronson Tatton with Flagborough shared his sentiments and further continued to explain Blocks 8 & 14. He provided a bikeway network and walking radii of the downtown. He addressed questions about the Promenade overpass.

 Nate Hutchinson with Flagborough shared that all the existing trails on the southern part of the city

will all connect into the Utah city planned trails and street network throughout the development process.

Mr. Tatton presented all material on all the building elevations for Blocks 8 and 14. Renderings of these proposed buildings were also shown as part of the presentation. The developers shared their efforts to slow down traffic and make the city streets really safe, walkable and livable.

 Chair Bryce asked about the management on the street parking. Mr. Tatton responded that the developer will manage parking of the entire Downtown area and enforcement will be worked out with the city.

 Commission Ostler asked if all the lighting will be LEDs on the street lights. Mr. Tatton responded that all the lights are LED.

 Commissioner Fagg asked about issues relating to raised intersections.

 City Engineer Ghandour explained how the raised intersections will be maintained.

 Mr. Hutchinson discussed the commercial spaces availability.

 Commissioner Jenkins stated a question for a resident regarding the naming of streets. He expressed a desire to continue with the current grid in the city.

 Chair Brady opened the meeting to public comments.

 David Lauret asked about this area being a settling pond. He asked to know if the soils are cleaned beyond the top level of the soil.

 Daria Evans asked for clarification on how the parking will be allocated to each unit. She also spoke about how dog waste will be managed.

 Tyler Haroldsen suggested that the soil samples all over the downtown area be reviewed.

 Chair Brady and Mr. Hutchinson responded to the concerns regarding the soil. Chair Brady recommended that the city provide a weblink to share more about the cleanup.

 Mr. Haroldsen gave some feedback regarding the website link and dog waste issue.

 Chair Brady requested that a parking management plan for the roads in the downtown be provided. Mr. Jenkins also requested that all requirements by the EPA and DEQ and state and local laws are met.

 **Commissioner Jenkins motioned to approve the site plans for blocks 8 & 14 with the listed conditions of approval. Commissioner Fagg seconded the motion. Roll went as follows: Chair Brady, Commissioner Ostler, Commissioner Fagg, and Commissioner Jenkins voted Aye. Motion carried unanimously.**

4. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

Commissioner Jenkins asked when the trail under the Vineyard Connector would be reopened. Mr.
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Ghandour responded that the water pipeline is being finished up and work will then start on fixing the trail connection.

Chair Brady reported about working with Jeff Knighton on a class project for community center designs.

Mr. Hancey gave an update regarding the station area plan, the parking master plan, and new bus stops.

Mr. Ghandour reported on flashers being installed on new crosswalks within the city.

5. ADJOURNMENT Chair Brady adjourned the meeting at 7:50.

Minutes Approved On: February 7, 2024

Minutes Completed By: /s/ Cache Hancey
Cache Hancey, Planner

