



**REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Wednesday February 7, 2024 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 Approval –

3.1 October 4, 2023

3.2 October 18, 2023

3.3 November 1, 2023

3.4 November 15, 2023

4. BUSINESS ITEMS

4.1 Appoint a Planning Commission Chair and Vice Chair

A Staff member will review the duties and responsibilities of Chair and Vice Chair.

5. WORK SESSION

5.1 Moderate Income Housing – General Plan

Planner Cache Hancey will give an update on the Moderate Income Housing Report. He will then lead a discussion reviewing current strategies and gather feedback on changes that need to be made to the General Plan relating to Moderate Income Housing.

6. TRAINING SESSION

6.1 Training on Open and Meetings Act and Code Enforcement

City Attorney Jayme Blakesly will provide a training for the Planning Commissions on Utah open and public meetings and code enforcement.

7. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

8. 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 Rachel Stevens, Planning Technician, at least 24 hours prior to the meeting by calling (801) 226-1929 or email at rachels@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, and delivered electronically to city staff and each member of the Planning Commission.

AGENDA NOTICING COMPLETED ON: February 2, 2024

NOTICED BY: /s/ Rachel Stevens
Rachel Stevens, Planner



**REGULAR MEETING MINUTES
OF THE VINEYARD PLANNING COMMISSION,
Wednesday October 4, 2023, 6:00 p.m.**

Attendance:

Planning Commissioners: Chris Bramwell, Anthony Jenkins, Bryce Brady, Tay Gudmundson, Bradley Fagg, and Graden Ostler

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

Others Present: Tyler Haroldsen, Harry Broxton, Jeanine Broxton, Kim Cornelius, Karen Cornelius, Jordan Christensen, Jane Pearce, David Pearce, Caden Rhoton, Bronson Tatton, Tim Heaton, and Mark Ostebo

REGULAR SESSION

CALL TO ORDER

1. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

2. OPEN SESSION –

Tyler Haroldsen asked for clarification regarding comments for the work session. Tyler continued by asking for the city to define roads and streets.

3. WORK SESSION

3.1 Site Plan – Downtown Blocks 8 & 14

Community Development Director Morgan Brim introduced Downtown Blocks 8 & 14. Bronson Tatton along with Nelson Partners, presented the site plans for the two blocks, providing context for location, displaying elevations, and discussing information regarding unit and parking counts.

 Chair Brady asked about the transition between the two types of streets. Mr. Brim requested Mr. Tatton to provide a bikeway network map of the downtown area to be presented at the next meeting.

 Chair Brady asked when they plan on going vertical with these two buildings. Mr. Tatton responded that they will probably go vertical in the following spring. Mr. Brady asked if any of the units being proposed would be for sale or if they were all rentals. Mr. Tatton responded that these two blocks were all rentals, however, there will be for-sale condos in other phases. A discussion was had regarding the need for a parking study as these two blocks will require one before the certificate of occupancy is issued.

 Commissioner Bramwell asked for clarification regarding the ownership of the paseos and sidewalks. Mr. Brim explained that ownership is currently being discussed, however, it will always be open to the public regardless of ownership. Mr. Bramwell stated the important need to have a public square for speech.

 Commission Jenkins complimented the downlighting and bike infrastructure of the project. He requested to know how many street parking stalls would be provided with these two blocks.

 Chair Brady opened the meeting to the public for questions regarding the project.

 Jenine Broxton asked who would maintain planters.

 Tyler Haroldsen asked about the flexibility of the ground floor retail. He also asked for some information regarding the soil cleanup of the area. He also stated that he would support metering the street parking.

 Harry Broxton expressed his concern with the total parking and size of the units.

 Chair Brady and Mr. Brim responded to the questions from the public.

 Tim Heaton asked what the longest walking time for non-residents of the downtown would be to reach the furthest point of the development. Mr. Brim explained that the downtown has a 5-minute and 10-minute walking shed map. Mr. Heaton stated his concern with all the units being rented. A discussion was had regarding housing affordability and parking demand.

 Karen Cornelius asked why parking structures were being built after the housing. She also asked why the city must accept the HTRZ distinction. Chair Brady explained the finances regarding structured parking. Mr. Brim stated that they will be following the parking requirements regardless.

4. **COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE**

Chair Brady introduced Brady Flag as a new member of the Planning Commission.

5. **ADJOURNMENT**

Draft Minutes Completed On: January 24, 2024

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



**REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
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 meeting 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. 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.

Draft Minutes Completed On: January 24, 2024

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



**REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Wednesday November 1, 2023, 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](#).

Attendance:

Planning commissioners: Bryce Brady, Brad Fagg, Chris Bramwell, Tay Gundmundson, 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.
 - 2.1 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 Gundmundson 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 seems 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 BY: /s/ Rachel Stevens

Rachel Stevens, Planner



**MINUTES OF A REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,**

Wednesday November 15, 2023, 6:00 p.m.

Attendance:

Planning Commissioners: Chair Bryce Brady, Vice-Chair Tay Gudmundson, Anthony Jenkins, Bradley Fagg, and Graden Ostler

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

Others Present: Daria Evans, Resident; Darrin Perkes with Dominion Engineering

CALL TO ORDER

1. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

Chair Brady opened the meeting with the Pledge of Allegiance and an invocation.

2. OPEN SESSION -

Resident Daria Evans expressed concern regarding the Jiffy Lube sign location. She continued with more concerns regarding access to the McDonalds site from Geneva Road and light pole length. She made comments regarding the windows of the live/work units.

Motion to close public comments Tay. seconded by Brad.

3. BUSINESS ITEMS

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

Motion: Vice-Chair Gudmundson motioned to continue the public hearing to the December 6th, 2023, Planning Commission meeting. Commissioner Jenkins seconded the motion. Roll went as follows: Chair Bryce Brady, Vice-Chair Tay Gudmundson, Anthony Jenkins, Bradley Fagg, and Graden Ostler voted Aye. Motion carried unanimously.

Community Development Director Morgan Brim gave a brief explanation on why the item was requested to be moved to the December 6th meeting.

3.2 Sign Standard Waiver – Jiffy Lube

Planner Cache Hancey presented a sign standard waiver application from Jiffy Lube, explaining the reason that Jiffy Lube is requesting it. He addressed the concerns from the public comment earlier and stated that the design of the sign could be included as a condition of approval.

Motion: Commissioner Jenkins motioned to approve the sign standard waiver with the condition that the stone base is continued up with the height increase. Vice-Chair Gudmundson seconded the motion. Roll went as follows: Chair Bryce Brady, Vice-Chair Tay Gudmundson, Anthony Jenkins, Bradley Fagg, and Graden Ostler voted Aye. Motion carried unanimously.

3.3 Site Plan Application - McDonalds

Planner Cache Hancey presented the site plan, described the location and access to the site, and reviewed the staff report findings for the application. He stated that the city is working with the landowner on an entry feature to be installed in the northeast corner of the property. He further clarified that the light poles would follow the development standards and that 21ft poles would not be permitted.

Darrin Perkes with Dominion Engineering addressed concerns regarding the site plan and explained the purpose of the reverse drive-thru. Commissioner Jenkins requested that the crosswalk crossing the drive-thru be raised to slow down any vehicles. Mr. Perkes explained the complications in raising the elevation of the crosswalk but would be willing to investigate it further with planning staff. Vice-Chair Gudmundson agreed with Commissioner Jenkins' concerns.

 Mr. Hancey described the conditions of approval.

 **Motion: Commissioner Jenkins motioned to approve the site plan for McDonalds with the conditions that the Applicant pays any outstanding fees, the applicant is subject to all federal, state, and local laws, the applicant must observe all ADA requirements ,the elevation sheets A2, dated 07/05/23, are the corrected elevations, all on site lighting will be down-lit, the applicant will work with the Public Works Department to enhance the height of the drive-thru crosswalk for the purpose of slowing traffic and enhancing the safety for the pedestrians Prior to the issuance of a building permit, proper screening of utilities will be submitted to the Community Development Department for approval, and prior to the issuance of a building permit, an entry feature for the GRMU located in the northeast corner of the lot will need to be approved by the Planning Commission. Commissioner Fagg seconded the motion. Roll went as follows: Chair Bryce Brady, Vice-Chair Tay Gudmundson, Anthony Jenkins, Bradley Fagg, and Graden Ostler voted Aye. Motion carried unanimously.**

3.4 2024 Calendar

 The Planning Commission briefly discussed the 2024 calendar.

Motion: Vice-Chair Gudmundson motioned to approve the 2024 Planning Commission Calendar. Commissioner Jenkins seconded the motion. Roll went as follows: Chair Bryce Brady, Vice-Chair Tay Gudmundson, Anthony Jenkins, Bradley Fagg, and Graden Ostler voted Aye. Motion carried unanimously.

3.5 2024 Chair and Vice-Chair Elections

 Mr. Brim explained that this item could be moved to the December 6th meeting or later as not all members of the commission were present. Mr. Hancey stated that he would talk with Pam Spencer in the recorders office to see if they could postpone the vote to 2025 as more Planning Commission members would be present.

4. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

 Commissioner Jenkins was acknowledged and thanked for his efforts on the Planning Commission.

Public Works Director Naseem Ghandour stated that crosswalk flashers on 600 North would be installed. He gave an update regarding 400 North. Chair Brady asked if any plans have been made to improve the trails along Center Street or Holdaway Road.



ADJOURNMENT

Chair Brady adjourned the meeting.

MINUTES DRAFTED ON: January 30, 2024

DRAFTED BY: /s/ Cache Hancey

Cache Hancey, Planner



Community Development

Date: February 7, 2024
From: Cache Hancey, Planner
To: Planning Commission
Item: Moderate Income Housing – General Plan Work Session
Applicant: City-initiated

Background

In January 2024, Vineyard City received a compliance letter from the Utah Department of Workforce Services stating that we comply with the state requirements for moderate-income housing and will be eligible for priority consideration for Transportation Commission funding. The city submitted an update to six strategies which is one more than is required.

To prepare for the report which can be submitted in the Fall of 2024, staff is requesting the Planning Commission and City Council to review the current strategies outlined in the General Plan and Utah State Code and provide feedback on any changes that need to be made or adopted. The Strategies listed below with comments indicate the strategies as reported for the MIH Report. Other strategies in the General Plan do not qualify under the UCA 10-9a-403 Subsection (2)(b)(iii) for reporting. The UCA strategies are listed below the General Plan strategies.

General Plan

9.08.010 Goal 1

PROVIDE OPPORTUNITIES FOR MODERATE INCOME HOUSEHOLDS TO PURCHASE ATTAINABLE HOUSING TO SUPPORT THE ECONOMIC VITALITY OF THE COMMUNITY.

1. **STRATEGY 1:** Identify and work with affordable housing programs like the Housing Authority of Utah County that will assist moderate income households in being able to purchase homes through voucher programs and discounts.
2. **STRATEGY 2:** Increase the availability of affordable single-family units by identifying areas that will be best suited for moderate income housing and incentivizing developers to undertake these projects.
3. **STRATEGY 3:** Incentivize the development of a range of housing types, including attached dwellings and multi-family units for purchase by streamlining development processes for units that will be affordable to moderate income households.

4. **STRATEGY 4:** Ensure that future regulations do not inhibit the development of moderate-income housing in appropriate locations and that the necessary infrastructure is available to support these projects.
5. **STRATEGY 5:** Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing.

Commented [CH1]: Shown as noncompliant in the 2/24/23 notice of compliance and was unable to be reported for the 2023 MIH report.

9.08.020 Goal 2

ENCOURAGE AND PROMOTE AFFORDABLE HOUSING DEVELOPMENTS BY INCENTIVIZING DEVELOPERS TO BUILD THIS TYPE OF HOUSING.

1. **STRATEGY 1:** Establish developer incentives that promote the construction of a variety of housing types including smaller, affordable units.
2. **STRATEGY 2:** Adopt ordinances which allow for a variety of residential areas and building types providing for a range of housing alternatives and densities to meet the needs of a diverse population.
3. **STRATEGY 3:** Reduce, waive, or eliminate impact fees related to moderate income housing.
 1. The city will commission a study which will include analyzing reductions of impact fees for moderate income housing units by the end of 2024.
4. **STRATEGY 4:** Develop and adopt a station area plan in accordance with Section 10-9a-403.1 of Utah State Code.
 1. The city will choose a consultant by the end of first quarter 2023.
 2. The planning process for this project will initiate at the end of the second quarter of 2023.

Commented [CH2]: In 2023, Vineyard City funded master plan studies for water, sewer, transportation, and storm water usage. These studies are currently underway and will include an analysis on how impact fees may be reduced, waived, or eliminated for future moderate income housing developments.

Commented [CH3]: The city chose a consultant in the first quarter of 2023. The city is currently working with the consultant on land use and zoning for the VSAP area. The City Council is expected to adopt the VSAP plan in late 2023-early 2024.

9.08.030 Goal 3

PROVIDE THE FRAMEWORK FOR THE SUCCESSFUL INTEGRATION OF A MIX OF HOUSING TYPES IN THE COMMUNITY'S VARIOUS NEIGHBORHOODS.

1. **STRATEGY 1:** Identify sites to consider for affordable housing development, including higher density housing on smaller lot sizes to offer a mix of housing options that appeal to a variety of population demographics.
2. **STRATEGY 2:** Introduce and integrate rental units and moderate- income housing into neighborhoods by allowing higher-density development to act as a buffer

between commercial and lower density, more affluent single-family residential areas.

3. **STRATEGY 3:** Encourage an appropriate mix of housing types and styles and require appropriate code compliance and property maintenance to sustain neighborhood individuality, quality and appearance.
4. **STRATEGY 4:** Zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers.
 1. The city will work with the property owners of the Vineyard Downtown District to develop the infrastructure needed to support multi-family housing by the end of 2023.
5. **STRATEGY 5:** Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.
 1. The city will amend the zoning code to allow for mobile housing types intended for long-term placement to be utilized as accessory dwelling units by the end of 2025. These mobile housing types must adhere to a permanent foundation.
6. **STRATEGY 6:** Amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's owner vehicle, such as residential development near major transit investment corridors or senior living facilities.
 1. The city will commission a city-wide parking study to analyze parking rates and provide recommendations for parking reductions to the City Council by the end of 2026. Carrying out this study will require approval of funding.
7. **STRATEGY 7:** Create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act.
 1. The city was successful in receiving the HTRZ designation from the State of Utah. Moving forward, the city will set up an HTRZ Board to oversee, manage, and analyze the project to ensure that 11% of the units are deed restricted to provide moderate income housing. This board shall be established by the end of 2023.

Commented [CH4]: The Downtown Vineyard (Town Center) Special Purpose Zoning District includes two sub-districts which allow for high density and mixed use housing. Specifically, the Downtown Station district has no height limits or density limits in place. The City worked with Flagborough (Property Owner) to process 5 site plan applications and 2 plats to allow for the construction of 871 multi-family dwelling units in the downtown. The city also worked with the developer and UDOT on the construction of the new Vineyard Connector road to help provide access to the housing units. The Promenade overpass design was also approved in 2023 which will allow access from the downtown to the lake road.

Commented [CH5]: In 2023, the city council supported a measure to allow for detached ADU's as the previous code only allowed for attached ADUs. This measure was widely supported by the city council as ADUs have been very popular among the residents. While the city has not yet amended the zoning code to allow for mobile housing types intended for long-term placement to be utilized as accessory dwelling units such as tiny homes, modular homes, and prefabricated homes, language is currently being drafted and is expected to be brought to the City Council in the Summer of 2024 for review and approval.

Commented [CH6]: The City will commission a city-wide parking study to analyze parking rates and provide recommendations for parking reductions to the City Council by the end of 2026. Carry out this study will require approval of funding. In the 2024-2025 budget, the City Council approved necessary funding to pay for the parking study. A task order has been sent out to a consultant to provide a response to. The study is expected to take place throughout 2024. The Vineyard Redevelopment Agency (RDA) will provide funding for the construction of a parking structure to serve the multi-family units of the Vineyard Downtown District by the end of 2028.

Commented [CH7]: On August 10, 2022, the City Council voted in favor of authorizing the city manager to move forward with the HTRZ application to the Governor's Office of Economic Opportunity. Additionally, on April 12, 2023, the RDA Board was assigned to administer the HTRZ funds and operate as the HTRZ Board.

UCA 10-9a-403 Subsection (2)(b)(iii)

For a town, may include, and for other municipalities, shall include, a recommendation to implement three or more of the following moderate income housing strategies:

- (A) rezone for densities necessary to facilitate the production of moderate income housing;
- (B) demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing;
- (C) demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate income housing;
- (D) identify and utilize general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the municipality for the construction or rehabilitation of moderate income housing;
- (E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones;
- (F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers;
- (G) amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors;
- (H) amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities;
- (I) amend land use regulations to allow for single room occupancy developments;
- (J) implement zoning incentives for moderate income units in new developments;
- (K) preserve existing and new moderate income housing and subsidized units by utilizing a landlord incentive program, providing for deed restricted units through a grant program, or, notwithstanding Section 10-9a-535, establishing a housing loss mitigation fund;
- (L) reduce, waive, or eliminate impact fees related to moderate income housing;
- (M) demonstrate creation of, or participation in, a community land trust program for moderate income housing;
- (N) implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality;
- (O) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs

administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing;

(P) demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing;

(Q) create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act;

(R) eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530;

(S) create a program to transfer development rights for moderate income housing;

(T) ratify a joint acquisition agreement with another local political subdivision for the purpose of combining resources to acquire property for moderate income housing;

(U) develop a moderate income housing project for residents who are disabled or 55 years old or older;

(V) develop and adopt a station area plan in accordance with Section 10-9a-403.1;

(W) create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones; and

(X) demonstrate implementation of any other program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing;



State of Utah

SPENCER J. COX
Governor

DEIDRE HENDERSON
Lieutenant Governor

Department of Workforce Services

CASEY R. CAMERON
Executive Director

REBECCA BANNER
Deputy Director

KEVIN BURT
Deputy Director

GREG PARAS
Deputy Director

January 25, 2024

To: Mayor and City Council
Vineyard City

From: Department of Workforce Services
Housing and Community Development Division

Re: Moderate Income Housing Report – 2023 Notice of Compliance

Dear Mayor and City Council,

Thank you for submitting your City's Moderate Income Housing report for this year in fulfillment of requirements set forth in State Code section 10-9a-408. The Housing and Community Development Division (HCD) has reviewed the report and finds that the submitted report complies with the requirements set forth in section 10-9a-408.

Vineyard City has met the requirements of 10-9a-408(6) and is eligible for Priority Consideration for Transportation Commission funding for transportation projects within the boundaries of the municipality. The community included six strategy progress reports—one more than the five required for communities with fixed guideway transit stations.

Please be aware that implementation plan benchmarks and timelines which have passed, but were not reported on, or which had delayed timelines may not be reported on in future years without an update to the implementation plan. Please contact the Moderate Income Housing Program staff to discuss update options.

Thank you again for submitting your Moderate Income Housing report. If you have any questions or concerns, please contact Alyssa Gamble at angamble@utah.gov.

Sincerely,
Alyssa Gamble
Program Manager – Moderate Income Housing Database
Housing and Community Development
Department of Workforce Services



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