



VINEYARD
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**MINUTES OF A REGULAR
PLANNING COMMISSION MEETING
Vineyard City Council Chambers
125 South Main Street, Vineyard, Utah
July 17, 2024, at 6:00 PM**

ATTENDANCE:

PLANNING COMMISSIONERS: Vice-Chair Bryce Brady, Graden Ostler, Chris Bramwell, and Brad Fagg.

STAFF PRESENT: Cache Hancey, Senior Planner; Anthony Fletcher, Planner; Morgan Brim, Community Development Director; Madison Reed, Planning Technician; Patrick James, Staff Engineer.

OTHERS PRESENT: Kerri Findlay and Jeremy Raymond with West 77 Partners.

1. CALL TO ORDER/INVOCATION

Vice-Chair Bryce Brady started the meeting at 6:02pm. Commissioner Chris Bramwell lead the pledge of allegiance.

4. CONSENT ITEMS

4.1. Approval of April 17, 2024 Planning Commission Meeting Minutes

4.2. Approval of March 6, 2024 Planning Commission Meeting Minutes

MOTION: COMMISSIONER BRAD FAGG MOTIONED TO APPROVE THE MINUTES AT 6:04PM. COMMISSIONER GRADEN OSTLER SECONDED THE MOTION. THOSE WHO VOTED IN FAVOR: BRADY, OSTLER, BRAMWELL, AND FAGG. THE VOTE CARRIED UNANIMOUSLY.

5. BUSINESS ITEMS

5.1. LivAway Suites - Hotel in GRMU

Planner Anthony Fletcher provided the planning commission with a brief overview of the application and processes that have already taken place. He introduced the applicant, Jeremy Raymond. He mentioned that the final plat amendment has some conditions before it is able to be recorded.

Jeremy Raymond, general counsel with West 77 Partners, introduced the team he is working with. He proceeded to provide the planning commission with an overview of what the LivAway Suites brand is. It is intended to be an extended stay hotel with 126 amount of rooms. 60% of the rooms will have a king bed and 40% will have a double queen bed. Each room will have a full kitchen. The product is tailored to work travel. They are hoping to start construction in the next few months and hope to be open by October or November of 2025.

Planner Fletcher reviewed the site plan and explained that the site meets minimum requirements for traffic flow and parking. The current plan does not provide enough trees to meet the code. They are currently at 19% landscaping and they need to provide at least 20% landscaping. He described the elevations of the building. The main entrance will be on the west elevation.

Planner Fletcher listed the conditions as follows: all building design requirements will be met, applicant will make provisions for a site plan amendments for landscaping along Geneva Road once discussions with UDOT are finalized to expand Geneva Road, the applicant will provide an updated landscaping plan, areas where pedestrian walkways cross driveways shall be constructed of stamped or raised concrete, 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, pays outstanding fees, and subject to all federal, state, and local laws. He added that staff recommends the approval with these conditions.

Commissioner Fagg asked why the crosswalk was designed by stamped concrete. It was explained that it is a city requirement. Safety is a concern in the winter.

Discussion about the reviewing process for deciphering material and it was stated that different material is a requirement. The applicant stated that they could use stamped asphalt instead.

Commissioner Ostler asked how close the direct competitors are.

Kerri Findlay stated that extended stay in American Fork is the closest competitor. The Hyatt House is also nearby. There is not a lot in this market for this type of use.

Commissioner Ostler asked about how long people may stay. Ms. Findlay explained that their bread and butter is 7-14 days but people are able to stay one (1) night if needed. Six (6) months to one (1) year is available.

Commissioner Ostler asked how the West Jordan building compares to this one. The applicant said that it is the same prototype building. Commissioner Ostler asked about parking numbers and the applicant said that they operate at 70%-80% occupancy which is why the parking is not 1:1.

Vice-Chair Brady thanked the applicant for including the dog play area. He had no further questions.

Planner Fletcher provided a sample motion.

MOTION: COMMISSIONER BRAMWELL MOTIONED TO APPROVE THE SITE PLAN AND CONDITIONAL USE PERMIT AS PROVIDED BY THE APPLICANT WITH THE CONDITIONS AS PRESENTED AT 6:24PM. COMMISSIONER FAGG SECONDED THE MOTION. ALL VOTED YES: BRADY, OSTLER, BRAMWELL, AND FAGG. THE VOTE CARRIED UNANIMOUSLY.

6. WORK SESSION

No work items were submitted.

7. STAFF, COMMISSION, AND COMMITTEE REPORTS

Planner Fletcher provided a staff update about the TAG grant for the redesign of Mill Road and a wayfinding plan for the city. He stated that an RFP is about to be published. The Planning Commission and Bicycle Advisory Committee will be engaged in the plan.

Community Development Director Morgan Brim mentioned that a steering committee will take place with members of the Planning Commission. He also introduced Madison Reed as the new Planning Technician.

Planner Hancey explained new projects coming to the planning commission in the coming months.

Vice-Chair Brady asked about the postal service box. Planner Fletcher provided an update that because the city has the community mail boxes, it is delaying the process. Planner Hancey noted that it has been difficult to find someone to talk to but that someone did come in to get Utah City mail into the discussion.

Commissioner Bramwell mentioned that John Curtis is doing a listening tour in Vineyard and stated that he is interested in hearing any residents needs for the community. It will be happening on either August 5th at America First Credit Union.

Commissioner Bramwell asked about how the planning commission could work on how the city addresses golf carts on trails.

Mr. Brim acknowledged that it could be if it is something we want to have discussions about in the future. Discussion ensued about this.

8. ADJOURNMENT

Vice-Chair Brady adjourned the meeting at 6:36pm.

MINUTES CERTIFIED CORRECT ON: 8/21/2024

CERTIFIED (NOTICED) BY:



Madison Reed, Planning Technician

