



**MINUTES OF A REGULAR PLANNING
COMMISSION MEETING MINUTES
Vineyard City Council Chambers
125 South Main Street, Vineyard, Utah
August 7, 2024, at 6:00 PM**

ATTENDENCE:

COMMISSIONERS PRESENT: Vice-Chair Bryce Brady, Graden Ostler, and Caden Rhoton

STAFF PRESENT: Cache Hancey, Senior Planner and Representation for Community Development Director in place of Morgan Brim; Anthony Fletcher, Planner; Madison Reed, Planning Technician; Naseem Ghandour, Public Works Director;

OTHERS PRESENT: Bronson Tatton with Flagborough, Resident Daria Evans, Jordan Christensen, and BJ Laterveer with Flagborough.

1. ► CALL TO ORDER/ INVOCATION/ PLEDGE OF ALLEGIANCE

The meeting was called to order at 6:04 by Commissioner Graden Ostler and he led a prayer.

2. PUBLIC COMMENTS PLANNING COMMISSION

There were no public comments.

3. ► CONSENT ITEMS

3.1. Approval of the 05.01.24 Planning Commission Meeting Draft Minutes

3.2. Approval of the 04.03.24 Planning Commission Meeting Draft Minutes

► VICE-CHAIR BRYCE BRADY MOTIONED TO MOVE THE MINUTE APPROVAL TO THE NEXT MEETING AT 6:06PM. COMMISSIONER CADEN RHOTON SECONDED.

4. BUSINESS ITEMS

There were no business items.

5. ► WORK SESSION

5.1. Utah City Blocks 4, 13, and 18 Site Plan Work Session

▶ Planner Cache Hancey introduced the applicant and the project. He discussed the progress of the staff reviews.

▶ Bronson Tatton and BJ Laterveer with Flagborough presented a map of the blocks and provided updates on the progress. Mr. Tatton began with block 4D for the grocery store and he briefed the details. He provided the site plan as well as the layout of the grocery store and the pharmacy. Mr. Tatton included the elevations.

▶ Planner Hancey asked about the visibility of the entrance.

Mr. Laterveer commented on the paseo and the prominence as well as the design and visibility.

▶ Vice-Chair Brady asked about how many levels the future parking lot will be.

Mr. Tatton responded in saying that they do not know yet and that it is dependent on future progress. He briefed the other buildings.

▶ Planner Hancey prompted comments.

▶ Commissioner Rhoton asked for clarification on future development.

Mr. Laterveer noted that it will be continuous construction for a connected building.

▶ Commissioner Ostler asked for clarification on retail corner.

Mr. Laterveer responded in listing ideas for this area including restaurants or retail or something that can be adapted.

▶ Mr. Tatton discussed activating use and outdoor seating.

Commissioner Ostler asked about access for that corner.

Mr. Tatton responded in saying that they have planned it to be independent from the grocery store.

▶ Resident Daria Evans asked about the pharmacy drive thru and noted that she feels it would be very beneficial for older communities.

Planner Hancey comments why this comment is important as the planning department is working on a zoning text amendment to make the drive thru compliant. He outlined this process.

▶ Vice-Chair Brady expressed confusion on why this was not in the plans.

Planner Hancey discussed the landscaping.

Vice-Chair Brady commented on the orientation of the building and drive thru for simplicity.

- ▶ Jordan Christensen asked about bike parking.

Mr. Tatton noted the plan for bike parking and discussed a bike-share program they are working on called Green Bike.

Vice-Chair Brady commented on the plans.

- ▶ Mr. Tatton added parking updates they have planned.

Vice-Chair Brady asked about the code's timeline for landscaping with temporary parking lots.

Planner Hancey commented on the timeline of the temporary parking and landscaping.

- ▶ Mr. Tatton transitioned to introduce the block 13c. He introduced the plans and details.

Mr. Laterveer commented on the amenities included.

- ▶ Mr. Tatton described the landscaping site plan and discussed connectivity of the paseo.

Mr. Laterveer described the elevations. He noted the amenities throughout these plans.

- ▶ Vice-Chair Brady asked if there will commercial space.

Mr. Tatton responded in saying that it is intended to be public

Vice-Chair Brady asked if people could rent it out.

- ▶ Mr. Laterveer noted that it has not been set up that way, but more of a working space for residents.

Mr. Tatton provided clarification on the layout and discussed the hierarchy.

- ▶ Planner Hancey presented the renderings.

- ▶ Vice-Chair Brady asked questions about the units.

Mr. Laterveer noted that they are two separate units. Bronson discussed these units in the renderings.

Mr. Tatton discussed the garage doors for the maker's space.

▶ Planner Hancey pointed out that the ground floor units have access to the street as well as an interior hallway system.

Mr. Tatton noted that the different buildings try to appeal to different desires.

Mr. Laterveer noted they all the buildings will always have exterior access.

▶ Mr. Tatton discussed parking for block 13c.

▶ Commissioner Rhoton asked about how the parking will be enforced.

Mr. Tatton responded that they are making sure they are enforcing it.

▶ Vice-Chair Brady asked if they have the parking plan yet.

Mr. Tatton responded in saying that they are doing studies and that these exhibits are the groundwork for the parking studies.

▶ Vice-Chair Brady expressed concern for getting the parking plan set before the certificate of occupancy.

Mr. Tatton noted that they have 500 stalls.

Vice-Chair Brady asked about the parking study.

Planner Hancey discussed the parking study.

▶ Vice-Chair Brady clarified his question about parking: How the people parking their currently will be handled?

Planner Hancey discussed the enforcement and noted the process of getting the parking permits.

▶ Mr. Tatton transitioned to blocks 13b and 18c. He discussed the details for 13b.

Mr. Laterveer provided context on the purpose of the buildings and focus for the demographic. He discussed some of the intentional spaces targeted for this group.

▶ Mr. Tatton discussed the amenities and their target for the demographic. He noted these amenities in the plans.

Mr. Laterveer added the reason behind the layout.

▶ Vice-Chair Brady asked for clarification in the drawing

Mr. Laterveer noted that that space is the cross section of the bridge.

- ▶ Commissioner Ostler asked about the build quality and how aesthetic.

Mr. Laterveer discussed that their build is up to the market rate; it is kept affordable but keep up with quality.

- ▶ Vice-Chair Brady asked how many square feet these units are.

Mr. Laterveer discussed the layout of the units.

- ▶ Mr. Tatton provided the unit sizes. There are 12 unit types and there are different layouts.

Planner Hancey showed the renderings.

- ▶ Mr. Laterveer discussed design intentions and noted the orientation of each wall.

Mr. Tatton noted that all sides are visible and that they are trying to find the best area to put things like trash and electrical.

- ▶ Mr. Tatton discussed the landscaping and Planner Hancey showed the renderings for the landscape.

- ▶ Vice-Chair Brady asked about the gating.

Mr. Tatton discussed the paseo and the fence.

- ▶ Vice-Chair Brady asked about the market or commercial area.

Mr. Tatton clarified that they allocated space for a commercial inclusion. Mr. Laterveer discussed the intention behind this area.

- ▶ Resident Daria Evans asked about the noise being close to the road.

Mr. Laterveer discussed that it is not a big concern because of how infrastructure can mitigate those things and highlighted some infrastructure in future progress to help with this.

- ▶ Ms. Evans commented on the aesthetic of some apartments. Mr. Tatton and Mr. Laterveer discussed the balcony rails and the intention with the light color.

Vice-Chair Brady commented on his appreciation of the project.

- ▶ Planner Hancey asked about parking for the commercial space.

Bronson responded in saying that they imagine a timed parking to not stall circulation.

- ▶ Commissioner Rhotton noted the need for bike storage for spaces like this.

Planner Hancey noted the bike storage areas nearby.

- ▶ Mr. Laterveer discussed all of the factors present.

Mr. Tatton noted the number of bike racks.

- ▶ Planner Hancey provided an update on the process for these moving forward.

5.2. ▶ **Vineyard Fire Station #35**

- ▶ Planner Hancey presented the fire station. He showed the plans and discussed the materials for the façade.

Public Works Director Naseem Ghandour noted that they do plan to do the façade red.

- ▶ Commissioner Ostler asked about the size of the garage.

Planner Hancey provided details on the garage use.

- ▶ Commissioner Ostler asked about the acreage of the land.

Planner Hancey responded in saying that it was 2 lots consolidated down to 1 equating 0.29 acres for the entire lot.

- ▶ Commissioner Ostler asked about the lot number and address.

Planner Hancey provided the number being lot 6545 and he noted the orientation of the fire house. Planner Hancey provided the address: 226 W 80 S.

Planner Hancey discussed the landscaping and sidewalk access. He noted that concerns for parking will be discussed.

- ▶ Vice-Chair Brady noted the need for revisions of signage for parking.

Planner Hancey addressed the safety plan on how to provide notice to the community. He discussed the level of awareness surrounding safety and community disruptions.

- ▶ Commissioner Ostler asked about the safety beacons and their locations in the neighborhood.

Staff Engineer Patrick James noted that they would be on either side of the station and noted pavement markings.

- ▶ Planner Hancey mentioned the inclusion of a monument sign.

Vice-Chair Brady asked about the curbing.

Engineer James noted it would be the same.

A discussion about the curbs ensued.

Planner Hancey presented the renderings and provided details.

- ▶ Planner Hancey noted that the garage is considered an accessory structure and how that is compliant with the city code.

- ▶ Vice-Chair Brady commented on the requirement for the setback.

Planner Hancey acknowledged the need for further review.

- ▶ Commissioner Ostler asked about the estimated frequency of calls.

Planner Hancey noted the national standard being 5 minutes and 30 seconds, but that Vineyard is at 6 minutes and 23 seconds. A fire station here would give a response time of under 4 minutes.

- ▶ Planner Anthony Fletcher noted that this will be presented in 2 weeks at the next planning commission meeting and will need a conditional use permit.

6. ▶ STAFF, COMMISSION, AND COMMITTEE REPORTS

- ▶ Planner Fletcher provided an update on the TAG grant and its corresponding project. The RPF was sent out and they have met with the consultants.

- ▶ Planner Hancey noted the trail repavement that was completed. He noted the progress toward Tucker Row. Commissioner Ostler asked about connections.

- ▶ Planner Hancey discussed plans for trails with Utah Trail Network.

Commissioner Rhoton asked if it would be on the South side.

Planner Hancey responded in providing the layout. He discussed the progress.

- ▶ Public Works Director Ghandour mentioned that the public works streets team installed a new no turn on red sign which will enhance safety specifically for schools. He announced that there will be a test for a flasher near Vineyard Elementary to enhance safety.

- ▶ Planner Hancey introduced a parking improvement.

7. ▶ ADJOURNMENT

The meeting was adjourned at 7:28pm.

MINUTES CERTIFIED COMPLETE ON: October 10, 2024

CERTIFIED (NOTICED) BY: 

Madison Reed, Planning Technician

