



**MINUTES OF A REGULAR
PLANNING COMMISSION MEETING
Vineyard City Council Chambers
125 South Main Street, Vineyard, Utah
February 19, 2025, at 6:00 PM**

ATTENDANCE:

COMMISSIONERS PRESENT: Chair Nathan Steele, Vice-Chair Chris Bramwell, Graden Ostler, Brad Fagg, David Pearce

STAFF PRESENT: Cache Hancey, senior planner; Brian Vawdrey, Parks and Recreation Director; Morgan Brim, Community Development Director; Naseem Ghandour, City Engineer and Public Works Director.

OTHERS PRESENT: Saxon Peterson, Jane Pearce, Darlene Price, Laura Smith

Due to technical issues, the audio recording was delayed and did not catch the first 6 minutes of the meeting. We apologize for any inconvenience.

1. CALL TO ORDER/INVOCATION/INSPIRATIONAL THOUGHT/PLEDGE OF ALLEGIANCE

Chair Nathan Steele called the meeting to order at 6:00pm. Vice-Chair Chris Bramwell led the pledge of allegiance and invocation.

2. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS

No comments.

3. PUBLIC COMMENTS PC

Chair Steele looped back to the public comments section, after it was skipped, to ask if there were any comments. There were no comments.

4. CONSENT ITEMS

4.1. Approval of the February 5th, 2025 Planning Commission Draft Minutes

Motion: COMMISSIONER DAVID PEARCE MOVED TO APPROVE THE FEBRUARY 5TH, 2025 PLANNING COMMISSION MINUTES AT 6:01PM. CHAIR STEELE SECONDED. ALL IN FAVOR VOTED YES: STEELE, BRAMWELL, OSTLER, FAGG, AND PEARCE. THE VOTE CARRIED UNANIMOUSLY.

5. BUSINESS ITEMS

No business items were submitted.

6. WORK SESSION

6.2. Parks and Recreation Master Plan

Brian Vawdrey, the Parks and Recreation Director, introduced the representatives for the Master Plan. He briefed the research and discussed other work they have worked on.

Laura Smith with CRSA discussed the objective of the meeting and the intentions.

Ms. Smith outlined the process that they followed.

Ms. Smith discussed recommendations and research for the plan.

They highlighted a summary and research. Saxon Peterson, with MGB+A, provided motivations and goals. He also described some of the inventory done.

Ms. Smith summarized the inventory and discussed recommendations for amenities.

Chair Steele asked where the standard comes from.

Ms. Smith and Commissioner Pearce clarified the acronym: National Recreation and Parks Association.

Mr. Peterson provided where the percentages came from.

Commissioner Pearce asked about the recommendation.

The application of the recommendation was explained by Mr. Peterson.

Ms. Smith discussed the current parks.

Mr. Peterson discussed the analysis and emphasized connectivity.

Ms. Smith discussed the numbers behind the analysis.

Chair Steele clarified that the table is a suggested number based off of other counts.

Ms. Smith noted that the suggestion is based on a comparison nationally.

Commissioner Graden Ostler asked about where they got the number for population.

Mr. Peterson noted that Zions Public Finance estimated lower.

Community Development Director Morgan Brim noted where the city gets their numbers for populations. He provided a current estimate: 17,000-21,000.

Mr. Peterson acknowledged that they are leaning on those estimates.

Ms. Smith reiterated that this is a comparison, not what they recommended in the master plan.

Mr. Peterson presented the recommendations. improvements

Ms. Smith noted that the standard is to do the improvements by the time frame, not to start at that timeframe.

Vice-Chair Bramwell asked about the dog park.

Mr. Peterson noted that does need to be added.

Director Brim noted that the central corridor master plan calls for plans for a dog park.

Chair Steele asked if Utah City was proposing a stadium.

Ms. Smith said that they are in the 10 year range.

Chair Steele discussed the timeline.

Ms. Smith added that she was hoping to get more information on priorities to build a better timeline.

Discussion ensued.

Ms. Smith discussed recommended amenity locations.

Chair Steele clarified that the pickle ball courts are coming from tennis courts.

Ms. Smith highlighted some amenities.

Ms. Smith presented the cost analysis.

Vice-Chair Bramwell asked about the impact fee.

Director Brim answered in saying yes, new development would pay a fee for their impact.

Vice-Chair Bramwell asked how many more units are anticipated to be built out in Vineyard.

Director Brim said that they do not have an exact number, but depending on population and types of units.

Vice-Chair Bramwell asked how much of the cost will be covered by impact fees or other property and sales taxes.

Director Vawdrey noted that they will provide more data on the impact fees.

Vice-Chair Bramwell expressed concern and a need for a plan of cost and impact.

Director Brim noted that the impact is something finance deals with.

Mr. Peterson noted that it may be incorporated into the document.

Feedback was directed to Director Brian.

There were no commissioner comments.

Chair Steele opened up to the public.

Resident Jane Pearce asked if there was going to be walking trails in Utah City.

Chair Steele noted that there will be plenty of public sidewalks.

Director Brim noted that the trail map has the trails listed. He provided some of these.

Chair Steele noted that the maps can be updated and trails added.

7. STAFF AND COMMISSION REPORTS

Chair Steele made a request to add a report on what is in the future.

Commissioner Pearce agreed.

Director Brim acknowledged.

8. ADJOURNMENT

Chair Steele adjourned the meeting at 6:46pm.



MINUTES CERTIFIED COMPLETE ON: March 5th, 2025

CERTIFIED (NOTICED) BY:


Madison Reed, Planning Technician