



**MINUTES OF A REGULAR
PLANNING COMMISSION MEETING
Vineyard City Council Chambers
125 South Main Street, Vineyard, Utah
April 16, 2025, at 6:00 PM**

ATTENDENCE:

COMMISSIONERS PRESENT: Chair Nathan Steele, Natalie Harbin, Graden Ostler

STAFF PRESENT: Cache Hancey, Senior Planner; Morgan Brim, Community Development Director; Madison Reed, Planning Technician; Naseem Ghandour, City Engineer and Public Works Director

OTHERS PRESENT: Karla Mata and Eric Towner

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

Chair Nathan Steele called the meeting to order at 6:06pm and led the invocation.

2. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS

There were no comments.

3. PUBLIC COMMENTS PC

There were no comments.

4. CONSENT ITEMS

4.1. Approval of the March 19th, 2025 Planning Commission Meeting Minutes

Motion: COMMISSIONER NATALIE HARBIN MOTIONED TO APPROVE THE MARCH 19TH, 2025 PLANNING COMMISSION MINUTES AT 6:07PM. COMMISSIONER GRADEN OSTLER SECONDED. ALL IN FAVOR VOTED YES: STEELE, HARBIN, AND OSTLER. THE VOTE CARRIED UNANIMOUSLY.

5. BUSINESS ITEMS

There were no business items submitted.

6. WORK SESSION

6.2. The Yard Parking Management Plan and Traffic Impact Study

Community Development Director Morgan Brim provided an introduction on the item. He added the background of the parking management plan. Director Brim handed it over to the applicant.

Karla Mata with X Development provided a presentation that outlined the requirements for the parking management plan and parking study. She provided more background on the site.

City Engineer and Public Works Director Naseem Ghandour entered at 6:12pm.

Ms. Mata provided a description and intent of the project and site. She included that the parking will be controlled and provided visual aid for what the parking structure will look like and numbers for logistics.

Chair Steele asked if the proximity to a university was taken into account.

Ms. Mata noted that she was not sure if they compared it to other similar areas.

Ms. Mata continued to brief the parking study, preformed by Hales Engineering. She highlighted the standard operating procedures.

Commissioner Harbin asked what she meant by peak hours.

Ms. Mata responded in discussing the expected circulation and uses.

Eric Towner with X Development described methods for monitoring and enforcement during those peak hours.

Chair Steele asked about the commercial use.

Ms. Mata noted that she is seeing more services.

Commissioner Harbin asked if they had any specific plans for the retail use.

Ms. Mata said no.

Senior Planner Cache Hancey asked about the leasing element and if the rent can adjust depending on the use.

Ms. Mata noted that there is discussion occurring.

Ms. Mata continued describing other elements at play in the management plan. She also briefed their experience with a recent open house.

Commissioner Ostler asked about the numbers for the nightly stay only units.

Director Brim briefed the economic development benefits of this, as well as the flexibility for visitors.

Commissioner Harbin appreciated the oversight

Chair Steele also appreciated this plan. He noted that we need to ensure it meets code.

Director Brim noted that it is a development agreement, so it is its own zoning category.

Chair Steele noted that it may be helpful to include context.

Commissioner Ostler asked about the timeline for construction.

Mr. Towner noted that they have been through many iterations. He outlined the process and timeline.

Director Brim added the city's process.

7. STAFF AND COMMISSION REPORTS

Director Brim provided an update on the Wayfinding and Active Transportation project. He added the open house is April 22nd.

8. ADJOURNMENT

Chair Steele adjourned the meeting at 6:35pm.

MINUTES CERTIFIED COMPLETE ON: MAY 7TH, 2025



CERTIFIED (NOTICED) BY:

Madison Reed, Planning Technician