MINUTES OF A REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION

City Council Chambers
125 South Main Street, Vineyard, Utah
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 APPROVED ON: February 7, 2024

CERTIFIED CORRECT BY: /s/ Cache Hancey
Cache Hancey, Planner