



NOTICE OF A DEVELOPMENT REVIEW COMMITTEE MEETING
October 3, 2024, at 9:00 AM

PUBLIC NOTICE is hereby given that the Vineyard Development Review Committee will hold a regularly scheduled Development Review Committee meeting on Thursday, October 3, 2024, at 9:00 AM, in the City Council Chambers at City Hall, 125 South Main Street, Vineyard, UT.

1. CALL TO ORDER

2. CONSENT ITEMS

2.1. Approval of the March 21st, 2024 Development Review Committee Draft Minutes

2.2. Approval of the April 4th, 2024 Development Review Committee Draft Minutes

2.3. Approval of the April 18th, 2024 Development Review Committee Draft Minutes

3. BUSINESS ITEMS

3.1. 1600 N Roadway Dedication Plat

Chris Kephardt with MS Properties of Vineyard has requested that the city receives and approves the roadway dedication plat for 1600 N.

4. WORK SESSION

4.1. DRC Review and Comment Process - Switching to Bluebeam Studio

5. STAFF, COMMISSION, AND COMMITTEE REPORTS

6. ADJOURNMENT

The next regularly scheduled meeting is October 17th, 2024.

This meeting may be held in a way that will allow a committee member to participate electronically.

The public is invited to participate in all public meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the Planning Department at least 24 hours prior to the meeting by calling (801) 226-1929.

The foregoing notice and agenda were posted on the Utah Public Notice Website and Vineyard Website, posted at Vineyard City Hall, delivered electronically to city staff and each member of the DRC.

AGENDA NOTICING COMPLETED ON:

October 1st, 2024

CERTIFIED (NOTICED) BY:

/s/. Madison Reed

Madison Reed, Planning Technician

MINUTES OF A DEVELOPMENT REVIEW COMMITTEE MEETING
March 21, 2024, at 9:00 AM

ATTENDENCE:

COMMITTEE MEMBERS: Chair Naseem Ghandour, Public Works Director; Bryce Brady, Commissioner for Tay Gudmundson; Carson Vance, Parks and Recreation Representative for Brian Vawdrey; Brandon Valley, Deputy Fire Marshall; Patricia Abdullah, Building Department Representative for Cris Johnson; Eric Ellis, City Manager.

STAFF PRESENT: Cache Hancey, Senior Planner; Anthony Fletcher, planner; Patrick James, Staff Engineer.

OTHERS PRESENT: Bronson Tatton with Flagborough, Kinsli McDermott, Brant with Flagborough.

1. **CALL TO ORDER**

Chair Naseem Ghandour called the meeting to order at 9:04am.

2. **CONSENT ITEMS**

There were no consent items.

3. **BUSINESS ITEMS**

3.1. **Utah City Phase 3 Final Plat**

 Senior Planner Cache Hancey noted technical difficulties before he introduced the Utah City Phase 3 Final Plat. He provided details for orientation and showed the included lots. Planner Hancey introduced Brant with flagborough and discussed some concerns for street name change.

 Chair Ghandour discussed how the two streets had different names, and they do not anymore.

 Planner Hancey noted that the streets were not part of the recordation in the plat, however they were labeled. Cache mentioned that this will be a condition.

 Chair Ghandour introduced the fire department and discussed requirements and safety concerns for one-way streets.

Planner Hancey asked if they wanted to keep that name.

Brant, representing Flagborough, said yes and noted a possibility for “Broad Street S” and “Broad Street N”.

 Chair Ghandour requested simplicity in street names for public safety concerns.

Planner Hancey noted that this will be a condition of approval.

 Deputy Fire Marshall Brandon Valley asked what the benefit name on both sides.

Brant responded in saying that’s it is two segments that one is north bound, and one is south bound.

Fire Marshall Valley asked for more clarification

 Brant discussed the numbering of the roads and that the section between is a park.

Chair Ghandour discussed the importance of correct orientation for public safety responses.

Planner Hancey welcomed Bronson Tatton. He mentioned the concern for confusion of street naming.

 Bronson Tatton, with Flagborough, asked for Brandon Valley’s perspective.

Fire Marshall Valley noted that it was the sheriff department’s concern.

 Chair Ghandour mentioned that the street names would need to be addressed as a condition.

 Planner Hancey noted a correction on page numbering.

Chair Ghandour added that a condition for a phasing diagram will be provided to recordation. He asked Mr. Tatton what the determination between public and private streets was.

 Mr. Tatton informed the committee that they will be transferred to the public but that it is still being worked out.



Chair Ghandour asked to add a condition for the determination of public or private roads.

City Manager Eric Ellis asked what the timeline for determination in terms of construction was.

Chair Ghandour responded in saying prior to the Certificate of Occupancy issuance.



Planner Hancey noted that Lot 10A would be for the new city hall and asked if that was correct.

Mr. Tatton said that was correct and that there were designs of city hall sitting in Civic Way but that the building will sit in 10A off of the utilities.



City Manager Ellis asked if there would be anything to prevent us from bridging over to the parking from an upper floor.

Planner Hancey noted there is no road between 10A and 13A, and he asked if there would be a paseo.

Mr. Tatton mentioned that they have not designed over there. He recognized the need for coordination.



Chair Ghandour asked to add another condition for small technical or grammatical errors to be corrected.

Planner Hancey and Chair Ghandour reviewed the recommendations. These conditions include: phasing diagram is provided prior to recordation, the private/public road configuration agreement is made between the applicant and the city prior to a certificate of occupancy is issued, the applicant works with the Community Development Department and City Engineer to fix any addressing errors (Broad Street), the applicant fixes the sheet numbers on the plat, the applicant pays any outstanding fees, and the applicant makes any redline corrections prior to the recordation of the plat.



COMMISSIONER BRYCE BRADY MOTIONED TO APPROVE THE UTAH CITY PLAT WITH THE RECOMMENDED CONDITIONS AT 9:26AM. PARKS AND RECREATION REPRESENTATIVE CARSON VANCE SECONDED. THOSE VOTING YES: ELLIS, VANCE, GHANDOUR, VALLEY, AND BRADY.



CITY MANAGER ERIC ELLIS MADE AN UPDATED MOTION TO APPROVE THE UTAH CITY PLAT WITH THE RECOMMENDED CONDITIONS AT 9:50AM. FIRE MARSHALL VALLEY SECONDED. ROLL CALL FOR YES WENT AS FOLLOWS: ELLIS, VANCE, GHANDOUR, AND BRADY. PATRICIA ABDULLAH WAS ABSENT ON THE ROLL. MOTION PASSED.

141
142 **3.2. The Orchards 7 & 8 Final Plat**
143

144 Planner Hancey presented the plat and provided a background as well as the
145 reviewing process. He highlighted comments about parking being that it is
146 oriented in the wrong direction.
147

148 Chair Ghandour asked for clarification.
149

150 Planner Hancey discussed the wrong angles. He also noted another condition for
151 an addition of an easement on the east side for public access. He then briefed the
152 plat and how the development will be used.
153

154  Building Department Representative Patricia Abdullah asked about parcels
155 A, B, and C. She believed that the hash is not for parking, it is to represent a
156 separate area.
157

158 Planner Hancey clarified he wants those areas to not affect parking.
159

160  Chair Ghandour asked about the greyed-out area as they can not record the
161 plat with the “To be acquired”.
162

163 Planner Hancey noted he could add this to a condition of approval.
164

165  Chair Ghandour laid out the process for this plat as it must be recorded with
166 the county first.
167

168 Discussion about the timeline ensued.
169

170 Planner Hancey included the Quick Claim Deed and Development Agreement to
171 the conditions.
172

173 Chair Ghandour gave more information on what is required.
174

175 Chair Ghandour asked if the wording had been changed from “Town of
176 Vineyard” to “Vineyard City” throughout the plat. This was added as a condition.
177

178  Fire Marshall Valley asked about access for the fire department. He
179 commented on the lack of fire hydrants and access.
180

181 Planner Hancey referenced the site plan to provide that there will be three access
182 points.
183

184 Chair Ghandour noted that the applicant would have to show the private roads or
185 emergency access easements.
186

187 Conversations about fire hydrant placement ensued.
188

Chair Ghandour recommended to add fire department access.

Fire Marshall Valley suggested the FDC and Fire Hydrant locations.

Planner Hancey asked if he should require this prior to approval so that the applicant would have to speak with Orem Fire.

 Chair Ghandour noted that the plat does not show the orientation, but he clarified that this would be on the site plan.

Chair Ghandour asked about the location for the parking stalls.

Planner Hancey noted that he thought they were private.

Planner Anthony Fletcher noted that the one on the south side is supposed to be public.

Chair Ghandour asked who it was owned by.

Planner Hancey noted he could have them include a maintenance or ownership document with information of Parcels a, b, and c on the plat.

Chair Ghandour suggested what specifics to ask for.

Planner Hancey added this to the conditions.

Bylaws were reviewed for voting purposes.

 Planner Hancey listed the conditions of approval: public easement on the east is added, development agreement record prior to recordation, quick claim deed is recorded prior to recordation, fix “town of vineyard” error under lot drainage section as required by engineering, include internal road naming and diagram, show fire department access and determine hydrant locations per Orem Fire Department’s requirements prior to site plan approval, parking parcels along new vineyard road are configured with the approval of the community development director, include ownership and maintenance information of parcels a, b, and c on the plat.

 FIRE MARSHALL VALLEY MOTIONED TO APPROVE THE ORCHARDS AT VINEYARD IN PHASE 7 AND 8 SUBDIVISIONS FINAL PLAT WITH THE CONDITIONS AS PRESENTED AT 9:51AM. CITY MANAGER ELLIS SECONDED. ROLL CALL VOTE YES WENT AS FOLLOWS: ELLIS, VANCE, GHANDOUR, AND BRADY. MS. ABDULLAH WAS ABSENT IN ROLL. THE MOTION PASSED.

4. WORK SESSION

4.1. The Orchards 7 & 8 Site Plan

Planner Hancey noted that the applicant was not present.

 Planner Fletcher presented the comments for the applicant. This included a transportation circulation plan, which was delivered recently and needed review. He acknowledged missing sidewalks and crosswalks; he represented these on a map. More clarification is needed and there is concern about parking in the future. He also discussed roadway alignment for flow to block off a road for more parking and add safety for pedestrians.

Chair Ghandour noted that blocking it off would impede on fire safety.

Fire Marshall Valley noted some requirements to meet if that were the case.

Planner Fletcher asked if they should get in touch to gather that criteria that needs to be met.

Fire Marshall Valley said yes.

Planner Fletcher noted that it would improve parking for future build.

 Planner Fletcher noted there was no lighting provided and that they need a photometric plan. He commented that the elevations need to provide the materials. There is no information on bike parking and bike racks.

Planner Fletcher emphasized that the parking is represented in the site plan.

Chair Ghandour suggested contacting other municipalities on the orientation of parking.

 Commissioner Bryce Brady asked about the trail that just ends.

Planner Fletcher added that the trail is on the other side of center street so the goal is to cross and connect there; it would need a crossing at that intersection.

 Commissioner Brady wanted to see landscaping between the parking and the parcels.

Planner Fletcher noted that more landscaping information was included in the comments.

Chair Ghandour commented on the sidewalk continuity and asked about bullbouts for the intersections.

4.2. DRC Bylaws

Planner Hancey and Chair Ghandour agreed that it would be more beneficial to discuss bylaws with more people present.

 Planner Fletcher noted that it would be good if they will only hear an item at DRC if the applicant is present.

Chair Ghandour asked if that meant physical or virtual presence.

Planner Fletcher asked for clarification.

 Planner Fletcher suggested allowing planning commission designations to vote.

Planner Hancey agreed.

City Manager Ellis asked to add clarification that that designee is also on the planning commission.

5. **STAFF, COMMISSION, AND COMMITTEE REPORTS**

There were no comments made.

6. **ADJOURNMENT**

 FIRE MARSHALL VALLEY MOTIONED TO ADJOURN THE MEETING AT 10:09AM. CITY MANAGER ELLIS SECONDED.

MINUTES CERTIFIED COMPLETE ON:

CERTIFIED (NOTICED) BY: /s/. Madison Reed
Madison Reed, Planning Technician



MINUTES OF A DEVELOPMENT REVIEW COMMITTEE MEETING

Vineyard City Council Chambers

125 South Main Street, Vineyard, Utah

April 4, 2024, at 9:00 AM

ATTENDANCE:

Committee Members Present: Chair Naseem Ghandour, Public Works Director; Eric Ellis, City Manager; Cris Johnson, Building Director; Brandon Valley, Deputy Fire Marshall.

Staff Present: Cache Hancey, Senior Planner; Patrick James, Staff Engineer; Anthony Fletcher, Planner; Preston Jenson, Parks and Recreation Representative for Brian Vawdrey.

Others Present: David Peterson, Holdaway Representative; Phil Winston, Altus Development Representative; Chris Kephart, UPU Representative.

1. CALL TO ORDER/INVOCATION

Chair Naseem Ghandour called the meeting to order at 9:03am.

2. WORK SESSION

Items 2.2 and 2.1 were rotated in order of presentation for the staff at the meeting.

2.1. Vineyard Eastlake at Geneva Industrial Business Park Phase 11 - Site Plan

Senior Planner Cache Hancey provided a map to orient and discussed the background and description of the site. He presented the site plan where he noted the three entrances. He commented that he discussed aligning them with the surrounding properties. He reviewed the comments specifically on landscaping. He presented the elevations and the landscaping plan.

 Staff Engineer Patrick James commented on the need for a water study and that retention area needs to be tested for how fast the water will be percolated in the ground. He also added the need for a fire hydrant in regulation area.

Chair Ghandour asked if there were comments on the driveways.

Mr. James noted that they need to review an access point because of the left turn conflicts.

 Chris Kephart with UPU noted that aligning the approaches up would change the whole layout.

Mr. James noted that they may be able to angle the road.

 Chair Ghandour discussed the conflict and the necessity for the adjustment in approach.

 Mr. Kephart asked if they could widen it.

Chair Ghandour said that they could widen it and strip it for trucks.

 Mr. James highlighted why there is conflict.

Chair Ghandour discussed the process of approval and how they address concerns.

 Building Director Cris Johnson mentioned the need for the fire hydrant adjustment.

Chair Ghandour discussed the water study for utilities.

 Deputy Fire Marshall Brandon Valley asked if it was a warehouse. He wanted to know about the sprinkler system.

Mr. Kephart provided that information.

Deputy Valley commented that they should be aware of the sprinkler and alarm system.

Mr. Kephart noted that they made it clear that the construction could expand so they needed it as high as they could.

Deputy Valley noted that future tenants should be aware of any modifications.

 Planner Hancey noted that he will forward the comments and then they could get

78 them on the next planning commission.

79
80  The applicant asked if they could exceed the curb cut limit.

81
82 Chair Ghandour said that they could make exceptions for things like a special use
83 condition. He mentioned to get in touch with Patrick.

84
85 There were no further comments.

86
87 **2.2. GRMU Office Building - Site Plan**

88
89  Planner Hancey presented a background including informational details and
90 location. He discussed the purpose and intent of the office building and the progress in
91 the plan review. Comments about the sign lighting were made. Planner Hancey
92 presented an updated site plan that addressed some comments from engineering. He
93 briefed the adjustments that were made. The access points were presented.

94
95  Chair Ghandour asked to see the location on an aerial map. He also asked if it
96 was a medical office. Chair Ghandour commented on the Public Utility Easement to
97 ensure there is no impact on utilities and discussed footings.

98
99 Preston Jenson, Parks and Recreation Representative, arrived at 9:10am.

100
101  Chair Ghandour asked if there was a guideline for the distance between the
102 dumpster and the trail.

103
104 Planner Hancey responded in saying not necessarily as long as there is adequate
105 shielding from the trees and shrubs. There will be an enclosure around it.

106
107  Chair Ghandour noted that there is an opportunity for some artistic features on
108 the enclosure.

109
110 Planner Hancey noted that there is a requirement for the elevations of the enclosure
111 with materials.

112
113  Phil Winston with Altus Development asked if they had examples for what they
114 are looking for.

115
116 Planner Hancey noted that the applicant can look at things by Mister Carwash. He
117 noted that they just want to know the materials as the requirement is not super strict.

Commented [MRI]: Whos phil? Ask cache

118
119  Mr. Winston noted that they generally do a steel enclosure that is attractive
120 looking and is durable, but that they have done plenty of rock and brick.

121
122 Planner Hancey noted that he would have to look at the code, but it is normally left up
123 to the applicant.

124
125  Mr. Winston noted that they will get with their engineer about the footing.

126
127 Chair Ghandour asked about the wall between the parking lot.

128
129  Planner Hancey noted that it is a landscaping wall that will be installed by the
130 Edgewater development. It will have a gate for pedestrian access. Planner Hancey
131 noted that he would double check.

132
133 Chair Ghandour noted that if there is a gate for pedestrians there needs to be a
134 walkway.

135
136  Planner Hancey presented the elevations and added that they meet the glazing
137 requirement and the building height requirements. He pointed out the sign that he
138 previously commented on. He noted that the landscaping plan needed updating for
139 parking and the setback. He presented the photometric plan with no lighting spillover.

140
141  Planner Hancey listed the comments: no concern with parking as they have more
142 than the required number of stalls, suggestions for a pedestrian entrance on the east
143 side that would be mostly for employee use, requested materials board and elevations
144 for the dumpster enclosure, updated landscaping information, review tree and shrub
145 spacing along Geneva Road.

146
147  Mr. Winston noted that they are not aware of any requirement for the fence. He
148 asked if they needed to get together with Edgewater for the walkway.

149
150 Planner Hancey noted that he reviewed that site plan a year or so ago and that he
151 recalled that gate. He announced that he would look into it and let the applicant know.

152
153 Mr. Winston said he is okay with it but that the gate and wall is not their requirement.

154
155 Planner Hancey noted that it would all be done through them but if it is all done and
156 leads to a parking spot that it would then be up to the applicant.

158  Mr. Winston noted that they were not aware of it but acknowledged that they are
159 happy to work with that.

161  Mr. James commented on the sidewalk facing the parking in that the cars would
162 overhand on the sidewalk and that they may need to extend the sidewalk so that it
163 meets the requirements.

165 Mr. Winston mentioned that they could add a curb stop.

167 Mr. James discussed how the stall is not long enough to fit a curb stop.

169  Mr. Winston noted that they could look into that and adjust them to make it
170 angled parking. He asked about the straight parking requirements.

172 Mr. James discussed the numbers of the requirements and the length that could work.

174 Chair Ghandour acknowledged angled parking for ADA. He asked to make sure that is
175 considered.

177  Mr. James noted he did not see a landscaping plan but to make sure that deep
178 rooted plants are not located next to the water meter or fire hydrant.

180  Mr. Johnson commented on the fire protection system and asked to know where
181 the firizer room is so they know where the fire hydrant placement is.

183 Chair Ghandour added that the applicant should look at the ordinance for the fire
184 suppression system.

186  Mr. Winston asked if Vineyard had Fire Marshalls.

188 Deputy Valley said yes there is a Deputy Fire Marshall assigned: Brandon Valley.

190  Deputy Valley noted that approval comes with acknowledgement that the
191 applicant follows the regulations on fire hydrant placement. He noted it would be
192 beneficial to get the underground inspection in ahead of time.

194 Mr. Winston noted that they know those requirements.

196 Deputy Valley noted that they need the 2021 international fire code instead of 2018.

197
198  Mr. Johnson added the codes are supposed to be 2021 as well.

199
200  Mr. Winston noted he would code update to 2021.

201
202 Planner Hancey mentioned he is gathering notes to send over.

203
204 Mr. Winston clarified the codes that need to be updated to 2021.

205
206 Chair Ghandour noted that as long as they are following state codes, they should be
207 fine.

208
209  Planner Hancey outlined the forward progress.

210
211 Deputy Valley added that there is an upcoming change for separating the alarm and
212 sprinkler plans into their own plans. He added that they need to be third party
213 reviewed.

214
215  Mr. Winston clarified who they need to be reviewed by.

216
217 Deputy Valley listed some people that could review.

218
219  Mr. Winston mentioned that they could get these comments turned around. He
220 asked how they get to planning commission.

221
222 Planner Hancey outlined the process and listed the comments.

223
224 There were no further comments.

225
226 **2.3. Holdaway Fields LDS Church - Site Plan**

227
228  Planner Anthony Fletcher discussed the site and its purpose. He provided the
229 location and details of the building. He presented the elevations and materials. He
230 discussed the time that it would run. He presented the plans and noted that they
231 provided more parking than required. A comment was that the parking numbers
232 needed to be the same on all sheets. Planner Fletcher also noted that the lighting
233 needed to be warm colored lighting, according to our code. He also recognized that
234 lighting by the entrance and exit needed to be better lit.

 David Peterson, the representative present for the church, asked if it was the entrance to the site of the building.

Planner Fletcher responded in saying entrance to the site. Another comment made was on landscaping. He acknowledged the progress of this site plan and that the approved final plat needs to be recorded to move forward.

 Mr. Peterson clarified that the plat needs to be recorded before the site plan can go to planning commission. He updated the committee on where they are at.

Planner Hancey noted that the plat is waiting on signatures with the church.

Chair Ghandour asked Planner Hancey to get the answer on an unrelated question from Nate.

 Mr. James discussed that they were doing reviews for this site.

 Chair Ghandour asked to coordinate with Mr. James about the paving and landscaping.

Planner Hancey addressed the example Chair Ghandour discussed.

 Chair Ghandour discussed street parking for convenience and to improve landscaping to discourage illegal parking.

Planner Hancey asked to investigate how the trail was placed as it may impact the landscaping.

 Mr. Peterson asked for a list of comments.

Planner Hancey discussed the timeline for planning commission.

 The topic of bylaws was addressed as it was not on this agenda.

3. STAFF, COMMISSION, AND COMMITTEE REPORTS

 Planner Hancey apologized for not sending out the agenda and noted that he is open to feedback on how to make these meetings run smoothly.

276 Planner Fletcher asked the team to review the bylaws before the next discussion on it.

277

278 **4. CONSENT ITEMS**

279

280 There were no consent items.

281

282 **5. BUSINESS ITEMS**

283

284 There were no business items.

285

286 **6. ADJOURNMENT**

287

288 ERIC ELLIS MOTIONED TO ADJOURN THE MEETING AT 9:58AM. CRIS JOHNSON
289 SECONDED. ROLL FOR YES WENT AS FOLLOWS: JOHNSON, VALLEY, GHANDOUR,
290 AND ELLIS.

291

292 **MINUTES CERTIFIED COMPLETE ON:**

293

294

295 **CERTIFIED (NOTICED) BY:** /s/. Madison Reed
296 Madison Reed, Planning Technician.
297



MINUTES OF A DEVELOPMENT REVIEW

COMMITTEE MEETING

Vineyard City Council Chambers

125 South Main Street, Vineyard, Utah

April 18, 2024, at 9:00 AM

ATTENDANCE:

COMMITTEE MEMBERS PRESENT: Chair Naseem Ghandour, Public Works Director; Cris Johnson, Building Official; Brandon Valley, Deputy Fire Marshall; Preston Jenson, Parks and Recreation Manager. There were three positions absent at this meeting: the planning commission, city manager, and community development director.

STAFF PRESENT: Cache Hancey, Senior Planner; Anthony Fletcher, Planner; Patrick James, Staff Engineer

OTHERS PRESENT: Andrew Horne with Dominion Engineering,

1. CALL TO ORDER

Chair Naseem Ghandour called the meeting to order at 9:03am.

2. WORK SESSION

2.1. Wendy's Site Plan Application

Senior Planner Cache Hancey presented a contextual map for orientation of the proposed Wendy's site plan. The site is located at 145 N Geneva Road and in the Regional Mixed Use (RMU) Zoning District. He discussed the access points and updated the committee on changes that were made: drive-thru length, building shift, and dumpster enclosure location shift. He then outlined the planning review and where the requirements were met including landscaping and drive-thru. Planner Hancey noted that the applicant will have to get a conditional use permit because of the drive-thru. Pedestrian access was reviewed. He commented on a piece of property for the landscaping buffer. This is not a part of the site plan as the property owner will be taking that on. Planner Hancey presented the landscaping plans and elevations.

 Staff Engineer Patrick James asked for a Public Utility Easement on the east edge of the property and noted that there will be a full Land Disturbance Permit and technical review done when the site plan is completed.

 Chair Ghandour commented on the dumpster enclosure doors as he does not want them

46 to encroach into the flow of traffic.

47
48 Planner Hancey asked if he would like to see it pushed back to the Northeast.

49
50 Chair Ghandour said yes, so the doors do not impede traffic.

51
52  Chair Ghandour commented on the sidewalk connections; he wanted to know what a
53 specific sidewalk would turn into after crossing the street.

54
55 Planner Hancey responded in saying that they will have to discuss it with Steve Pruitt and
56 acknowledged the trail on Geneva Road. He noted that the Jiffy Lube and Mister Carwash
57 have a similar sidewalk.

58
59  Chair Ghandour asked if that goes into the UDOT ride away.

60
61 Planner Hancey clarified what he was referring to.

62
63 Chair Ghandour clarified that he was referring to anything included in the construction.

64
65 Planner Hancey said it should not.

66
67 Chair Ghandour commented on the improvements. He mentioned that he would have to
68 require a UDOT encroachment.

69
70 Engineer James asked about the sidewalk.

71
72 Planner Hancey noted the timeline for construction of the sidewalk within the site.

73
74  Andrew Horne with Dominion Engineering discussed the Right-of-way with UDOT.

75
76 Chair Ghandour noted that we had to confirm that. He asked Mr. Horne to send it over
77 Engineer James and provide the UDOT to check their lines. He discussed construction
78 access. Chair Ghandour noted that construction would be the thing to affect the final design.

79
80  Chair Ghandour asked for clarification on the easement on the east side.

81
82 Engineer James noted that they want all the businesses to have a Public Utility Easement on
83 the east side.

84
85 Planner Hancey asked if he meant the landscaping strip or the drive-thru.

86
87 Engineer James said the side with the drive-thru. Chair Ghandour reassured this.

88
89  Engineer James noted the water main to request an easement. Chair Ghandour added
90 the need for an easement on the west side for the sewer and storm drains.

91
92 Chair Ghandour asked for further comments.

Chair Ghandour introduced bonds and requested Engineer James to provide context.

 Engineer James noted that before a building permit can be issued, any infrastructure that is not in place for the site will need to be bonded prior to the permit.

Chair Ghandour clarified that needs to be done before issuance and not for application.

Chair Ghandour provided an updated timeline of progress. He noted that they should be good with some revisions for the Planning Commission in two weeks.

 Chair Ghandour added that the items with UDOT are a requirement for permits from public works and engineering. These are not a requirement for Planning Commission.

Chair Ghandour asked Planner Hancey if there are any agreements they need before moving forward.

 Planner Hancey responded in saying that he will discuss it with The Community Development Director Morgan Brim and the Pruitts. If there is anything, they could make it a condition of approval before the certificate of occupancy is issued.

Chair Ghandour recommended following up with that.

The timeline and process were discussed.

Planner Hancey noted that the landscaping may be a condition of approval.

Mr. Horne said that he had already sent a copy of it. They noted that they are ready to keep moving forward.

 Engineer James made a correction on his prior bond statement in saying that it would only be for public improvements.

Chair Ghandour noted that while they are finalizing their designs to make sure to provide the cost break downs.

Chair Ghandour closed this item.

2.2. Auto Zone Site Plan Application

 Planner Hancey presented the site plan application in locating the area and discussed the access points. He noted that they met the landscaping setback requirements as well as parking.

Engineer James added that they would want a ten (10) foot Public Utility Easement along the east property line in the property.

Planner Hancey noted the landscaping strip.

 Planner Anthony Fletcher asked if they were able to reorientate the building in the site.

 Colby Anderson with CIR Engineering introduced himself. He responded to planner fletcher saying that they were able to reorient to meet requirements.

 Planner Hancey noted that they did make changes including the crosswalk, building location shift, and employer delivery entrance.

 Chair Ghandour asked if there were discussions about parking.

Planner Hancey noted that the access is to the north.

Chair Ghandour asked to make a note.

Chair Ghandour asked for clarification on the utility zones.

Engineer James noted that it extended all the way down.

 Chair Ghandour requested the applicant to get in touch with UDOT to make sure that there is not any type of encroachment.

Mr. Anderson discussed an area that could be worrisome. Chair Ghandour emphasized the need to converse with UDOT.

 Planner Hancey noted that all signage must be approved through a permit.

Chair Ghandour referred to the bonding requirements.

Chair Ghandour scanned for further comments.

 Mr. Anderson noted that they are not planning on sprinklering the building and discussed the fire hydrants in the area.

Deputy Fire Marshall Brandon Valley noted that he would get back to the applicant on that. That was his only question.

Chair Ghandour noted that the comments were concluded.

 Mr. Anderson asked Planner Hancey if they needed to do the black fence.

Planner Hancey responded in saying yes because of the requirement in GRMU.

 Planner Hancey provided the next steps to the applicant. He asked if they had a timeline of when they wanted to start construction.

Mr. Anderson responded in saying July or August.

A discussion about the process ensued.

 Chair Ghandour discussed the public works process. He mentioned that he could provide a cost estimate if needed. He noted that nothing is official till they pay the fees.

 The applicant asked clarifying questions about the process. Planner Hancey noted that

Planning Commission is the only meeting.

Mr. James noted that they can do them concurrently but that the land disturbance approval needs to come before the building permit.

 Mr. Anderson asked if they knew when X Development was planning to put in the shared infrastructure.

Engineer James said that they have a land disturbance permit in review right now.

 Mr. Anderson asked about the wall on the west property line.

Planner Hancey clarified that it is not required but that the parking lot is required to put in that fence. He discussed these requirements. It will be on their side of the property.

 Deputy Valley noted that the sprinkling will not be an issue.

 Planner Hancey noted that the planning department will review the building permit to make sure it matches the site plan and landscaping plan that they submit in two (2) weeks.

Chair Ghandour closed the item.

3. STAFF, COMMISSION, AND COMMITTEE REPORTS

Planner Hancey noted that at the planning commission meeting the night prior, the GRMU office building and the two (2) flex industrial buildings in East Lake were both approved and that they will be moving forward.

Chair Ghandour closed out this item.

4. CONSENT ITEMS

Planner Hancey noted that they have fallen behind on minutes.

5. BUSINESS ITEMS

There were no business items.

6. ADJOURNMENT

DEPUTY VALLEY MOTIONED TO ADJOURN THE DEVELOPMENT REVIEW COMMITTEE MEETING AT 9:41AM. PLANNER FLETCHER SCODED THIS MOTION. THE MEETING WAS ADJOURNED.

CERTIFIED COMPLETE ON:

CERTIFIED (NOTICED) BY: /s/. Madison Reed
Madison Reed, Planning Technician

DRAFT



STAFF REPORT

Meeting Date: October 3, 2024
Agenda Item: 1600 N Roadway Dedication Plat
Department: Engineering and Public Works
Presenter: Patrick James

Background/Discussion:

Chris Kephardt with MS Properties of Vineyard has requested that the city receives and approves the roadway dedication plat for 1600 N. This section of 1600 N. is the westward expansion of the road which will tie into Vineyard Road along the Utah Lake shoreline. The road was constructed by MS Properties in 2024 and is designated to become a public road. There is curb and gutter on both sides of the road with a pedestrian trail on the south. It is roughly 2400 feet in length. This roadway dedication will transfer maintenance and ownership to Vineyard City.

This road will provide vital access to Vineyard City as it continues to grow and develop. 1600 N. is one of the 3 main freeway interchanges that are easily accessible to the city. The roadway will allow for future development along both the north, which all lots are owned by MS Properties of Vineyard. The properties along the south of the road are owned by Central Utah Water Conservancy District and Flagship.

Fiscal Impact:

The road was constructed and paid for by MS Properties of Vineyard. Transferring ownership of the road will require the city to pay for ongoing and future maintenance.

Recommendation:

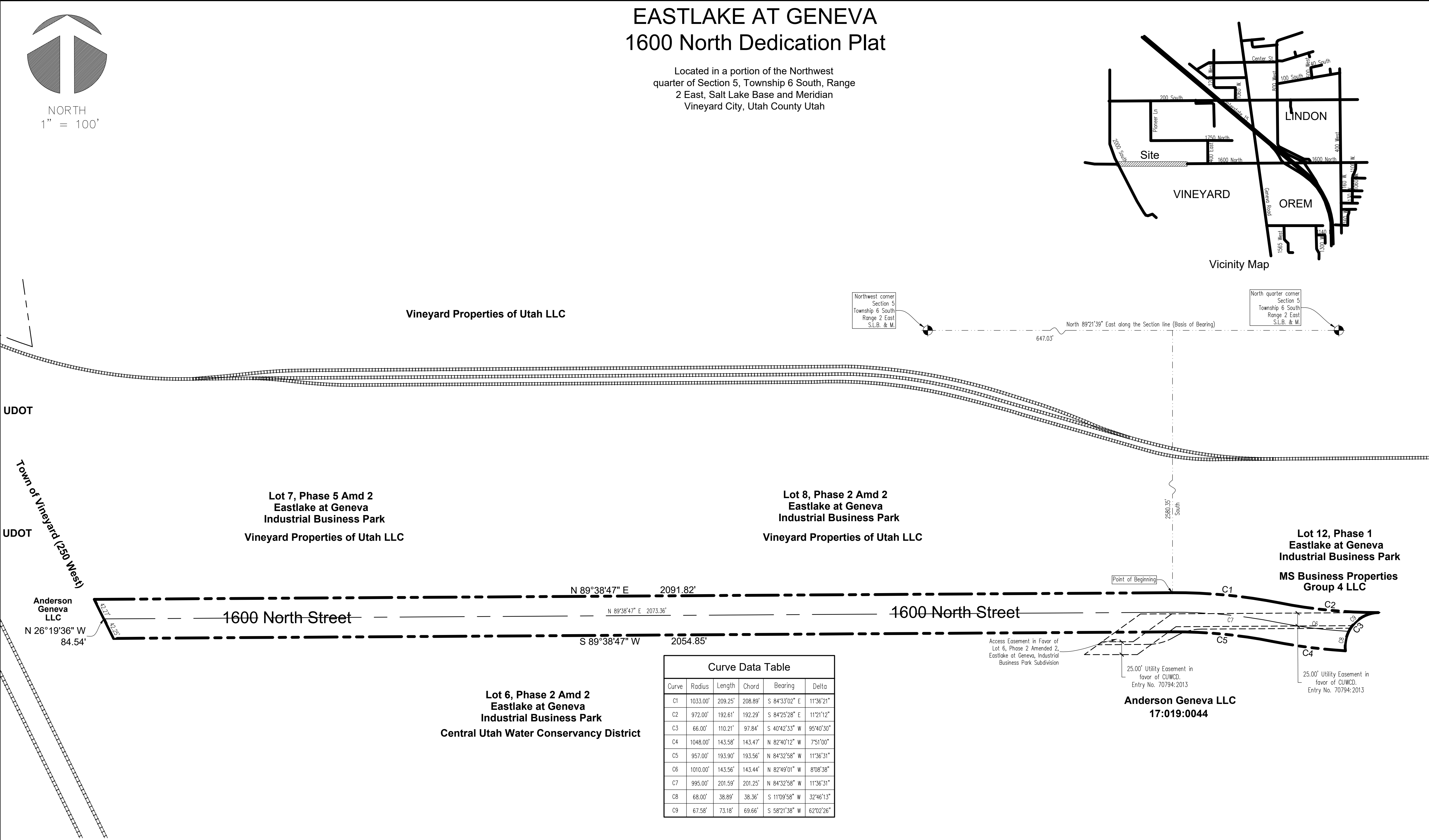
Staff recommends approval of the roadway dedication plat.

Sample Motion:

"I move to approve the 1600 N Roadway Dedication Plat as requested by Chris Kephardt."

Attachments:

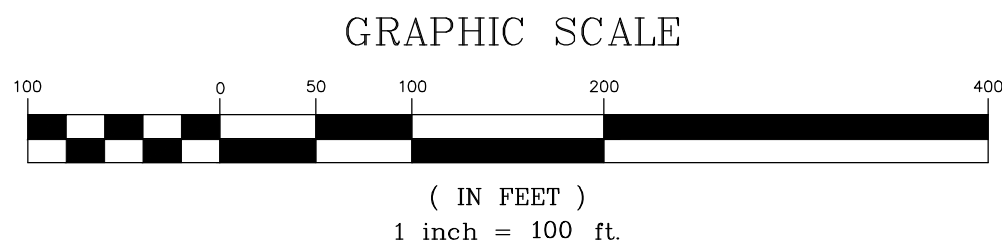
1. 1600 North Roadway Dedication Plat



Prepared by:

Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
office 801-224-1252
fax 801-224-1264

ROCKY MOUNTAIN POWER 1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN. 2. PURSUANT TO UTAH CODE ANN. 17-27a-603(4)(c)(i) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER: a. A RECORDED EASEMENT OR RIGHT-OF-WAY b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS c. TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR d. ANY OTHER PROVISION OF LAW	DOMINION ENERGY QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 800-366-6532. BY _____ TITLE _____ ROCKY MOUNTAIN POWER DOMINION ENERGY COMPANY
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Surveyor's Certificate

I, ROGER D. DUDLEY, do hereby certify that I am a Registered Land Surveyor, and that I hold certificate No. 147089 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Licensing Act, Utah Code Annotated, 1953 as amended. I further certify that, by authority of the owners, a survey was made under my direction of the tract of land shown and described on this Dedication Plat, I certify that said survey was completed in accordance with Section 17-23-17, Utah Code Annotated, 1953 as amended. I further certify that I have verified all measurements and that monuments have been placed as shown on this plat. I hereby state that this plat is true and correct to the best of my knowledge, information, belief and in my professional opinion.

Boundary Description

A Parcel of land which is situated in the Northwest quarter of Section 5, Township 6 South, Range 2 East, Salt Lake Base and Meridian, which Parcel is described as follows:

Commencing at a point located North 89°21'39" East along the Section line 647.03 feet and South 2580.35 feet from the Northwest corner of Section 5, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence along the arc of a 1033.00 foot radius curve to the right 209.25 feet (chord bears South 84°33'02" East 208.89 feet); thence along the arc of a 972.00 foot radius curve to the left 195.52 feet (chord bears South 84°30'37" East 195.19 feet); thence along the arc of a 66.00 foot radius curve to the left 112.02 feet (chord bears South 41°58'32" West 99.78 feet); thence along the arc of a 1048.00 foot radius curve to the right 143.58 feet (chord bears North 82°40'12" West 193.56 feet); thence along the arc of a 957.00 foot radius curve to the left 193.90 feet (chord bears North 84°32'58" West 193.56 feet); thence South 89°38'47" West 2054.85 feet; thence North 26°19'36" West along 250 West Street 84.54 feet; thence North 89°38'47" East 2091.82 feet to the point of beginning.

Area = 184,252 sq.ft. or 4.23 Acres

Basis of Bearing is North 89°21'39" East along the Section line from the Northwest corner to the North quarter corner of said Section 5.

DATE _____ PROFESSIONAL LAND SURVEYOR
(See Seal Below)

Owner's Dedication

Know all men by these presents that the undersigned owner(s) of the above described tract of land having caused same to be subdivided into lots and streets to be hereafter known as 1600 North Street, do hereby dedicate for perpetual use of the public and/or City all parcels of land, easements, and public amenities shown on this plat as intended for public use. The owner(s) warrant and defend and save the City harmless against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance and operation of the street.

In witness whereof I have hereunto set this _____ day of ___, A.D. 20___.

Vineyard Properties of Utah, LLC Vineyard City

By: Martin Snow - Manager By: Eric Ellis - City Manager

Anderson Geneva LLC

By: _____ - Manager

Owner's Acknowledgement

STATE OF UTAH } S.S.
COUNTY OF UTAH }

The foregoing instrument was acknowledged before me this _____ day of _____, 20___, by _____, who personally appeared before me, who being duly sworn or affirmed, did say that he signed the owner's dedication freely and voluntarily and for the purposes therein mentioned.

My Commission Number _____ Signed (a Notary Public Commissioned in Utah)

My Commission Expires _____ Print name of Notary

Acceptance by Legislative Body

The Legislative body of Vineyard City, Utah County, Utah, approves this subdivision and hereby accepts the dedication of all streets, easements, and other parcels of land intended for public purposes for the perpetual use of the public this _____ day of _____, 20___.

Vineyard City Planner Vineyard Attorney

Vineyard Engineer City Manager

Clerk/Recorder

Sheet 1 of 1

EASTLAKE AT GENEVA
1600 North Dedication Plat

Located in a portion of the Northwest quarter of Section 5, Township 6 South, Range 2 East, Salt Lake Base and Meridian
Vineyard City, Utah County Utah

SURVEYORS SEAL	NOTARY PUBLIC SEAL	CIVIL ENGINEERS SEAL	CLERK-RECORDER SEAL
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