



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.

them on the next planning commission.

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

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

There were no further comments.

2.2. GRMU Office Building - Site Plan

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

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

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

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

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

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

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

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

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

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

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

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

Chair Ghandour asked about the wall between the parking lot.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Mr. Winston asked if Vineyard had Fire Marshalls.

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

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

Mr. Winston noted that they know those requirements.

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

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

Mr. Winston noted he would code update to 2021.

Planner Hancey mentioned he is gathering notes to send over.

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

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

Planner Hancey outlined the forward progress.

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

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

Deputy Valley listed some people that could review.

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

Planner Hancey outlined the process and listed the comments.

There were no further comments.

2.3. Holdaway Fields LDS Church - Site Plan

Planner Anthony Fletcher discussed the site and its purpose. He provided the location and details of the building. He presented the elevations and materials. He discussed the time that it would run. He presented the plans and noted that they provided more parking than required. A comment was that the parking numbers needed to be the same on all sheets. Planner Fletcher also noted that the lighting needed to be warm colored lighting, according to our code. He also recognized that 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.

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

4. CONSENT ITEMS

There were no consent items.

5. BUSINESS ITEMS

There were no business items.

6. ADJOURNMENT

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

MINUTES CERTIFIED COMPLETE ON: October 3rd, 2024

CERTIFIED (NOTICED) BY:


Madison Reed, Planning Technician.

