



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

to encroach into the flow of traffic.

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

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

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

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

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

Planner Hancey clarified what he was referring to.

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

Planner Hancey said it should not.

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

Engineer James asked about the sidewalk.

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

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

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

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

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

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

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

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

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: October 3rd, 2024

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



