



**MINUTES OF A DEVELOPMENT REVIEW
COMMITTEE MEETING
Vineyard City Council Chambers
125 South Main Street, Vineyard, Utah
July 25, 2024, at 9:00 AM**

Attendance:

COMMITTEE MEMBERS: Chair Naseem Ghandour, Public Works Director and City Engineer; Cache Hancey, Senior Planner stepping in for Morgan Brim, Community Development Director; Eric Ellis, City Manager; Cris Johnson, Building Official; Brandon Valley, Deputy Fire Marshall; Brian Vawdrey, Parks and Recreation Director.

STAFF PRESENT: Madison Reed, Planning Technician; Patrick James, Assistant City Engineer; Patricia Abdullah, Plans Examiner; and Anthony Fletcher, Planner.

OTHERS PRESENT: Chief Hurst

1. CALL TO ORDER

Chair Naseem Ghandour called the meeting to order at 9:05am.

Chair Ghandour prompted roll call.

2. BUSINESS ITEMS

2.1 The Cottonwoods Phase 5 Amended Plat (Fire Station Site Lot Consolidation)

Chair Ghandour introduced the business item and noted that Mike Olsen with Aimtec Group is requesting approval of the Cottonwoods Phase 5 Amended Plat.

Senior Planner Cache Hancey presented the Cottonwoods Phase 5 Plat.

Chair Ghandour asked if there are any questions or comments.

Assistant City Engineer Patrick James noted that they had comments that haven't been submitted regarding an easement.

Senior Planner Hancey announced that it was an easement.

Engineer James included that the easement needed to be described for the two street sides and that the lot needs an address associated with it.

Senior Planner Hancey asked if this would hold up recordation.

Chair Ghandour said that the easement would need to be adjusted.

Senior Planner Hancey responded in saying that he will relay those comments back to the applicant.

Motion: CITY MANAGER ERIC ELLIS MOTIONED TO APPROVE WITH THE CLEANED EASEMENT AND ADDRESS ADJUSTMENT AT 9:10AM. SENIOR PLANNER HANCEY SECONDED THE MOTION. ALL IN FAVOR: GHANDOUR, HANCEY, ELLIS, JOHNSON, VALLEY, AND VAWDREY.

3. WORK SESSION

3.1 Vineyard City Fire Station - Site Plan

Senior Planner Hancey presented the plat for the fire station. He introduced the plat and details including the garage, doors, and materials. Senior Planner Hancey noted that we are not requesting approval and that the fire station will proceed through process and that it will be reviewed in Planning Commission.

Plans Examiner Patricia Abdullah asked about the details and layout for the garage.

Conversation commenced about units above the garage.

Deputy Fire Marshall Brandon Valley introduced Chief Hurst who has a lot of information.

Chief Hurst responded in saying there are no sleeping quarters in the building.

Chair Ghandour provided clarification.

Senior Planner Hancey announced that they will review these concerns.

Senior Planner Hancey reviewed the process moving forward with this project.

Chair Ghandour discussed the need for review on transportation infrastructure.

Discussion ensued.

3.2. Utah City Block 13C - Site Plan

Senior Planner Hancey announced that this project is missing many items in their application and this will not be seen at the next Planning Commission meeting.

3.3. Utah City Block 4 (Bella's Market) - Site Plan

Planner Anthony Fletcher introduced the grocery store and noted some components that are missing.

Chair Ghandour asked that if the application was not completed, could it continue to the Planning Commission meeting?

Senior Planner Hancey noted that as it is introduced as a work session, they can still be working on the application. The planning department is not looking for approval.

Planner Fletcher continued the presentation of the grocery store. He noted the need for a title report. He discussed landscaping regarding the missing components. The block was not subdivided. Planner Fletcher noted the plan for parking, but that it is not indicated.

Senior Planner Hancey asked for clarification on where the parking will be included and if they are accounting for other blocks.

Planner Fletcher responded in saying that they are implementing it with the site plan. They are planning to have this as service parking.

Senior Planner Hancey requested that the applicant clarified this.

Planner Hancey assured that it is a part of the comments for the applicant.

Chair Ghandour mentioned that engineering would need to see the fully designed parking lot. These can be reviewed at the technical review.

Planner Fletcher noted there is no scope of work and other missing components. Taxation was discussed.

Senior Planner Hancey asked about what the parts that will be developed later will look like for the time being.

Parks and Recreation Director Brian Vawdrey asked about those other developments.

Senior Planner Hancey responded in saying that it is pretty open but it could be retail or mixed use.

Senior Planner Hancey asked about the build of the smaller buildings.

Building Official Cris Johnson provided clarification in what parts of this project will be built with the grocery store and what things need to be clarified.

Senior Planner Hancey provided the elevations to present the other developments. Until the site plan is provided, the design and information may change.

Senior Planner Hancey asked if the drive through was looked into yet.

Planner Fletcher answered in saying that he has not yet reviewed it.

Discussion ensued about sky bridges.

Senior Planner Hancey presented other issues.

Planner Fletcher presented more concern about specifications on material and if this project will be ready for the next Planning Commission meeting on August 7th.

Senior Planner Hancey provided an example from block 18 for where the units encroach on the sidewalk in relation to the issues noted with the sky bridge.

Chair Ghandour asked if there were any questions or comments. All departments had no further questions and the work session was closed.

4. STAFF, COMMISSION, AND COMMITTEE REPORTS

Planner Fletcher announced the RFP for the TAG Grant will be going out today for the Mill Road corridor and wayfinding master plan.

Chair Ghandour congratulated him.

Planner Fletcher also announced the invitation for the extension of the TRCC Grant for the 31st of this month. He discussed the details for this extension.

Chair Ghandour clarified that they were invited to that.

5. ADJOURNMENT

Chair Ghandour adjourned the meeting at 9:44 am.

MINUTES APPROVAL COMPLETED ON: December 19th, 2024

CERTIFIED (NOTICED) BY:



Madison Reed, Planning Technician