



MEETING MINUTES OF A REGULAR
PLANNING COMMISSION MEETING
Vineyard City Council Chambers
125 South Main Street, Vineyard, Utah
June 5, 2024, at 6:00 PM

ATTENDANCE:

COMMISSIONERS PRESENT: Vice-Chair Bryce Brady, Graden Ostler, and Nathan Steele.

STAFF PRESENT: Morgan Brim, Community Development Director; Cache Hancey, Senior Planner; Anthony Fletcher, Planner; Patrick James, Staff Engineer.

OTHERS PRESENT: Colby Anderson with Auto Zone

1. **CALL TO ORDER/INVOCATION/INSPIRATIONAL THOUGHT/PLEDGE OF ALLEGIANCE**

Vice-Chair Bryce Brady started the meeting at 6:03 pm and led a prayer.

2. **PUBLIC COMMENTS**

There were no public comments to be made.

3. **BUSINESS ITEMS**

3.1. **Auto Zone - Site Plan Application**

 Senior Planner Cache Hancey presented on the site plan application an Auto Zone by Colby Anderson, with CIR Engineering. The Site is located at 243 N Geneva Road (Parcel ID:40:612:0201). The proposed site is located within the Geneva Road Mixed Use (GRMU) special purpose zoning district.

 Senior Planner Hancey presented the site plan and access in introduction to the project. He outlined the building and it parking, bicycle parking, trash, delivery, and sidewalks. He also included the landscaping. Planner Hancey noted that this meets the requirements for fencing and highlighted the access. He noted that these are revised elevations without color, but that it is laid out in the materials.

 Senior Planner Hancey noted that they have met all of the requirements but they are subject to the conditions: applicant pays any outstanding fees and makes redline corrections; applicant is subject to all federal, state, and local laws; applicant must observe all ADA requirements.

 Commissioner Graden Ostler asked about how the parking stalls were determined.

Senior Planner Hancey described the calculation that is used to determine the number of parking stalls. He then briefed the business logistics including employees and hours of operation.

 **Motion-** COMMISSIONER NATHAN STEELE MOVED TO APPROVE THE AUTO ZONE SITE PLAN APPLICATION AS REQUESTED BY THE APPLICANT WITH THE CONDITIONS AT 6:12 PM. COMMISSIONER OSTLER SECONDED THOSE IN FAVOR VOTED YES: NATHAN STEELE, BRYCE BRADY, AND GRADEN OSTLER.



4. WORK SESSION

No work items were submitted.

5. STAFF, COMMISSION, AND COMMITTEE REPORTS

Commissioner Steele commended the staff of Vineyard for putting together a great Vineyard Days.

 Senior Planner Hancey noted his and Morgan's experience at the CNU Conference experience and how Vineyard could learn from Cincinnati.

He provided an update on the hiring process for the Planning Technician.

 Discussion about the trail and its updated information ensued.

 Vice-Chair Brady asked about the By-Laws changes.

Senior Planner Hancey noted that the By-Laws discussion has not happened yet.

Senior Planner Hancey announced that he passed his AICP test.

6. ADJOURNMENT

The meeting was adjourned at 6:19pm

CERTIFIED COMPLETE ON: 8/21/2024

CERTIFIED (NOTICED) BY:


Madison Reed, Planning Technician

