



VINEYARD
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DEVELOPMENT REVIEW COMMITTEE MEETING

**Vineyard City Council Chambers
125 South Main Street, Vineyard, Utah
August 1, 2024, at 9:00 AM**

ATTENDANCE

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

STAFF PRESENT: Anthony Fletcher, Rachel Stevens, Planners; Madison Reed, Planning Technician; Patricia Abdullah, Plans Examiner; Sullivan Love, Environmental Utilities Manager.

OTHERS PRESENT: Bronson Tatton with Flagborough, B.J. Laterveer, Brian O'Looney, Ron Herr, Cody Williams, Ted Didas, Brandon Sobiech, and Lauren Jarrett.

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

Chair Naseem Ghandour started the meeting at 9:10 am. He prompted roll call.

2. CONSENT ITEMS

2.1. Approval of the February 1, 2024 Development Review Committee Draft Minutes.

Motion: SENIOR PLANNER CACHE HANCEY MOTIONED TO APPROVE THE MINUTES AT 9:11 AM. CITY MANAGER ERIC ELLIS SECONDED. ALL IN FAVOR VOTED YES: GHANDOUR, ELLIS, HANCEY, JOHNSON, VAWDREY, VALLEY, AND JOHNSON. THE VOTE CARRIED UNANIMOUSLY.

3. WORK SESSION

3.1. Utah City Blocks 18C and 13B Site Plan

Senior Planner Hancey introduced Rachel Stevens, a planner with Vineyard, and provided background on the progress of this item. Planner Stevens discussed her comments for more information to see if it meets requirements. She noted the need to adjust amenities, transparency, and landscaping.

Senior Planner Hancey asked if she has sent those comments in. He prompted Bronson Tatton's response.

Mr. Tatton, with Flagborough, clarified the block. He acknowledged the information he had that he could provide. He asked about how the measurements for transparency were made.

Planner Stevens noted the software, Blue Beam, that she utilized to make measurements.

Mr. Tatton continued to discuss the comments made by Planner Stevens. He recognized that they are still pretty early so that they can make the adjustments early.

Senior Planner Hancey clarified the timing of submittals.

Chair Ghandour discussed the adjustment and how they may impact water needs. He noted concerns about landscaping.

Mr. Tatton discussed how he could work with the comments moving forward.

Discussion ensued about the timeline for corrections and the process for moving forward ensued.

Senior Planner Hancey discussed the plans and how they would be reviewed at planning commission.

BJ Laterveer with Utah City asked if it would make sense to put together a landscape palette to make the approval process smoother and clearer.

Senior Planner Hancey responded in saying he is in favor.

Chair Ghandour appreciated this notion and the process for that.

Mr. Tatton noted that they have a pre-established planting palette of what has already been approved.

Planner Fletcher referenced the Vineyard recommended landscaping

Mr. Laterveer asked Planner Stevens about the transparency on the street facing portions, in regards to the paseo inclusion.

Planner Stevens noted she wants to look at the code and get back to him.

Senior Planner Hancey noted that they could provide a comparison of their transparency calculations as a reference. Senior Planner Hancey added his comments on transparency on the other blocks. He did not include any non-street facing sections in the calculations.

Mr. Tatton and Mr. Laterveer said that they could add it as a submittal.

Brandon Valley, the deputy Fire Marshall, asked about the scope for the utility plan for the fire hydrants. He requested clarification and more information

Mr. Tatton noted that his presentation highlights the hydrants.

Mr. Tatton pointed out the Right of Way plans as there is a change. He noted this.

Staff Engineer Patrick James commented that he has been reviewing those and that it needs to be included in a land disturbance permit.

Mr. Tatton discussed the process made with other plats and the land disturbance permit.

Chair Ghandour noted that they would prefer separating the right of ways from the blocks.

Mr. Tatton agreed.

Chair Ghandour moved to the next block.

Senior Planner Hancey noted comments. He wanted a better scope of work for clarification. This will help with parking and bike storage. He acknowledged he will review other requirements and asked about transparency.

A team member of Mr. Tatton's said he would submit an exhibit to show the intention.

Senior Planner Hancey discussed how he measured them.

Senior Planner Hancey noted a want for more details. He discussed landscaping, parking, and lighting.

Mr. Tatton discussed their process with the photometric plan and that they could add that.

Mr. Tatton asked about the purpose behind needing this information.

Building Official Cris Johnson noted that's it occurs before building and that it is a planning thing.

Senior Planner Hancey noted regulations for the lighting to note why they request that information. He asked to be informed of the lighting details.

Mr. Tatton discussed the current lighting situation but that moving forward they will meet the city's requirements.

Senior Planner Hancey brought up the bridge.

Chair Ghandour asked about the lights.

Mr. Tatton noted they are like a shoe box light

Chair Ghandour asked Senior Planner Hancey if they would need a variance.

Senior Planner Hancey noted the height requirements and that the code is not specific about temporary lighting.

Mr. Tatton noted that they will submit what they have.

Senior Planner Hancey initiated conversation about the pedestrian bridge and the arcade entrance.

Mr. Tatton requested a visual aid. He provided locational context. He provided clarification on the arcade and bridge with the images. Mr. Tatton discussed the pedestrian right of way and

the additional occupancy space above that. He noted his process with navigating options. He discussed these options. The length is 65ft.

Senior Planner Hancey asked about where this is addressed.

Mr. Tatton noted the need for an easement. He discussed other bridges for examples.

Chair Ghandour discussed access points and conflicts.

Mr. Tatton sought clarification.

Mr. Tatton referred to their engineer who is online.

Senior Planner Hancey asked if he knew if he found anything about the bridge in the code.

Mr. Tatton discussed his knowledge of the code.

Senior Planner Hancey noted this might pose a potential issue and how it may impact timing.

No further comments were made.

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

Planner Anthony Fletcher presented the comments. He noted he felt the application was not complete. Planner Fletcher noted the missing parts: title report and taxation, landscaping, the other building inclusions, and parking.

Senior Planner Hancey asked about what else will be there so we may consider parking requirements.

City Manager Eric Ellis noted excluding development that is not going to be included.

Planner Fletcher said if it will be separate it needs to be subdivided.

Mr. Tatton noted they are starting the process of subdividing that. He discussed the intent and the plan. Mr. Tatton referenced the civil sheet to represent where they are at and what is being built now.

Planner Fletcher requested a narrative and more detail. He discussed the need for more information on parking, bike racks, ADA stalls, and the drive-thru. Planner Fletcher discussed the requirements for the drive-thru. He referenced the code to guide requirements.

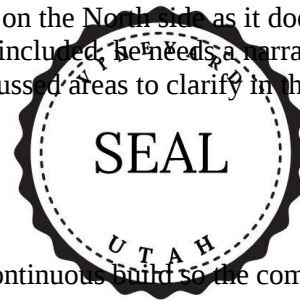
Mr. Tatton said that they could look into a pick-up rather than a drive-thru.

Planner Fletcher noted that it could be more accepted as the drive-thru is not accepted under the current code. He also recognized the missing photometric plan as well as irrigation and landscaping.

Mr. Tatton discussed the method of irrigation and options for landscaping.

Senior Planner Hancey mentioned that doing a zoning text amendment to allow for a pharmacy drive-thru.

Planner Fletcher mentioned a comment about transparency on the North Side as it does not currently meet our requirements. He noted that with other things included, he needs a narrative to guide what meets which requirements. Planner Fletcher also discussed areas to clarify in their documents and plans.



Chair Ghandour asked if there are any other comments.

Mr. Laterveer clarified that the entire building will be one continuous build so the comments could be addressed easily.

Mr. Tatton discussed the process for building.

Planner Fletcher asked about having the grocery store operating during construction.

Building Official Johnson provided comments on separation.

Senior Planner Hancey noted the timeline for the planning commission. He recommended bringing this as a work session first.

Mr. Tatton and Senior Planner Hancey discussed the timeline for meetings.

Chair Ghandour mentioned a suggestion for the drive-thru to hold a meeting for efficiency and purpose. He also referred to a technical review for engineering's comments.

Chair Ghandour closed the work session.

4. STAFF, COMMISSION, AND COMMITTEE REPORTS

Chair Ghandour discussed the trial underneath the 800 North bridge is actively being constructed. There were no further comments.

5. ADJOURNMENT

The meeting was adjourned at 10:07am.

MINUTES CERTIFIED CORRECT ON: January 16, 2025

CERTIFIED BY:

A handwritten signature in blue ink, appearing to read "Madison Reed".

Madison Reed, Planning Technician