



**NOTICE OF A REGULAR
PLANNING COMMISSION MEETING
May 6, 2026, at 7:00 PM**

PUBLIC NOTICE is hereby given that the Vineyard Planning Commission will hold a regularly scheduled Planning Commission meeting on Wednesday, May 6, 2026, at 7:00 PM, in the City Council Chambers at City Hall, 125 South Main Street, Vineyard, UT. This meeting can also be viewed on our [live stream page](#).

Planning Commissioners Present: Daria Evans, Brad Fagg, Martina Huntington, Graden Ostler, David Pearce, and Nathan Steele.

Staff Present: Planner Anthony Fletcher, City Recorder Robin Bond, Public Works Director Naseem Ghandour, Assistant Engineer Patrick James.

Also Present: Jane Pearce, Russell Evans, Karen Cornelious, Bronson Tatton, BJ Laterveer, and others who did not sign in.

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

Chairperson Steele called the meeting to order at 7 pm. Commissioner Evans gave the pledge of allegiance and invocation.

2. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS

None

3. PUBLIC COMMENTS PC

Time dedicated for public comment. Comments will be limited to three (3) minutes. No actions may be taken by the Planning Commission due to the need for proper public noticing. Public comments can be submitted ahead of time to planning@vineyardutah.gov.

None.

4. CONSENT ITEMS

None.

5. BUSINESS ITEMS

5.1. Chair and Vice-Chair Re-election

The Commission will nominate and then elect the standing Chair and Vice-Chair positions for the 2026 calendar year.

The Chair called for nominations.

NOMINATION: Commissioner David Pierce nominated Commissioner Nathan Steele. Commissioner Brad Fagg seconded the motion. **Yes:** Commissioners Evans, Fagg, Huntington, Ostler, Pearce, and Steele. **No:** None.

The Chair called for nominations for Vice Chair.

NOMINATION: Commissioner Graden Ostler nominated Commissioner David Pearce. Commissioner Martina Huntington seconded the motion. **Yes:** Commissioners Evans, Fagg, Huntington, Ostler, Pearce, and Steele. **No:** None.

Commissioner Nathan Steele would serve as Chair, and Commissioner David Pearce would serve as Vice Chair.

 **5.2. Conditional Use and Site Plan Application- Tire Auto Body Shop and Retail at 430 S Geneva Road, Regional Commercial Zone**

Guilford Rand requests approval of a site plan for a two-building commercial development at 430 S Geneva Road in the Regional Commercial Zone, including a tire/auto body shop, general retail space, restaurant, parking, landscaping, and related site improvements.

The Planning Commission reviewed a request from Guilford Rand for approval of a site plan and conditional use permit for a two-building commercial development at 430 S Geneva Road in the Regional Commercial Zone, including a tire/auto body shop, retail space, restaurant use, parking, landscaping, and related improvements.

Planner Fletcher presented the project and noted that the applicant added additional parking as requested. Commissioners discussed access at 400 South, roadway alignment, potential corner barriers, signage, and the design of the two-story office space. Concerns were raised regarding the use of honey locust trees, with both commissioners and a resident, Russell Evan, noting they are messy; the Commission recommended consultation with the City Arborist on tree selection. The City Engineer stated that two site entrances are required for safety and that a crosswalk or signal will be installed in the area. Chairman Steele confirmed that the City is not responsible for tree maintenance and requested that a maintenance and cleanliness clause be included to ensure the applicant maintains the parking lot and landscaping.

MOTION: Commissioner Pierce motioned that the conditional use request is approved with the conditions that we've stated in the recommendations. Commissioner Evans seconded the motion. Yes: Commissioners Evans, Fagg, Huntington, Ostler, Pearce, and Steele. No: None. Motion Passed 6-0.

 **5.3. Site Plan Amendment: Utah City Wellness Center and Resort Pool Phase 2**

**Planning Commission – Meeting Minutes Summary
Utah City Wellness Center and Resort Pool, Phase 2 Site Plan Amendment**

The Planning Commission reviewed a request from Flagborough for approval of a site plan amendment for the Utah City Wellness Center and Resort Pool Phase 2. The amendment was limited to updates to building elevations and landscaping, with no other changes to the previously approved site plan.

Planner Fletcher presented the proposed revisions, outlining updates to the building elevations and landscape plan. He confirmed that the applicant has agreed to meet all pedestrian-friendly landscaping requirements. Construction-related parking and safety concerns were discussed.

Representatives Bronson Tatton and BJ Laterveer, on behalf of Utah City (Flagborough), addressed questions from the Commission. They explained that the exterior elevation changes to the changing rooms and concessions were intended to better align with the surrounding architectural styles and to ensure an authentic appearance.

Commissioner Pearce clarified that the pool is anticipated to open for public use in 2027. Commissioner Evans asked about the removal of demolition materials; Mr. Tatton stated that excavated soil was relocated for fill needs in other areas of Utah City. Commissioner Evans also requested consideration of glazing or decorative treatment on a wall, and Mr. Laterveer reiterated the intent for the building to be visually authentic. Commissioner Evan suggested Monet's Water Lilies be included in the artwork. Both Mr. Tatton and Mr. Laterveer agreed that it was a great idea.

Commissioner Marina inquired about ADA accessibility during construction. Mr. Tatton confirmed that ADA access would remain available throughout construction and that the number of ADA parking stalls would meet State code requirements. Commissioner Graden asked about ownership and public access; Mr. Tatton stated that the facility will operate as a not-for-profit, will be open for public enjoyment, and that the City will retain ownership of the land.

Public Comment:

- Karen Corneilous, resident, expressed concerns regarding parking, particularly related to parking availability at the All-Abilities Park.
- Jane Pearce of Cascade asked about zero-scaping and water usage.
- Terry Ewing of Villas inquired about the length of the pool's seasonal operation, swim meets, and swim lessons.

The Chair reminded attendees that the scope of the agenda item was limited to building elevations and landscaping.

In response to public comments, Mr. Tatton stated that waterwise landscaping would be implemented. He explained that the upper pool would be open year-round with

heated decks, while other pools would be closed during the winter months. Mr. Tatton concluded by thanking Utah City for donating funds to support the project.

MOTION: Commissioner Steele motioned to accept the site plan amendment for Utah City Wellness Center and Resort Pool phase 2, with the conditions as presented, with the suggested modification for the last one in the Spa building. Commissioner Pearce seconded the motion. Yes: Commissioners Evans, Fagg, Huntington, Ostler, Pearce, and Steele. No: None. Motion Passed 6-0.

6. WORK SESSION

6.4. Floodplain Regulation Update, National Flood Insurance Program (NFIP) Compliance

Updates to the City's floodplain management ordinance are required to maintain compliance with the National Flood Insurance Program (NFIP) following updated FEMA flood hazard determinations.



Planning Commission – Meeting Minutes Summary

Floodplain Regulation Update – National Flood Insurance Program (NFIP) Compliance

The Planning Commission reviewed a proposed update to the City's floodplain management ordinance, which is required to maintain compliance with the National Flood Insurance Program (NFIP) following updated FEMA (Federal Emergency Management Agency) flood hazard determinations.

Public Works Director and City Engineer Naseem Ghandour explained that the update is part of a public input process requested by the State. He stated that the purpose of the ordinance update is to reduce flood risk, protect public safety, maintain the City's eligibility for flood insurance, and preserve access to federal disaster assistance in the event of a flood-related emergency.

Chairperson Steele confirmed that the Planning Commission's role at this stage was to provide input on the proposed ordinance. Mr. Ghandour confirmed that an ordinance would be presented to the City Council in June. He noted that the ordinance is based on a State-provided model and is intended to ensure compliance with FEMA and the NFIP, while aligning with City and State of Utah requirements.

Mr. Ghandour informed the Commission that a public comment period would be held from May 1 through May 31, 2026. Public comments may be submitted through the City's website, and notice of the comment period would be provided through public meetings, social media, and the City's website.

Commissioner Martina asked about public awareness and education related to emergency procedures. Mr. Ghandour stated that public education was not addressed within the scope of this ordinance; however, he noted that the Utah Department of Public Safety offers resources for

public access. He encouraged commissioners and members of the public to contact his office with any questions or concerns regarding the floodplain regulations.

Links for information and comments: . [Public Notices](#)
https://www.vineyardutah.gov/government/public_notices.php
[Floodplain Ordinance Public Comments](#)

7. STAFF AND COMMISSION REPORTS

None.

8.  ADJOURNMENT

The meeting adjourned at 8:50 pm.

MINUTES WERE APPROVED ON:

CERTIFIED CORRECT BY:

DRAFT