



**MINUTES OF A REGULAR MEETING OF THE  
VINEYARD PLANNING COMMISSION  
Vineyard City Council Chambers  
125 South Main Street, Vineyard, Utah  
March 6, 2024, at 6:00 PM**

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**Attendance:**

**Planning commissioners:** Chair Tay Gudmundson, Vice-Chair Bryce Brady, and Commissioners Brad Fagg, Graden Ostler, and Nathan Steele.

**Staff present:** Patrick James, Staff Engineer; Naseem Ghandour, Public Works Director; Anthony Jenkins, Cache Hancey, Planners; Morgan Brim, Community Development Director

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

Commissioner Ostler lead the meeting in the pledge of allegiance at 6:01pm.

**2. PUBLIC COMMENTS**

There were no public comments.

**3. CONSENT ITEMS**

**3.1. Approval of December 6, 2023, Joint Session and Regular Planning Commission Meeting Minutes.**

**3.2. Approval of the January 17, 2024, Planning Commission Meeting Minutes.**

**3.3. Approval of February 7, 2024 Planning Commission Meeting Minutes**

MOTION: VICE-CHAIR BRADY MOTIONED TO APPROVE THE MEETING MINUTES AS PRESENTED AT 6:02pm. COMMISSIONER FAGG SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR TAY GUDMUNDSON, VICE-CHAIR BRYCE BRADY, BRAD FAGG, GRADEN OSTLER, AND NATHAN STEELE VOTED YES. THE MOTION CARRIES UNANIMOUSLY.

## **4. BUSINESS ITEMS**

### **4.1. PUBLIC HEARING - General Plan Update - Goal 2 Technology Element**

Community Development Director Morgan Brim introduced a general plan amendment discussed previously and addressed what has been done. Mr. Brim presented the Technology Element of the General Plan to provide guidance in safeguarding privacy and protection of sensitive information in technology implementation.

Mr. Brim worked with Commissioner Chris Bramwell in putting this together.

Commissioner Nathan Steele requested for clarification of the process, in the city attorney's role. Mr. Brim discussed the committee and how they perform reviews for insurance.

COMMISSIONER BRADY MOVED TO OPEN UP A PUBLIC HEARING AT 6:08 pm. CHAIR GUDMUNDSON WAS THE SECOND. CHAIR GUDMUNDSON, VICE-CHAIR BRADY, AND COMMISSIONERS BRAD FAGG, GRADEN OSTLER, AND NATHAN STEELE VOTED YES. THE MOTIONED CARRIED UNANIMOUSLY.

Resident Daria Evans requested for more clarification on the level of robustness of privacy.

Mr. Brim discussed the opportunity for developing a department to monitor privacy and personal information protection. The state is currently providing a code for privacy.

Mr. Brim noted this will guide the general plan and future movements in regard to how the city structure will grow to account for privacy.

THE PUBLIC HEARING WAS CLOSED AT 6:11pm BY CHAIR GUDMUNDSON AND GOT A SECOND BY MR. STEELE. THE VOTE FOR YES INCLUDING NATHAN STEELE, BRYCE BRADY, TAY GUDMUNDSON, GRADEN OSTLER, AND BRAD FAGG WAS UNANIMOUS.

MOTION: VICE CHAIR BRADY MOTIONS TO APPROVE THE GENERAL PLAN UPDATE FOR A NEW TECHNOLOGY ELEMENT TO THE CITY COUNCIL WITH RECOMMENDATION AT 6:11pm. COMMISSIONER BRADLEY FAGG SECONDS THIS MOTION. THOSE VOTING YES: NATHAN STEELE, BRYCE BRADY, TAY GUDMUNDSON, GRADEN OSTLER, AND BRAD FOGG. THE MOTION PASSED UNANIMOUSLY.

## **4.2. GRMU Gateway Entry Sign**

Karla Mata with X Development proposed a Gateway Entry Sign along 400 N and Geneva Road. Ms. Mata discussed the need for a monument sign in order to get McDonalds' building permit approval. She noted that they intend to move the sign for better visuals. Ms. Mata discussed the make-up this sign for Vineyard and the reasoning behind its location.

Mr. Steele recommended making the sign larger. Mr. Brim noted that this fulfills a standard, however the emphasis for Vineyard monument signs are on the other side of 400 North.

MOTION: COMMISSIONER NATHAN STEELE MOVED TO ACCEPT THE PLAN AS PRESENTED AT 6:18pm. COMMISSIONER FAGG WAS THE SECOND FOR APPROVAL. TAY GUDMUNDSON, BRYCE BRADY, BRAD FAGG, GRADEN OSTLER, AND NATHAN STEEL ALL VOTED YES. THE MOTION PASSED UNANIMOUSLY.

## **5. WORK SESSION**

### **5.1. Transportation Master Plan Update.**

Staff Engineer, Patrick James, introduced an update to the Transportation Master Plan (TMP). The City has contracted with Hales Engineering to conduct the TMP. This included a capital facilities plan and impact fees analysis.

Josh Gibbins with Hales Engineering shared an update of the Master Plan to the Commission. This included completing four plans with proposed projects within each: Transportation Master Plan, Capital Facilities Plan, and two on Impact Fees. The focus is city roads and their levels of service.

They shared the alternative scenario to enhance connectivity within the future downtown area. Mr. Gibbins compared this alternative to the current MAG plan.

Tay Gudmundson asks what UDOT's response to this was. Mr. Gibbins expressed that they were surprised and concluded that it will not be easy to persuade them. Public Works Director Naseem Ghandour noted that this could provide an alternative to I-15.

Nathan Steele asks if this alternative is a UDOT ROW or City ROW. Mr. Gibbins responded in saying that the alternative is UDOT facility, however the current plan is a city ROW. It would remain a UDOT road.

Discussion ensued about the reality of the alternative plan.

## **5.2. Vineyard Beach Improvement Update.**

Mr. Brim introduced Planner Anthony Fletcher to present this conversation concerning Vineyard Beach Improvement projects. The presentation included current conditions, progress updates, and an economic analysis.

Mr. Fletcher noted the start of construction planned for late spring of this year. This plan was detailed and connected to future projects including the green loop. Visual aids were provided to guide this introduction to the plan.

Bryce asks about the clean up process and the guidance from the state. Mr. Brim noted that we would not be addressing the wetlands first and that the city is working on permits for uplands. As the project moves forward the reports and permits would be addressed.

Bryce commented on the necessity for teenaged groups of people as there is not much of that throughout the city. Mr. Brim discussed ideas for a skate park or other development.

Concerns about the dredging maintenance sparked a conversation.

David Lauret asks if there is a part of the plan to mitigate insect disturbances. Mr. Fletcher responds by saying that there are plans, but currently nothing is solidified.

Resident Daria Evans expressed concern for the quality of nature and Huntsman's inspiration for natural connections. Mr. Brim noted that the South end is intended for a more quiet and peaceful space and that the Huntsman Cancer Institute is excited about the current plans.

Mr. Brim introduced a parking plan as well as a loading/ unloading zone. It is intended that there will be parking in the downtown areas. More attention will be allocated to programming for parking.

Commissioner Ostler shared concern about power and the electric poles. Mr. Brim commented that it is a concern that is being discussed with Rocky Mountain Power and it would be a good investment to explore.

## **6. STAFF, COMMISSION, AND COMMITTEE REPORTS TAG UPDATE**

Mr. Brim informed the commission of Utah American Planning Association conference and congratulated Mr. Fletcher on being awarded for the Technical Assistance for Governments grant.



Mr. Ghandour briefed the commission on some of the master plans in progress.

Vice-chair Brady volunteered to be in attendance at the next Development Review Committee.

## **7. ADJOURNMENT**

The meeting was adjourned at 7:28 pm.

MINUTES CERTIFIED CORRECT ON: 07/17/2024

CERTIFIED BY:



Madison Reed, Planner Technician

