



**MINUTES OF A REGULAR MEETING OF THE  
VINEYARD PLANNING COMMISSION**

Vineyard City Council Chambers  
125 South Main Street, Vineyard, Utah  
April 17, 2024, at 6:02 PM

---

**Attendance:**

**Planning Commissioners:** Vice-Chair Bryce Brady, Brad Fagg, Nathan Steele, and Caden Rhoton

**Staff Present:** Cache Hancey, Anthony Fletcher, Planner; Patrick James, Staff Engineer; Naseem Ghandour, Public Works Director

**Others Present:** Jill Genessy, Altus Development; Chris Kephart, VPU; Brynn Ferguson, Vineyard Properties.

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

Vice-Chair Bryce Brady opened the meeting at 6:02 PM and led the Pledge of Allegiance and initiated a prayer.

**2. PUBLIC COMMENTS**

There were no public comments.

**3. CONSENT ITEMS**

There were no consent items.

**4. BUSINESS ITEMS**

**4.1. GRMU Office Building Site Plan**

Planner Cache Hancey presented the Site Plan with all the iterations that have been made through the review process. These included updates to the site plan orientation, parking, landscaping, and accessing. He presented conditions for approval for creating an entrance off Geneva Rd.

Discussion ensued on logistics and plan compliance where Planner Hancey shared relevant information.

Conditions for the approval included paying the outstanding fees, redline corrections, subject to all federal state and local laws, ADA requirements, update the site plan, update the elevation plans, lighting specification on compliance with the code, and update the landscape plan with the set back and percentage requirements.

Commissioner Nathan Steele asked for clarification on pedestrian crossings.

**MOTION: NATHAN STEELE MOVED TO APPROVE THE GRMU OFFICE BUILDING SITE PLAN APPLICATION AS REQUESTED BY ATLUS DEVELOPMENT GROUP AND VINEYARD VISION HOLDINGS WITH THE PROPOSED CONDITIONS AT 6:12pm. COMMISSIONER FAGG SECONDED THE MOTION. THOSE WHO VOTED YES: BRYCE BRADY, BRAD FAGG, NATHAN STEELE, AND CADEN RHOTON. THE MOTION CARRIED UNANIMOUSLY.**

#### **4.2. Eastlake Warehouse Lot 01 Site Plan**

Planner Hancey provided context on the power plant and presented the site plan. He presented updates from the review process and coordination with applicant towards compliance with the Vineyard Zoning Code. He introduced a conditional approval to maintain safety of an access point.

Commissioner Steele asked if studies have taken place to inform safety measures.

Conditions for approval included paying the outstanding fees, redline corrections, subject to all federal state and local laws, ADA requirements, applicant will work with the engineering department to determine a safe location of the standard drive access off 1750 N prior to the issuance of a building permit, and submittal of an updated site plan with the required bicycle parking at each building.

Planner Hancey asked the applicant if they had an idea of when they want to start construction. The applicant responded in mentioning plans for the following day of the meeting.

**MOTION: COMMISSIONER STEELE MOVED TO APPROVE THE EASTLAKE WAREHOUSE LOT 01 SITE PLAN APPLICATION AS REQUESTED BY CHRIS KEPHART AND BRETT WOOD WITH THE CONDITIONS OF APPROVAL. COMMISSIONER FAGG WAS THE SECOND AT 6:19pm. THOSE WHO VOTED YES: BRYCE BRADY, BRAD FAGG, NATHAN STEELE, AND CADEN RHOTON. MOTION CARRIED UNANIMOUSLY.**

#### **4.3. Orchards Site Plan Amendment**

Planner Hancey presented on the Orchards Site Plan and the reasoning behind the request for amendment. The full landscaping was discussed to clarify and differentiate the 2016 approved landscaping plan and what was implemented.

Discussions about these changes ensued. Planner Hancey provided visual aids to reflect these differences.

Commissioner Steele initiated discussion on the decrease in the percent landscape and the increase in number of trees. Planner Hancey noted the town homes are rentals that are individually platted and have an HOA.

Commissioner Steele asked about future enforcement and maintenance. Planner Hancey commented on how we may hold them to the standards.

Commissioners Caden Rhoton, Brady, and Steele expressed concern of creating more pedestrian accesses that connects better into the city sidewalk network (i.e., Center St.) including ADA access.

A recommended condition was proposed to open up the fence.

Concern about a single entrance was voiced. Public Works Director Naseem Ghandour noted that they may utilize internal roads. A discussion about access and connectivity continued to build concern.

Commissioner Brady suggested to continue to May 1<sup>st</sup> 2024 to address concerns.

**MOTION: COMMISSIONER RHOTON MOVED TO CONTINUE ITEM 4.3 ORCHARD SITE PLAN TO MAY 1<sup>ST</sup> AT 6:45pm. COMMISSIONER FAGG SECONDED THE MOTION. THOSE WHO VOTED YES: BRYCE BRADY, BRAD FAGG, NATHAN STEELE, AND CADEN RHOTON. THE MOTION CARRIED UNANIMOUSLY.**

## **5. WORK SESSION**

No work items were submitted.

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

Planners Anthony Fletcher and Cache Hancey put out fliers for the Firehouse for attendance.

Planner Fletcher discussed how his learnings from a conference may improve our city.

Planner Hancey included information on an open house for the lake front in town center to address concerns, the impact Vineyard awards, and the impact Vineyard fair.


Staff Engineer Patrick James provided an update on the new phase of Utah City Development as well as an update on a trail that was identified as a high priority for UDOT.

Commissioner Brady asked about an update for parking in the new phase. Planner Hancey discussed the thoughts and progress with parking structures, specifically for the FrontRunner Station.

**7. ADJOURNMENT**

Meeting Adjourned at 6.58 pm.

MINUTES CERTIFIED CORRECT ON: 7/17/2024

CERTIFIED BY:   
Madison Reed, Planner Technician

