



**REGULAR MEETING**  
**OF THE VINEYARD PLANNING COMMISSION,**  
**Vineyard City Council Chambers**  
**125 South Main Street, Vineyard, Utah**  
**Wednesday May 1, 2024 at 6pm**

**Attendance:**

**Commissioners Present:** Vice-Chair Bryce Brady, Brad Fagg, Nathan Steele, Caden Rhoton, Graden Ostler, and Chris Bramwell

**Staff Present:** Cache Hancey, Anthony Fletcher, Planners; Morgan Brim, Community Development Director; Patrick James, Staff Engineer

**Others present:** Daria Evens, Eileen Erikson, Sonia McGrath, Residents; Darrin Perkes, McDonalds Representative; Michael Olsen, Orchards Representative; and E. Fairley, Wendy's Representative; Baren Parks, Andrew M., Dominion Engineering

**1. CALL TO ORDER/ PLEDGE OF ALLEGIANCE**

Commissioner Nathan Steele started the meeting at 6:00pm with the pledge of allegiance and led a prayer.

**2. PUBLIC COMMENTS**

Resident Daria Evans addressed concerns for the engineering behind the Orchard Development.

She was asked to hold her comment for when that project is presented.

**3. BUSINESS ITEMS**

**3.1. McDonald's Site Plan Amendment**

Planner Cache Hancey introduced Baren Parks with Dominion Engineering representing McDonalds and discussed the site plan amendment. Planner Hancey noted the adjustments made on the site plan. This involved a replacement of a play place structure on the East side which includes an increase in the outdoor dining seats, removal of the structure, shift in the bike racks, and a straightened out a crosswalk. Planner Hancey reflected these changes in elevation views as well as the site plan within his presentation.

Commissioner Steele asked if there were calculations for the decrease in building square footage.

Mr. Parks had the original and new numbers and provided the change to be 1300 sqft.

Planner Hancey deduced that this decreases their parking requirements.

MOTION: COMMISSIONER STEELE MADE A MOTION TO APPROVE THE SITE PLAN AMENDMENT AS IT MAKES SENSE. COMMISSIONER BRAMWELL SECONDS THE MOTION AT 6:05PM. THOSE VOTING YES ARE: VICE-CHAIR BRADY AND COMMISSIONERS FAGG, RHOTON, AND OSTLER. THE MOTION PASSD UNANIMOUSLY.

### **3.2. Orchards 7 & 8 Live-work Unit Site Plan**

Planner Anthony Flecher presented a map that locates the site between the Center St bridge to the North and the new Vineyard Rd to the South for the Live Work units. Planner Fletcher discussed the units and the site amenities as well as in unit and street parking. He presented the site plan and located those amenities and parking as well as a few available elevations. Planner Fletcher spoke for the staff to recommend approval with the conditions provided.

Commissioner Rhoton commented on the exclusion of elevations for the proposed site for an office building and asked if there were for future phases.

Planners Fletcher and Hancey replied in saying it is for future phases.

Commissioner Brady also commented on the lack of landscaping plans for trees as a buffer because of the number of trees that are there currently.

Mike Olson with Orchards discussed building for parking and discussed how an inclusion of trees is okay as long as they do not disrupt the sidewalk and that it equalizes the existing trees. This is proposed as a condition.

Commissioner Rhoton asked if there are any more questions.

Mr. Perks discussed fencing and parking.

Commissioner Rhoton asks about access and gates.

Mr. Perks noted that the gates are hard because they are great for after construction. He is happy to talk about gates after construction is completed.

Discussion ensued about how to monitor the gates and access.

Community Development Director Morgan Brim introduced things to consider in the area in terms of land use.

Commissioner Graden Ostler asked for a reminder about offices at home.

Mr. Perks said these units would work well for entrepreneurial uses at home.

Discussion ensued about the office uses and spaces, as well as what is permitted.

Commissioner Steel expressed a concern for how parking is addressed.

Mr. Brim responded in saying that it is under a development agreement which includes street parking.

Commissioner Brady asked about the number of parking allotted not-including the on-street parking.

Discussion ensued about parking options.

Mr. Brim discussed the pedestrian access and safety for residents and employees.

Commissioner Brady asked if they are any other questions.

Resident Daria Evans asked for clarification of the table and expressed concern for the city struggling to enforce parking.

Commissioner Bramwell noted that Utah City is working on parking study.

Staff Engineer Patrick James does not think this is something they can figure out right now.

Planner Hancey acknowledged the city's role in the development agreement.

Discussion ensued about parking throughout Vineyard and parking enforcement. It centered around parking and traffic studies. The trip generator was discussed as well.

The conditions included: the applicant paid any outstanding fees, the applicant made any redline corrections prior to redecoration, all city and county requirements will need to be met prior to redecoration, a public access easement is added to the east side of the plat, the updated Development Agreement record prior to redecoration, the Quick Claim Deed is recorded prior to redecoration, fix "Town of Vineyard" error under Lot Drainage

section as required by engineering, include internal road naming and diagram on the plat, show fire department access and determine hydrant locations per Orem Fire Department's requirements prior to site plan approval, parking parcels along New Vineyard Road are configured with the approval of the Community Development Director, and include ownership and maintenance information of parcels a, b, c on the plat.

Adjustments of language were suggested to the reports by Commissioner Bramwell.

Planner Hancey asked for clarification of the approval.

COMMISSIONER STEELE RECOMMENDED AN APPROVAL WITH THE CONDITIONS PRESENTED AT 6:45PM. COMMISSIONER FAGG WAS THE SECOND. THOSE WHO SAID YES INCLUDED VICE-CHAIR BRADY AND COMMISSIONERS BRAMWELL, RHOTON, AND OSTLER. THE MOTION PASSED UNANIMOUSLY.

### **3.3. The Orchards Site Plan Amendment**

Planner Hancey introduced the site plan and noted that it was a work session previously. He briefed the elements of the site plan that were adjusted. Issues surrounding fencing and safety were acknowledged. Sidewalk additions were also acknowledged as a previous concern.

Commissioner Fagg asked about the landscaping.

Planner Hancey responded in saying that it is mostly all hardscape.

Michael Olsen, the representative for Orchards, discussed the site plan approval back from 2018, and how the buildings have not moved. The concrete pads aided in snow removal and grill issues. He noted that the plants were selected by what thrives in the climate and they increased the density of that. He also concluded that they maintain their HOA very well.

Commissioner Bramwell asked about the gates.

Mr. Olsen noted that there are struggles with the construction trucks but that he could add gates later on.

Commissioner Bramwell asked how the residents get around inside of the development.

Mr. Olson discussed a sidewalk that is underway, a crosswalk, and two entrances.

Planner Hancey presented a concern about the location of the one crosswalk.

Commissioner Steele noted that the crosswalk is not necessary there.

Commissioner Bramwell asked if there was going to be a sidewalk along the South side of the development.

Planner Hancey responded in saying there is one there already.

Commissioner Steele mentioned concern for children safety for the desire for a gate.

COMMISSIONER FAGG MOTIONED TO APPROVE THE SITE PLAN AMENDMENT AS APPROVED BY THE STAFF WITH RECOMMENDATIONS AT 6:57PM. COMMISSIONER STEELE SECONDED THE MOTION. THOSE IN FAVOR VOTED YES: VICE-CHAIR BRADY AND COMMISSIONERS BRAMWELL, RHOTON, AND OSTLER.

### **3.4. Wendy's Site Plan & Conditional Use Permit**

Planner Hancey presented the proposal for the site plan for Wendy's.

Commissioner Brady asked for clarification on location.

Planner Hancey said it was just North of Muddy Boys, by Dairy Queen, off of Geneva Rd.

Planner Hancey introduced the site plan. The access points were outlined. He also recognized the ownership of the land. Planner Hancey discussed the landscaping needs and connectivity.

Planner Hancey introduced the other condition for approval regarding bike racks.

Commissioner Rhoton asked for clarification on directional access.

Planner Hancey responded in saying that there may not be any signage.

Andrew M. with Dominion Engineering noted that there will be "Do Not Enter" signage.

Planner Hancey discussed the Drive-thru. He asked about doors.

Planner Hancey asked the applicant if they had any guidelines on the timing of development and landscaping.

Comments were made about how they did not want to hold the business hostage.

Planner Hancey asked if the revisions in landscaping could hold up the progress.

They agreed in saying no, that it's in the base agreement.

Commissioner Steele asked if this would be a condition.

Planner Hancey said this and the bike rack to make sure they meet the city's requirements.

COMMISSIONER BRAMWELL MOVED TO APPROVE THE SITE PLAN AND CONDITIONAL USE PERMIT AS PRESENTED WITH THE RECOMMENDED CONDITIONS AT 7:06PM. COMMISSIONER FAGG SECONDED THE MOTION. THOSE IN FAVOR VOTED YES: VICE-CHAIR BRADY AND COMMISSIONERS STEELE, RHOTON, AND OSTLER.

#### **4. WORK SESSION**

No work items were submitted.

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

Mr. Brim provided an update on the Master Plan presentation. He also briefed the meetings from the week.

Planner Fletcher acknowledged his experience with the National APA conference. He placed emphasis on short term rentals.

Commissioner Ostler clarified the idea behind this push for short term rentals and the agreement.

Planner Fletcher discussed the agreement in more detail.

Planner Hancey added that the short term rental and its language will be reviewed.

Planner Hancey provided a reminder for Bike Month.

Engineer James provided information on the trail.

Commissioner Ostler introduced the Vineyard days and asked for an update.

Planner Hancey discussed the parade and informed the council that the next planning commission meeting will most likely be cancelled.

#### **6. ADJOURNMENT**

The meeting was adjourned at 7:26 pm.

MINUTES CERTIFIED CORRECT ON: 8/21/24

CERTIFIED BY:   
Madison Reed, Planning Technician

