

MINUTES OF A REGULAR PLANNING COMMISSION MEETING Vineyard City Council Chambers 125 South Main Street, Vineyard, Utah March 5, 2025, at 6:00 PM

ATTENDENCE:

COMMISSIONERS PRESENT: Chair Nathan Steele, Caden Rhoton, Brad Fagg, and David Pearce

STAFF PRESENT: Morgan Brim, Community Development Director; Anthony fletcher, Planner; Madison Reed, Planning Technician; Patrick James, Assistant City Engineer; Naseem Ghandour, City Engineer and Public Works Director

OTHERS PRESENT: Jane Pearce, David Lauret, Terry Ewing, and Lafe Harris

1. Description of the test of test of

Chair Nathan Steele called the meeting to order at 6:01pm. Commissioner Brad Fagg led the invocation and pledge of allegiance.

2. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS

There were no comments.

3. PUBLIC COMMENTS PC

There were no comments.

4. 🔯 CONSENT ITEMS

4.1. Approval of the February 19th, 2025 Planning Commission Draft Minutes

Motion: COMMISSIONER DAVID PEARCE MOTIONED TO APPROVE THE FEBRUARY 19TH, 2025 PLANNING COMMISSION MINUTES AT 6:02PM. COMMISSIONER CADEN RHOTON SECONDED. ALL IN FAVOR VOTED YES: PEARCE, STEELE, RHOTTON, AND FAGG. THE VOTE CARRIED UNANIMOUSLY.

5. 🔊 BUSINESS ITEMS

5.2. E PUBLIC HEARING: Parks and Recreation Master Plan

Community Development Director Morgan Brim noted that were more changes to be adjusted and they need more time. They requested a continuance to the next meeting.

It was clarified that it will need a motion.

Motion: COMMISSIONER RHOTON MOTIONED TO CONTINUE THE PARKS AND RECREATION MASTERR PLAN BUSINESS ITEM TO THE NEXT PLANNING COMMISSION MEETING AT 6:03PM. COMMISSIONER FAGG SECONDED. ALL IN FAVOR VOTED YES: PEARCE, STEELE, RHOTTON, AND FAGG. THE VOTE CARRIED UNANIMOUSLY.

5.3. Main Site Plan with Conditional Use Permit - Church Meetinghouse at 750 E 575 S

Chair Steele clarified that item 5.3 and 5.4 are separate items and will need separate action but that they will be presented together.

Planner Anthony Fletcher updated the commission and asked to continue this item and to address it as a work session.



Chair Steele clarified process.

Director Brim described the intention.

Assistant City Engineer Patrick James and City Engineer and Public Works Director Naseem Ghandour entered at 6:06pm.

Commissioner Rhoton asked about the missing items.

Planner Fletcher responded in saying yes.

2 Planner Fletcher presented the site plan and announced some of the recommendations.

Multiple Chair Steele asked if there was a site plan that included both buildings.

The applicant, Lafe Harris, arrived at 6:10pm.

Engineer James clarified that the Traffic Impact Analysis was needed for both buildings.

Chair Steele asked for more information on the call for a more in depth traffic Impact Analysis study.

Engineer James added including other days of the week and queuing on Geneva road to be incorporated into the report.

Director Brim noted that the applicant was also asked to coordinate with a neighboring property.

Chair Steele asked if the parking numbers accounted for both buildings.

Director Brim responded in saying yes, that the planners did the analysis for the parking requirement on the full site.

There were technical difficulties.

Mr. Harris discussed the separate meeting houses. He briefed his attempted contact with neighboring properties.

Chair Steele asked if there was an attempt to get in contact with the property owner.

Chair Steele responded in saving yes.

Commissioner David Pearce clarified the comments.

Mr. Harris provided a description to the full site as it was provided. He addressed the landscaping and presented the elevations.

Chair Steele asked about the elevations.

Mr. Harris noted that the elevations were for the larger building. He briefed the amenities of the larger building. He discussed the uses of the buildings.

Learning Chair Steele asked if either buildings were intended to be a stake

Mr. Harris noted that the larger one is a stake center.

Chair Steele discussed the stake center gatherings.

Mr. Harris agreed and discussed the amount of people that would be from each ward.



Commissioner Pearce brought up holidays.

Commissioner Rhoton asked how overparked it is.

Mr. Harris discussed how much of the parking is utilized.

Commissioner Rhoton noted that he would rather have community areas rather than extra parking.

Mr. Harris noted that he feels the parking is utilized and that they plan for larger events.

Planner Fletcher noted the city's parking requirements.

Director Brim discussed the timing of calculations.

Chair Steele questioned if number of seats was an accurate measure for determining the parking standards.

Director Brim noted that we are underway in a zoning code amendment.

Chair Steele noted to look into it.

Chair Steele opened up to public comment.

Resident David Lauret discussed the timing of the church services and how people travel.

Commissioner Rhoton recommended to look at the requirements.

There was no more comments.

Chair Steele closed the public comment.

Main Commissioner Pearce commented on parking overflow.

Chair Steele noted that it is something they would like to see in the traffic impact analysis report.

Director Brim discussed process with the traffic impact analysis report.

Chair Steele noted that he wants to continue this item. He noted the comments including an updated traffic analysis, representing parking in a table in the next presentation as well as overflow parking, and showing attempted outreach to neighboring properties.

Motion: COMMISSIONER RHOTON MOVED TO CONTINUE ITEMS 5.3 AND 5.4 TO A FUTURE MEETING WITH THE CHANGES AS STATED BY THE CHAIR AT 6:39PM. COMMISSIONER FAGG SECONDED. ALL IN FAVOR VOTED YES: PEARCE, STEELE, RHOTTON, AND FAGG. THE VOTE CARRIED UNANIMOUSLY.

5.4. Site Plan with Conditional Use Permit - Church Meetinghouse at 750 E 575 S (East Building)

6. 📓 WORK SESSION

No work items were submitted.

7. 🔯 STAFF AND COMMISSION REPORTS

Director Brim provided an update on the Vineyard Center Development. He also discussed the Holdaway Road Bicycle Boulevard project.

Engineer James noted that the Lindon Heritage trail is under construction.

Commissioner Pearce asked a question about the naming of the Vineyard Center.

Director Brim discussed the factors contributing to the name selection.

Commissioner Pearce brought up MAG.

Director Brim noted that MAG works with many different cities.

8. 🛃 ADJOURNMENT

Chair Steele adjourned the meeting at 6:45pm.



MINUTES CERTIFIED COMPLETE ON: March 19th, 2025

CERTIFIED (NOTICED) BY:

Madison Reed, Planning Technician