



**REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Wednesday June 21, 2023, 6:00 p.m.**

Attendance:

Planning commissioners: Bryce Brady, Craig Bown, Graden Oster, and Anthony Jenkins,


Those Excused: Tay Gundmundson, Steve Anderson and Chris Bramwell


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

REGULAR SESSION

CALL TO ORDER

1. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

 Chair Brady Called the session to order. Graden Ostler offered an invocation and led the Pledge of Allegiance.

2.  OPEN SESSION - 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.

3.  MEETING MINUTES

3.1 June 7, 2023

MOTION: Craig Bown made a motion to approve the June 7, 2023 meeting minutes. Anthony Jenkins seconded the motion. Those voting aye: Bryce Brady, Craig Bown, Graden Oster, and Anthony Jenkins.

4. BUSINESS ITEMS


4.1  Site Plan - Mountain America Credit Union


Planner Cache Hancey presented the site plan application. Mountain America Credit Union is requesting site plan approval for a new credit unions to be built at 653 E 450 N (Parcel ID: 56:042:0009). The lot is in located in the Yard Subdivision and zoned Regional Mixed Use (RMU) district. Credit Unions are a permitted use in the RMU district. The proposed structure is approximately 4500 square feet.


Staff recommended approval with the following conditions: pay any outstanding fees, be subject to all state and local laws, meet all ADA requirements, the sidewalk must be within a public right of way, and a utility easement must be provided across the northern property line. property.

 Craig Bown asked a question regarding ADA requirements.


There was a question on what type of rock will be used in the drainage basin. That has not been determined yet.


 Anthony Jenkins asked if the sidewalks around the property will be completed with this project. They sidewalks will be completed. Anthony Jenkins also asked if there will be any intersection developments. Cache Hancey answered that staff is working with X-Development to create a lighted intersection and that it is not a part of this site plan application.


 Patrick James recommended adding a condition. There was no recommendation made.

 MOTION. Craig Bown made a motion to approve the site plan with the conditions listed by staff. Anthony Jenkins seconded the motion. Those voting aye: Bryce Brady, Craig Bown, Graden Oster, and Anthony Jenkins.

5. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

 Cache Hancey reported that Huntsman Institute will be building second headquarters here in Vineyard.

 There was a question about the name of vineyard downtown. It will be referred to as "Utah city".

 Anthony Jenkins asked for an update on the trail underneath the overpass to the frontrunner station. Naseem Ghandour answered that the project manager has been focused on 1600 North instead of near Tucker Row to meet project deadlines.

The next scheduled meeting will be July 19. 

6. ADJOURNMENT

Bryce Brady Adjourned the meeting at 6:19 pm.

Certified correct on: July 19, 2023

Certified BY: /s/ Rachel Stevens

Rachel Stevens, Planner