



**REGULAR MEETING  
OF THE VINEYARD PLANNING COMMISSION,  
Wednesday, September 7, 2022, 6:00 p.m.**

**Present:**

**Chair Bryce Brady**  
**Vice-Chair Christopher Bramwell**  
**Commissioner Anthony Jenkins**  
**Commissioner Tay Gudmundson**  
**Commissioner Tim Blackburn**  
**Commissioner Craig Bown (Not Voting)**

**Staff Present:** Planner Cache Hancey, Planner II Briam Amaya Perez, Staff Engineer Emily Kofoed

**Others Present:** Resident Tyler Haroldsen, Elliott Smith with Terraform Companies, Conner Atkin with Tagg-N-Go Carwash

**CALL TO ORDER**

Chair Brady called the meeting to order.

**1. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE**

Commissioner Jenkins gave an invocation and lead the pledge of allegiance.

**2. OPEN SESSION**

No comments were made during the open session.

**3. MINUTES REVIEW AND APPROVAL**

**3.1 August 3, 2022**

**[Play 4] MOTION: COMMISSIONER BLACKBURN MOTIONED TO APPROVE AUGUST 3, 2022; MINUTES AS PRESENTED. COMMISSIONER GUDMUNDSON SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, VICE-CHAIR BRAMWELL, COMMISSION JENKINS, COMMISSIONER GUDMUNDSON, AND COMMISSIONER BLACKBURN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.**

**4. BUSINESS ITEMS**

**4.1 Mister Carwash Site Plan Application-** Elliott Smith with TerraForm Companies is seeking approval of a site plan application for a Mister Carwash located at 221 N Geneva Road, Vineyard, Utah, 84059. Parcel ID: 40:513:0003. Car washes are a permitted use within the GRMU Zone. The Planning Commission will take appropriate action.

[Play 16] Cache shared a presentation for Mr. Car Wash. He went over the site plans and addressed concerns. A discussion ensued.

[Play 18] Elliott Smith with TerraForm Companies commented that his company does single tenant retail and gave an overview of the site details and concerns. A discussion ensued.

[Play 21] **MOTION: VICE CHAIR BRAMWELL MOTIONED TO APPROVE MR. CAR WASH AS PRESENTED WITH THE CONDITIONS LISTED BY STAFF.**

- **THE APPLICANT PAYS ANY OUTSTANDING FEES AND MAKES ANY REDLINE CORRECTIONS.**
- **THE APPLICANT IS SUBJECT TO ALL FEDERAL, STATE, AND LOCAL LAWS.**
- **THE VACUUM ENCLOSURE LOCATION IS MOVED TO BE AT LEAST 50 FEET FROM ANY RESIDENTIAL PROPERTY.**
- **THE LANDSCAPING ALONG GENEVA ROAD MUST BE IN ACCORDANCE WITH THE PROVISIONS OF THE LANDSCAPING ZONING ORDINANCE. AN UPDATED LANDSCAPING PLAN REFLECTING ALL VEGETATION AND GROUND COVER SHALL BE PROVIDED TO STAFF PRIOR TO SUBMISSION OF A BUILDING PERMIT.**
- **A DECORATIVE FENCE NOT TO EXCEED 42" IN HEIGHT SHALL BE INSTALLED WITHIN THE LANDSCAPING BUFFER ALONG GENEVA ROAD. THE DECORATIVE FENCE SHALL BE SHOWN ON THE UPDATED LANDSCAPING PLAN AND A MATERIAL DETAIL SHALL BE SUBMITTED TO STAFF FOR APPROVAL PRIOR TO SUBMISSION OF A BUILDING PERMIT.**
- **ALL SIGNAGE MUST BE REVIEWED THROUGH A SEPARATE PERMIT.**
- **ALL BICYCLE RACKS SHALL MEET THE GENERAL REQUIREMENTS OF THE BICYCLE ORDINANCE INCLUDING THAT THEY BE OF THE INVERTED-U STYLE.**
- **ALL PRESCRIPTIONS OF A SOUND STUDY MUST BE INSTALLED ACCORDING TO VINEYARD'S ZONING AND MUNICIPAL CODE.**

**COMMISSIONER JENKINS SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, VICE-CHAIR BRAMWELL, COMMISSIONER JENKINS, COMMISSIONER GUDMUNDSON, AND COMMISSIONER BLACKBURN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.**

[Play 22] Commissioner Jenkins noted that this is permitted use in the location and to keep an eye the decibels.

**4.2 Jiffy Lube Site Plan Application-** Elliott Smith with TerraForm Companies is seeking approval of a site plan application for a Jiffy Lube located at 199 N Geneva Road, Vineyard, Utah, 84059. Parcel ID: 40:513:0002. Light vehicle repair facilities are a permitted use within the GRMU Zone. The Planning Commission will take appropriate action.

[Play 25] Cache shared a presentation for Jiffy Lube. He went over the site plans and addressed concerns.

[Play 26] Elliott responded to questions the commissioners asked regarding how many bays and the services provided. A discussion ensued.

[Play 28] **MOTION: VICE CHAIR BRAMWELL MOTIONED TO APPROVE THE JIFFY LUBE SITE PLAN AS REQUESTED BY ELLIOTT SMITH WITH THE PROPOSED SIX CONDITIONS**

- **THE APPLICANT PAYS ANY OUTSTANDING FEES AND MAKES ANY REDLINE CORRECTIONS.**
- **THE APPLICANT IS SUBJECT TO ALL FEDERAL, STATE, AND LOCAL LAWS.**
- **THE LANDSCAPING ALONG GENEVA ROAD MUST BE IN ACCORDANCE WITH THE PROVISIONS OF THE LANDSCAPING ZONING ORDINANCE. **AN UPDATED LANDSCAPING PLAN REFLECTING ALL VEGETATION AND GROUND COVER SHALL BE PROVIDED TO STAFF PRIOR TO SUBMISSION OF A BUILDING PERMIT.****
- **A DECORATIVE FENCE NOT TO EXCEED 42” IN HEIGHT SHALL BE INSTALLED WITHIN THE LANDSCAPING BUFFER ALONG GENEVA ROAD. **THE DECORATIVE FENCE SHALL BE SHOWN ON THE UPDATED LANDSCAPING PLAN AND A MATERIAL DETAIL SHALL BE SUBMITTED TO STAFF FOR APPROVAL PRIOR TO SUBMISSION OF A BUILDING PERMIT.****
- **ALL SIGNAGE MUST BE REVIEWED THROUGH A SEPARATE PERMIT.**
- **ALL BICYCLE RACKS SHALL MEET THE GENERAL REQUIREMENTS OF THE BICYCLE ORDINANCE INCLUDING THAT THEY BE OF THE INVERTED-U STYLE.**

**COMMISSIONER GUDMUNDSEN SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, VICE-CHAIR BRAMWELL, COMMISSIONER JENKINS, COMMISSIONER GUDMUNDSON, AND COMMISSIONER BLACKBURN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.**

## **5. Public Hearing**

**5.1 Zoning Text Amendment-** The Planning Commission will hold a public hearing regarding a text amendment application. Jaden Rasmussen with Tagg-N-Go Carwash has applied for a text amendment to change car washes from an accessory use within the RC District to a permitted use. The Planning Commission will take appropriate action.

**[Play 33] MOTION: COMMISSIONER GUDMUNDSON MOTIONED TO OPEN THE PUBLIC HEARING. COMMISSIONER BRAMWELL SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, VICE-CHAIR BRAMWELL, COMMISSIONER JENKINS, COMMISSIONER GUDMUNDSON, AND COMMISSIONER BLACKBURN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.**

[Play 35] Briam introduced the reason for the zone change request from Tagg-N-Go Carwash and a discussion ensued.

[Play 37] Conner Atkin, co-owner of Tagg-N-Go Carwash, gave a history of what they have been researching for the location. A discussion ensued.

**[Play 7] MOTION: COMMISSIONER GUDMUNDSON MOTIONED TO CLOSE THE PUBLIC HEARING. COMMISSIONER JENKINS SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, VICE-CHAIR BRAMWELL, COMMISSIONER JENKINS, COMMISSIONER GUDMUNDSON, AND COMMISSIONER BLACKBURN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.**

[Play 38] **MOTION: COMMISSIONER JENKINS MOTIONED TO RECOMMEND DENYING ORDINANCE 2022-16 TO MODIFY THE REGIONAL COMMERCIAL DISTRICT, CHANGING CARWASH FACILITIES TO PERMITTED USE, REASON BEING TO NOT CHANGE IT FOR ALL OF REGIONAL COMMERCIAL AND RECOMMEND THE APPLICANT PURSUE A PATH TO REZONE THIS PROPERTY SO ITS PERMITTED USE DOESN'T IMPACT SUCH A LARGE PORTION OF THE CITY. COMMISSIONER BRAMWELL SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, VICE-CHAIR BRAMWELL, COMMISSIONER JENKINS, COMMISSIONER GUDMUNDSON, AND COMMISSIONER BLACKBURN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.**

**5.2 Moderate Income Housing Plan (MIHP) Update within the Vineyard City General Plan-** Utah State Code HB462 requires that Vineyard City update its MIHP to reflect and include at least five (5) strategies from code 10-9a-403 'General Plan Preparation'. The Commission will analyze what strategies Vineyard City is already in the process of implementing, and which new strategies must be selected and incorporated within the Moderate-Income Housing element of the General Plan. The Planning Commission will take appropriate action.

[Play 39] **MOTION: COMMISSIONER JENKINS MOTIONED TO OPEN THE PUBLIC HEARING. COMMISSIONER BRAMWELL SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, VICE-CHAIR BRAMWELL, COMMISSIONER JENKINS, COMMISSIONER GUDMUNDSON, AND COMMISSIONER BLACKBURN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.**

[Play 40] Briam presented the item and explained what needed to be submitted for the Moderate-Income Housing Plan. A discussion ensued.

[Play 41] Resident Taylor Haroldsen expressed his concerns about only having single family homes in the community.

[Play 42] Chair Brady responded that having single family homes can be restricted to certain areas. He stated that he has concerns that a lot of 'single room occupancy' can cause a lot of problems, especially with parking. A discussion ensued.

[Play 11] **MOTION: COMMISSIONER BRAMWELL MOTIONED TO CLOSE THE PUBLIC HEARING. COMMISSIONER GUDMUNDSON SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, VICE-CHAIR BRAMWELL, COMMISSIONER JENKINS, COMMISSIONER GUDMUNDSON, AND COMMISSIONER BLACKBURN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.**

[Play 43] **MOTION: COMMISSIONER BRAMWELL MOTIONED TO RECOMMEND APPROVAL TO ADOPT ALL THE OPTIONS EXCEPT FOR "I" AS WRITTEN AND WE WILL EVALUATE "I" IN THE FUTURE AND POSSIBLY ADD IT BACKCLOSE THE PUBLIC HEARING. COMMISSIONER GUDMUNDSON SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, VICE-CHAIR BRAMWELL, COMMISSIONER JENKINS, COMMISSIONER GUDMUNDSON, AND COMMISSIONER BLACKBURN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.**

## **6. WORK SESSION**

No work session was held.

**7. TRAINING SESSION**

No training was held.

**8. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE**

**[Play 44]** Cache reported that the staff was going to an American Planning Association (APA) training that week.

[Play 45] Braim reported that they had 2 community events planned for the Central Quarter Park Plan and a Facebook Live.

[Play 46] Commissioner Bramwell asked if there were any updates on Walkara Way. A discussion ensued.

**9. ADJOURNMENT**

**Chair Brady adjourned the meeting at 8:11 PM**

**CERTIFIED CORRECT ON:** January 23, 2024

**CERTIFIED BY:** /s/ Heidi Jackman Heidi Jackman,  
Deputy Recorder