REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Wednesday, January 18, 2023 6:00 p.m.

Attendance:

Planning Commissioners present: Chris Bramwell, Tay Gudmundson, Bryce Brady, Graden Ostler, Anthony Jenkins, and Craig Bown.

Staff present: Emily Kofoed, Staff Engineer; Naseem Ghandour; Cache Hancey and Briam Perez; Planners, Morgan Brim, Community Development Director; Ezra Nair, City Manager; and Rachel Stevens, Planning Technician

Others present: David Lauret, Hector Hernandez, Daria Evans, Don Overson, Residents; Jeff Gochnour and Dave Borup, Dakota Pacific

REGULAR SESSION

CALL TO ORDER

1. **INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE**
   Bryce called the meeting to order. Anthony Jenkins led the pledge of allegiance and offered an invocation.
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.
   - Jordan Christensen gave a public comment stating that high density and mixed uses and generally a good thing.
3. **MINUTES REVIEW AND APPROVAL**
   - **3.1 December 7, 2022**
   - **3.2 January 4, 2023**

     Anthony Jenkins made a motion to approve the December 7, 2022 and January 4, 2023 planning commission minutes. Tay Gudmundson seconded the motion. Those voting aye: Chris Bramwell, Tay Gudmundson, Bryce Brady, Anthony Jenkins, and Craig Bown. The motion passed unanimously.
4. **BUSINESS ITEMS**
   - **4.1 PUBLIC HEARING - Conditional Use Permit – Vineyard Auto**

     This item was continued on January 4, 2023 by the Planning Commission. This item will be continued indefinitely. The Public Hearing will be re-noticed at the appropriate time.
   - **4.2 PUBLIC HEARING – Development Agreement for The Forge**
     - Community Development Director Morgan Brim gave a presentation about the

proposed changes to the Development Agreement.

- There was a discussion regarding why and how development agreements are used.
- Community Development Director Morgan Brim gave a presentation continued and the amendments to the development agreement were summarized.
- Anthony Jenkins made a comment to the audience that the Planning Commission will make a recommendation to the decision making body and that the Planning Commission is not the decision making body regarding this item.
- Jeff Gochnour and Dave Borup with Dakota Pacific gave a presentation regarding the proposed changes.
- There was an overview of the master plan of the Forge.
- There was an overview of the proposed commercial areas.
- There was a discussion concerning maximum height.
- There was a discussion concerning what is counted as open space and where it will be located.
- There was a discussion regarding East Gateway Park and where the train track currently lies.
- The presentation continued and addressed comments from the previous work session.
- The presentation addressed affordable housing and a discussion ensued.
- There was a discussion regarding rental versus condominium units.
- There was a discussion about how to manage parking.
- There were several requests from the Planning Commission members to expand the affordable housing.
- The presentation continued to discuss a parking management plan.
- MOTION: Anthony Jenkins made a motion to open a public hearing. 2nd : Tay Gudmundson seconded the motion. Roll Call as follows: Those voting aye: Chris Bramwell, Tay Gudmundson, Bryce Brady, Anthony Jenkins, and Craig Bown. The motion passed unanimously.
- Hector Hernandez made a comment regarding parking and high-density housing and the difference between owner occupied and rental housing developments.
- David Lauret made a public comment regarding parking, increasing retail and commercial space and grocery stores, and making shopping convenient for residents.
- Daria Evans asked questions about what kind of retail would be in The Forge, where the public safety building will go and what it will be, how will delivery trucks access the publicly shared street, can the developer guarantee that first responders will live in the deed restricted units, how many 1,2,3 bedroom units, what will the parking structure look like, what is the draw for the hotel at this time, will the views be preserved, and what is the maximum height.
- Don Overson made a public comment regarding the Geneva road expansion and that UDOT will not take more land and asked a question how many units can be built with surface parking. He also asked whether the zoning ordinance is being changed or can a development agreement override the zoning ordinance.

- Dakota Pacific answered questions asked by Don Overson. There was a discussion regarding why surface parking is not desirable.
- Dakota Pacific answered questions asked by Daria Evans.
- There was a discussion regarding making an exception to the standards for a grocery store.
- Chris Bramwell asked the developer what the best use of the property would be from their perspective.
- Anthony Jenkins made a comment that there is a variation of high density and regarding the best way to move forward with The Forge.

Chris Bramwell said if we can figure out parking we can move forward. He recommended a parking study requirement.

- There was a discussion on widening of 800 N and removal of the rail spur. The rail is expected to be removed in 2024 and 800 N is out for bid right now. There was a discussion for the planned amenities on 800 N.
- Bryce Brady provided a summary of what he would like to see from the developer. It included: a parking plan, transportation plan, a proposed percentage of retail versus commercial, determine if the open space proposed is reasonable, and to provide details on for-sale units.
- There was a discussion on reducing units from 1500 to 1250 or 1300 units.
- MOTION: Tay Gudmundson made a motion to close the public hearing. 2nd : Anthony Jenkins seconded the motion. Roll Call as follows: Those voting aye: Chris Bramwell, Tay Gudmundson, Bryce Brady, Anthony Jenkins, and Craig Bown. The motion passed unanimously.
- MOTION: Tay Gudmundson made a motion to continue this item to February 1, 2022. 2nd : Craig Bown seconded the motion. Roll Call as follows: Those voting aye: Chris Bramwell, Tay Gudmundson, Bryce Brady, Anthony Jenkins, and Craig Bown. The motion passed unanimously.

5. TRAINING SESSION

5.1 Segments of the documentary, "The Social Life of Small Urban Spaces," by William H Whyte will be viewed and discussed by the Planning Commission.
Bryce Brady continued this item.

6. WORK SESSION

6.1 There are no work sessions scheduled for this meeting.

7. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

- Naseem Ghandour made a comment that a traffic signal at 400 N and Main Street will be operational by Friday.

8. ADJOURNMENT

Bryce Brady adjourned the meeting at 8:12 pm.

Certified correct and approved on: February 1, 2022

NOTICED BY: /s/ Rachel Stevens
Rachel Stevens, Planning Tech