



**MINUTES OF A JOINT AND REGULAR SESSION
OF THE VINEYARD PLANNING COMMISSION
December 6, 2023, at 6:30 PM**

Planning Commission Present

Chair Bryce Brady
Vice Chair Tay Gudmundson
Commissioner Chris Bramwell
Commissioner Brad Fagg
Commissioner Graden Ostler

City Council Present

Mayor Fullmer
Councilmember Tyce Flake
Councilmember Amber Rasmussen
Councilmember Mardi Sifuentes
Councilmember Cristy Welsh

Staff Present: City Manager Eric Ellis, City Attorney Jayme Blakesley, Lieutenant Holden Rockwell with the Utah County Sheriff's Office, Finance Director David Mortensen, Community Development Director Morgan Brim, Planner Cache Hancey, Public Works Director Naseem Ghandour, Environmental Utilities Manager Sullivan Love, City Recorder Pamela Spencer, Deputy Recorder Heidi Jackman

Others speaking: Residents Daria and Russell Evans, Carolyn Snowden, Shawn Herring, Ryan Holdaway, Terry Ewing, Jim McGill, Jacob Holdaway, Sherrie Kaye Miller, Mike Cox, Keith Holdaway, Sara Cameron, Tristy Lee, David Lauret, Tim Heaton, and Kim Cornelius; Pete Evans, Nate Hutchinson, Mac Woodbury, and Bronson Tatton with Anderson Geneva and Flagborough; Mike Olsen with Home Center Construction; and Steve Borup with Dakota Pacific

1. CALL TO ORDER/ INVOCATION/INSPIRATIONAL THOUGHT/PLEDGE OF ALLEGIANCE

► Chair Brady opened the meeting at 6:30 PM. Commissioner Ostler led the Pledge of Allegiance and gave the invocation.

2. JOINT SESSION WITH CITY COUNCIL

2.1 PUBLIC HEARING – Zoning Text Amendment – Medical and Commercial Uses

The addition of Medical and Commercial uses is proposed for the Flex Office Industry (FOI), Industrial Zone (I-1), Regional Commercial (RC), and Downtown Vineyard – Town Center (TC) Districts. The sections of the Zoning Code under consideration will include:

- VZC15.12.050 District Use Table
- Special Purpose Zoning District 3 – Downtown Vineyard (Town Center)

The mayor and City Council will act to adopt (or deny) this request by ordinance.

► **Motion:** COMMISSIONER BRAMWELL MOVED TO OPEN THE PUBLIC HEARING AT 6:32 PM. COMMISSIONER GUDMUNDSON SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR BRADY, COMMISSIONERS GUDMUNDSON, FAGG, BRAMWELL, AND OSTLER VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

- ▶ Community Development Director, Morgan Brim, gave an overview of the zoning text amendments.
- ▶ Chair Brady opened public comment.
- ▶ Resident Daria Evans, living in The Villas, asked about the education facilities and if that meant no public schools.
- ▶ Chair Brady stated that there would be no residential in these areas. Mr. Brim clarified the reason for not having residential in these areas.
- ▶ Ms. Evans asked about meeting environmental standards for all uses. Mr. Brim replied that anything built there would have to meet the Department of Environmental Quality (DEQ) required levels of cleanliness.
- ▶ Chair Brady clarified that it would have to meet the DEQ standards.
- ▶ Mayor Fullmer asked Mr. Brim to explain what had already been cleaned up to a residential standard. Mr. Brim explained the areas and what had been cleaned up and what had not.
- ▶ Pete Evans with Anderson Geneva explained that the area was designated in to three different areas and that not everything had been cleaned up. He gave an overview of each of the areas.
- ▶ Resident Carolyn Snowden, asked about the cleanup process. Mr. Evans explained the process.
- ▶ Mr. Brim suggested the property owners have a work session with the Planning Commission.
- ▶ **Motion:** COMMISSIONER GUDMUNDSON MOVED TO CLOSE THE PUBLIC HEARING AT 6:54 PM. COMMISSIONER BRAMWELL SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR BRADY, COMMISSIONERS GUDMUNDSON, FAGG, BRAMWELL, AND OSTLER VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

2.2 PUBLIC HEARING – Homesteads Pod 1 Live/Work Development Agreement

Community Development Director Morgan Brim will present the Homesteads Pod 1 Live/Work Development Agreement. The Mayor and City Council will act to adopt (or deny) this request by resolution.

- ▶ **Motion:** COMMISSIONER GUDMUNDSON MOVED TO OPEN THE PUBLIC HEARING AT 6:54 PM. COMMISSIONER BRAMWELL SECONDED THE MOTION. CHAIR BRADY, COMMISSIONERS BRAMWELL, FAGG, GUDMUNDSON, AND OSTLER VOTED YES, THE MOTION CARRIED UNANIMOUSLY.

- ▶ Mr. Brim gave a brief summary.
- ▶ Mike Olsen with Home Center Construction explained the original development agreement. He further explained that the live/work units were discussed in 2020. He stated that he had not increased anything with the units. The amendment would include agreed upon uses. He reviewed some of those uses. He said they had started to look at rebuilding Vineyard Road to gain additional parking spaces. He mentioned that they were about four (4) years out from build out in this area.
- ▶ Mr. Brim explained that all residents would be allowed to use the clubhouse. The development would include a dog run, and the Kelly Boren Memorial Park was currently a city park and was requesting to give back to the developer/HOA. The eastside would include public parking spaces along the trail next to the railroad tracks.
- ▶ Chair Brady asked about the two parks and if they could swap them. Mr. Olsen said that they could look into it. Mr. Brim explained that it was a dog run not a dog park. He also explained that they would have to reengineer the park because it was programmed as a detention basin. Chair Brady asked about the street parking. Mr. Olsen explained how parking would work and a discussion ensued. Mr. Brim explained what they would do if the development was approved. Commissioner Bramwell expressed his concerns with the use and if there would be enough parking. Mr. Brim explained that they already had adequate parking and were adding additional public parking. The discussion continued.
- ▶ Chair Brady asked about the safety with the parking and people using the trail. Mr. Olsen replied that his engineer had no concerns. He mentioned that they were adding crosswalks in that area as well.
- ▶ Commissioner Gudmundson asked about the letters from the engineers and stated that they did not mention the impact of cars pulling out. Mr. Olsen explained the road was not wide enough for reverse parking. A discussion ensued.
- ▶ Resident Shawn Herring asked about ownership of the live/work units. He expressed his concerns with the amount of parking allotted for the live/work units.
- ▶ Resident Ryan Holdaway expressed his concerns with parking on Vineyard Road. He suggested that they have parking spaces onsite.
- ▶ Resident Terry Ewing, living in the Villas subdivision, requested that in the units they could have two or three places that were working successfully.
- ▶ Resident Jim Miguel, living in the Sleepy Ridge subdivision, expressed concerns about The Homestead Pod Developer Agreement being signed in 2011, density and owner occupancy requirements.
- ▶ Ms. Evans asked about the capacity of the new Vineyard Road and the density in the development. She asked about the number and design of the crosswalks.
- ▶ Resident Russell Evans, living in The Villas subdivision, felt that the proposal was flawed and expressed his concerns.

► **Motion:** COMMISSIONER BRAMWELL MOVED TO CLOSE THE PUBLIC HEARING AT 7:31 PM. COMMISSIONER GUDMUNDSON SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR BRADY, COMMISSIONERS GUDMUNDSON, FAGG, BRAMWELL, AND OSTLER VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

► Chair Brady reviewed the questions and discussed them with Mr. Olsen. The following information was relayed:

- Live/work units would be owner occupied and managed.
- Employee parking, the flex space was only 35 square feet and could limit the number of employees.
- There would be separation from the live/workspaces. There would be a door between the live/workspaces.
- A possibility of having off-street parking. Mr. Olsen replied he would need to reevaluate the site plan, that they have already added additional parking to the development.
- Property rights are rights that residents and developers have.

► City Attorney Jayme Blakesley gave input to the concerns of the residents.

► Chair Brady resumed answering the questions and explained what the development had done with their live/work units.

2.3 PUBLIC HEARING – East Geneva Land Donation and Development Agreement

Anderson Geneva, LLC, is requesting approval of a land donation and development agreement between Vineyard City, Utah, The Vineyard Redevelopment Agency, and Anderson Geneva, LLC, for the following parcel numbers: 17:019:0047, 38:437:0001, 38:437:0002, 17:022:0006, and 46:870:0004. The Mayor and City Council will act to adopt (or deny) this request by resolution.

► **Motion:** COMMISSIONER GUDMUNDSON MOVED TO OPEN THE PUBLIC HEARING AT 7:39 PM. COMMISSIONER BRAMWELL SECONDED THE MOTION. CHAIR BRADY, COMMISSIONERS BRAMWELL, FAGG, GUDMUNDSON, AND OSTLER VOTED YES, THE MOTION CARRIED UNANIMOUSLY.

► Mr. Blakesley explained that there were two separate agreements. The substance was still the same and it did not affect the city's rights.

► Mr. Evans explained the reason for the separation. They were still committed to donate the right-of-way that would be needed for the Mill Road extension. He mentioned that buildout was years out.

► Mr. Evans gave a brief explanation of the agreements.

► Nate Hutchinson with Flagborough, explained that they would be installing the infrastructure and not asking to change any zoning.

► Chair Brady asked what the impact would be if they did not approve this tonight. Mr. Brim replied that they had several medical uses that would like to come into this area. A discussion ensued.

- ▶ There was a discussion about zoning. Mr. Evans reiterated that they were not asking to change the zoning. The discussion continued.
- ▶ Commissioner Bramwell asked how this development agreement overlapped with the Public Infrastructure Development (PID) notice that went out to the people affected, and the tax revenue impact. Mr. Hutchinson explained that they were separate and had nothing to do with the development. Mr. Hutchinson explained what a PID was. A discussion ensued.
- ▶ Chair Brady asked for clarification. A discussion ensued regarding the vesting of the zoning for the area. The inland port and PID would be acted on in the next meeting.
- ▶ Ms. Evans asked what an MAI appraisal was and if they did this land donation, what would that entail.
- ▶ Mr. Herring asked how the approval tonight affected next week's approvals. Mr. Blakesley explained the different actions and that would not affect the city's rights. He gave a brief overview of what a PID was. Mr. Pete Evans explained that the things for next week would not affect the land use.
- ▶ Mr. Miguel asked if there was a land use map for the area in red and how many acres. Mr. Brim told him there were just over 300.
- ▶ Resident Jacob Holdaway, living on Holdaway Road, reviewed his election experience and expressed his concerns with vesting these items before he was sworn in. He added that he was disappointed that the conversation was misinformation and wanted to improve public dialogue.
- ▶ Chair Brady stated that when they discuss the zoning text amendment for medical and commercial uses to think about the areas and what they are asking them to approve. Now is the opportunity to address any concerns.
- ▶ Resident Sherrie Kaye Miller, living on Holdaway Road, expressed her concerns with the speed that these items were being pushed through. She felt that they needed more public input and notice before approving these items.
- ▶ Resident Mike Cox, living in the Providence subdivision, agreed that the process had been rushed. He wanted each member of the council and commission to publicly state when they first heard about the inland port.
- ▶ Chair Brady spoke about the area being discussed and rushing things through. He mentioned that the General Plan had been around for a while and the map on the General Plan showed these plans. He said that what they were discussing now was not the port authority. Chair Brady said he learned about it when it was noticed as a public hearing.
- ▶ Resident Keith Holdaway, living on Holdaway Road, gave a background on the area as a future tax base and are able to collect every tax dollar. He expressed his concerns with density.
- ▶ Mr. Miguel felt that at this point they needed to have detailed conversations about what they wanted. He expressed his concerns with what was being presented tonight.

► Chair Brady stated that this item was not new, and they did not learn about this on Monday. Commissioner Gudmundson stated that the items being discussed were items they already knew about.

► Mr. Ryan Holdaway stated that it was a new developer asking for vested rights and as a city they should have the right to say it might not be in our best interest any longer. Chair Brady replied that with vested rights, the city cannot initiate a zoning change. It protects the developer when they are finding businesses.

► Resident Sara Cameron, living in the Parkside subdivision, asked for clarification on land donation and if it had to be decided tonight. Her other concern was about the railroad tracks. Chair Brady asked what her concerns were for FOI and RC zoning. Ms. Cameron said she had no concerns at this point as she was still learning about it and would like more time. A discussion ensued.

► Commissioner Gudmundson clarified that the Planning Commission was not an elect body and not political.

► Resident Tristy Lee, living in The Garden, asked why they could not make these decisions in smaller proposals.

► Mr. Jacob Holdaway talked about what past councilmembers had done to vest the right to the land. He felt that they should wait a few months so they can make more informed motions.

► Resident David Lauret, living on Holdaway Road, thanked the commission for handling the mission and listening to the public. He felt that there had been nothing in the presentations that were objectionable but that the issue was that they were rushing to make decisions.

► **Motion:** COMMISSIONER GUDMUNDSON MOVED TO CLOSE THE PUBLIC HEARING AT 8:27 PM. COMMISSIONER BRAMWELL SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR BRADY, COMMISSIONERS GUDMUNDSON, FAGG, BRAMWELL, AND OSTLER VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

► Chair Brady announced a 3-minute break.

► Chair Brady reviewed the questions asked during the public hearing and asked Mr. Hutchinson to address the answers. Mr. Hutchinson explained that an MAI appraisal was as an appraisal from a firm who had a license to do the appraisal. He noted that they did not have to donate the land to the city, but that they are. He explained that the maintenance of the road would be done by the city and that they are making smaller parcels due to it being inappropriate to approve the whole unit by the end of the year. A discussion followed.

► Chair Brady opened the regular Planning Commission session at 8:42 PM

REGULAR SESSION

3. OPEN SESSION

- ▶ Chair Brady opened and closed the public session as there were no public comments.

4. CONSENT ITEMS

- [4.1 Approval of the April 19, 2023 PC Meeting Minutes](#)
- [4.2 Approval of the August 16, 2023 PC Meeting Minutes](#)
- [4.3 Approval of the November 29, 2023 PC Meeting Minutes](#)

- ▶ Chair Brady presented the consent items for approval with a correction to the spelling of his name.

▶ **Motion:** COMMISSIONER GUDMUNDSON MOVED TO APPROVE THE CONSENT ITEMS AS PRESENTED WITH THE SPELLING OF NAME CORRECTED. COMMISSIONER BRAMWELL SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR BRADY, COMMISSIONERS GUDMUNDSON, FAGG, BRAMWELL, AND OSTLER VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

5. BUSINESS ITEMS

5.1 DISCUSSION AND ACTION – Zoning Text Amendment – Medical and Commercial Uses *(A Public Hearing will be held for this item during the Joint Planning Commission and City Council meeting.)*

The addition of Medical and Commercial uses is proposed for the Flex Office Industry (FOI), Industrial Zone (I-1), Regional Commercial (RC), and Downtown Vineyard – Town Center (TC) Districts. The sections of the Zoning Code under consideration will include:

- VZC15.12.050 District Use Table
- Special Purpose Zoning District 3 – Downtown Vineyard (Town Center)

The Planning commission will take appropriate action.

- ▶ Chair Brady introduced the item and asked if there were any questions from the commission.
- ▶ Mr. Brim explained the heliport and vertiport and whether they wanted it to be a permitted use or a conditional use. Mr. Brim recommended permitted use. He explained that it could be for a hospital or deliveries. There was a discussion about the types of use and making sure it was not too close to residential.
- ▶ Commissioner Bramwell expressed concerns with all the impacts to this property. He asked about the big picture strategy. Mr. Pete Evans explained that the items were independent and did not affect the other. A discussion ensued. Mac Woodbury, with Flagborough, explained why the vesting rights were important to potential tenants. The discussion continued. Mr. Woodbury felt that getting this approved tonight was an important step in the process that they had been working on for months. Mr. Evans did not want to change any of the zoning, boundaries or the detailed master plan in the future.
- ▶ Commissioner Bramwell expressed his concerns with the taxes.
- ▶ Mr. Brim recommended permitted use for the heliport and vertiport as they were mainly used for hospital deliveries.

► **Motion:** COMMISSIONER GUDMUNDSON MOVED TO RECOMMEND APPROVAL OF ORDINANCE 2023-30 MEDICAL AND COMMERCIAL ZONING USES TO THE CITY COUNCIL WITH THE FOLLOWING AMENDMENTS: THE HELIPAD AND VERTIPORT AS CONDITIONAL USE. COMMISSIONER FAGG SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR BRADY, COMMISSIONERS GUDMUNDSON, FAGG, BRAMWELL, AND OSTLER VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

5.2 DISCUSSION AND ACTION - Homesteads Pod 1 Live/Work Development

Agreement *(This item was postponed from the November 8, 2023, City Council Meeting.) (A Public Hearing will be held for this item during the Joint Planning Commission and City Council meeting.)*

Community Development Director Morgan Brim will present the Homesteads Pod 1 Live/Work Development Agreement. The Planning commission will take appropriate action.

► Chair Brady introduced the item and asked the commission if there were any changes or clarification they would like.

► Commissioner Bramwell asked about the parking management plan. Mr. Blakesley explained that it would be an amendment. Mr. Brim suggested that they ask for a specific parking safety study. There was a discussion about parking safety and capacity relating to other transportation modes in the area.

► Chair Brady expressed concern with units with store fronts and parking being for residential use. Having a limit to the number of employees on site. Mr. Olsen suggested that they limit it to two offsite employees. He also mentioned that the live/work units be residential. There was a discussion about the speed on the road and slowing traffic down.

► Mr. Blakesley provided language for the motion.

► **Motion:** COMMISSIONER GUDMUNDSON MOVED TO RECOMMEND APPROVAL OF RESOLUTION 2023-50 HOMESTEADS POD 1 LIVE/WORK UNITS DEVELOPMENT AGREEMENT TO THE CITY COUNCIL WITH THE CONDITIONS AS STATED: ONLY TWO (2) OFF-SITE EMPLOYEES AND FROM SECTION 2: THE SITE PLAN FOR THE PROJECT SHALL BE INFORMED BY ANALYSIS PERFORMED BY A QUALIFIED TRANSPORTATION ENGINEER OF PARKING LOCATIONS ORIENTATION AND SIGHT CIRCULATION RELATIVE TO PEDESTRIAN AND BICYCLE MOVEMENT ON ADJACENT STREETS, SIDEWALKS, AND TRAILS. COMMISSIONER BRAMWELL SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR BRADY, COMMISSIONERS GUDMUNDSON, FAGG, BRAMWELL, AND OSTLER VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

5.3 DISCUSSION AND ACTION - East Geneva Land Donation and Development

Agreement Resolution 2023-51 *(A Public Hearing will be held for this item during the Joint Planning Commission and City Council meeting.)*

Anderson Geneva, LLC, is requesting approval of a land donation and development agreement between Vineyard City, Utah, The Vineyard Redevelopment Agency, and Anderson Geneva, LLC, for the following parcel numbers: 17:019:0047, 38:437:0001, 38:437:0002, 17:022:0006, and 46:870:0004. The Planning commission will take appropriate action.

► Commissioner Bramwell asked if they could vote on the resolution after next week's city council meeting. A discussion ensued. Chair Brady felt that this met the general plan. Mr. Pete Evans explained that when the development rights were originally vested in 2014 there were no development details. The discussion continued.

► **Motion:** COMMISSIONER GUDMUNDSON MOVED TO RECOMMEND APPROVAL OF RESOLUTION 2023-51 EAST GENEVA LAND DONATION AND DEVELOPMENT AGREEMENT TO THE CITY COUNCIL. COMMISSIONER FAGG SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR BRADY, COMMISSIONERS GUDMUNDSON, FAGG, AND OSTLER VOTED YES. COMMISSIONER BRAMWELL VOTED NO. THE MOTION CARRIED WITH FOUR (4) TO ONE (1).

5.4 PUBLIC HEARING – Forge Development Agreement (Resolution 2023-56)

Dakota Pacific is proposing a development agreement for The Forge property. The property is located at 769 N Ingot Road Vineyard, UT 84059, and is zoned within The Forge Special Purpose Zoning District. Parcel IDs: 39:258:0001 through 39:258:0007. The Planning commission will take appropriate action.

► **Motion:** COMMISSIONER BRAMWELL MOVED TO OPEN THE PUBLIC HEARING AT 9:19 PM. COMMISSIONER FAGG SECONDED THE MOTION. CHAIR BRADY, COMMISSIONERS BRAMWELL, FAGG, AND OSTLER VOTED YES, COMMISSIONER GUDMUNDSON WAS EXCUSED. THE MOTION CARRIED WITH FOUR (4) YES AND ONE (1) EXCUSED.

► Mr. Brim reviewed the amendments to the original plan, development agreement, and the process they had gone through to this point.

► Steve Borup with Dakota Pacific gave a background on the special purpose zoning district and reviewed the current agreement. He mentioned that they had lowered the density by 25 percent. Mr. Borup reviewed each block and then the phasing plan.

► Chair Brady asked what regionally significant and an anchor meant. Mr. Borup explained that they had added additional language for the regionally significant piece. Chair Brady asked for a definition of an activity center. Mr. Borup gave a few examples of the size of activity acres. Mr. Brim gave some suggestions that could be added to the motion. A discussion ensued. Mayor Fullmer asked if they could add a seasonal qualifier. The discussion continued.

► Mr. Borup continued his presentation. He discussed what a Property Owners Association would include.

- ▶ Chair Brady asked if there were any owner-occupied units. Mr. Borup replied that there were some units that would be owner occupied. There was a discussion about the commercial and retail units, phasing, and what would be done in each section.
- ▶ Commissioner Ostler asked what would be ready first, residential or retail. Mr. Borup replied that they would deliver the commercial with the residential. Mr. Blakesley stated what he wanted in the language added to the agreement. Mr. Brim added that the Planning Commission would review it.
- ▶ Chair Brady mentioned that the word “significant” was used quite a bit. He then opened comments to the public.
- ▶ Resident Tim Heaton, living in the Sleepy Ridge subdivision, asked if the developer would be willing to commit to a percentage of owner occupied. He also asked Mr. Blakesley where a 15-mile catchment came from. Mr. Blakesley replied that it was an effort to reach a compromise on how you would measure where people are traveling from and further explained that. He gave some examples of regionally significant.
- ▶ Mr. Ryan Holdaway suggested they include a reception center.
- ▶ Ms. Evans pointed out 2.1.4 in the Development Agreement, about the affordable housing units for rent and read what it said. She asked about section 4.4, a possible PID agreement and concerns of an inland port in the area. Ms. Evans then asked about the entertainment center and its possible use of RDA funds to enhance the structure.
- ▶ Chair Brady agreed that what Ms. Evans brought up did not need to be in the development agreement and asked that the language be taken out of section 4.4. Mr. Borup explained what a PID would pay for and that the agreement only mentioned if it was an election to raise funds as a source, that they can. It would only be for their boundaries. Chair Brady requested to remove it from the agreement. Mr. Blakesley felt it would not create a binding obligation to the city.
- ▶ Mr. Jacob Holdaway was in favor of the language on the agreement and agreed with Chair Brady on covering the amenities. He said he would like the entertainment center to be 100 percent public.
- ▶ Ms. Cameron suggested they consider an all-abilities park in that area.
- ▶ Resident Kim Cornelius, living in The Villas, asked about parking.
- ▶ Chair Brady asked for further comments.
- ▶ **Motion:** COMMISSIONER FAGG MOVED TO CLOSE THE PUBLIC HEARING AT 10:23 PM. COMMISSIONER GUDMUNDSON SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR BRADY, COMMISSIONERS GUDMUNDSON, FAGG, BRAMWELL, AND OSTLER VOTED YES. THE MOTION CARRIED UNANIMOUSLY.
- ▶ Chair Brady addressed the questions asked during the public hearing. He asked about language used to say that the entertainment center would be 100 percent for public use. Mr. Brim replied that there would be public access. Mr. Borup explained that there would be an easement

for the city. Regarding the for rent or sale and owner occupied, Chair Brady clarified that the 21 for rent or sale units would be at the rate of moderate-income housing, and what it would include. Mr. Borup replied that the affordable housing units for sale or rent would be open, it wasn't determined as of yet.

► Chair Brady addressed the questions about the RDA and PID. He felt they could be removed from the development agreement. He asked about the locations of the different types of parking. Mr. Borup explained that the structured areas were in the lighter gray areas and structured parking was behind the residential.

► Mr. Brim read the recommended language for the motion.

► **Motion:** COMMISSIONER BRAMWELL MOVED TO RECOMMEND APPROVAL OF RESOLUTION 2023-56 DEVELOPMENT AGREEMENT FOR THE FORGE TO THE CITY COUNCIL INCLUDING THE ADDITIONS AS STATED:

REGIONALLY SIGNIFICANT ENTERTAINMENT ANCHOR SHALL MEAN A LARGE-SCALE ENTERTAINMENT OR CULTURAL FACILITY THAT SERVES AS A PROMINENT ATTRACTION DURING ALL SEASONS, IS UNIQUE TO THE COUNTY, DRAWS VISITORS AND TOURISTS FROM A BROADER GEOGRAPHICAL AREA BEYOND ITS IMMEDIATE LOCALITY, AND HAS A SUBSTANTIAL ECONOMIC OR SOCIAL IMPACT ON THE REGION IN WHICH IT IS SITUATED. TO DETERMINE WHETHER A PROPOSED SITE PLAN IS REGIONALLY SIGNIFICANT, THE PLANNING COMMISSION MAY CONSIDER THE FOLLOWING:

- SIZE AND CAPACITY: A SUBSTANTIAL PHYSICAL FOOTPRINT AND THE CAPACITY TO ACCOMMODATE A LARGE NUMBER OF VISITORS.
- CULTURAL OR RECREATIONAL IMPORTANCE: A FACILITY FOR HOSTING EVENTS OR ACTIVITIES OF CULTURAL, RECREATIONAL, OR ENTERTAINMENT SIGNIFICANCE, SUCH AS SPORTING EVENTS, CONCERTS, FESTIVALS, ART EXHIBITIONS, OR CONVENTIONS.
- REGIONAL DRAW: THE FACILITY'S PROGRAMMING AND AMENITIES ARE DESIGNED TO ATTRACT VISITORS NOT ONLY FROM THE IMMEDIATE LOCAL AREA BUT ALSO FROM A WIDER REGIONAL CATCHMENT AREA OF AT LEAST 10 MILES.
- ECONOMIC IMPACT: THE ENTERTAINMENT ANCHOR SHALL CONTRIBUTE SIGNIFICANTLY TO THE LOCAL AND REGIONAL ECONOMY BY GENERATING REVENUE FROM THE ENTERTAINMENT ANCHOR AND NEARBY BUSINESSES.

REGARDING THE CHANGES IN THE AGREEMENT. COMMISSIONER GUDMUNDSON SECONDED THE MOTION WITH THE AMENDMENTS STATED. ROLL CALL WENT AS FOLLOWS: CHAIR BRADY, COMMISSIONERS GUDMUNDSON, FAGG, BRAMWELL, AND OSTLER VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

5.5 DISCUSSION AND ACTION – Site Plan for Aquatic Facilities

Community Development Director Morgan Brim will present site plans for the aquatic facility within the lake promenade in the Downtown Vineyard area. The Planning commission will take appropriate action.

- ▶ Mr. Brim turned the time over to Bronson Tatton with Flagborough.
- ▶ Mr. Tatton reviewed the aquatics facility.
- ▶ Mr. Tatton gave an overview of the parking. Mr. Pete Evans with Flagborough reviewed the different uses for each of the areas.
- ▶ Chair Brady asked about the parking study required for a certain number of units. Mr. Evans replied that he was not concerned. Mr. Woodbury explained that their entity is funding all the deficits. Mr. Hutchinson explained that their development would include an all-abilities park.
- ▶ Chair Brady asked for further questions, hearing none, he called for a motion.
- ▶ **Motion:** COMMISSIONER GUDMUNDSON MOVED TO APPROVE THE SITE PLAN REQUESTED BY BRONSON TATTON, WITH FLAGBOROUGH, WITH THE PROPOSED CONDITIONS. COMMISSIONER BRAMWELL SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR BRADY, COMMISSIONERS GUDMUNDSON, FAGG, BRAMWELL, AND OSTLER VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

6. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

There were no reports given.

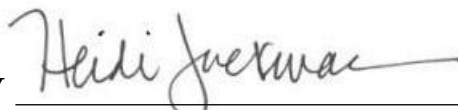
7. ADJOURNMENT

Vice-Chair Gudmundson moved to adjourn the meeting at 10:51 PM.

JOINT SESSION MINUTES APPROVED BY CITY COUNCIL ON: February 21, 2024

JOINT SESSION AND REGULAR PLANNING COMMISSION MINUTES APPROVED ON: March 6, 2024

CERTIFIED CORRECT BY



HEIDI JACKMAN, DEPUTY RECORDER

