VINEYARD
STAY CONNECTED

NOTICE OF A REGULAR
PLANNING COMMISSION MEETING
February 5, 2025, at 6:00 PM

PUBLIC NOTICE is hereby given that the Vineyard Planning Commission will hold a regularly scheduled Planning Commission meeting on Wednesday, February 5, 2025, at 6:00 PM, in the City Council Chambers at City Hall, 125 South Main Street, Vineyard, UT. This meeting can also be viewed on our live stream page.

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

2. **PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS**

3. **PUBLIC COMMENTS PC**
   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.

4. **CONSENT ITEMS**
   4.1. Approval of the January 22nd, 2025 Planning Commission Special Session Draft Minutes.

5. **BUSINESS ITEMS**
   5.2. The Forge Regionally Significant Entertainment Use Certification
   The Planning Commission will vote on Dakota Pacific's proposal for certificate of a regionally significant entertainment anchor.

6. **WORK SESSION**
   No work items were submitted.

7. **STAFF AND COMMISSION REPORTS**

8. **ADJOURNMENT**

The next regularly scheduled meeting is February 19th, 2025

The public is invited to participate in all Planning Commission meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this public meeting should notify Madison Reed, Planning Technician, at least 24 hours prior to the meeting by calling (801) 226-1929 or email at madisonr@vineyardutah.org.

The foregoing notice and agenda were posted on the Utah Public Notice Website and Vineyard Website, posted at Vineyard City Hall, and delivered electronically to city staff and each member of the Planning Commission.

AGENDA NOTICING COMPLETED ON: February 3rd, 2025

CERTIFIED (NOTICED) BY: /s/. Madison Reed

Madison Reed, Planning Technician

VINEYARD
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MINUTES OF A SPECIAL SESSION FOR
PLANNING COMMISSION MEETING
January 22, 2025, at 6:00 PM

ATTENDENCE:

COMMISSIONERS PRESENT: Chris Bramwell, Graden Ostler, Nathan Steele, and Brad Fagg

STAFF PRESENT: Morgan Brim, Community Development Director; Cache Hancey, Senior Planner; Anthony Fletcher, Planner; Madison Reed, Planning Technician; Pam Spencer, Deputy Recorder; Naseem Ghandour, Public Works Director and City Engineer.

OTHERS PRESENT: Karen Cornelius, Jon Colbert, Daria Evans, Russell Evans, Terry Ewing, Bryce Brady, David Pearce, Steve Borup, and Bronson Tatton

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

Commissioner Chris Bramwell called the meeting to order at 6:02pm. Commissioner Graden Ostler led the pledge of allegiance and invocation.

2. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS

2.1. Civic Clerk training

Deputy Recorder Pam Spencer introduced civic clerk to the commissioners. She briefed some steps and things that the commissioners could utilize the software for.

Commissioner Ostler asked how many members create a quorum.

Deputy Recorder Spencer answered in saying 3 members. She discussed the minutes and agenda previews. Deputy Recorder Spencer briefed the public on their side of civic clerk.

Commissioner Bramwell asked if pam knew how may cities were using this.

Deputy Recorder Spencer said its been a few years since she last looked at that information.

Commissioner Bramwell appreciated the city using this tool.

3. PUBLIC COMMENTS PC

There were no comments.

4. CONSENT ITEMS

4.2. Approval of the December 18th, 2024 Planning Commission Draft Minutes

Motion: COMMISSIONER NATHAN STEELE MOVED TO APPROVE THE DECEMBER 18TH, 2024 PLANNING COMMISSION DRAFT MINUTES AT 6:14PM. COMMISSIONER BRAD FAGG SECONDED. ALL IN FAVOR VOTED YES: FAGG, BRAMWELL, STEELE, AND OSTLER. THIS MOTION CARRIED UNANIMOUSLY.

5. BUSINESS ITEMS

5.3. 2025 Planning Commission Calendar

Senior Planner Cache Hancey briefed when the meetings were recommended to be scheduled. He provided the calendar.

Commissioner Steele asked the special meeting with city council.

Senior Planner Hancey noted that special sessions will be labeled which would include anything that is not scheduled in accordance with this calendar.

Motion: COMMISSIONER STEELE MOVED TO APPROVE THE CALENDAR AT 6:16PM. COMMISSIONER FAGG SECONDED. ALL IN FAVOR VOTED YES: FAGG, BRAMWELL, STEELE, AND OSTLER. THIS MOTION CARRIED UNANIMOUSLY.

5.4. 2025 Planning Commission Chair and Vice-Chair Election

Community Development Director Morgan Brim prompted the conversation.

Senior Planner Hancey added that Commissioners Fagg and Ostler are alternates and can not be nominated.

Commissioner Steele asked to be reminded who are sitting members and alternates.

Discussion ensued.

Commissioner Bramwell nominated Commissioner Steele as chair.

Commissioner Steele nominated Commissioner Bramwell as vice-chair.

Motion: COMMISSIONER BRAMWELL MOTIONED FOR COMMISSIONER STEELE TO BE CHAIR AND FOR HIMSELF (COMMISSIONER BRAMWELL) TO BE VICE-CHAIR AT 6:18PM. NATHAN SECONDED. ALL IN FAVOR VOTED YES: FAGG, BRAMWELL, STEELE, AND OSTLER. THIS MOTION CARRIED UNANIMOUSLY.

5.5. Grocery Store Site Plan Amendment and Conditional Use Permit

Senior Planner Hancey provided a brief presentation for the grocery store and its drive thru.

Bronson Tatton with Flagborough described the requirements of the zoning text amendment for drive-thrus.

Senior Planner Hancey provided the elevations.

Commissioner Ostler asked what Mr. Tatton meant by triple.

Mr. Tatton described his comment while the elevations were shown. He briefed the queuing lane and how it would work.

Commissioner Ostler noted that he was having trouble following.

Mr. Tatton provided a description with the site plan.

Chair Nathan Steele acknowledged the creativity. He asked if there was consideration for the parking lot.

Senior Planner Hancey and Community Development Director Brim noted that there was conversation.

Mr. Tatton added that this is the only side of the grocery store that can have services sent into.

Vice-Chair Chris Bramwell asked to go over the traffic analysis.

Senior Planner Hancey introduced who we had do the traffic analysis and briefed it.

Chair Steele asked about the square-a-bout.

Senior Planner Hancey highlighted the circulation.

Chair Steele acknowledged that this will happen at build-out in 10 years.

Community Development Director Brim added that users will have their pattern. This use is different than other drive-thru uses.

Senior Planner Hancey highlighted the bridge that will open up more circulation options.

Chair Steele expressed concern that the analysis does not give a recommendation.

Community Development Director Brim noted that this item could be continued if they want more information or that they could add conditions.

Vice-Chair Bramwell noted that the original concern was cars backing up.

Mr. Tatton noted that it was discussed.

Chair Steele discussed the queuing issue.

Community Development Director Brim noted that the parking spaces could be a condition of approval.

Vice-Chair Bramwell opened to public comment.

Resident Daria Evans asked about the material of the pavings.

Resident Terry Ewings noted that she was confused by the drawings. She requested more context.

Resident Russel Evans expressed that he felt that they were trying to cram too much into this development.

Resident Karen Cornelius expressed that it is over complicated.

Vice-Chair Bramwell closed the public comment. He prompted Mr. Tatton to respond.

Mr. Tatton addressed the paving first.

Mr. Tatton addressed the circulation. He added that one can pick up in stores as well as through the drive thru.

Vice-Chair Bramwell asked Mr. Tatton to explain the site and circulation.

Mr. Tatton briefed circulation patterns.

Vice-Chair Bramwell asked if there would be signage.

Community Development Director Brim noted that that would have to be a condition of approval.

Community Development Director Brim asked if he would look into a number of stalls.

Conversation ensued.

Mr. Tatton discussed the grocery store parking lot. He explained the orientation while elevations were shown.

Vice-Chair Bramwell asked if there was a discussion of having a option to connect directly to the parking lot.

Discussion ensued.

Vice-Chair Bramwell opened back up to public comment.

Resident Ewings asked how many square feet is the grocery store. She noted that she believed that stacking was needing 5 vehicles not 3.

Vice-Chair Bramwell outlined the requirements and how the applicant has met those standards.

Senior Planner Hancey clarified that the site plan for the grocery store has already been approved and that this is strictly for the drive thru.

Resident Ewings asked what happens if they do not approve it.

Vice-Chair Bramwell closed public comment.

Mr. Tatton noted that the grocery store has started construction and that they are looking toward November. He briefed a timeline.

Chair Steele expressed concern for the right turn.

City Engineer and Public Works Director Naseem Ghandour noted that there will already have to be an amendment made to the land disturbance review which will involve a technical review. He highlighted topics that are addressed in the technical review.

Chair Steele commented that this is the choice of an architect and that he does not feel that they are cramming too much in. He noted that he feels they are getting too involved in business decisions.

Motion: CHAIR STEELE MOVED TO APPROVE THE SITE PLAN AMENDMENT AND CONDITIONAL USE PERMIT WITH THE CONDITIONS THAT THE RIGHT TURN IS ADDRESSED IN THE TECHNICAL REVIEW AND

THAT SPECIFICS ON THE PLAN ARE REVIEWED AT 7:04PM. COMMISSIONER GRADEN OSTLER SECONDED. ALL IN FAVOR VOTED YES: FAGG, BRAMWELL, STEELE, AND OSTLER. THIS MOTION CARRIED UNANIMOUSLY.

Senior Planner Hancey addressed the approval process.

6. WORK SESSION

6.7. The Forge Regionally Significant Entertainment Use Certification - Work Session

Community Development Director Brim provided a background of the certification.

Steve Borup discussed the development agreement and provided a description of the momentum gym along with the food and beverage area.

Chair Steele asked if staff could have maps imagery for context.

Commissioner Ostler asked what the proposed climbing company.

Mr. Borup introduced Jon to discuss the rock climbing gym.

Jon Culbert with Momentum discussed the range of area and the business. He briefed the facility and amenities included.

Commissioner Ostler asked about the rope height.

Mr. Culvert discussed Olympic speed climbing and its correlation to height and events.

Commissioner Ostler asked about the Eatertainment.

Mr. Borup addressed location and the services to comply with the development agreement. He presented a concept site plan.

Chair Steele asked to see google maps.

Senior Planner Hancey provided a map and context.

Mr. Borup presented imagery for the building aesthetic, spatial data, and fiscal impact.

Commissioner Ostler clarified that they want momentum to be the anchor.

Mr. Borup agreed and stated his request.

Chair Steele discussed the architecture of the glass windows.

Mr. Colbert noted the consideration of glass and where to put it to avoid sunlight redirection.

Mr. Borup provided more imagery.

Vice-Chair Bramwell asked if there was any impact with the national climbing USA Headquarters coming.

Mr. Colbert noted that momentum is partnering with them.

Vice-Chair Bramwell asked if there was public

Bryce Brady noted that it must be unique to the county. He also added the idea of other things being added around it and the park space. Brady addressed how the gym being separated from the food and beverage could be a concern.

Vice-Chair Bramwell closed public comment.

Vice-Chair Bramwell asked what makes this unique.

Mr. Borup highlighted the size of the gym.

Vice-Chair Bramwell asked for the language.

Community Development Director Brim noted that unique was not listed as a standard in the signed version of the development agreement but that it was in the minutes.

Discussion ensued about meeting the different standards.

Chair Steele asked if this use as an anchor will bring people to the area.

Mr. Borup noted that it brings the level of activity and interest up for the area.

Vice-Chair Bramwell asked how tall the tallest wall was.

Mr. Colbert noted 55-60 feet.

Vice-Chair Bramwell noted the tallest wall could be the unique factor.

Commissioner Steele asked about the class types.

Mr. Colbert noted there will be a variety of classes. Memberships and revenue was outlined.

Community Development Director Brim brought up tournaments.

Mr. Colbert discussed their commitments to larger events.

Chair Steele appreciated the age inclusiveness. He asked if there is action needed.

Community Development Director Brim said not tonight. He outlined the process forward.

Commissioner Ostler appreciated this.

7. STAFF, COMMISSION, AND COMMITTEE REPORTS

Senior Planner Hancey reported an update on the parking town hall from the previous night.

8. ADJOURNMENT

The meeting was adjourned at 7:50pm.

MINUTES CERTIFIED COMPLETE ON:

CERTIFIED (NOTICED) BY: /s/. Madison Reed
Madison Reed, Planning Technician

VINEYARD PLANNING COMMISSION STAFF REPORT

Meeting Date: February 5, 2025
Agenda Item: The Forge Regionally Significant Entertainment Use Certification
Department: Community Development Department
Presenter: Morgan Brim

Background/Discussion:
The applicant, Dakota Pacific will provide a presentation of their request for certifying an anchor use for the Forge Mixed Use Development. In December of 2023, the City Council approved a development agreement update for the project area. This update included a requirement that a regionally significant entertainment anchor be included as part of phase one of the project development. The City Council provided the Planning Commission with the authority to make this determination. The following language was inserted in the development agreement and should be considered by the Planning Commission in their consideration.

Regionally Significant Entertainment Anchor means an entertainment or cultural facility as part of the approximate 4.8-acre entertainment Land Use Area that serves as a prominent attraction during all seasons, draws visitors and tourists from a broader geographical area beyond its immediate locality, and has an economic or social impact on the region in which it is situated. To determine whether a proposed site plan includes a Regionally Significant Entertainment Anchor, the Planning Commission may consider the following:

- Size and Capacity: A substantial physical footprint, relative to the entertainment Land use area, 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 to the local and regional economy by generating revenue from the entertainment anchor and nearby businesses.

Fiscal Impact:
The applicant hired ZPFI to provide an economic impact analysis of the proposed climbing and its regional draw. This information is attached to this staff report.

Recommendation:
No recommendation is provided at this time.

Sample Motion:

Attachments:
1. 2024-11-20 Entertainment Anchor
2. Vineyard Fiscal Impacts 103024

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The Forge – Vineyard | Entertainment Anchor

11 / / 2024

OVERVIEW OF REQUEST

DPRE requests planning commission to approve Momentum Climbing Gym as the Entertainment Anchor, as defined in the development agreement signed in April 2024 between DPRE and Vineyard City.

Approving the Entertainment Anchor will allow additional commercial and residential development to occur.

DEVELOPMENT AGREEMENT OVERVIEW

1.2.40 Regionally Significant Entertainment Anchor means an entertainment or cultural facility as part of the approximate **4.8 acre entertainment Land Use Area** that serves as a prominent attraction during **all seasons**, draws visitors and tourists from a broader geographical area beyond its immediate locality, and has an **economic or social impact** on the region in which it is situated. To determine whether a proposed site plan includes a Regionally Significant Entertainment Anchor, the Planning Commission may consider the following:

Modification

- **Size and Capacity**: A substantial physical footprint, relative to the entertainment Land Use area, 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 to the local and regional economy by **generating revenue from the entertainment anchor and nearby businesses**.

DEVELOPMENT AGREEMENT OVERVIEW

2.4 Initial Phase; Phasing. ….Developer agrees to substantially complete the entertainment Land Use Area, or substantially equivalent non-residential/commercial Development square footage consistent with Zoning and its design requirements, prior to commencing construction of Units in the Project outside of the Initial Phase. **Developer further agrees that the Regionally Significant Entertainment Anchor**, or a substantially equivalent entertainment or recreation area or facility, **must be under construction** (as evidenced by installation of concrete, steel, or other structural components) as a condition **precedent to the City issuing certificates of occupancy for more than twenty-five (25) Units within the Project**, and that the Regionally Significant Entertainment Anchor, or a substantially equivalent entertainment or recreation area or facility, **must be substantially complete as a condition precedent to the City issuing building permits for more than three hundred twenty-five (325) Units** within the Project. Approval of the first site plan shall be conditioned upon Planning Commission approval of the Regionally Significant Entertainment Anchor through a site plan approval or other agreement wherein the parameters for Regionally Significant Entertainment Anchor, including concept design and commercial occupier(s), are documented; if the proposed Regionally Significant Entertainment Anchor comply with parameters of Section 1.2.40 of this DA, the Planning Commission shall approve the proposed Regionally Significant Entertainment Anchor. If the Planning Commission denies or otherwise fails to approve the proposed Regionally Significant Entertainment Anchor, the Planning Commission shall provide a written determination advising the Applicant of the reasons for denial including specifying the reasons the Planning Commission believes that the proposed Regionally Significant Entertainment Anchor is not consistent with Section 1.2.40 of this DA, and Developer may proceed under Section 7 of this DA or to immediately appeal the Planning Commission's determination regarding the proposed Regionally Significant Entertainment Anchor to the City Council.

MOMENTUM BUSINESS PLAN

Facility Size: ± 30,000 SF

Number of Employees: 175

Building Height: Majority at ±20', 8k SF @ ±50

# of Visitors: 150,000 annually (75% estimated to be outside of Vineyard)

Services: Bouldering, Top Rope, and Lead Climbing. Youth programs, summer camps, birthday parties, yoga, and fitness.

Events: Estimated 2 competitions per year, inclusive of approximate 100 out of state competitors.

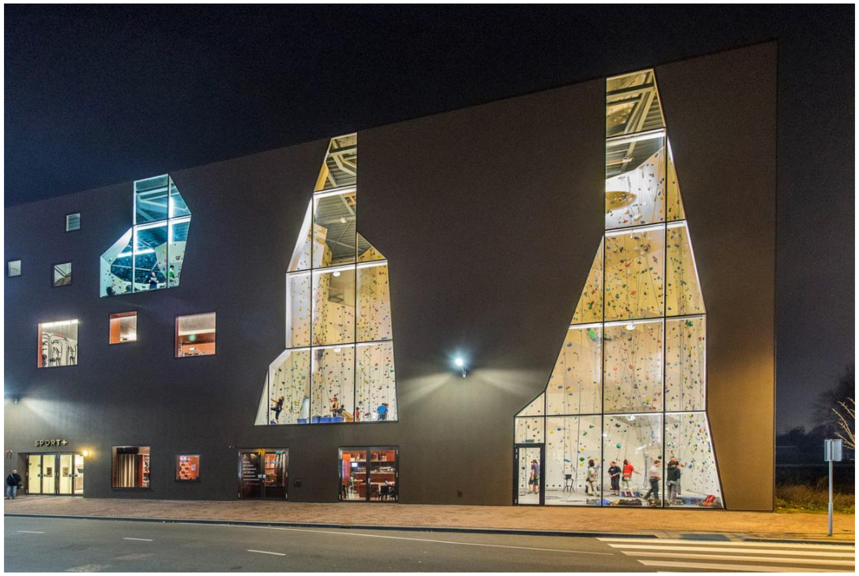
Sales: $3.5M

Building Cost: $14M

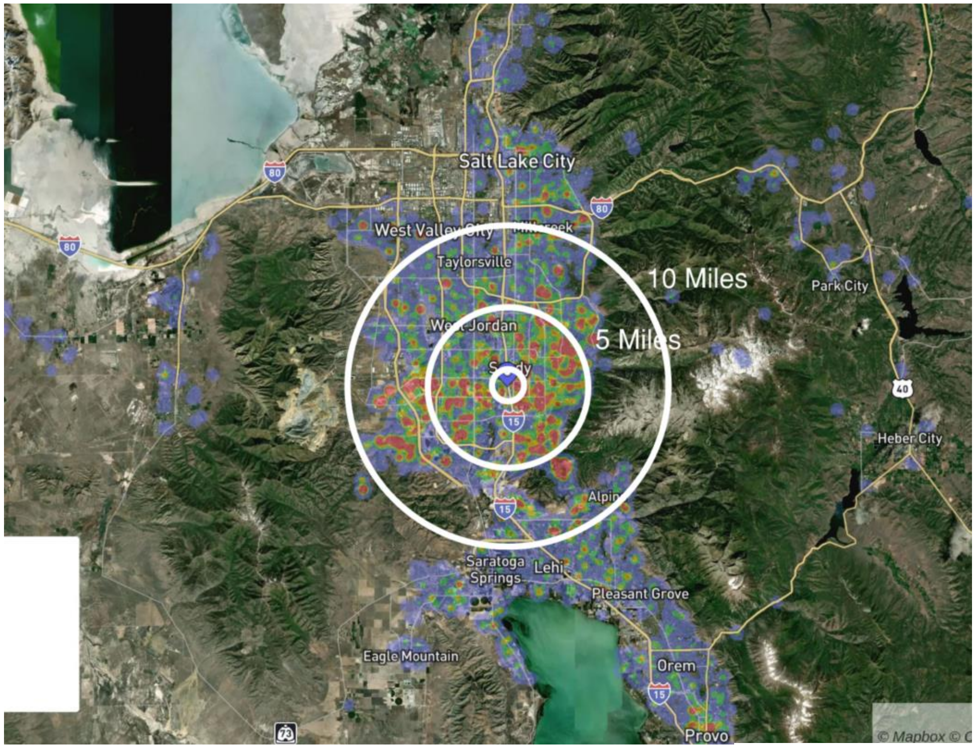
Personal Property: $4M

*Proposed Land Uses are consistent with the General Plan

PRECEDENT CLIMBING GYM BUILDINGS



PLACER AI DATA - SANDY



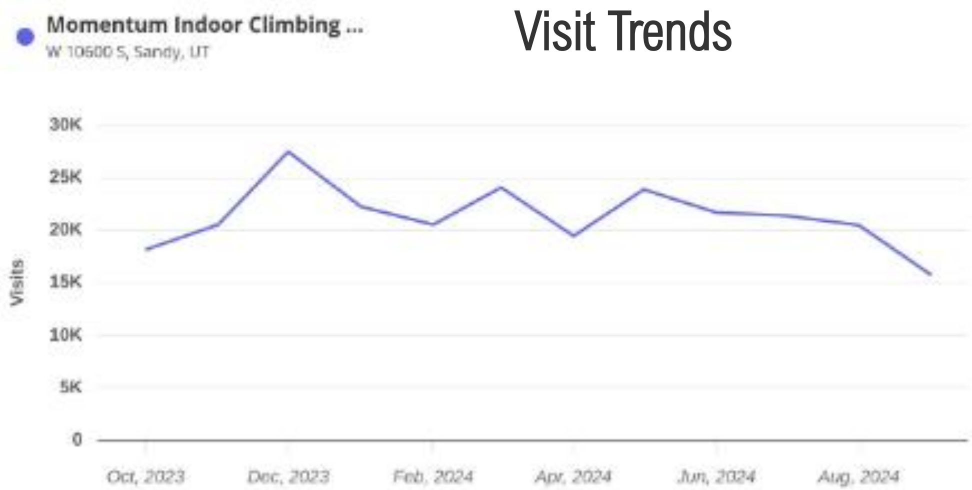
Metrics

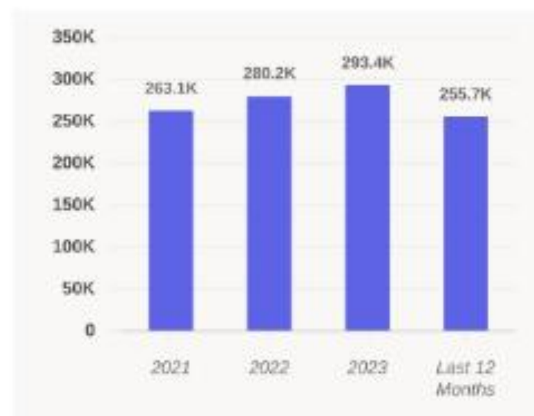
● **Momentum Indoor Climbing Sa...**
220 W 10600 S, Sandy, UT 84070

Visits	255.7K
Visits / sq ft	1.3
Size - sq ft	196.3K
Visitors	90.4K
Visit Frequency	2.83

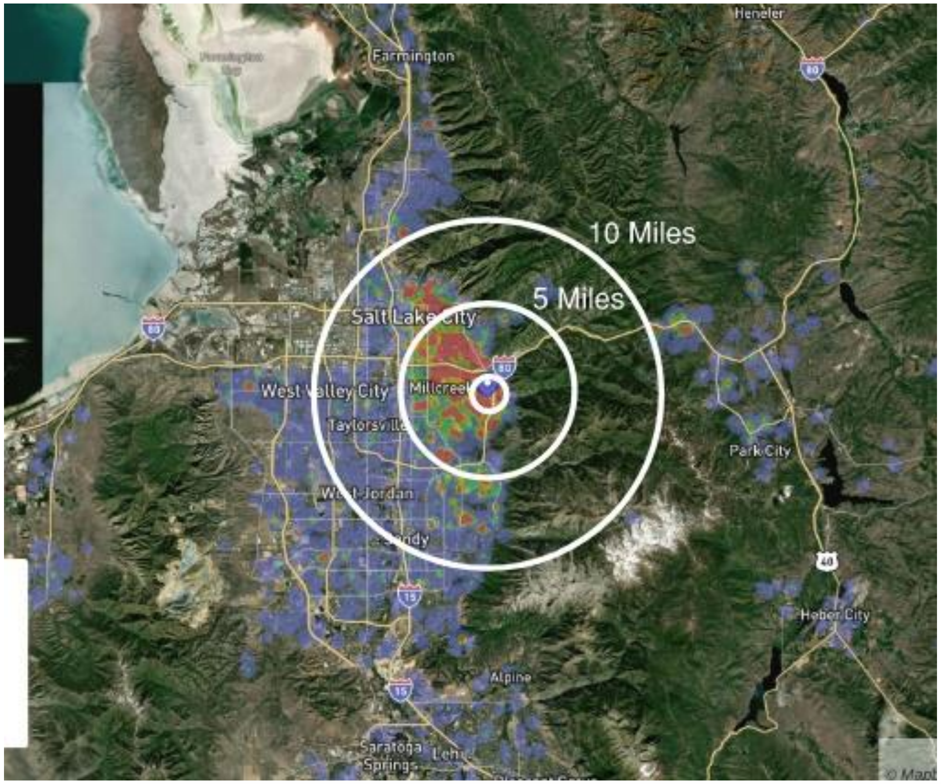
Oct 1st, 2023 - Sep 30th, 2024
Data provided by Placer Labs Inc. (www.placer.ai)

Visit Trends





PLACER AI DATA - MILLCREEK



Metrics

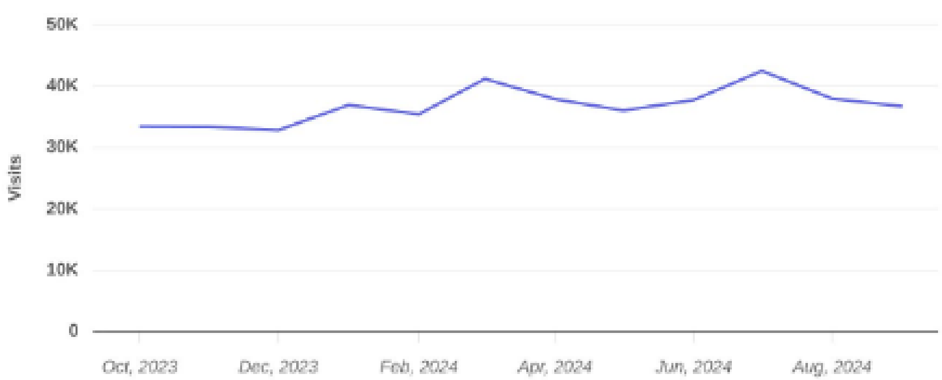
Momentum Indoor Climbing Mi...
3173 E 3300 S, Salt Lake City, UT 84109

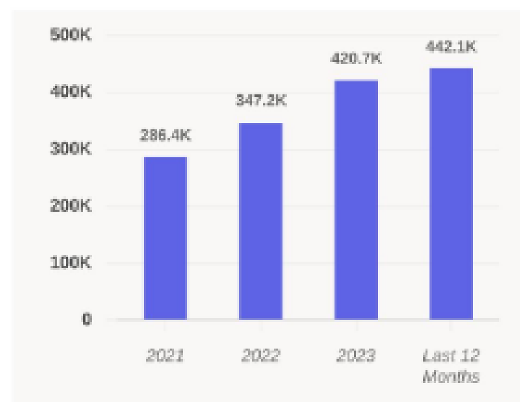
Visits	442.1K
Visits / sq ft	10.9
Size - sq ft	40.6K
Visitors	94.3K
Visit Frequency	4.7

Oct 1st, 2023 - Sep 30th, 2024
Data provided by Placer Labs Inc. (www.placer.ai)

Momentum Indoor Climbing ...
E 3300 S, Salt Lake City, UT

Visit Trends





FISCAL IMPACT

Report Issued by Zions Public Finance

TABLE 7: SUMMARY OF ANNUAL REVENUES

Revenue Source	Annual Revenue
Sales tax - direct point of sale	$17,500
Sales tax - additional commuter purchases	$2,109
Lodging tax	$675
Property tax - real property	$39,788
Property tax - personal property average	$6,960
Municipal energy tax	$2,400
Total Revenues (unallocated to a specific purpose)	**$69,432**
Transportation/Transit Related Tax Revenues	$49,023
RAP Tax Revenues	$3,922
Total Revenues (allocated to a specific purpose)	**$52,945**

FISCAL IMPACT

Impact of adjacent Retail Block, which will follow the approval of the entertainment block:

TABLE 8: SUMMARY OF ANNUAL REVENUES

Catalyst for Additional Commercial Development	Low	High
Sales per restaurant	$4,000,000	$5,000,000
Sales tax revenue	$20,000	$25,000
Number of restaurants	3	4
Sales tax revenues	**$60,000**	**$100,000**

Other retail uses	Amount
SF	30,000
Sales per SF	$350
Annual sales	$10,500,000
Sales tax revenues	**$52,500**

Total Additional Commercial Development	**$112,500**	**$152,500**

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FISCAL AND ECONOMIC IMPACTS OF MOMENTUM CLIMBING GYM VINEYARD, UTAH

BACKGROUND

This memorandum reviews the fiscal and economic impacts of the development of a climbing wall facility (the "Project") of roughly 30,000 square feet in Vineyard by Momentum. Major fiscal impacts include increased revenues to the City from property taxes, sales taxes and municipal energy taxes. Other tax revenues will be generated for specified uses such as transportation/transit and recreation. Economic impacts also include the jobs created and wages paid in the community.

REVENUES

Major revenue sources generated by the Project include sales taxes, property taxes and municipal energy taxes. Additional taxes that are limited in their use are a variety of transportation/transit taxes and the recreation, arts and parks (RAP) tax.

Sales Tax Revenues

Sales tax revenues will come from the direct sales at the Project site, purchases made in the community by patrons of the Project before or after their visit and overnight lodging stays for competitions.

Based on sales at comparable climbing wall sites owned and operated by Momentum, annual taxable sales are projected to reach $3.5 million annually. Using the local option tax rate of 1.0 percent, and then taking 50 percent of that amount based on point of sale, Vineyard should see increased revenues of $17,500 annually.

TABLE 1: POINT OF SALE ANNUAL SALES REVENUES GENERATED AT PROJECT SITE

Sales	Amount
Annual sales	$3,500,000
Local option tax - point of sale	0.5%
Annual revenues	**$17,500**

In addition, to sales at the Project site, many patrons of the climbing facility will make additional purchases in the community. Based on Momentum's experience with its other climbing wall sites, it estimates approximately 150,000 visitors annually. Based on Placer AI data for neighboring sites, as well as other similar facilities owned by Momentum, it is estimated that about 75 percent of these visitors, or 112,500 of them, will originate outside Vineyard.

No eating facilities, other than drinks and snacks, will be available within the Project itself. Therefore, it is estimated that 25 percent of the 112,500 non-resident visitors may stop in Vineyard at fast food establishments, restaurants, gasoline stations, etc. These services are located near the Project and are therefore easily accessible to patrons of the Project.

If 25 percent of visitors from outside of Vineyard (approximately 28,125 visitors) make an average purchase of $15 in the community when they visit the Project, this results in additional tax revenues of roughly $2,100 annually to the City.

In addition, the Project anticipates holding at least two national competitions at the site during the year with about 100 out-of-state competitors at each competition. It 200 out-of-state athletes annually were to stay an average of 1.5 nights each, that would result in 300 hotel nights in the local area. The City would receive 0.5 percent of the total revenues based on the local option sales tax as well as the 1.0 percent municipal transient room tax.

TABLE 2: TRANSIENT ROOM (LODGING) TAX ANNUAL REVENUES

Description	Amount
Overnight visitors	300
Hotel rate per night	$150
Hotel gross sales	$45,000
Local option revenues	$225
Municipal TRT	1.0%
Municipal TRT revenues	$450
Total lodging revenues	**$675**

TABLE 3: SUMMARY OF POINT-OF-SALE ANNUAL SALES REVENUES GENERATED AT BY ADDITIONAL PURCHASES IN THE COMMUNITY

Description	Amount
DIRECT SALES AT SITE	
Annual sales	$3,500,000
Local option tax - point of sale	0.5%
Annual revenues	**$17,500**
ADDITIONAL SALES FROM NON-RESIDENT VISITORS	
Annual visitors	150,000
% from outside Vineyard	75%
Visitors from outside Vineyard	112,500
% making additional purchases in Vineyard	25%
Visitors making additional purchases in Vineyard	28,125
Average purchase price	$15
Total sales	$421,875
Annual revenues	**$2,109**
LODGING REVENUES	**$675**
TOTAL ANNUAL POINT OF SALE REVENUES	**$20,284**

Property Tax Revenues

Momentum indicates that its land and building will have a real property market value of $14 million. Since commercial property is taxed at 100 percent of value, the taxable value of the property is also $14 million.

TABLE 4: ANNUAL REAL PROPERTY TAX REVENUES

Property Taxes	Amount
Real property value	$14,000,000
Vineyard property tax rate	0.002842
Annual property tax revenues	**$39,788**

In addition, there will be an investment of $4 million of personal property that will depreciate over a period of 9 years.[1] Over a 9-year period the average annual property tax revenue from personal property is nearly $7,000.

TABLE 5: DEPRECIATION SCHEDULE

Depreciation schedule	Depreciation	Value for Tax Purposes	Property Tax Revenue
Year 1	97%	$3,880,000	$11,027
Year 2	91%	$3,640,000	$10,345
Year 3	86%	$3,440,000	$9,776
Year 4	76%	$3,040,000	$8,640
Year 5	66%	$2,640,000	$7,503
Year 6	54%	$2,160,000	$6,139
Year 7	40%	$1,600,000	$4,547
Year 8	27%	$1,080,000	$3,069
Year 9	14%	$560,000	$1,592
Average			**$6,960**

Total property tax revenues (real and personal property) will average $46,748 ($39,788 + $6,960) per year.

Municipal Energy Tax Revenues

Vineyard has enacted the municipal energy tax up to the full 6 percent allowed by law. Based on Momentum's annual energy costs for gas and electric at its Millcreek and Sandy locations, it estimates that total energy costs at the Vineyard site will be approximately $40,000. Using a 6 percent tax rate, the City will receive approximately $2,400 annually from this source.

Other Taxes - Transportation/Transit Taxes and RAP Tax

The Project will pay additional taxes for transportation and recreation/arts/culture uses. These revenues are listed below and can only be used for their specified designations, such as mass transit, fixed guideways, etc. However, they are still a benefit provided by this Project.

TABLE 6: TRANSPORTATION/TRANSIT TAXES AND RAP TAX

Description		
Momentum sales	$3,500,000	
Additional sales in Vineyard by patrons	$421,875	
	Percent	**Annual Revenue**
Mass Transit Tax	0.25%	$9,804.69

[1] Based on Utah 2024 Personal Property Taxation Manual, Class 5

Description		
Mass Transit Fixed Guideway	0.30%	$11,765.63
County Airport, Highway, Public Transit	0.25%	$9,804.69
Transportation Infrastructure	0.25%	$9,804.69
County Public Transit	0.20%	$7,843.75
RAP Tax	0.10%	$3,921.88
Total Other		**$52,945.31**

Summary of Annual Revenues

The City will likely receive additional tax revenues of over $69,000 annually from the Project that are not designated to be used for a specific purpose. In addition, the Project will generate another $53,000 annually in revenues that must be used for specified purposes.

TABLE 7: SUMMARY OF ANNUAL REVENUES

Revenue Source	Annual Revenue
Sales tax - direct point of sale	$17,500
Sales tax - additional commuter purchases	$2,109
Lodging tax	$675
Property tax - real property	$39,788
Property tax - personal property average	$6,960
Municipal energy tax	$2,400
Total Revenues (unallocated to a specific purpose)	**$69,432**
Transportation/Transit Related Tax Revenues	$49,023
RAP Tax Revenues	$3,922
Total Revenues (allocated to a specific purpose)	**$52,945**

FISCAL IMPACTS – EXPENSES

Additional expenses to the General Fund will be minimal. The three main services provided by the General Fund include parks, public safety and streets.

Parks

This development will have no impact on parks.

Public Safety

Momentum indicates that its other climbing facilities have had no police calls over the past few years and about 6 calls per year for EMS.

Streets

There will not be any heavy trucks associated with the Project and therefore there should not be any significant additional wear and tear on the roads. The capital costs associated with additional traffic will be paid for by impact fees.

ECONOMIC IMPACTS

Economic impacts include jobs created and wages paid by the Project. Based on 2023 numbers from Millcreek and Sandy, Momentum estimates that it would employ roughly 175 employees. Roughly 80 percent of these employees would be very part time as they would coach the evening youth programs and summer camps. Total wages would be about $900,000 and the average hourly rate would be roughly $20.00.

CATALYST FOR ADDITIONAL COMMERCIAL DEVELOPMENT

Upon Dakota Pacific Real Estate obtaining approval for the entertainment anchor, per the development agreement with Vineyard City, it can proceed with an additional 60,000 SF commercial development. The commercial development aims to attract 3-4 food and beverage users, including sit down restaurants. Assuming average sales of $4-$5 million per outlet, and 3-4 outlets, results in sales tax revenues of $60,000-$100,000 annually from the eating places.

Another 30,000 SF of space is planned for other retail uses. Assuming sales of $350 per SF results in approximately $52,500 of sales tax revenues annually, for a total of $112,500 to $152,500 annually from the additional commercial development spurred by the climbing gym.

TABLE 8: SUMMARY OF ANNUAL REVENUES

Catalyst for Additional Commercial Development	**Low**	**High**
Sales per restaurant	$4,000,000	$5,000,000
Sales tax revenue	$20,000	$25,000
Number of restaurants	3	4
Sales tax revenues	**$60,000**	**$100,000**
Other retail uses	**Amount**	
SF	30,000	
Sales per SF	$350	
Annual sales	$10,500,000	
Sales tax revenues	**$52,500**	
Total Additional Commercial Development	**$112,500**	**$152,500**

This additional commercial development will also generate property tax revenues, municipal energy tax revenues, and other tax revenues related to transportation and recreation.

SUMMARY OF BENEFITS

- Annual increased revenues of over $69,000 to Vineyard from the Project
- Additional annual revenues of roughly $53,000 for specified uses with transportation/transit and recreation/arts/culture from the Project
- Increased stability and vitality of existing businesses in Vineyard from the patrons coming to Vineyard from outside of the City

- Minimal increased expenses to the City
- Job creation (175 new jobs, many of them part-time)
- Annual wages paid of roughly $900,000 annually at the Project site
- Increased revenues to utility funds where any increased costs will be offset by the additional rates collected
- The Project acts as a catalyst for additional commercial development which includes eating places, other retail and office. Sales tax revenues from the additional commercial development would likely range between $112,500 and $152,500 annually. Property taxes, municipal energy taxes, transportation taxes and recreation taxes would be in addition.

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