



**MINUTES OF A SPECIAL SESSION FOR
PLANNING COMMISSION MEETING
Vineyard City Council Chambers
125 South Main Street, Vineyard, Utah
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.

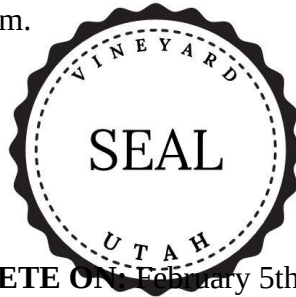
Commissioner Ostler appreciated this.

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 February 5th, 2025

CERTIFIED (NOTICED) BY:

Madison Reed, Planning Technician