MINUTES OF A REGULAR
PLANNING COMMISSION MEETING
Vineyard City Council Chambers
125 South Main Street, Vineyard, Utah
February 5, 2025, at 6:00 PM

ATTENDENCE:

COMMISSIONERS PRESENT: Chair Nathan Steele, David Pearce, Caden Rhotton

STAFF PRESENT: Cache Hancey, Senior Planner; Patrick James, Assistant Engineer; Naseem Ghandour, Public Works Director and City Engineer; Morgan Brim, Community Development Director; Madison Reed, Planning Technician; Anthony Fletcher, Planner

OTHERS PRESENT: Karen Cornelius, Terry Ewing, Jane Pearce, Steve Borup

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

Chair Nathan Stele called the meeting to order at 6:06pm. Commissioner Caden Rhotton led the pledge of allegiance and invocation.

2. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS

Chair Steele recognized the new planning commissioner.

Commissioner David Pearce introduced himself.

3. PUBLIC COMMENTS PC

There were no comments.

4. CONSENT ITEMS

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

Motion: COMMISSIONER RHOTTON MOVED TO APPROVE THE JANUARY 22ND, 2025 PLANNING COMMISSION MINUTES AT 6:10PM. COMMISSIONER PEARCE SECONDED. ALL IN FAVOR VOTED YES: RHOTTON, PEARCE, AND STEELE. THE VOTE CARRIED UNANIMOUSLY.

5. BUSINESS ITEMS

5.2. The Forge Regionally Significant Entertainment Use Certification

Community Development Director Morgan Brim welcomed Commissioner Pearce. He introduced the forge development and the relevant development agreement. Director Brim briefed the comments that were made during the previous planning commission work session on this item.

Steve Borup with Dakota Pacific Real Estate asked if a review would be helpful.

Chair Steele said yes, a brief review.

Mr. Borup discussed the development agreement and the process of decision making. He provided his request: momentum to fulfill the development agreement as the entertainment anchor. Mr. Borup provided details to the momentum development. He described the food and beverage development.

Commissioner Rhotton asked about where the road is. He clarified the window would be facing the road.

Mr. Borup responded in orienting the site and the presence. He discussed the view and sense of place.

Mr. Borup outlined the draw to the area.

Commissioner Pearce asked about the US climbing association and competition for events.

Mr. Borup noted that each facility holds a level of competition and that they will host their own sponsor or emphasis of events.

Chair Steele noted that other facilities may have other emphasizes.

Mr. Borup noted that they will hold events.

Mr. Borup outlined the fiscal impact.

Mr. Borup outlined the comments from the 1/22 planning commission including architectural features, connectivity, and uniqueness.

Director Brim discussed visibility from the retail area and momentum. He added to try and preserve that view corridor for the connectivity.

Mr. Borup discussed the visual connectivity.

Commissioner Pearce clarified that the high spot of the building would be on the west side.

Mr. Borup responded in saying yes.

Director Brim asked about how high the windows would go.

Mr. Borup noted that the vision is to have high windows.

Mr. Borup discussed the entrance and other architectural finished.

Director Brim noted that it would be checked with the zoning code.

Mr. Borup discussed enhancing safety and walkability.

Commissioner Rhotton commented on the visual connectivity. He noted designing for safe crossing to the retail area.

Director Brim discussed a visual callout.

Commissioner Rhotton expressed concern more so for the cars to help them understand that it will be a walk-friendly area.

Director Brim discussed a flashing indicator.

Chair Steele noted that the infrastructure in the picture invites slower speeds.

Mr. Borup described the existing setting.

Chair Steele added that the concrete divider may push people to use the crosswalk.

Mr. Borup commented on the uniqueness. He included size, wall height, Olympic competition eligibility, competition eligibility, rope wall, bouldering, fitness studio, yoga studio, and difficulty.

Chair Steele addressed the height and lighting. He asked about next steps.

Director Brim noted the poles at top golf are 120ft high.

Chair Steele noted he wanted it to be significant. He asked about lighting requirements and the next steps.

Director Brim outlined the progress forward if this gets accepted tonight. They would need to provide a site application for review which includes lighting.

Chair Steele asked about special events permits.

Director Brim noted that these permits are only required on public property. In this case they are building a place to encompass those events. If there was a massive event, they would need that permit.

- Chair Steele opened it up to public comment.

- Resident Jane Pearce expressed concern for birds with the glass.

- Chair Steele closed public comment.

Chair Steele addressed the comment. He noted hat this will most likely be addressed during further review.

Director Brim noted that the review process will address that level of detail.

Chair Steele discussed the lumens code.

- **Motion:** COMMISSIONER RHOOTON MOVED TO CERTIFY ITEM 5.2 REGARDING THE FORGE DEVLOPMENT AND THE REGIONALLY SIGNIFICANT ENTERTAINMENT USE CERIFICATION AT 6:40PM. COMMISSIONER PEARCE SECONDED. ALL IN FAVOR VOTED YES: RHOTTON, PEARCE, AND STEELE. THE VOTE CARRIED UNANIMOUSLY.

6. WORK SESSION

No work items were submitted.

7. STAFF AND COMMISSION REPORTS

There were no comments.

8. ADJOURNMENT

Chair Steele adjourned the meeting at 6:42pm.

MINUTES CERTIFIED COMPLETE ON: February 19th, 2025

CERTIFIED (NOTICED) BY:
Madison Reed, Planning Technician