



**MINUTES OF A REGULAR  
PLANNING COMMISSION MEETING  
March 4, 2026, at 6:00 PM**


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**ATTENDANCE:**


**COMMISSIONERS PRESENT:** David Pearce, Graden Ostler, Jordan Christensen, and Martina Huntington

**STAFF PRESENT:** Cache Hancey, Senior Planner; Naseem Ghandour, City Engineer and Public Works Director; Anthony Fletcher, Planner; Madison Reed, Planning Technician

**OTHERS PRESENT:** Daria Evans, Hunter Smith, Ryan Bybee, John Pettingill

 **Motion:** COMMISSIONER JORDAN CHRISTENSEN MOTIONED TO ELECT COMMISSIONER DAVID PEARCE AS CHAIR TEMPORE FOT THIS MEETING AT 6:00PM. COMMISSIONER GRADEN OSTLER SECONDED. ALL IN FAVOR SAID YES: HUNTINGTON, PEARCE, CHRISTENSEN, AND OSTLER. THE MOTION CARRIED UNANIMOUSLY.


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

 Chair Tempore David Pearce called the meeting to order. Commissioner Christensen led the prayer and the pledge of allegiance.

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

There were no items submitted.


**3.  PUBLIC COMMENTS PC**

 Resident Daria Evans welcomed the new commissioners. She asked about red curbing in the Villas residence. She also asked about the impact fees for storm and land drains. She also asked about ADUs in a development from a business item seen tonight.

**4.  CONSENT ITEMS**

#### 4.1. Approval of the December 3rd, 2025 Planning Commission Meeting Minutes

Planning Technician Madison Reed clarified that the minutes were not from the last meeting.

 **Motion:** COMMISSIONER CHRISTENSEN MOTIONED TO APPROVE THE DECEMBER 3<sup>RD</sup>, 2026 PLANNING COMMISSION MEETING MINUTES AT 6:06PM. COMMISSIONER OSTLER SECONDED. ALL IN FAVOR VOTED YES: HUNTINGTON, PEARCE, CHRISTENSEN, AND OSTLER. THE VOTE CARRIED UNANIMOUSLY.


Senior Planner Cache Hancey clarified the status of the minutes from the last meeting.


### 5. BUSINESS ITEMS

#### 5.2. 2026 Planning Commission Meeting Calendar Amendment


Chair Tempore Pearce noted that the suggestion was to move meetings to 7pm.

Discussion about day of the week and time ensued.

 Senior Planner Hancey suggested to move to 7pm and then poll to understand a better day.

 **Motion:** COMMISSIONER CHRISTENSEN MOTIONED TO MOVE THE MEETINGS TO 7:00PM ON THE REGULAR WEDNESDAY SCHEDULE. COMMISSIONER HUNTINGTON SECONDED. ALL IN FAVOR VOTED YES: HUNTINGTON, PEARCE, CHRISTENSEN, AND OSTLER. THE VOTE CARRIED UNANIMOUSLY.


#### 5.3. Public Hearing: The Forge Development Agreement Amendment

 Senior Planner Hancey suggested that this item and item 5.4. were postponed to the next planning commission meeting on March 18th.

Commissioner Martina Huntington asked about documents for review.

Senior Planner Hancey noted that they will be attached in the agenda packet for that March 18<sup>th</sup> meeting.

Technician Reed noted that the agenda and packet are sent out the Thursday prior.


 **Motion:** COMMISSIONER CHRISTENSEN MOTIONED TO MOVE ITEMS 5.3. AND 5.4. TO THE MARCH 18<sup>TH</sup> PLANNING COMMISSION MEETING AT 6:11PM. COMMISSIONER HUNTINGTON SECONDED. ALL IN FAVOR VOTED YES: HUNTINGTON, PEARCE, CHRISTENSEN, AND OSTLER. THE VOTE CARRIED UNANIMOUSLY.

#### 5.4. Public Hearing: Intermountain Health Development Agreement


Discussed above.


#### 5.5. Public Hearing: Holdaway Fields Development Agreement Amendment


 **Motion:** COMMISSIONER CHRISTENSEN MOTIONED TO OPEN INTO A PUBLIC HEARING AT 6:11PM. COMMISSIONER HUNTINGTON SECONDED. ALL IN FAVOR VOTED YES: HUNTINGTON, PEARCE, CHRISTENSEN, AND OSTLER. THE VOTE CARRIED UNANIMOUSLY.


 Senior Planner Hancey discussed Daria's questions on ADUs.


City Engineer and Public Works Director Naseem Ghandour noted he had answers to her other questions for the end of the meeting.

 Planner Anthony Fletcher presented a development summary. He provided locational context, site context, developer obligations, and the segments of developments. Planner Fletcher clarified the senior housing.


 Planner Fletcher discussed the requested amendment to revise the phasing plan and park completion timing. He noted staff discussions about impact fees. He noted the recommendation to allow for 1 year for the City Council to decide on structures for the East Park. Planner Fletcher presented the original phasing plan, the currently approved phasing plan, and the proposed phasing plan.

 Chair Tempore Pearce clarified that there were changes on each side.


 Planner Fletcher highlighted the next steps. He further discussed the impact fees and provided a breakdown.

 Chair Tempore Pearce clarified that the entire structure is being changed.


Planner Fletcher continued to discuss the impact fee suggested changes.


 Commissioner Ostler asked about the progress on the church in this area.


Senior Planner Hancey noted he will converse off line.

 Ryan Bybee with Cadence Homes noted that the agreement came before many staff with the City. He provided history on the development and impact fees. He provided the progression of agreements within the development agreement from his experience. Mr. Bybee discussed the proposed amendments to phasing and amenities. He noted that the developer would not go through with the amendments if the impact fees are required to

change as an additional agreement. Mr. Bybee noted that there was zero obligation on the developer to cooperate with Heritage Park.


 Chair Tempore Pearce noted that he was impressed by his presentation. He noted that having impact fees locked in that early is fairly impressive. He asked if there has been any compromise on the amount staff has presented.

 Mr. Bybee noted that there has not been any open discuss on impact fees. It was brought up from staff.


 Director Ghandour noted he had information on water and history to share.

Chair Tempore Pearce asked if the developer withdrew their requested amendments.


Senior Planner Hancey noted that staff did not care about phasing.


 Director Ghandour noted his understanding and experience with the water rights and impact fees. He discussed the fee schedule, water types, and park phasing.


Chair Tempore Pearce noted that changing in phasing has been seen many times. He noted that impact fees has not been brought to this body regarding this development.


 Resident Ms. Evans noted concerns for the TSSD fees and Orem water.

Director Ghandour noted that we have disconnected from Orem water.

 Resident Ms. Evans noted concerns for a 300 W connection through this community. She voiced that the City shouldn't bare this.


 **Motion:** COMMISSIONER CHRISTENSEN MOTIONED TO CLOSE THE PUBLIC HEARING AT 7:02PM. COMMISSIONER OSTLER SECONDED. ALL IN FAVOR VOTED YES: HUNTINGTON, PEARCE, CHRISTENSEN, AND OSTLER. THE VOTE CARRIED UNANIMOUSLY.

 Planner Fletcher noted that the commissioner opportunity to recommend, recommend with conditions, further compromise, or recommended denial. He noted that the applicant may pull their application and the amendments would not be further considered.


 Commissioner Christensen noted comments on land use is not contributing the City's financial well being.

 Mr. Bybee discussed the impact that the development brought.


Commissioner Christensen discussed his point and discussed competing land uses.

 Mr. Bybee noted that if the impact fees are needed from the city, they would want to implement higher density through new zoning.

Discussion ensued.


 Resident John Pettingill discussed his experience and his preference on density.


Commissioner Christensen noted that it is in the City's best interest to adjust the impact fees.

 Mr. Bybee noted that the agreement needs to be approved from both parties. He further commented on the disagreement with the perspectives of impact fees.

Mr. Pettingill clarified who is responsible for what in the development.

Discussion ensued.


 Chair Tempore Pearce noted that he supports the rephrasing and feels that that should be separate from the impact fees.

 Commissioner Christensen noted he'd make a motion to recommend that impact fees should be handled separately.

 Planner Fletcher clarified the recommendation.

 Director Ghandour noted that Planning Commission's recommendation is separate from staff's recommendation.


Discussion ensued.

 **Motion:** COMMISSIONER CHRISTENSEN MOTIONED TO RECOMMEND THE APPROVAL OF THE CHANGES FOR PHASING AND STRUCTURES WITHIN THE PARK, BUT TO REMOVE THE IMPACT FEES TO THE CHANGES OF THE DEVELOPMENT TO CITY COUNCIL AT 7:23PM. COMMISSIONER HUNTINGTON SECONDED. ROLL CALL WENT AS FOLLOWS: OSTLER, HUNTINGTON, HUNTINGTON, AND PEARCE. THE VOTE CARRIED UNANIMOUSLY.

## 6. WORK SESSION

No work items were submitted.

## 7. STAFF AND COMMISSION REPORTS

 Senior Planner Hancey noted that this meeting is Technician Reed's last Planning Commission as she will be leaving Vineyard.

**8.  ADJOURNMENT**

The meeting was adjourned at 7:26pm.

**MINUTES CERTIFIED COMPLETE ON:** March 18, 2026

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