MINUTES OF A REGULAR MEETING OF
THE VINEYARD PLANNING COMMISSION
Wednesday, November 16, 2022, 6:00 p.m.

ATTENDANCE

Commissioners present: Chris Bramwell, Bryce Brady, Steve Anderson, Tay Gudmundson

Staff present: Morgan Brim, Community Development Director; Briam Perez, Planner I; Cache Hancey, Planner II; Emily Kofoed, Staff Engineer; Naseem Ghandour, Public Works Director; Rachel Stevens, Planning Technician

Others present: Jeff Gochnour and Steve Borup, Dakota Pacific

REGULAR SESSION

CALL TO ORDER

1. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

Chris Bramwell gave an inspirational thought on HB 485 and Bryce Brady gave an invocation.

2. OPEN SESSION

There were no public comments.

3. MINUTES REVIEW AND APPROVAL

3.1 November 2, 2022

This item was continued by Chair Brady.

4. BUSINESS ITEMS

4.1 Conditional Use Permit – Building O, The Yard

This item was continued by Chair Brady.

4.2 2023 Planning Commission Calendar

MOTION: COMMISSIONER ANDERSON MOVED TO APPROVE THE 2023 PLANNING COMMISSION CALENDAR WITH THE CONDTION THAT THE JULY 5, 2022 MEETING IS REMOVED. COMMISSIONER BRAMWELL SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, COMMISSIONER ANDERSON, COMMISSIONER BRAMWELL, AND COMMISSIONER GUDMUNDSON VOTED AYE. THE MOTION PASSED UNANIMOUSLY.

4.3 Appointment of New Chair and Vice-Chair

MOTION: COMMISSIONER ANDERSON MOVED TO APPOINT BRYCE BRADY AS THE CHAIR AND TAY GUDMUNDSON AS THE VICE-CHAIR FOR 2023. COMMISSIONER BRAMWELL SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, COMMISSIONER ANDERSON, COMMISSIONER BRAMWELL, AND COMMISSIONER GUNDMUNSON VOTED AYE. THE MOTION PASSED UNANIMOUSLY.

5. WORK SESSION

5.1 The Forge

Community Development Director Morgan Brim gave an overview of the Forge master plan. Jeff and Steve Borup with Dakota Pacific presented on a new master plan for The Forge.

- There was a discussion concerning why there is no viable interest in office growth at The Forge.
- There was a discussion concerning The Forge master plan fitting the intent of the general plan.
- There was a discussion concerning what investors have been interested in the property.
- There was a discussion concerning the proposed changes in office and residential ratio from the original development agreement.
- The presentation continued.
- There was a discussion concerning access from Vineyard Connector and Geneva Road.
- There was a discussion of whether the residential units will be rented or privately owned.
- The presentation continued.
- There was a discussion concerning affordable housing in The Forge.
- There was a discussion concerning the number of units in the Water's Edge subdivision.
- The presentation continued.
- There was a discussion concerning the total amount of commercial proposed in The Forge.
- There was a discussion concerning parking requirements.
- There was a discussion concerning how to get development started.
- There was another discussion concerning the total amount of commercial area proposed in The Forge.
- The presentation continued.

There was a discussion concerning how RDA money will be used**.**

- The presentation continued.
- There was a discussion concerning parks and green space.
- There was a discussion regarding the next steps for the project.
- There was a discussion regarding other developments requesting more residential units.
- There was another discussion regarding affordable housing.
- There was a discussion regarding the ratio of commercial to residential.

6. TRAINING SESSION

There was no training session.

7. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

- Commissioner Anderson gave a report on the BAC.
- Community Development Director Morgan Brim gave an update on the ATP.

8. ADJOURNMENT

Chair adjourned the meeting at 7:53.

Certified correct on: December 7, 2022

Certified correct BY: /s/ Rachel Stevens

Rachel Stevens, Planning Tech