REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Wednesday, August 2, 2023, 6:00 p.m.
AMENDED AGENDA

Attendance:

Planning Commission Members: Anthony Jenkins, Bryce Brady, Tay Gundmundson, and Graden Ostler.

Planning Commissioners Excused: Steve Anderson and Chris Bramwell

Staff Present: Morgan Brim, Community Development Director, Naseem Ghandour, Public Works Director; Cache Hancey, Anthony Jenkins, and Rachel Stevens, Planners

Others Present: Russell Evans, Daria Evans, Wendy Purrington, Eileen Erickson, Dustin MacGillivray, Jacob Hannemann, Residents; Cody Brazell Woodbury Corp; Ryan Podman, Greg Bird, Brian Bird, Bird Development; Matt Brown, NW Brown Engineering; and Bronson Tatton, Flagship

REGULAR SESSION

CALL TO ORDER

Bryce Brady called the meeting to order at 6:01 pm**.**

1. **INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE led by and given by Anthony**
   The Pledge of Allegiance was led and an invocation offered by Anthony Jenkins.
2. **OPEN SESSION –**
   The following individuals came forward to make a comment.
   Daria Evans made a comment concerning pedestrian and bicycle crossings.
3. **BUSINESS ITEMS**
   - **3.1 Public Hearing - Zoning Text Amendment – 15.12.060 – Dimensional Standards Table**
     This item was continued from the July 19, 2023 Planning Commission meeting. Bird Homes, LLC has applied for a zoning text amendment to increase the maximum building height for properties located withing the Regional Mixed Use (RMU) Zone. The current code allows for a maximum height of 60 feet, the change would increase maximum height to 70 feet in the RMU.
     Cache Hancey presented an update on the zoning text amendment with a request to see view sheds.
     Matt Brown, NW Brown Engineering, presented and explained the view corridors.
     There was a discussion concerning restricting the height increase to a certain area of the RMU.
     There was a discussion concerning the northern setback, neighboring Edgewater townhomes.
     Matt Brown came forward and said the applicant wants higher floor to ceiling stories to provide space for mechanical equipment and provide a higher quality building.
     There was a discussion concerning privacy.
     MOTION: Anthony Jenkins made a motion to recommend approval of the zoning text amendment with the following conditions: it shall be limited to non-residential uses and limited to Lot 1 and 2 and Plat B. Graden seconded the motion.
     Bryce allowed for a public comment and questions.
     Daria Evans came forward and asked a question. road.

- ROLL CALL: Those voting aye: Bryce Brady, Anthony Jenkins and Graden Ostler. Those voting nay: Tay Gundmundson. The motion passed with a vote of 3 to 1.

3.2 **Site Plan Application – Lake Promenade**

Flagborough has applied for a site plan application in the Vineyard Downtown District. This site plan will provide 15.5 acres of open space near Vineyard Connector and Main Street.

- Sam from OJB presented the site plan application. He gave an overview of the six blocks. Block 1 will be the beginning of a destination.
- Block 2 is called Market Square.
- Block 3 is called Civic Square and has an art feature.
- Block 4, the Greenway, has a pavilion in center flanked by green spaces.
- Block 5, Civic Park, will be a large green space with playgrounds and sport courts. There was a discussion about maintenance and ownership. The park will be open to the public regardless of who maintains it.
- There was a discussion about landscaping the Vineyard Connector right of way. There was a discussion concerning water-wise landscaping.
- Block 6 is the largest with a stage and event area.

The applicant presented the architecture review.
There was a discussion concerning shade in the play areas.

- Block 6 has a performance pavilion designed to support small concerts.
- There was a presentation on the material palette review. There was a discussion concerning the transitions between each block and the flow of pedestrian traffic.
- The applicant gave a planting design review.
- The applicant gave a lighting design review.
- The applicant finished the presentation.
- There was a discussion concerning the future pool area.

The Planning Commission shared their thoughts about the Lake Promenade.

- The following individuals came forward to make a public comment.

Daria Evans asked several questions.

- There was a discussion concerning an escape park.

There was a discussion concerning the timeline of the construction of the promenade.
MOTION: Tay Gundmundson made a motion to approve the site plan application with the following conditions:

- The irrigation plans should include dedicated lines to the trees to ensure that watering trees is prioritized.
- Trees shall have proper root system including zone and soil type, approved by the City Arborist
- A proving period for trees and plants needs to be conducted with the City Arborist prior to planting.
- All plantings shall have an establishment period of 2 years before the obligation by the developer is met. If a planting fails, the establishment period resets.
- All trees and plantings that delineate from the Vineyard Landscape Manual shall be approved by the City Engineer or his designee.
- The irrigation plans should include dedicated lines to the trees to ensure that watering trees is prioritized.
- Trees shall have proper root system including zone and soil type, approved by the City Arborist
- A proving period for trees and plants needs to be conducted with the City Arborist prior to planting.

- All plantings shall have an establishment period of 2 years before the obligation by the developer is met. If a planting fails, the establishment period resets.
- All trees and plantings that delineate from the Vineyard Landscape Manual shall be approved by the City Engineer or his designee.

Anthony Jenkins seconded the motion. The motion passed unanimously.

4. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

The following individuals gave a report: Tay Gundmundson, Cache Hancey, and Rachel Stevens.

5. ADJOURNMENT

Bryce Brady adjourned the meeting at 8:15.

CERTIFIED CORRECT ON: August 16, 2023.

CERTIFIED BY: /s/ _____
Rachel Stevens, Planner

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