



**MINUTES OF A REGULAR
PLANNING COMMISSION MEETING
Vineyard City Council Chambers
125 South Main Street, Vineyard, Utah
October 1, 2025, at 6:00 PM**

ATTENDANCE:

COMMISSIONERS PRESENT: Chair Nathan Steele, David Pearce, Graden Ostler, Brad Fagg

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

OTHERS PRESENT: Daria Evans, Terry Ewing, David Lauret, Karen Cornelius, Bronson Tatton, Craig Cannon, Ryan Wallace, Isaac Hipple, Darleen Price, Steve Borup, and Ted Skeen

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

Chair Nathan Steele called the meeting to order at 6:00pm and led the invocation. He led the pledge of allegiance.

2. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS

There were no comments.

3. PUBLIC COMMENTS PC

Resident Daria Evans asked about the Planning Commission member on Development Review Committee (DRC). She asked about the project selection process.

Planner Anthony Fletcher entered at 6:03pm. Chair Steele closed the public hearing and prompted the questions to staff.

Senior Planner Cache Hancey provided a background of DRC and the process for applications and projects. He added that DRC approves plats.

4. CONSENT ITEMS

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

Naseem Ghandour, City Engineer and Public Works Director, entered at 6:05pm.

Motion: COMMISSIONER DAVID PEARCE MOTIONED TO APPROVE THE SEPTEMBER 3RD, 2025 PLANNING COMMISSION MEETING MINUTES AT 6:05PM. COMMISSIONER GRADEN OSTLER SECONDED. ALL IN FAVOR VOTED YES: FAGG, PEARCE, STEELE, AND PEARCE. THE VOTE CARRIED UNANIMOUSLY.

5. BUSINESS ITEMS

5.2. Public Hearing: District Energy Zoning Text Amendment

Senior Planner Hancey shared a video for background and clarified the intent of the item. He introduced the applicant.

Commissioner Ostler asked about the existing buildings that are not using this right now.

Craig Cannon with flagship discussed the timeline of the process.

Discussion ensued about which buildings would use it.

Commissioner Pearce asked about the number of plants.

Mr. Cannon noted yes and explained the equipment.

Commissioner Pearce asked about the percentage of energy they will provide for the area.

Mr. Cannon discussed the energy usage from the district energy system.

Commissioner Ostler asked about cost savings.

Mr. Cannon noted they want to do something to save money, is more resilient, and is more sustainable. He described the intent.

Commissioner Pearce asked about the conversations with Rocky Mountain Power.

Mr. Cannon noted that they have been having discussions, but that they do not have anything in writing.

Commissioner Brad Fagg asked if it was a boiler system.

Mr. Cannon discussed the pipes and circulation.

Discussion ensued.

Chair Steele reiterated what the discussion is about tonight.

Senior Planner Hancey discussed the edits suggested in the zoning text.

Chair Steele asked if there was a reason why the language is so specific.

Discussion ensued.

Chair Steele asked if there were definitions added. He also asked about the sizing.

Mr. Cannon discussed the structure of the plants.

Chair Steele asked if this application still holds to the remaining code requirements.

Community Development Director Morgan Brim noted that it would be held to the architectural requirements.

Chair Steele opened the public comments.

Ms. Evans asked about the DRC item scheduled tomorrow. She asked about the timeline of the process. Ms. Evans asked about conversations had and retrofitting buildings. She asked logistical questions to understand the system better.

Resident David Lauret asked about how it is supposed to work. He also asked about how it will be controlled on an individual basis. Mr. Lauret asked about coordination for the specialized equipment.

Resident Terry Ewing asked about maintenance and asked about the inclusion of specialized equipment in plans. She asked about parking and noted that there is already job postings.

Ms. Evans called out a Bill for staff to review.

Chair Steele closed the public hearing. He prompted the questions.

Senior Planner Hancey noted that DRC will not be approving anything, just for initial conversation.

Discussion ensued.

Mr. Cannon responded to that status of the process currently. He discussed where the source of the energy and heat can come from. Mr. Cannon noted that there have been conversations with Enbridge.

Bronson Tatton with Flagborough added his understanding of the conversations with Enbridge.

Mr. Cannon discussed the cost breakdown and outlined the ability to have individual thermostats.

Discussion ensued.

Chair Steele asked for the city attorney's opinion on the house bill.

Mr. Cannon explained the change in that bill. He discussed how the system works.

Chair Steele asked if this is going to be sufficient.

Mr. Cannon discussed scale and the included buildings for the system. He described the transfer system and specialized equipment. Mr. Cannon noted that the utility would own and maintain the pipes.

Discussion ensued about attendance and parking.

Chair Steele encouraged conversations with staff.

Chair Steele noted that a lot of the comments were a business topic, not legislative. He suggested to make the language more broad and to add definitions.

Director Brim noted that there is time to get the code written and then review again.

Discussion ensued.

Senior Planner Hancey discussed the process of adding definitions.

Chair Steele noted that the recommendation should include conditions to modify language in the ordinance.

Commissioner Pearce noted his opinion and agreed to the chair's suggested condition.

Motion: CHAIR STEELE MOTIONED TO RECOMMEND APPROVAL WITH THE NOTED CONDITIONS AT 6:58PM. COMMISSIONER OSTLER SECONDED. ROLL CALL WENT AS FOLLOWS: BRAD, YES; DAVID, YES; NATHAN, YES; GRADEN, YES. THE VOTE CARRIED UNANIMOUSLY.

6. WORK SESSION

6.3. The Forge Development Agreement Amendment

Director Brim discussed the background of the development agreement and highlighted what it does and doesn't do.

Steve Borup, the applicant, discussed the agreement and the changes requested.

Commissioner Pearce clarified changes.

Mr. Borup clarified.

Commissioner Ostler asked about the intent of the amendment.

Chair Steele asked if he believed the retail would need incentive.

Mr. Borup discussed the retail demand.

Discussion ensued.

Chair Steele asked about the status of the retail before the housing.

Director Brim discussed how they work with a development agreement.

Commissioner Fagg asked if they have a bond.

Director Brim and Chair Steele discussed performance bonds.

Chair Steele made a recommendation on language.

Discussion ensued.

Commissioner Ostler discussed his understandings.

IHC representative, Ryan Wallace, briefed the status of the plan and discussed the demand for this type of use.

Chair Steele asked about the zoning.

Director Brim noted that it is The Forge Special Purpose Zoning District and discussed steps forward.

Chair Steele recommended language.

Discussion ensued.

Chair Steele opened up to the public

Ms. Evans appreciated this negotiation.

Chair Steele noted that he is in favor with the suggested changes. He asked about the necessity for residential versus more retail.

Chair Steele summarized discussion and added feedback.

There were no further comments.


7. STAFF AND COMMISSION REPORTS

Director Ghandour reported on the pedestrian enhancements progress.

8. ADJOURNMENT

Chair Steele adjourned the meeting at 7:31pm.

MINUTES CERTIFIED COMPLETE ON: November 5th, 2025

CERTIFIED (NOTICED) BY: 
Madison Reed, Planning Technician

