



**NOTICE OF A REGULAR
PLANNING COMMISSION MEETING
May 7, 2025, at 6:00 PM**

PUBLIC NOTICE is hereby given that the Vineyard Planning Commission will hold a regularly scheduled Planning Commission meeting on Wednesday, May 7, 2025, at 6:00 PM, in the City Council Chambers at City Hall, 125 South Main Street, Vineyard, UT. This meeting can also be viewed on our [live stream page](#).

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

2. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS

2.1. Storm Water Training

3. PUBLIC COMMENTS PC

Time dedicated for public comment. Comments will be limited to three (3) minutes. No actions may be taken by the Planning Commission due to the need for proper public noticing.

4. CONSENT ITEMS

4.2. Approval of the March 16th, 2025 Planning Commission Meeting Minutes

5. BUSINESS ITEMS

5.3. Lot 6 Site Plan Application

Brett Wood with Fincon, representing Martin Snow and MSI Properties of Vineyard, is requesting approval of the Lot 6 Site Plan (Plan25-0004) Application. The Planning Commission will take appropriate action.

5.4. The Yard Parking Management Plan and Traffic Impact Study

Karla Mata with X Development is requesting approval of The Yard Parking Management Plan and Traffic Impact Study. The Planning Commission will take appropriate action.

5.5. Conditional Use Permit for Hybrid Production Facility at 263 N Geneva Road

X Development is seeking approval of a conditional use permit for a hybrid production facility at 263 N Geneva Road. The Planning Commission will take appropriate action.

5.6. PUBLIC HEARING: Utah City Zoning Text Amendment

Applicant Initiated Zoning Text Amendment. Bronson Tatton with Flagborough is requested a recommendation for a zoning text amendment that would affect the Downtown Vineyard (Town Center) Special Purpose Zoning District. The Planning Commission will take appropriate action.

5.7. PUBLIC HEARING: Vineyard City Code Update

Senior Planner Cache Hancey will propose multiple changes throughout the Vineyard Zode Code. The Planning Commission will act to recommend approval (or denial) of the zoning text amendment to the City Council.

6. WORK SESSION

No work items were submitted.

7. STAFF AND COMMISSION REPORTS

8. ADJOURNMENT

The next regularly scheduled meeting is on May 21, 2025

The public is invited to participate in all Planning Commission meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this public meeting should notify Rachel Stevens, Planner, at least 24 hours prior to the meeting by calling (801) 226-1929 or email at cacheh@vineyardutah.gov.

The foregoing notice and agenda were posted on the Utah Public Notice Website and Vineyard Website, posted at Vineyard City Hall, and delivered electronically to city staff and each member of the Planning Commission.

AGENDA NOTICING COMPLETED ON:	May 2, 2025 _____
CERTIFIED (NOTICED) BY:	Cache Hancey _____