



**NOTICE OF A REGULAR
PLANNING COMMISSION MEETING
June 18, 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, June 18, 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**
- 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**
 - 4.1. Approval of the May 21st, 2025 Planning Commission Meeting Minutes**
- 5. BUSINESS ITEMS**
 - 5.2. PUBLIC HEARING: Transportation Master Plan + Impact Fee**
- 6. WORK SESSION**
 - 6.3. 400 South Roadway Extension**
 - 6.4. Planning Commission Attendance and Scheduling**
- 7. STAFF AND COMMISSION REPORTS**
- 8. ADJOURNMENT**

The next regularly scheduled meeting is on July 2nd, 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 Madison Reed, Planning Technician, at least 24 hours prior to the meeting by calling (801) 226-1929 or email at madisonr@vineyardutah.org.

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:

June 12th, 2025

CERTIFIED (NOTICED) BY:

/s/. Madison Reed

Madison Reed, Planning Technician



**MINUTES OF A REGULAR
PLANNING COMMISSION MEETING**

May 21, 2025, at 6:00 PM

ATTENDANCE:

COMMISSIONERS PRESENT: Chair Nathan Steele, Natalie Harbin, Graden Ostler

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

OTHERS PRESENT: Daria Evans, Bronson Tatton, David Lauret, Ridley Griggs, and Mike Davey

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

Chair Nathan Steele called the meeting to order at 6:19pm. Commissioner Natalie Harbin led the invocation and the pledge.

2. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS

There were no comments.

3. PUBLIC COMMENTS PC

There were no comments.

4. CONSENT ITEMS

4.1. Approval of the May 7th, 2025 Planning Commission Meeting Minutes

 Motion: COMMISSIONER HARBIN MOTIONED TO APPROVE THE MAY 7TH, 2025 PLANNING COMMISSION MEETING MINUTES AT 6:21PM. COMMISSION GRADEN OSTLER SECONDED. ALL IN FAVOR VOTED YES: HARBIN, STEELE, AND OSTLER. THE MOTION PASSED UNANIMOUSLY.

45 5. BUSINESS ITEMS

46
47 5.2. PUBLIC HEARING: Wastewater Master Plan, Impact Fee Facilities Plan
48 (IFFP), and Impact Fee Analysis (IFA)
49

50  Public Works Director and City Engineer Naseem Ghandour noted that they
51 will be addressing item 5.2 and 5.3 together but that they are 2 separate items.
52

53 Chair Steele outlined the process.

54
55 Director Ghandour introduced the applicant.
56

57  Ridley Griggs with Hansen, Allen & Luce introduced himself and began
58 the presentation. He defined impact fees and applied locational context. He
59 briefed the study and provided some comparisons to other Utah County cities. He
60 added recommendations: adopt the maximum allowable impact fees.
61

62  Commissioner Harbin asked for clarity on water rights.
63

64 Mr. Griggs noted the process of water rights with development.
65

66 Commissioner Harbin asked for a timeline on Vineyard's water facilities.
67

68  Director Ghandour provided information on the facilities and the time to
69 construct expansion.
70

71 Commissioner Harbin asked about irrigation water.
72

73  Mr. Griggs noted that there are a lot of factors but that he is unsure of the
74 history.
75

76 Director Ghandour provided more information.
77

78 Commissioner Harbin noted that it would help the conservation.
79

80  Chair Steele encouraged to look into an irrigation system.
81

82  Director Ghandour noted the water conservation plan and discussed recycled
83 water.
84

85 Discussion ensued.
86

87  Commissioner Ostler asked what would happen if the irrigation water was
88 included.
89

90 Mr. Griggs noted that it would have to be a new study and there would be a cost
91 to it.

Commissioner Ostler noted it could save the residents' money.

 Chair Steele asked when the last study was completed.

Director Ghandour noted 2007.

 Chair Steele noted he would like an update. He asked if we still have partnerships.

Mr. Griggs discussed where vineyard is getting their water.

Discussion ensued.

 Chair Steele noted the significant increase and asked if the increase covers previous infrastructure.

Discussion ensued.

Chair Steele asked about the process.

 Director Ghandour acknowledged some of the groups that they have got in contact with.

Chair Steele noted that discussing the outreach with the city council would be beneficial.

 Chair Steele opened the wastewater item to the public.

 Resident Daria Evans asked about the fees with TSSD.

 Chair Steele closed the public hearing.

Director Ghandour discussed the TSSD rate studies.

Chair Steele outlined the steps forward.

 **Motion:** COMMISSIONER HARBIN MOTIONED TO RECOMMEND ITEM 5.2: WASTEWATER MASTERPLAN, IMPACT FEES FACILITY PLAN, AND IMPACT FEE ANALYSIS TO CITY COUNCIL FOR APPROVAL AT 7:14PM. COMMISSIONER OSTLER SECONDED. ALL IN FAVOR VOTED YES: HARBIN, STEELE, AND OSTLER. THE VOTE CARRIED UNANIMOUSLY.

 Chair Steele opened the water item to the public.

 Ms. Evans asked if we will be drilling more wells.

 Chair Steele closed the public hearing.

Director Ghandour responded in saying no, but that we are partnering with a consultant for water rights.

 Commissioner Harbin asked why we are moving away from the Orem water contract.

Director Ghandour acknowledged the process.

Chair Steele commented that the city should take any opportunity to do things ourselves.

 **Motion:** COMMISSIONER HARBIN MOTIONED TO RECOMMEND ITEM 5.3: WATER MASTERPLAN, IMPACT FEE FACILITIES PLAN, AND IMPACT FEE ANALYSIS TO THE CITY COUNCIL FOR APPROVAL AT 7:20PM. COMMISSIONER OSTLER SECONDED. ALL IN FAVOR VOTED YES: HARBIN, STEELE, AND OSTLER. THE VOTE CARRIED UNANIMOUSLY.

5.3. PUBLIC HEARING: Water Master Plan, Impact Fee Facilities Plan (IFFP), and Impact Fee Analysis (IFA)

This item was addressed above.

5.4. PLAN24-0116 Site Plan Application - Vineyard Gateway Phase 2B

 Senior Planner Cache Hancey provided an introduction and brief description of the site. He provided conditions of approval: the applicant pays any outstanding fees and makes any redline corrections; the applicant is subject to all federal, state, and local laws; the applicant increases the length of parking stalls, not abutting a sidewalk or landscaping, to 20' in length; and no deep-rooted trees are located within 10' of utility lines.

 Chair Steele asked about the drive access.

Discussion ensued.

 Chair Steele asked about the 20' in length for the parking stalls.

Senior Planner Hancey discussed the parking requirements.

 Commissioner Ostler asked about the width.

Senior Planner Hancey noted the minimum is 9'.

 **Motion:** CHAIR STEELE MOVED TO APPROVED ITEM 5.4: SITE PLAN APPLICATION- VINEYARD GATEWAY PHASE 2B WITH CONDITIONS AT 7:27PM. COMMISSIONER HARBIN SECONDED. ALL IN FAVOR VOTED YES: HARBIN, STEELE, AND OSTLER. THE VOTE CARRIED UNANIMOUSLY.

5.5. PLAN24-0121 Site Plan with Conditional Use Permit - 10 Ward Church Meetinghouse

Planner Anthony Fletcher presented item 5.5 and 5.6 together.

 Planner Fletcher provided locational context and described the reason behind the separation of applications. He briefed the site and requirements.

 Planner Fletcher provided the conditions of approval: The applicant pays any outstanding fees and makes any redline corrections; the applicant is subject to all federal, state, and local laws; the applicant settles all tax-related issues with Utah County; the applicant shall update all plan sheets for the project to reflect all the updates made, such as pedestrian crossings, etc., for consistency in the approved plans.

 Commissioner Harbin asked why there were tax issues.

Planner Fletcher noted that it is based on the land. It was clarified that it was based on the title.

Commissioner Harbin asked about the design.

 Mike Davey, the applicant, discussed the Hamptons building.

 Commissioner Ostler asked who determined the parking need.

Planner Fletcher described where the numbers came from.

 Chair Steele noted factors he feels that may impact differences to that calculation. He noted a request for a study on overflow.

Mr. Davey noted they went above the requirement in case of that overflow.

Director Ghandour noted that they are near a school.

 Chair Steele asked about the subdivision.

Planner Fletcher noted that staff encouraged it because they wanted to have two addresses.

Chair Steele asked what the formula was for the required number of bike racks.

Planner Fletcher discussed that it is minimum 10% of required parking stalls.

Chair Steele clarified the calculation. He noted he appreciates additional bike parking. He discussed exterior materials.



Motion: COMMISSIONER HARBIN MOTIONED TO APPROVE ITEM 5.5: SITE PLAN WITH CONDITIONAL USE PERMIT- 10 WARD CHURCH MEETINGHOUSE WITH CONDITIONS AS PRESENTED AT 7:49PM. COMMISSIONER OSTLER SECONDED. ALL IN FAVOR VOTED YES: HARBIN, STEELE, AND OSTLER. THE VOTE CARRIED UNANIMOUSLY.



Motion: COMMISSIONER OSTLER MOTIONED TO APPROVE ITEM 5.6: SITE PLAN WITH CONDITIONAL USE PERMIT- SPRINGWATER 9 CHURCH MEETINGHOUSE WITH CONDITIONS AS PRESENTED AT 7:50PM. COMMISSIONER HARBIN SECONDED. ALL IN FAVOR VOTED YES: HARBIN, STEELE, AND OSTLER. THE VOTE CARRIED UNANIMOUSLY.

5.6. PLAN24-0127 Site Plan with Conditional Use Permit - Springwater 9 Church Meetinghouse

This item was addressed above.



5.7. PLAN25-0010 Site Plan Application - Racquet Club



Senior Planner Hancey introduced the application and provided the documents. He discussed the recommended signage for parking. Senior Planner Hancey provided the conditions: any redline corrections are made, all ADA requirements are met, a parking signage and wayfinding plan is provided for the city to ensure guests of the facility park in the designated lot and not city street prior to building permit issuance, fencing material approved by Community Development Department, parking stalls are increased to 20' in length, an updated photometric plan is provided with detailed hours of operations, and updated site plan and landscaping plan are provided to staff.



Commissioner Harbin appreciated the recommendation for wayfinding.

Chair Steele asked about the club membership.

Bronson Tatton, the applicant, noted that it is a private club that is fenced in.



Motion: COMMISSIONER HARBIN MOTIONED TO APPROVE ITEM 5.7: SITE PLAN APPLICATION- RAQUET CLUB WITH CONDITIONS AS PRESENTED AT 7:57 PM. COMMISSIONER OSTLER SECONDED. ALL IN FAVOR VOTED YES: HARBIN, STEELE, OSTLER. THE VOTE CARRIED UNANIMOUSLY.

281 **5.8. PLAN25-0009 Site Plan Amendment Application - Utah City Block 13c**

282
283  Senior Planner Hancey provided a description of the amendment and
284 highlighted the changes. He provided the conditions: plat is recorded prior to
285 building permit review, and any structure encroaching the public right of way
286 must maintain ADA access.

287
288  Chair Steele asked for an explanation of consistency with neighboring
289 buildings.

290
291 Mr. Tatton provided context.

292
293  **Motion:** CHAIR STEELE MOTIONED TO APPROVE ITEM 5.8: SITE
294 PLAN AMENDEMNT- UTAH CITY BLOCK 13C WITH CONDITIONS AS
295 PRESENTED AT 8:01 PM. ALL IN FAVOR VOTED YES: HARBIN, STEELE,
296 AND OSTLER. THE VOTE CARRIED UNANIMOUSLY.

297
298 **5.9. PLAN25-0014 Site Plan Amendment Application – Utah City Wellness**
299 **Center and Resort Pool**

300
301  Senior Planner Hancey provided locational context and highlighted the
302 changes. He provided the features included. Senior Planner Hancey included the
303 conditions: applicant works with staff on shade sails for splash pad as needed.

304
305  Commissioner Harbin asked about the changes in the elevations.

306
307 Mr. Tatton clarified the elevation drawings of the building.

308
309 Commissioner Harbin asked what the reason was for the design changes.

310
311 Mr. Tatton noted that they were transitioning to more traditional design.

312
313  Chair Steele asked about the shade structures.

314
315 Senior Planner Hancey discussed the intention.

316
317 Chair Steele does not feel that it should be a requirement.

318
319  Mr. Tatton provided more context on the shade areas.

320
321 Commissioner Harbin asked about the trees.

322
323  **Motion:** COMMISSIONER HARBIN MOTIONED TO APPROVE ITEM
324 5.9: SITE PLAN AMENDMENT APPLICATION- UTAH CITY WELLNESS
325 CENTERR AND RESORT POOL AT 8:08 PM. ALL IN FAVOR VOTED YES:
326 HARBIN, STEELE, AND OSTLER. THE VOTE CARRIED UNANIMOUSLY.

328 **6. WORK SESSION**

329
330 No work items were submitted.

331
332 **7. STAFF AND COMMISSION REPORTS**

333
334 Planner Fletcher appreciated the patience with the delayed meeting start.

335
336 Chair Steele requested a future discussion about start time and attendance.

337
338 **8. ADJOURNMENT**

339
340 The meeting was adjourned at 8:10pm.

341
342
343
344
345 **MINUTES CERTIFIED COMPLETE ON:**

346
347
348 **CERTIFIED (NOTICED) BY:** /s/. Madison Reed
349 Madison Reed, Planning Technician
350

		1/15/2025	1/22/2025	2/5/2025	2/19/2025	3/5/2025	3/19/2025	4/2/2025
Bradley Fagg	c	yes	x	yes	yes	yes	yes	c
Graden Ostler	c	yes	x	yes	x	x	x	c
Steve Anderson	c	x	x	x	x	x	x	c
Christopher Bramwell	c	x	x	yes	x	yes	yes	c
Caden Rhoton	c	yes	yes	x	yes	x	x	c
Nathan Steele	c	yes	yes	yes	yes	yes	yes	c
Natalie Harbin	c	x	x	x	x	x	yes	c
David Pearce			yes	yes	yes	yes	yes	c

Q1

		15-Jan	22-Jan	5-Feb	19-Feb	5-Mar	19-Mar
Bradley Fagg	c	yes	x	yes	yes	yes	yes
Graden Ostler	c	yes	x	yes	x	x	x
Steve Anderson	c	x	x	x	x	x	x
Christopher Bramwell	c	x	x	yes	x	yes	yes
Caden Rhoton	c	yes	yes	x	yes	x	x
Nathan Steele	c	yes	yes	yes	yes	yes	yes
Natalie Harbin	c	x	x	x	x	yes	yes
David Pearce			yes	yes	yes	yes	yes

Q2

		2-Apr	16-Apr	7-May	21-May
Bradley Fagg	c	x	x	x	x
Graden Ostler	c	yes	yes	yes	yes
Steve Anderson	c	x	x	x	x
Christopher Bramwell	c	x	x	x	x
Caden Rhoton	c	x	yes	x	x
Nathan Steele	c	yes	yes	yes	yes
Natalie Harbin	c	yes	yes	yes	yes
David Pearce	c	x	yes	x	x

4/16/2025	5/7/2025	5/21/2025	6/4/2025	6/18/2025	7/2/2025	7/16/2025	8/6/2025	8/20/2025
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x	x	x
yes	yes	yes
x	x	x
x	x	x
x	yes	x
yes	yes	yes
yes	yes	yes
x	yes	x

9/3/2025 9/17/2025 10/1/2025 10/15/2025 11/5/2025 11/19/2025 12/3/2025 12/17/2025

		3-Jan	17-Jan	7-Feb	21-Feb	6-Mar	20-Mar	3-Apr
Bryce Brady	c		x	c	x	c		
Tay Gudmundson	c	x	x	c	x	c	x	
Bradley Fagg	c	x	x	c	x	c		
Graden Ostler	c	x	x	c	x	c	x	
Steve Anderson	c			c		c		
Christopher Bramwell	c	x	x	c		c	x	
Caden Rhoton	c	x		c	x	c		
Nathan Steele	c	x	x	c	x	c		
Natie Harbin								

		19-Jun	17-Jul	7-Aug	21-Aug	4-Sep	18-Sep Total	
Bryce Brady	c	x	x	x	c	c		3
Tay Gudmundson	c				c	c		0
Bradley Fagg	c	x		x	c	c		2
Graden Ostler	c	x	x	x	c	c		3
Steve Anderson	c				c	c		0
Christopher Bramwell	c	x		x	c	c		2
Caden Rhoton	c		x		c	c		1
Nathan Steele	c			x	c	c		1

		2-Oct	16-Oct	6-Nov	20-Nov	4-Dec	18-Dec Total	
Bryce Brady	x	x	x	c	c	x		4
Bradley Fagg	x		x	c	c			2
Graden Ostler	x	x	x	c	c			3
Steve Anderson				c	c			0
Christopher Bramwell	x		x	c	c			2
Caden Rhoton	x			c	c			1
Nathan Steele	x	x	x	c	c	x		4
Natalie Harbin		x	x	c	c	x		3

	17-Apr	1-May	15-May	5-Jun	19-Jun	17-Jul	7-Aug	21-Aug	4-Sep
x	x	c	x	c	x	x	x	c	
		c		c				c	
x	x	c		c	x		x	c	
	x	c	x	c	x	x	x	c	
		c		c				c	
	x	c		c	x		x	c	
x		c		c		x		c	
x	x	c	x	c			x	c	

	18-Sep	2-Oct	16-Oct	6-Nov	20-Nov	4-Dec	18-Dec
C	x	x	x	C	C	x	
C				C	C		
C	x		x	C	C		
C	x	x	x	C	C		
C				C	C		
C	x		x	C	C		
C	x			C	C		
C	x	x	x	C	C	x	
		x	x	C	C	x	

Commissioner	1/4	1/18	2/1	2/15	3/1	3/15	4/5	4/19	5/3	5/17
Anthony Jenkins	Y	y	y	y	y	y	y	y	y	y
Bryce Brady	Y	y	y	y	y	y	y	y	y	
Christopher Bramwell	Y	y	n	y	y	y		y		
Craig Bown	Y	y	y	y	y	y	y	y	y	
Tay Gudmundson	Y	y	y	y	n	y	y	y	y	y
Graden Ostler	Y	y	y	y	y	y		y	y	y
Steve Anderson	N	n	n	n	n	n				

P Present
 C Cancelled
 A Absent
 N Not Applicable

6/7	6/21	7/19	8/2	8/16	9/6	8/17	9/7	9/21	10/5	10/19	11/2	11/16
y	y								x	x	x	x
y	y								x	x	x	x
	y								x		x	
y	y											
y	y											
y	y											

11/29	12/7
x	
x	x

Commissioner	1/5	1/19	2/2	2/16	3/2	3/16	4/6	4/20	5/4	5/18
Anthony Jenkins	C	P	C	C	C	P	C	P	C	P
Bryce Brady	C	P	C	C	C	P	C	A	C	P
Christopher Bramwell	C	P	C	C	C	P	C	P	C	P
Craig Bown	N	N	N	N	N	N	N	N	N	N
Tay Gudmundson	C	A	A	C	C	A	C	P	C	P
Tim Blackburn	C	P	C	C	C	P	C	P	C	P
Steve Anderson	N	N	N	N	N	N	N	N	N	N

Jeff Knighton	C	P	A	C	C	P	C	P	C	P
Kristal Price	C	P	A	C	C	P	C	A*	C	A
Marcus Jessop	C	P	A	C	C	P	C	A	C	A

*Attended for 15 minutes

P Present
C Cancelled
A Absent
N Not Applicable

6/1	6/15	6/22	7/6	7/20	8/3	8/17	9/7	9/21	10/5	10/19	10/26	11/2
P	A	A	P	A	P	P	P	C	C	A	A	A
P	P	P	A	P	P	P	P	C	C	P	P	P
P	P	P	P	P	P	P	P	C	C	A	P	A
N	N	N	N	N	N	N	P	C	C	P	P	P
P	A	P	P	P	P	P	P	C	C	P	A	A
P	P	A	A	P	P	P	P	C	C	A	A	P
N	N	N	N	N	N	N	N	N	N	N	P	A

A	A	A	N	N	N	N	N	N	N	N	N	N
A	A	A	N	N	N	N	N	N	N	N	N	N
A	A	A	N	N	N	N	N	N	N	N	N	N

11/16	12/7
A	P
P	P
P	P
A	P
P	P
A	P
P	A

N	N
N	N
N	N