



**NOTICE OF A REGULAR
PLANNING COMMISSION MEETING
August 6, 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, August 6, 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. Developments Review

Senior Planner Cache Hancey will present an overview of ongoing and future development as it applies to the Planning Commission

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 June 18th, 2025 Planning Commission Meeting Minutes

5. BUSINESS ITEMS

5.3. PUBLIC HEARING: Transportation Master Plan + Impact Fee

This item needs to be continued to the August 20th Planning Commission meeting.

6. WORK SESSION

6.4. The Bluffs at Vineyard

Staff will present current designs and would like to get feedback on amenity prioritization and placement.

6.5. Update to City Ordinances and Zoning Maps: Massage Establishments and Sexually-Oriented Businesses

Business License Specialist Kelly Kloepfer will present this item to introduce the Commission to this topic. These amendments are currently being drafted by City Attorney Jayme Blakesley. This is the initial step in the process, and we will have a

full discussion with the Commission about the draft amendments once we have them ready to present.

7. STAFF AND COMMISSION REPORTS

8. ADJOURNMENT

The next regularly scheduled meeting is on August 20th, 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 rachels@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:

July 31st, 2025

CERTIFIED (NOTICED) BY:

/s/. Madison Reed

Madison Reed, Planning Technician



VINEYARD PLANNING COMMISSION STAFF REPORT

Meeting Date: August 6, 2025
Agenda Item: Developments Review
Department: Community Development Department
Presenter: Cache Hancey

Background/Discussion:

It was requested that the Community Development Department prepare a presentation to review with the planning commission of all ongoing and future development.

Fiscal Impact:

N/A

Recommendation:

N/A

Sample Motion:

N/A

Attachments:

None



**MINUTES OF A REGULAR
PLANNING COMMISSION MEETING
June 18, 2025, at 6:00 PM**

ATTENDANCE:

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

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

OTHERS PRESENT: Jane Pearce, Daria Evans, David Lauret, Dennis Frank

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

Chair Nathan Steele called the meeting to order at 6:04pm.

2. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS

There were no comments.

3. PUBLIC COMMENTS PC

Comments were made, however due to technical difficulties, the recording did not catch this line item.

4. CONSENT ITEMS

4.1. Approval of the May 21st, 2025 Planning Commission Meeting Minutes

 Motion: COMMISSIONER DAVID PEARCE MOTIONED TO APPROVE THE MINUTES AT 6:08PM. COMMISSIONER CADEN RHOTON SECONDED. ALL IN AVOR VOTED YES: FAGG, PEARCE, STEELE, RHOTON, AND OSTLER. THE VOTE CARRIED UNANIMOUSLY.

46 5. **BUSINESS ITEMS**

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48 5.2. **PUBLIC HEARING: Transportation Master Plan + Impact Fee**

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50 City Engineer and Public Works Director Naseem Ghandour noted that this item is
51 recommended to be postponed.

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53 Senior Planner Cache Hancey provided context.

54
55 Chair Steele opened the public hearing.

56
57 There were no public comments

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59 Chair Steele closed the public hearing.

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61 Discussion ensued.

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63  **Motion:** CHAIR STEELE MOVED TO CONTINUE ITEM 5.2 TO THE AUGUST
64 6TH MEETING AT 6:11PM. COMMISSIONER PEARCE SECONDED. ALL IN
65 FAVOR VOTED YES: FAGG, PEARCE, STEELE, RHOTON, AND OSTLER. THE
66 VOTE CARRIED UNANIMOUSLY.

67
68 6. **WORK SESSION**

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70  Director Ghandour provided an update on the Transportation Masterplan. This
71 included an overview, land use, roadway network, future network, public transit & active
72 transportation, and safety.

73
74  Chair Steele asked what he meant by “common theme”.

75
76 Director Ghandour noted that the hot spots for safety highlighted Mill road.

77
78 Discussion ensued.

79
80 There were no questions from the commissioners.

81
82  Director Ghandour continued to review capital facilities, traffic calming guidelines,
83 traffic impact study, and access management manual.

84
85  Chair Steele clarified the future process with Planning Commission and City
86 Council .

87
88 Director Ghandour outlined this. He discussed the logistics of the identified documents.

89
90  Commissioner Rhoton noted that he would appreciate the time to read through the
91 documents.

Commissioner Graden Ostler discussed the traffic impact study surrounding Burger King.

Director Ghandour highlighted the intent of a traffic impact study.



Commissioner Pearce asked about how often this will be reviewed.

Director Ghandour noted that Master Plans are redone every 10 years, capital facilities plan are updated every 5 years, impact fees should be reviewed every year.



Chair Steele clarified the difference and similarities between the transportation master plan and the active transportation master plan.

Director Ghandour discussed the intention of the plans.

Chair Steele asked about new technology.

Director Ghandour noted that the transportation master plan addresses motorized, road-specific vehicles.



Chair Steele clarified that the plan is focused for infrastructure, not the users.

Director Ghandour agreed.

Chair Steele clarified that it is not a general plan.

Director Ghandour noted that it is through public works.

Chair Steele asked about parking.

Director Ghandour noted that this is specifically for transportation.

Chair Steele clarified the intent behind this.



Community Development Director Morgan Brim added that the city is working with Avenue Consultants on the parking master plan.

Chair Steele discussed the importance of understanding the intent. He requested for the slides to be added to the agenda packet.



Commissioner Pearce asked about the level of coordination between the different master plans.

Director Ghandour discussed the process.

Commissioner Pearce noted that they all affect each other.

Chair Steele asked if there were public comments.

 David Lauret asked about the 400 S Roadway Extension. He asked about alignment by the sport park.

 Dennis Frank asked about traffic calming requests.

 Chair Steele addressed the traffic calming methods. He addressed Holdaway road and alignment of the sport park.

Director Ghandour responded to the red paint conversation. He also addressed the project specific questions.

6.3. 400 South Roadway Extension

Director Ghandour discussed the development agreement regarding the 400 S Roadway Extension.

 Chair Steele asked about the buffer between bike and car lanes.

Director Ghandour discussed buffer sizes.

 Director Ghandour continued to discuss the cross sections and provided an exhibit.

 Chair Steele asked what the point of the intersection is for.

Director Ghandour provided context.

Director Ghandour discussed the cross sections and clear view.

 Chair Steele discussed safety and maintenance.

Director Ghandour noted that Assistant City Engineer Patrick James has put in lots of work to the documents, as well as the planners.

Chair Steele commented on organization of the agenda.

Planning Technician Madison Reed responded.

Chair Steele opened up to the public.

 Mr. Lauret asked about a timeline on the 400 s

Director Ghandour noted that it is dictated by the developer.

Discussion ensued.

6.4. Planning Commission Attendance and Scheduling

 Senior Planner Hancey discussed the expectations of the commissioners.

Director Brim highlighted the intention of attendance.

 Chair Steele notified the commission that this item was his request. He briefed the percentage of attendance in 2025.

Senior Planner Hancey added a suggestion for scheduling.

Chair Steele discussed the suggestion and addressed agenda item scheduling.

 Commissioner Ostler asked about how many meetings are required.

Senior Planner Hancey discussed the standard we have been following.

Chair Steele added the weight of authority.

Planning Technician Reed noted her experience with attendance noticing.

Commissioner Ostler asked about a group message.

Senior Planner Hancey discussed the emails and calendar invites as our main method of communication.

Chair Steele added that the expectation is attendance.

7. STAFF AND COMMISSION REPORTS

Director Ghnadour provided an update on the construction on 600 N and Main St.

8. ADJOURNMENT

Chair Steele adjourned the meeting at 7:27pm.

MINUTES CERTIFIED COMPLETE ON:

CERTIFIED (NOTICED) BY: /s/. Madison Reed
Madison Reed, Planning Technician



The Bluffs at Vineyard



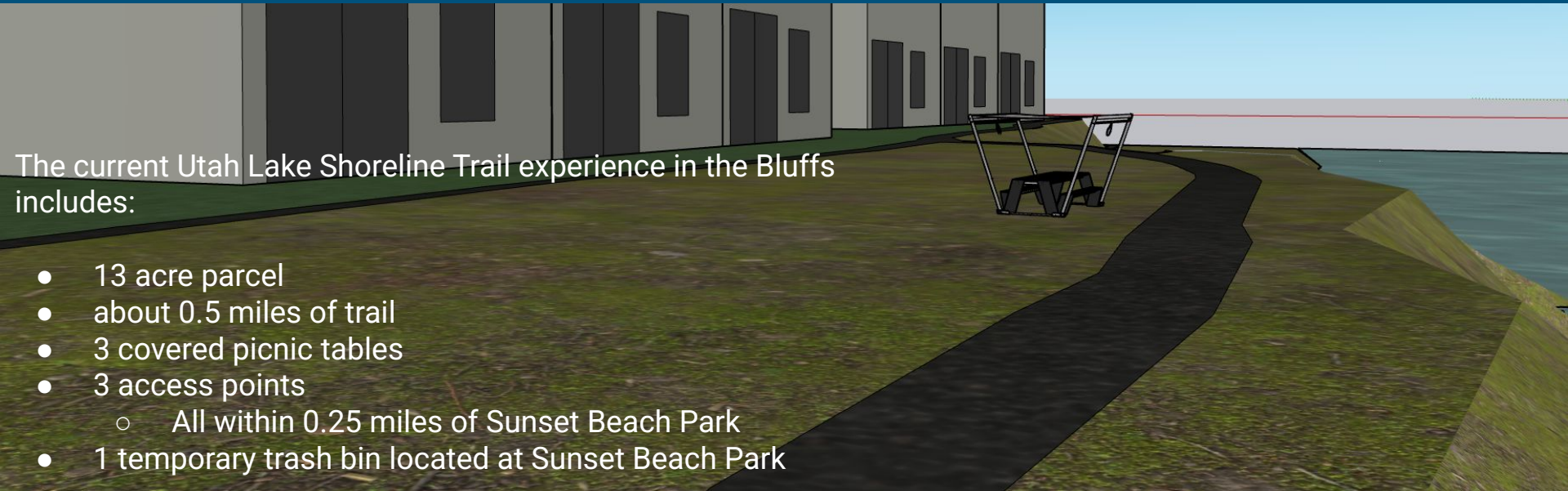
Planning Commission - August 6



Overview



Existing user experience



The current Utah Lake Shoreline Trail experience in the Bluffs includes:

- 13 acre parcel
- about 0.5 miles of trail
- 3 covered picnic tables
- 3 access points
 - All within 0.25 miles of Sunset Beach Park
- 1 temporary trash bin located at Sunset Beach Park

Settlement Agreement

As of February 26, 2025 a settlement agreement between the city and Edge Homes discussed responsibility and allowed for the city to allocate \$900,000 to remedy the landscaping and drainage of the specified area.

\$825,000 of this money will be put into the drainage improvements and landscaping. The remaining \$75,000 will be put towards amenities throughout the site.

Additional Funding

Capital Projects fund for shaded benches

- \$25,000 allocated for a total of 5 benches throughout the city.

For The Bluffs at Vineyard

- From the CPR Grant from ULA
 - 1 bike repair station with an air pump
- We can also pull from the capital projects for benches as needed

Volleyball Court

- ULA Grant
 - \$30,000

Programming

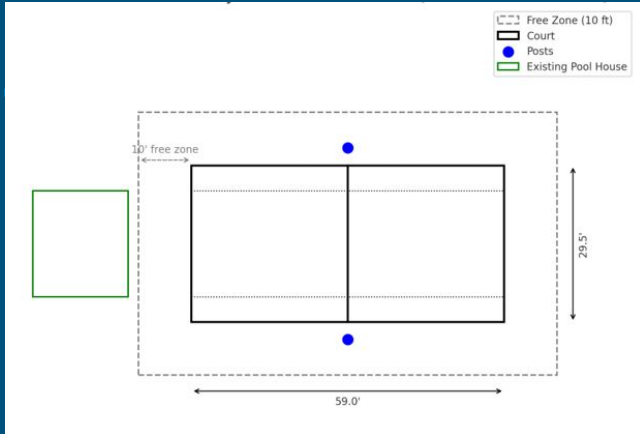
- Volleyball Court
 - Hopefully two
- Access Points
- Dog Stations
 - Water
 - Trash cans and waste bags
- Public Bathrooms
 - Includes a maintenance closet
- Benches
 - Covered, uncovered, both?
- Shade From Trees
- Trash Cans
- Bike Mechanic Stations
- Signage

Other Options:

- Bird Watching Stations
 - Plaques with info on native birds
 - Bird feeders
- Mountain View Stations
 - Mountain top callouts
 - Plaque with geographical history of mountains, glaciers, valley, and lakes
- Outdoor Gym Set
- Disc Golf Course

Amenities

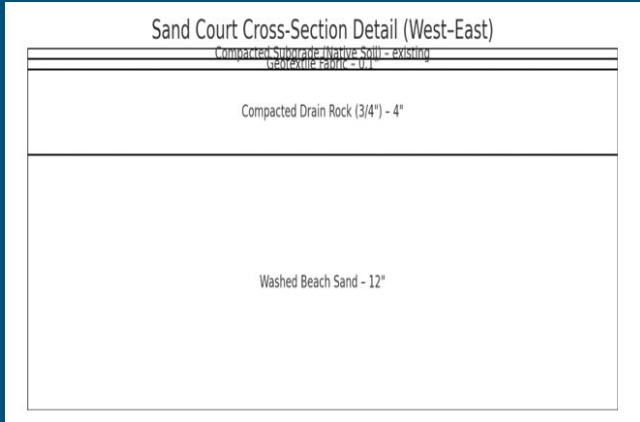
Sand Volleyball Court



The court will be 59' x 29.5' and is surrounded by a 10' free zone from the court boundaries. It will have 2 poles for the net oriented N-S.

The court will be made up of 4 layers of material:

1. Compacted Subgrade (native soil) - existing
2. Geotextile Fabric - 0.1"
3. Compacted Drain Rock (3/4") - 4"
4. Washed Beach Sand - 12"



Update on the status of the Volleyball Court

We were awarded a grant for the Volleyball court, and have since extended the deadline of the grant. Only one Volleyball court is supported by this grant.

We have applied for a permit with FFSL and are awaiting to hear back. We should receive the final permit on or before September 29th.

Staff will be reviewing and selecting a contractor on August 4th.

Access Points

- 3 existing access points
- Amenitizing access points
- Considering additional access points





The Opportunity for our Access Points



Dog Stations

There are 5 pre-existing dog waste stations, all fall in the HOA-owned property.

What new locations would boost the benefit of this amenity?

Are there additional dog amenities?



Public Restrooms



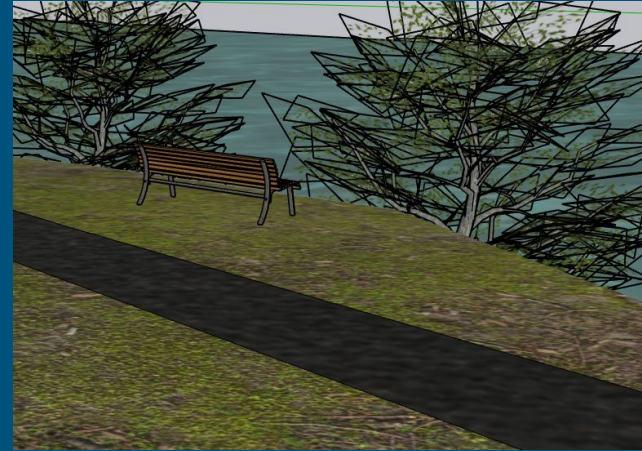
There are currently no public restrooms on the site. A prioritized location for one restroom is near the LAkefront Condos' Clubhouse, which also falls near the planned Sand Volleyball Court.



Benches- Access Points



Benches- Trail



VINEYARD PLANNING COMMISSION STAFF REPORT

Meeting Date: August 6, 2025

Agenda Item: Update to City Ordinances and Zoning Maps: Massage Establishments and Sexually-Oriented Businesses

Department: Community Development

Presenter: Kelly Kloepper

Background/Discussion:

Staff are currently working with City Attorney Jayme Blakesley to draft the following amendments:

Massage Establishments are currently addressed in Municipal Code 6.10; however, this chapter is inadequate and needs to be made more robust. In addition, the city attorney has also advised zoning updates for this use.

Sexually-Oriented Businesses defined in VZC 15.60.020 as "A business which depicts, portrays, or describes "specified sexual activities" or "specified anatomical areas," or instruments, devices, or paraphernalia which are designated or used in connection with specified sexual activities, including but not limited to adult arcade, adult bookstore, adult novelty store, adult video store, adult cabaret, adult motel, adult motion picture theater, adult theater, or nude or seminude model studio."

The First Amendment to the U.S. Constitution protects freedom of speech and expression, which extends to sexually oriented businesses. Therefore, a city may not outright prohibit this use, but is allowed to address it through zoning ordinances. In Vineyard, this use is currently listed in the District Use Table (VZC 15.12.050) as a Conditional Use in the Manufacturing Zone.

The city attorney is currently drafting an ordinance to add a chapter to the Vineyard Municipal Code addressing sexually oriented businesses. He will potentially also amend the Zoning Code and Zoning Map.

Fiscal Impact:

None.

Recommendation:

N/A - Discussion only.

Sample Motion:

N/A - Discussion only.

Attachments:

None