



**NOTICE OF A REGULAR
PLANNING COMMISSION MEETING
August 20, 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 20, 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 August 6th, 2025 Planning Commission Meeting Minutes

5. BUSINESS ITEMS

5.2. Allied Sign Site Plan Amendment

Dennis De Pietro with De Pietro Holdings is requesting approval of a site plan amendment to provide additional storage space for their building tenants at 543 E 1600 N.

6. WORK SESSION

No work items were submitted.

7. STAFF AND COMMISSION REPORTS

8. ADJOURNMENT

The next regularly scheduled meeting is on September 3rd, 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 (385) 438-9759 or email at madisonr@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:

August 15th, 2025

CERTIFIED (NOTICED) BY:

/s/. Madison Reed

Madison Reed, Planning Technician



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

ATTENDANCE:

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

STAFF PRESENT: Naseem Ghandour, City Engineer and Public Works Director; Kelly Kloepper, Business Licensing Administrator; Anthony Fletcher, Planner; Cache Hancey, Senior Planner; Madison Reed, Planning Technician

OTHERS PRESENT: Jane Pearce, Daria Evans, David Lauret, Karen Cornelius, Terry Ewing, Josh Hunt

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

Chair Nathan Steele called the meeting to order at 6:04pm. Chair Steele led an invocation and the pledge of allegiance.

2. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS

2.1. Developments Review

 Senior Planner Cache Hancey presented a review of developments coming soon. He provided a brief discussion for each development.

 Chair Steele appreciated the presentation. He noted to send out the presentation to the commissioners and possibly on the city website.

Commissioner David Pearce asked if he could annotate some of his comments on the sent out presentation.

Chair Steele opened up to the public.

 Resident Daria Evans asked about gateway.

 Commissioner Pearce appreciated the presentation and asked for a copy to be available to be the public.

Senior Planner Hancey discussed access on the website.

 Chair Steele asked about who is dedicated to GIS.

Senior Planner Hancey discussed our GIS specialist.

3. **PUBLIC COMMENTS PC**

There were no public comments.

4. **CONSENT ITEMS**

4.2. Approval of the June 18th, 2025 Planning Commission Meeting Minutes

 **Motion:** COMMISSIONER PEARCE MOTIONED TO APPROVE THE JUNE 18TH PLANNING COMMISSION MINUTES AT 6:25PM. COMMISSIONER GRADEN OSTLER SECONDED. ALL IN FAVOR VOTED YES: PEARCE, STEELE, AND OSTLER. THE VOTE CARRIED UNANIMOUSLY.

5. **BUSINESS ITEMS**

5.3. PUBLIC HEARING: Transportation Master Plan + Impact Fee

City Engineer and Public Works Director Naseem Ghandour recommended postponing to the first meeting in September.

 **Motion:** CHAIR STEELE MOTIONED TO CONTINUE THIS ITEM TO THE SEPTEMBER 3RD PLANNING COMMISSION MEETING. COMMISSIONER PEARCE SECONDED. ALL IN FAVOR VOTED YES: PEARCE, STEELE, AND OSTLER. THE VOTE CARRIED UNANIMOUSLY.

6. **WORK SESSION**

6.4. The Bluffs at Vineyard

 Planning Technician Madison Reed provided a presentation and overview of the project. She highlighted a few of the amenities.

 Commissioner Ostler asked questions about maintenance responsibilities.

Planning Technician Reed responded that the city has taken over maintenance. There was a discussion about liabilities and maintenance.

93  Director Ghandour responded that the permits that are filed with the state will
94 handle any legal issues. He mentioned that trash cans and dog waste stations are placed
95 on a frequent schedule.
96

97 Commissioner Pearce asked questions about the volleyball court and wanted to know if
98 there are other locations for volleyball courts.
99

100  Chair Steele provided feedback on amenities and financing. Discussion about the
101 volleyball court location ensued.
102

103 Public access and reservations were discussed.
104

105  Chair Steele requested for a group to help fundraise and establish a better
106 experience. He opened up to the public.
107

108  Resident David Lauret asked for clarification on land ownership and public
109 meetings. He asked if it could be turn into parking.
110

111  Ms. Evans asked about landscaping near Sunset Beach Park due to how steep the
112 bluff is.
113

114 Director Ghandour explained that the slope will be considered during the design.
115

116  Resident Josh Hunt stated that he was thrilled that the city is working on this and
117 loved a volleyball court. He mentioned that the southern access point to the lake is very
118 popular and could benefit from amenities. He felt that the parking on 300 west was
119 available enough to provide access for the site.
120

121  Chair Steele requested some photos of the existing conditions.
122

123 **6.5. Update to City Ordinances and Zoning Maps: Massage Establishments** 124 **and Sexually-Oriented Businesses** 125

126  Business Licensing Specialist Kelly Kloefer presented an update to explain that the
127 city is in process of updating city ordinances and zoning maps regarding massage
128 establishments and sexually-oriented businesses.
129
130

131 **7. STAFF AND COMMISSION REPORTS** 132

133 Planner Anthony Fletcher invited the members of the public to the next Active Transportation
134 Commission meeting.
135

136  Chair Steele discussed the attendance of commissioners.
137
138

139 8. **ADJOURNMENT**

140
141 Meeting was adjourned at 7:14pm.
142
143
144

145
146 **MINUTES CERTIFIED COMPLETE ON:**
147

148
149 **CERTIFIED (NOTICED) BY:** /s/. Madison Reed
150 Madison Reed, Planning Technician
151



VINEYARD PLANNING COMMISSION STAFF REPORT

Meeting Date: August 20, 2025
Agenda Item: Allied Sign Site Plan Amendment
Department: Community Development Department
Presenter: Cache Hancey

Background/Discussion:

This property, located in the Flex-Office Industrial zone, currently has above the required 5% landscaping requirement and parking minimums. The applicant is requesting approval to convert approximately 8,140 sq/ft of landscaping and 12 parking stalls into storage space. The new total landscaping percentage will be 13.7% and the site will have 137 parking stalls, which is above the 89 required stalls.

Fiscal Impact:

N/A

Recommendation:

Staff Recommends Approval

Sample Motion:

"I move to approve the site plan amendment as presented."

Attachments:

1. Allied Sign Site Plan

	Boundary Line		Set Rebar & Cap stamped "CIR ENGINEERING"
	Road Right-of-Way (ROW)		Found Nail and Washer stamped "Northern Engineering"
	Section Line		Storm Drain Inlet Box's
	Adjacent Parcel		Sign (as labeled)
	Concrete		Water Valve
	Curb and Gutter (C&G)		Fire Hydrant
	Existing Sanitary Sewer		Sewer Manhole
	Existing Storm Drain		Storm Drain Manhole
	Existing Water Line		Water Meter
	Existing Roof Drain		Parking Space Count
	Existing Gas		Access Point
	Existing Telephone		Electrical Box
	Gas Meter		Communications Box
	Telephone Pedestal		Trash Enclosure
	Irrigation Control Valve Box		Bollard

The Benchmark for the project is the
North Quarter Corner of Section 5,
T.6S. R.2E., SLB&M
Elevation= 4556.70'
Datum is NAVD 88 derived from
UTAH TURNGPS System



LOT 1, EASTLAKE AT GENEVA INDUSTRIAL BUSINESS PARK
PHASE 9, ACCORDING TO THE OFFICIAL PLAT THEREOF ON
FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S
OFFICE.

TOGETHER WITH THE COVENANTS AND RESTRICTIONS AS SET FORTH IN THAT CERTAIN DECLARATION OF COVENANTS AND RESTRICTION RECORDED MARCH 08, 2005, AS ENTRY NO. 24145:2005 OF THE OFFICIAL RECORDS.

ALSO, TOGETHER WITH THE RIGHTS, BENEFITS AND EASEMENTS AS SET FORTH IN THAT CERTAIN DECLARATION OF PROTECTIVE COVENANTS, AGREEMENTS, EASEMENTS, CONDITIONS AND RESTRICTIONS FOR EASTLAKE AT GENEVA INDUSTRIAL BUSINESS PARK, PHASE 1, RECORDED DECEMBER 07, 2007 AS ENTRY NO. 170124:2007 OF THE OFFICIAL RECORDS, AND ANY AMENDMENTS AND/OR SUPPLEMENTS THERETO.

ALSO, TOGETHER WITH THE RIGHTS AND BENEFITS CREATED BY THAT CERTAIN NON-EXCLUSIVE ASSIGNMENT OF CROSSING RIGHTS DATED JANUARY 29, 2008, BY AND BETWEEN ANDERSON GENEVA, LLC, ICE CASTLE RETIREMENT FUND, L.L.C. AND ANDERSON GENEVA DEVELOPMENT, INC. AND RECORDED FEBRUARY 01, 2008, AS ENTRY NO. 12004:2008 OF THE OFFICIAL RECORDS.

THIS IS THE SAME LEGAL DESCRIPTION PROVIDED BY: OLD
REPUBLIC NATIONAL TITLE INSURANCE COMPANY

ISSUING AGENT: OLD REPUBLIC NATIONAL TITLE INSURANCE-COMMERCIAL
OWNER'S POLICY PRO FORMA V2
COMMITMENT DATE: APRIL 9, 2021
AMENDED DATE: JULY 14, 2021
FILE NO. 2052042FA

**1600 NORTH HOLDINGS LLC
543 EAST 1600 NORTH
VINEYARD, UTAH 84059**



REMOVE APPROXIMATELY 8,140 SQUARE FEET OF LANDSCAPED AREA IN THE NORTHEAST CORNER OF THE PARCEL AS SHOWN AS KEYNOTE 1. AND CONVERT THIS AREA TO A REAR STORAGE YARD. CURRENTLY THE SOIL IN THIS LANDSCAPED AREA IS COVERED BY STONE COBBLE. REPLACE PLANT MATERIAL AND COBBLE IN THIS AREA WITH COMPACTED ROCK BASE AND 3" OF ASPHALTIC CONCRETE. MAINTAIN A SMALL LANDSCAPED AREA AS SHOWN AS KEYNOTE 2. AT THE CORNER OF THE PARCEL AND FOUR FEET OF COBBLE BETWEEN THE EAST EDGE OF THE NEW PAVED AREA AND THE EXISTING CONCRETE CURB AT THE EASTERN PROPERTY LINE. REMOVE CONCRETE CURB PER KEYNOTE 3. AND CONVERT THE 12 PARKING SPACES PER KEYNOTE 4. TO BE PARK OF THE PROPOSED REAR STORAGE YARD.

TOTAL SITE AREA: (3.73 ACRES):	160,045 SQ. FT
TOTAL EXISTING LANDSCAPED AREA:	30,455 SQ. FT
EXISTING PERCENTAGE OF SITE LANDSCAPED:	19.0%
PROPOSED TOTAL LANDSCAPED AREA:	22,315 SQ. FT
PROPOSED PERCENTAGE OF SITE LANDSCAPED:	13.7%
REQUIRED MINIMUM LANDSCAPED AREA:	5%

PER VINEYARD ZONING CODE SECTIONS 15.38 & 15.40

TOTAL PARKING SPACES REQUIRED:

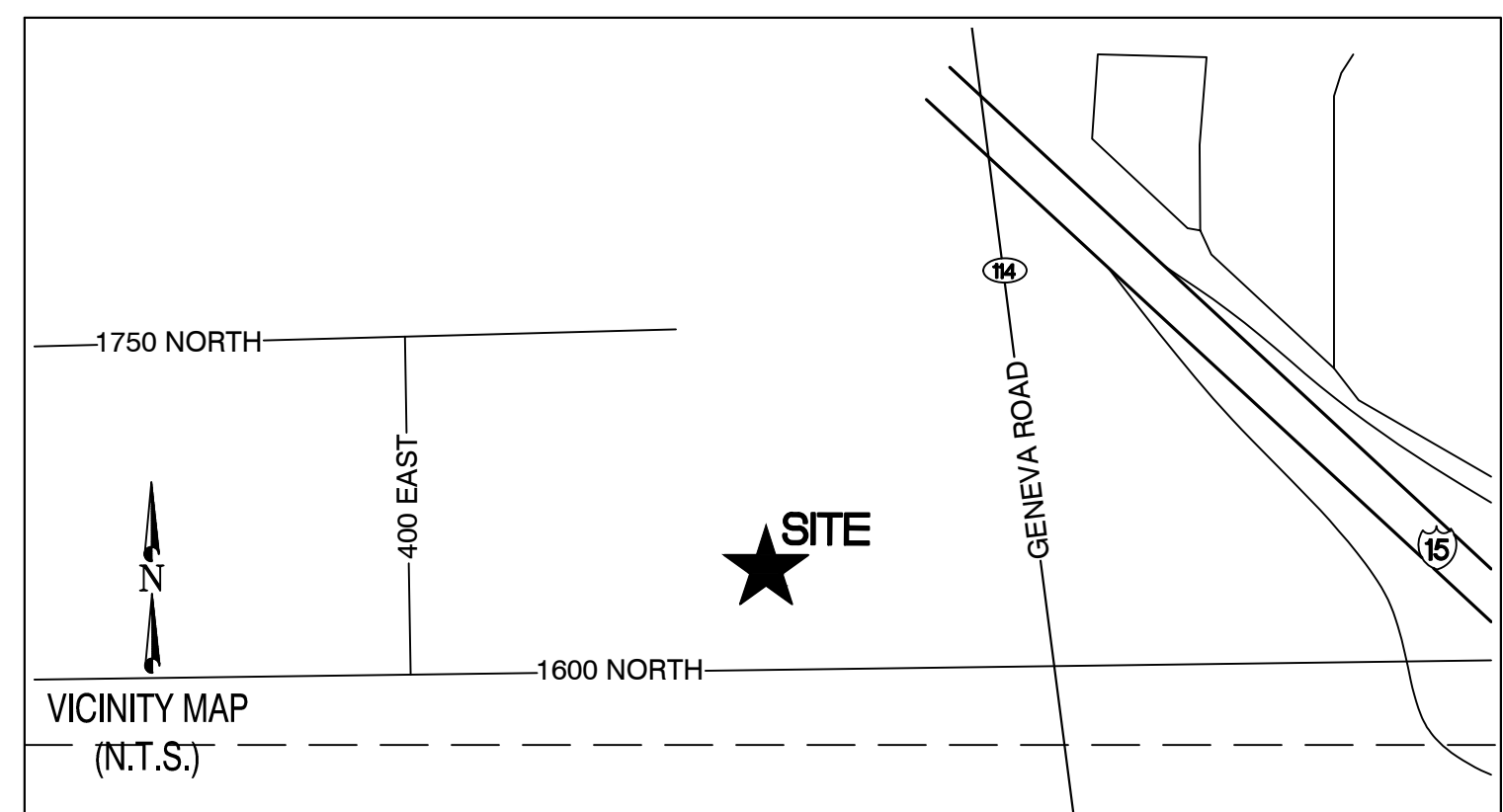
OFFICE: 13,690/300:	45.63
WAREHOUSE/MANUFACTURING: 32,249/750:	<u>43.00</u>
TOTAL REQUIRED SPACES:	89

EXISTING PARKING SPACES PROVIDED:

REGULAR PARKING SPACES:	150
ACCESSIBLE SPACES:	4
TOTAL PARKING SPACES PROVIDED:	154
PROPOSED TOTAL SPACES PROVIDED:	137

PER VINEYARD ZONING CODE SECTION 15.38.030

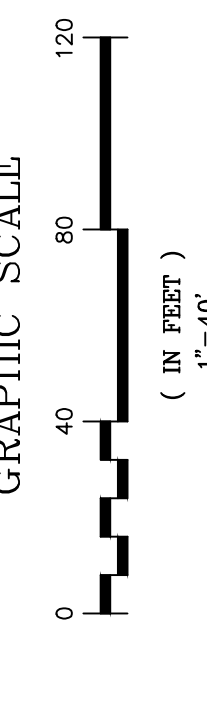
- ① 1. CURRENTLY LANDSCAPED AREA TO BE CONVERTED TO ASPHALT PAVEMENT.
- ② 2. AREA TO REMAIN WITH EXISTING COBBLE ROCK AND LANDSCAPING.
- ③ 3. EXISTING CONCRETE CURB TO BE REMOVED.
- ④ 4. TWELVE (12) PARKING SPACES TO BE ELIMINATED.
- ⑤ 5. ADJACENT PROPERTY: ABANDONED RAILROAD RIGHT OF WAY
- ⑥ 6. ADJACENT PROPERTY: WAREHOUSE AND TRUCK BAY PARKING

[illegible]

DE PIETRO HOLDINGS LLC
101 WAVERLY DRIVE, PASADENA, CA 91105
(923) 257-4253
DENNIS@DEPIETROHOLDINGS.COM

SITE PLAN & NOTES

543 EAST 1600 NORTH
VINEYARD, UTAH 84059



SHEET NO. 1 OF 1

1

PROJECT ID: 543AS	DATE: 7/31/2025
FILE NAME:	