



**NOTICE OF A REGULAR  
PLANNING COMMISSION MEETING  
January 7, 2026, at 6:00 PM**

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PUBLIC NOTICE is hereby given that the Vineyard Planning Commission will hold a regularly scheduled Planning Commission meeting on Wednesday, January 7, 2026, 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](#).

[IGNORE\_INDENT]

**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**

**5. BUSINESS ITEMS**

**5.1. Chair and Vice-Chair Re-election**

The Commission will nominate and then elect the standing Chair and Vice-Chair positions for the 2026 calendar year.

**5.2. Greenline Block 4 Site Plan Amendment**

Bronson Tatton with Flagborough is Requesting Approval of a Site Plan Amendment for The Greenline Block 4 - Retail Village

**6. WORK SESSION**

No work items were submitted.

**7. STAFF AND COMMISSION REPORTS**

**8. ADJOURNMENT**

The next regularly scheduled meeting is on January 21st, 2026

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 Vineyard's Planning team, at least 24 hours prior to the meeting by calling (801) 226-1929 or email at [planning@vineyardutah.gov](mailto:planning@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:**

December 31st, 2025

**CERTIFIED (NOTICED) BY:**

/s/. Madison Reed

Madison Reed, Planning Technician



## VINEYARD PLANNING COMMISSION STAFF REPORT

**Meeting Date:** January 7, 2026  
**Agenda Item:** Greenline Block 4 Site Plan Amendment  
**Department:** Community Development Department  
**Presenter:** Cache Hancey

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### **Background/Discussion:**

The Greenline Site Plan was originally approved in 2023, and construction has since progressed on multiple blocks, including Block 4. The applicant is requesting approval of a site plan amendment affecting the central portion of Block 4. The proposed amendment introduces 11 new structures within this area.

Ten of the proposed buildings consist of flexible commercial modules ranging in size from approximately 150 square feet to 400 square feet. A larger commercial building, measuring just under 3,000 square feet, is proposed at the center of the block.

Based on the additional commercial square footage, a total of 28 parking stalls are required. While on-street and adjacent parking is available along Broad Street and Bend Street, additional parking is also provided within Block 4 and is shared with the Racquet Club parking area.

All proposed buildings will be owned, operated, and leased by Flagborough.

### **Fiscal Impact:**

NA

### **Recommendation:**

Staff recommends approval of the site plan amendment.

### **Sample Motion:**

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

### **Attachments:**

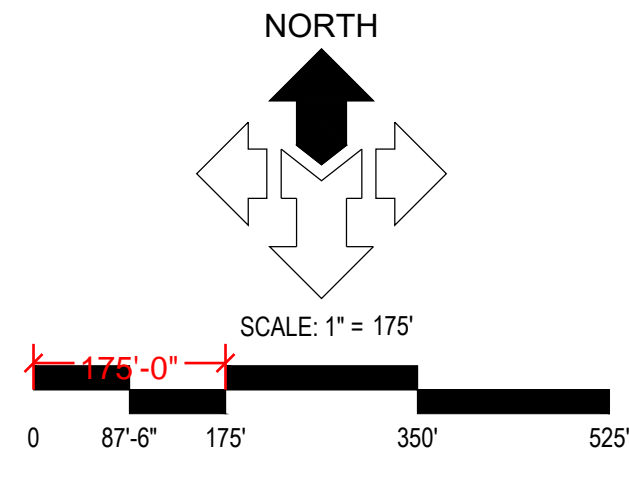
1. Block 4 Parking Requirements
2. Utah City Parking Exhibit
3. Block 4 Elevations

**Retail Village Square Footages**

<b>Building Code</b>	<b>Quantity</b>	<b>SF/Bldg.</b>	<b>Unit</b>	<b>Sub-Total/Bldg Type</b>	<b>Unit</b>
A-101-A1 SMALL	2	166.63	SF	333.26	SF
A-101-A2 SMALL	2	153.85	SF	307.70	SF
A-101-B1 MEDIUM	2	247.37	SF	494.74	SF
A-101-B2 MEDIUM	2	234.00	SF	468.00	SF
A-101-C LARGE	2	400.26	SF	800.52	SF
A-101-D RESTAURANT	1	2,974.40	SF	2,974.40	SF
<b>Total Village Building SF</b>				<b>5,378.62</b>	<b>SF</b>

**Parking Requirement**

<b>Stalls / SF Required</b>	<b>Sub-Total</b>
2 / 1,000 SF	0.67
2 / 1,000 SF	0.62
2 / 1,000 SF	0.99
2 / 1,000 SF	0.94
2 / 1,000 SF	1.60
5 / 1,000 SF	14.87
<b>Total Parking Stalls Required</b>	<b>19.68</b>



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**UTAH CITY  
 OVERALL EXHIBIT**  
 VINEYARD, UTAH

REVISIONS	
REV	DESCRIPTION

PROJECT NO: 23067.B  
 DESIGNED BY: CCW  
 CHECKED BY: TJD  
 DATE: 12-12-2025













