



**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