



**NOTICE OF A REGULAR
PLANNING COMMISSION MEETING
November 5, 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, November 5, 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. 400 South Bike Lane & Restriping Project

Orem City and Vineyard City are coordinating a restriping project on 400 South to add bike lanes on both sides of the corridor, improving regional connectivity and aligning with Vineyard's Active Transportation Plan. The project will be implemented by Orem City later this season, with Vineyard contributing its proportional share of costs from the existing striping budget.

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 October 1st, 2025 Planning Commission Meeting Minutes

5. BUSINESS ITEMS

5.3. PLAN25-0026: Site Plan Application- Temporary District Energy Plant

Bronson Tatton with Flagborough is requesting approval for a site plan application for a district energy plant located at 1155 N Main Street (Parcel ID:57:114:0009).

6. WORK SESSION

6.4. Massage and Energy Therapy Establishments, Sexually-oriented Businesses, and Business License Appeals Text Amendments

Update to City Ordinances: Massage Establishments, Sexually-oriented Businesses, and Business License Appeals

6.5. Vineyard City Bike Park Location & Material

Vineyard City Staff is proposing an alternative location and material for the construction of a Vineyard Bike Park.

6.6. Utah Lake Shoreline Trail Amenities

6.7. First Amendment to the Holdaway Fields Development Agreement (Ordinance 2025-16)

The applicants (Cadence Homes & Goodboro) will present their proposed amendments to the Holdaway Fields development agreement.

7. STAFF AND COMMISSION REPORTS

8. ADJOURNMENT

The next regularly scheduled meeting is on November 19th, 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:

November 5th, 2025

CERTIFIED (NOTICED) BY:

/s/. Madison Reed

Madison Reed, Planning Technician