



**NOTICE OF A REGULAR
PLANNING COMMISSION MEETING
December 3, 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, December 3, 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](#).

[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

4.1. Approval of the November 5th, 2025 Planning Commission Meeting Minutes

5. BUSINESS ITEMS

5.2. 2026 Planning Commission Meeting Calendar

The suggested dates for the Planning Commission meetings in 2026 are discussed.

5.3. Planning Commission Chair and Vice-Chair Re-election

The Commission will re-elect the new standing Chair and Vice-Chair seats for the 2026 meeting calendar

5.4. Site Plan Amendment Application - Orchards Clubhouse

Mike Olsen with Aimtec Group is requesting approval of a site plan amendment for The Orchards Clubhouse located at 47 S Perazzi Lane (Parcel ID: 18:018:0071).

5.5. PUBLIC HEARING: Holdaway Fields Development Agreement Amendment

Hunter Smith with Cadence Homes is requesting approval of a Development Agreement Amendment Application for the Holdaway Fields Subdivision.

6. WORK SESSION

No work items were submitted.

7. STAFF AND COMMISSION REPORTS

8. ADJOURNMENT

The next regularly scheduled meeting is on December 17, 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 26th, 2025

CERTIFIED (NOTICED) BY:

/s/. Madison Reed

Madison Reed, Planning Technician