



**MINUTES OF A REGULAR
PLANNING COMMISSION MEETING**

**Vineyard City Council Chambers
125 South Main Street, Vineyard, Utah
November 5, 2025, at 6:00 PM**

ATTENDANCE:

COMMISSIONERS PRESENT: Chair Nathan Steele, Brad Fagg, David Pearce, Graden Ostler, Caden Rhoton, Natalie Harbin

STAFF PRESENT: Kelly Kleopfer, Business License Specialist; Madison Reed, Planning Technician; Brian Vawdrey, Parks and Recreation Director; Morgan Brim, Community Development Director; Cache Hancey, Senior Planner; Anthony Fletcher, Planner; Patrick James, Assistant City Engineer; Naseem Ghandour, City Engineer and Public Works Director

OTHERS PRESENT: Karen Cornelius, Daria Evans, Jack Holdaway, Jane Pearce, Terry Ewing, Bryce Brady, David Lauret, Nate Birchall, Bronson Tatton, Ryan Bybee, Hunter Smith

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

Chair Nathan Steele called the meeting to order at 6:01pm. He led the invocation and pledge of allegiance.

2. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS

2.1. 400 South Bike Lane & Restriping Project

Assistant City Engineer Patrick James provided a description of the project and provided a cross section for context. He highlighted what changes were made.

Chair Steele asked if there was signage noting no parking rather than red striping.

Engineer James provided the existing conditions.

Commissioner Natalie Harbin asked where they would put in the additional parking.

Engineer James added locational context of potential area that Orem is considering for extra parking.

Parks and Recreation Director Brian Vawdrey noted the specific location.

Commissioner Harbin asked if there was a timeline for the parking extension.

Director Vawdrey discussed the Vineyard-owned area within the park.

Engineer James continued to discuss the scope of this project.

Commissioner Harbin asked about the options for making it safer.

Engineer James highlighted a right turn only intersection.

Commissioner Harbin acknowledged the safety concerns.

Discussion ensued

Engineer James discussed the UDOT safety study as part of the Transportation Master Plan.

3. PUBLIC COMMENTS PC

There were no comments.

4. CONSENT ITEMS

4.2. Approval of the October 1st, 2025 Planning Commission Meeting Minutes

Motion: COMMISSIONER DAVID PEARCE MOTIONED TO APPROVE THE OCTOBER 1ST, 2025 PLANNING COMMISSION MINUTES AT 6:17PM. COMMISSIONER CADEN RHOTON SECONDED. ALL IN FAVOR VOTED YES: PEARCE, STEELE, OSTLER, RHOTON, AND HARBIN. THE VOTE CARRIED UNANIMOUSLY.

5. BUSINESS ITEMS

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

Senior Planner Cache Hancey provided a background and locational context. He noted a condition to indicate the parking stalls for business access.

Community Development Director Morgan Brim added that there were conversations about wrapping the structure.

Bronson Tatton, the applicant, added context on coloring.

Senior Planner Hancey added site context.

Mr. Tatton discussed where the graphic would go.

Chair Steele opened up to the public.

Resident Daria Evans asked about the water shares.

Mr. Tatton noted that he has no answer for that.

Public comment was closed.

Senior Planner Hancey clarified the voting members.

Chair Steele described the approval process of this use.

Motion: COMMISSIONER RHOTON MOTIONED TO APPROVE ITEM 5.3. WITH THE PRESENTED CONDITION AT 6:24 PM. COMMISSIONER GRADEN OSTLER SECONDED. ALL IN FAVOR VOTED YES: PEARCE, STEELE, OSTLER, RHOTON, AND HARBIN. THE VOTE CARRIED UNANIMOUSLY.

City Engineer and Public Work Director Naseem Ghandour noted that he could respond to those questions after the meeting.

6. WORK SESSION

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

Business License Specialist Kelly Kleopfer discussed the proposed amendments and posed the request of consideration for massage therapy businesses operated as a home occupation.

Chair Steele clarified the question at hand. He also asked for definitions.

Commissioner Ostler listed examples of businesses.

Discussion ensued.

Commissioner Ostler asked if massage is considered a sexually-oriented business.

Discussion ensued.

Chair Steele asked if there was a precedent of this.

Discussion ensued.

Chair Steele noted that his opinion is that if there is not an issue that we should not make these adjustments.

Discussion ensued.

Chair Steele opened up to the public.

Bryce Brady discussed home occupation employment and agreed with the commissioners.

Ms. Evans commented on the need for clarity on zoning.

Chair Steele prompted staff response to the public comments.

Specialist Kloepfer noted the current zoning code for home occupations.

Chair Steele noted that it may be something worth considering. He asked about number of customer restrictions.

Specialist Kloepfer provided the standards.

Chair Steele asked about distance from other institutions centered around children.

Specialist Kloepfer noted that it is addressed in code and will be included.

Chair Steele discussed the community standard.

Commissioner Pearce clarified that they must have professional credentials.

Specialist Kloepfer noted yes and provided context.

6.5. Vineyard City Bike Park Location & Material

Director Vawdrey discussed Vineyard races. He provided a graphic of the Central Corridor plan. Director Vawdrey requested feedback on potentially moving the pump track. He provided the reasons behind this change.

Commissioner Harbin appreciated the project.

Commissioner Rhoton also appreciated this project.

Commissioner Pearce asked about the economic impact of a bike park.

Director Vawdrey discussed how the draw of the park would bring spending dollars to Vineyard.

Director Brim added that some development just need the starting piece and that Brian is very skilled at landing those.

Commissioner Rhoton noted there is interest in programming for teens. He also asked if the relocation would replace the pickleball courts.

Director Vawdrey discussed the inclusion of pickleball courts put in at the tennis court at Grove Park.

Chair Steele noted this would remove the tennis courts. He also asked about hockey.

Discussion ensued.

Chair Steele noted his support to move the location.

Commissioner Pearce noted that he appreciated the move.

Nathan opened up to the public.

Ms. Evans asked about the physical impact and the financial breakdown.

Mr. Brady discussed the distance from the skate park. He added that programming for teens is needed.

Resident Terry Ewing asked about the included pieces on the plan. She asked how much is this going to increase our taxes.

Chair Steele prompted a response to the questions.

Director Vawdrey discussed the funding sources for the bike and skate park.

Commissioner Rhoton asked about doing a City fundraiser.

Director Brim discussed the Central Corridor Open Space Plan. He discussed the Wetland Delineation Study and noted the identified area is not designated.

Director Ghandour provided context on the Wetlands Delineation.

Commissioner Harbin clarified that there is no fiscal impact for the bike park.

Ms. Evans clarified that the area is no longer Wetlands.

Director Ghandour noted that it does not have emergent wetlands and that it is outside of any potential impact. The survey was completed in June.

Chair Steele highlighted that these projects set standards for the community.

6.6. Utah Lake Shoreline Trail Amenities

Director Vawdrey provided a background to the trail amenities. He presented the amenities.

Chair Steele asked if the feedback from the Bluffs at Vineyard town hall.

Planning Technician Madison Reed noted that the feedback from the town hall and the survey was put into consideration for these proposed amenities.

Director Vawdrey presented the proposed benches and the bike racks.

The commission provided their thoughts.

Director Vawdrey highlighted the proposed locations for the amenities.

Commissioner Harbin clarified that there is no fiscal impact to these amenities.

Chair Steele opened up to the public.

Ms. Evans asked about vandalism.

Chair Steele discussed the City's maintenance procedures.

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

Director Brim provided an update of the status.

Planner Anthony Fletcher provided locational context and reviewed the amendments.

Ryan Bybee, the applicant, discussed the intent behind the amendments.

Director Brim added that staff is working with the applicant on language.

Mr. Bybee added that 4th South progression has been stalled because of the outline of the original agreement.

Director Brim discussed a previous desire for a small retail use in the clubhouse.

Commissioner Brad Fagg noted that he would like 4th South to be completed.

Commissioner Pearce noted that he agrees with the modifications.

Commissioner Ostler appreciated the amenity suggestion at the clubhouse.

Commissioner Rhoton noted support.

Commissioner Harbin noted interest in understanding the market.

Chair Steele asked about the phasing schedule.

Director Brim discussed the issue was with the delivery of the amenities and 4th South.

Chair Steele asked about park delivery.

Director Brim discussed the phasing.

Chair Steele opened up to the public.

Resident David Lauret clarified the timeline of the parks and asked where the parks would be.

Mr. Bybee discussed the parks.

Director Brim noted previous conversations of the existing infrastructure.

7. STAFF AND COMMISSION REPORTS

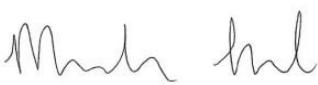
Director Brim provided a reflection of the Utah APA conference which staff and Commissioner Pearce attended in October.

8. ADJOURNMENT

Chair Steele adjourned the meeting at 7:44 pm.

MINUTES CERTIFIED COMPLETE ON: December 3rd, 2025

CERTIFIED (NOTICED) BY:


Madison Reed, Planning Technician

