



**VINEYARD**  
STAY CONNECTED

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

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**Present:**

Commissioner David Pierce,  
Commissioner Daria Evans

**Excused:** Chair Nathan Steele

**Absent:** Commissioner Graden, Commissioner Martina

Staff Present: Mayor Zack Stratton, Public Works Director/ City Engineer Naseem Ghandour, Engineer Patrick James, Planner Paul Douglass, Code Enforcement Officer Ed Kennedy, and Deputy Recorder Robin Bond.

Others Present: Jane Pearce, Chris Kephart, Georgia Fenn, Cody Fehlberg, Kellie Campbell, Craig Madsen, Rachel Madsen, Sarah Fout, Andrei Reyes, Dallin Varner, Matthew Wheting, Dave Shaw, Dave Hyte, Holly Hyte, Alexandra Mackenna, Josh Murillo, Kendra Rhoades, and others who did not sign in or whose writing was illegible.

**1. CALL TO ORDER**

Commissioner Pierce called the meeting to order at 7:13 pm. No Quorum was present. The meeting defaulted to a work session and no action was taken. He explained that we would hear the public and presenters, but no decisions would be taken.

Jane Pierce gave the invocation and led the pledge of Allegiance.

**2. PRESENTATIONS, RECOGNITIONS, AWARDS, AND PROCLAMATIONS**

None.

**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. Public comments can be submitted ahead of time to [planning@vineyardutah.gov](mailto:planning@vineyardutah.gov).

No public comments were received on items not listed on the agenda.

**4. BUSINESS ITEMS**

**4.1. Conditional Use Permit - Coin Operated Claw and Arcade Machines**

Planner Paul Douglass presented a request for a Conditional Use Permit for an indoor commercial recreation use known as "Claw Club Arcade" located at 149 N. Geneva Road within the RMU

(Residential Mixed Use) Zone. Staff explained that the use requires a Conditional Use Permit under Vineyard City Code.

The applicant, Business Owner Dave Shaw, described the proposed family entertainment business, which would primarily feature claw machines and arcade-style games with prize redemption opportunities.

Commissioners discussed:

- The proposed use and business operations.
- Building occupancy and tenant mix within the commercial development.
- Site location and zoning requirements.
- Compatibility with surrounding commercial uses.

Staff indicated the proposal met zoning requirements and would be recommended for approval.

No action was taken due to lack of quorum.

#### **4.2. Conditional Use Permit - Sunlight Bilingual Preschool**

The applicant, Georgia Fenn, is requesting a conditional use permit approval for a preschool within the Fenn home, located at 38 W Sycamore Ln. The applicant's home is zoned R1-8, which allows a home preschool with 8-10 children as a conditional use.

Mr. Douglass presented a Conditional Use Permit application for a home preschool located at 38 Sycamore Lane. Staff explained the proposal involves relocating an existing preschool operation to a new residence and therefore requires a new Conditional Use Permit.

Staff reviewed applicable code requirements, including:

- Maximum of ten children per session.
- Maximum of two sessions per day.
- One non-resident employee permitted.
- Required off-street parking.
- Limitation on the percentage of the home used for the business.

The applicant, Georgia Finn, described the preschool operation, enrollment, class schedules, parking arrangements, staffing, and building layout.

Commissioners expressed concerns regarding:

- Parking availability and driveway capacity.
- Pick-up and drop-off operations.
- Fire safety and emergency egress from the basement classroom area.
- Compliance with City code requirements.
- Student enrollment numbers and staffing.

- Potential impacts on neighboring properties.

### **Public Comment**

Several neighboring residents spoke regarding the application. Their comments generally focused on:

- On-street parking congestion.
- Vehicles parked for extended periods.
- Blocked driveways and restricted visibility.
- Increased traffic volumes.
- Pedestrian and child safety concerns.
- Impacts on neighborhood character.
- Concerns regarding business activity operating from the residence.

One resident operating a permitted preschool elsewhere in the neighborhood spoke in support of Vineyard's existing home preschool regulations and described measures used to successfully manage traffic and drop-off operations.

Another resident expressed support for the applicant's business success while suggesting future expansion into a commercial location may be appropriate.

A resident presented photographs depicting traffic and parking conditions. Staff requested the photographs be submitted to the City Recorder for inclusion in the public record.

Craig Madsen Sycamores, spoke on the pre-school. He was concerned about parking. He claimed 4-5 cars were parked on the side of his home for hours at a time every day.

Cody Fehlberg Sycamores, was troubled about street parking.

Joshua Murillo Sycamores was concerned about impacts on the neighborhood including street parking, 3-4 employees parking, and blockage of his driveway. He had safety concerns. He was uneasy about trespassing on his property. He claimed nineteen children were picked up from this morning's session.

Kellie Campbell Sycamores complained about drop off and pick up times. She was worried about safety and unfamiliar people in the neighborhood.

Kendra Roads Sycamores complained about the parking situation. She stated people parked longer than five minutes. She was worried about strangers in her living area. People disturbed her landscaping.

Holly Hyte Sycamores owns a pre-school in the neighborhood. She testified that a business can work in the neighborhood. She had a curb drop off plan that worked. She suggested that policies be followed strictly.

Zack Stratton expressed gratitude for small business owners and complimented Mrs. Fenn

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for growing a successful business. He wished to maintain a family atmosphere in neighborhoods. He suggested this successful business consider commercial premises.

Commissioner Evans asked about an additional business in the home.

Code Enforcement Officer Kennedy commented on the businesses and parking issues.

Commissioner Pierce stated his concerns about parking and parent pick up. He would like to see a plan to change the current situation. He felt city resources might be available to move the business elsewhere.

Staff and code enforcement discussed:

- Current code requirements.
- Parking management strategies.
- Compliance expectations.
- Business licensing requirements for home occupations.
- Potential future enforcement options if permit conditions are violated.

The Chair stated significant concerns remained regarding parking, enrollment levels, and operational impacts and noted additional discussion would occur at the future Planning Commission meeting.

No action was taken due to lack of quorum.

**4.3. PLAN26-0012 Site Plan Application — Minor Amendment - Lot 6 / Vineyard Properties of Utah LLC Martin Snow**

Mr. Douglass explained the relocation of the dumpster enclosure. He presented a proposed amendment to a previously approved site plan for a manufacturing building located at 151 E. 1750 North.

The amendment would relocate a dumpster enclosure due to grading and construction considerations. Staff reported:

- No changes to the building footprint.
- Parking requirements would continue to be met.
- Engineering requirements remain under review through the permitting process.

Commissioners requested additional information regarding:

- Landscaping details and compliance with City standards.
- Updated landscape plans.
- Prior engineering requirements and project status.

No action was taken.

**4.4. PLAN26-0011 Site Plan Application - Minor Amendment Orchards Phase 7**

Mr. Douglass presented the changes. Staff presented a proposed amendment affecting Buildings 53 through 64 within Orchards Phase 7.

Proposed modifications included:

- Conversion of selected covered deck areas into bedrooms.
- Revisions to certain deck configurations.
- Storefront color changes from dark bronze to white.
- Architectural adjustments to improve lighting and drainage.

Commissioners requested additional information regarding:

- The number of affected dwelling units.
- The size of the proposed bedroom conversions.
- Construction status of the affected buildings.
- Whether balconies and access doors would remain.

No action was taken.

#### 4.5. Senate Bill 284/City Code Compliance — Consideration of Ordinance No. 2026-11

Discussion on Senate Bill 284 was postponed to the following meeting.

### **5. WORK SESSION**

### **6. STAFF AND COMMISSION REPORTS**

#### **575 South Roadway Improvements**

- Existing pavement is being removed and replaced.
- Road paving was anticipated to be completed the following week.
- The roadway is expected to reopen shortly thereafter.

#### **400 South Improvements**

- Utility installation is underway between Lakeview Drive and Holdaway Road.
- Staff reported progress was proceeding ahead of initial expectations.
- Completion is anticipated prior to Thanksgiving.

#### **Vineyard Trail Enhancement Project**

- Construction is substantially complete.
- Remaining work includes installation of traffic signal equipment.
- New signalized crossings are planned at:
  - 400 South and 620 East.
  - Center Street trail crossing.

#### **Traffic Signal Installations**

- Materials have been received for signals at:
  - 600 North and Main Street.
  - Trail Enhancement Project intersections.
- Additional signal equipment for 400 North and Mill Road remains on order.

## 7. ADJOURNMENT

**Commissioner Pierce adjourned the meeting at 8:48 pm.**

**MINUTES APPROVED ON:**

October 14, 2026

**CERTIFIED (NOTICED) BY:**

*Robin Bond*





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**Fw: Follow-Up Photos – Sunlight Bilingual Preschool CUP**

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**From** Robin Raines-Bond <robinr@vineyardutah.gov>

**Date** Thu 10/15/2026 9:32 AM

**To** Naseem Ghandour <naseemg@vineyardutah.gov>; Paul Douglass <pauld@vineyardutah.gov>; Anthony Fletcher <anthonyf@vineyardutah.gov>

 6 attachments (27 MB)

IMG\_0550-video.mov; IMG\_0544.jpeg; IMG\_9480.jpeg; IMG\_0161.jpeg; IMG\_0547.jpeg; IMG\_0562.jpeg;



Robin Bond, MPA, CMC  
City Recorder | Election Officer

125 South Main  
Vineyard, UT 84059

Phone: 385-338-5214

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**From:** Joshua Murillo [REDACTED]

**Sent:** Monday, October 12, 2026 7:43 PM

**To:** Robin Raines-Bond <robinr@vineyardutah.gov>

**Subject:** Follow-Up Photos – Sunlight Bilingual Preschool CUP

Dear Vineyard Planning Commission,

I am following up regarding the Sunlight Bilingual Preschool Conditional Use Permit and the concerns I shared at the October 7, 2026 Planning Commission meeting.

I have attached the photos I referenced during the meeting. They show:

- Parents regularly stopping, parking, or leaving vehicles unattended while partially blocking my driveway during preschool drop-off and pickup, interfering with safe access to my property.
- Preschool customers and children crossing my front lawn and private property as a shortcut to the preschool entrance.
- Vehicles queued along the street and in front of my home on a daily basis during drop-off and pickup times.

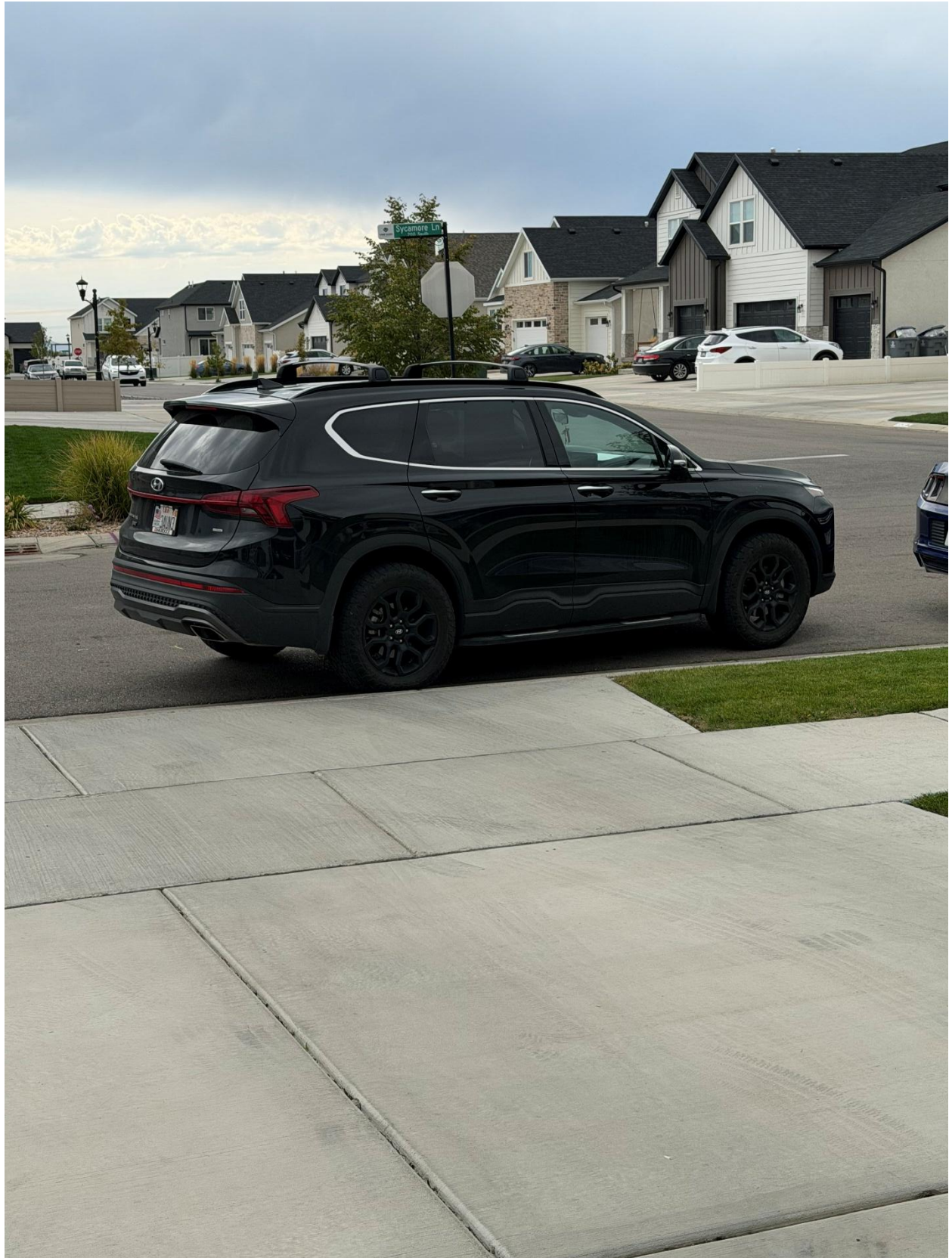
These photos reflect the recurring parking, access, and traffic impacts I discussed at the meeting.

Please include these photos and this correspondence as part of the public record for the Conditional Use Permit review.

Thank you,

Josh Murillo











[illegible]