



**NOTICE OF A REGULAR  
PLANNING COMMISSION MEETING**

**August 21, 2024, 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 21, 2024, 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**

**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 April 3rd, 2024 Planning Commission Meeting Minutes**

**4.2. Approval of the May 1st, 2024 Planning Commission Meeting Minutes**

**4.3. Approval of June 5th, 2024 Planning Commission Meeting Minutes**

**4.4. Approval of the July 17, 2024 Planning Commission Meeting Minutes**

**5. BUSINESS ITEMS**

**5.5. Public Hearing: Parks and Recreation Master Plan**

Vineyard City has been working with CRSA to develop a Parks and Recreation Master Plan. Paul Kenney with CRSA will present the Master Plan for a recommendation.

**5.6. Public Hearing: Zoning Text Amendment for Event Centers in the Flex Office Industrial Zone - Ordinance 2024-10**

The applicant, Enigma 3, is an equipment rental company that provides studio expertise for media services. They are located on the north side 1600 North Street within the Flex Office & Industry (FOI) zone in north Vineyard. The applicant is seeking to apply for a zoning text amendment to allow for an event center use with the

FOI District. Currently, the Vineyard Zoning Ordinance classifies event centers under assembly use, which is a non-permitted use in this district. The applicant has hosted one-time events and would like to incorporate this use into their regular business offerings.

**5.7. Utah City Block 4 (Bella's Market) Site Plan**

Bronson Tatton with Flagborough is seeking approval of the Bella's Market Site Plan located in Block 4 of the Utah City Development.

**5.8. Vineyard Fire Station #35 Site Plan and Conditional Use Permit**

Vineyard City is proposing a site plan application of a new fire station at 226 W 80 S.

**6. WORK SESSION**

No work items were submitted.

**7. STAFF, COMMISSION, AND COMMITTEE REPORTS**

**7.10. ULI Housing Summit**

**8. ADJOURNMENT**

The next regularly scheduled meeting is September 4th, 2024.

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](mailto: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:

\_\_\_\_\_

CERTIFIED (NOTICED) BY:

/s/ Madison Reed

Madison Reed, Planning Technician