



**MINUTES OF A REGULAR
PLANNING COMMISSION MEETING
Vineyard City Council Chambers
125 South Main Street, Vineyard, Utah
August 6, 2025, at 6:00 PM**

ATTENDANCE:

COMMISSIONERS PRESENT: Chair Nathan Steele, David Pearce, Graden Ostler

STAFF PRESENT: Naseem Ghandour, City Engineer and Public Works Director; Kelly Kloefer, Business Licensing Administrator; Anthony Fletcher, Planner; Cache Hancey, Senior Planner; Madison Reed, Planning Technician

OTHERS PRESENT: Jane Pearce, Daria Evans, David Lauret, Karen Cornelius, Terry Ewing, Josh Hunt

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

Chair Nathan Steele called the meeting to order at 6:04pm. Chair Steele led an invocation and the pledge of allegiance.

2. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS

2.1. Developments Review

Senior Planner Cache Hancey presented a review of developments coming soon. He provided a brief discussion for each development.

Chair Steele appreciated the presentation. He noted to send out the presentation to the commissioners and possibly on the city website.

Commissioner David Pearce asked if he could annotate some of his comments on the sent out presentation.

Chair Steele opened up to the public.

Resident Daria Evans asked about gateway.

Commissioner Pearce appreciated the presentation and asked for a copy to be available to be the public.

Senior Planner Hancey discussed access on the website.

Chair Steele asked about who is dedicated to GIS.

Senior Planner Hancey discussed our GIS specialist.

3. PUBLIC COMMENTS PC

There were no public comments.

4. CONSENT ITEMS

4.2. Approval of the June 18th, 2025 Planning Commission Meeting Minutes

Motion: COMMISSIONER PEARCE MOTIONED TO APPROVE THE JUNE 18TH PLANNING COMMISSION MINUTES AT 6:25PM. COMMISSIONER GRADEN OSTLER SECONDED. ALL IN FAVOR VOTED YES: PEARCE, STEELE, AND OSTLER. THE VOTE CARRIED UNANIMOUSLY.

5. BUSINESS ITEMS

5.3. PUBLIC HEARING: Transportation Master Plan + Impact Fee

City Engineer and Public Works Director Naseem Ghandour recommended postponing to the first meeting in September.

Motion: CHAIR STEELE MOTIONED TO CONTINUE THIS ITEM TO THE SEPTEMBER 3RD PLANNING COMMISSION MEETING. COMMISSIONER PEARCE SECONDED. ALL IN FAVOR VOTED YES: PEARCE, STEELE, AND OSTLER. THE VOTE CARRIED UNANIMOUSLY.

6. WORK SESSION

6.4. The Bluffs at Vineyard

Planning Technician Madison Reed provided a presentation and overview of the project. She highlighted a few of the amenities.

Commissioner Ostler asked questions about maintenance responsibilities.

Planning Technician Reed responded that the city has taken over maintenance. There was a discussion about liabilities and maintenance.

Director Ghandour responded that the permits that are filed with the state will handle any legal issues. He mentioned that trash cans and dog waste stations are placed on a frequent schedule.

Commissioner Pearce asked questions about the volleyball court and wanted to know if there are other locations for volleyball courts.

Chair Steele provided feedback on amenities and financing. Discussion about the volleyball court location ensued.

Public access and reservations were discussed.

Chair Steele requested for a group to help fundraise and establish a better experience. He opened up to the public.

Resident David Lauret asked for clarification on land ownership and public meetings. He asked if it could be turn into parking.

Ms. Evans asked about landscaping near Sunset Beach Park due to how steep the bluff is.

Director Ghandour explained that the slope will be considered during the design.

Resident Josh Hunt stated that he was thrilled that the city is working on this and loved a volleyball court. He mentioned that the southern access point to the lake is very popular and could benefit from amenities. He felt that the parking on 300 west was available enough to provide access for the site.

Chair Steele requested some photos of the existing conditions.

6.5. Update to City Ordinances and Zoning Maps: Massage Establishments and Sexually-Oriented Businesses

Business Licensing Specialist Kelly Kloefer presented an update to explain that the city is in process of updating city ordinances and zoning maps regarding massage establishments and sexually-oriented businesses.

7. STAFF AND COMMISSION REPORTS

Planner Anthony Fletcher invited the members of the public to the next Active Transportation Commission meeting.

Chair Steele discussed the attendance of commissioners.

8. ADJOURNMENT

Meeting was adjourned at 7:14pm.

MINUTES CERTIFIED COMPLETE ON: August 20th, 2025

CERTIFIED (NOTICED) BY: 
Madison Reed, Planning Technician

