



**MINUTES OF A REGULAR
PLANNING COMMISSION MEETING
Vineyard City Council Chambers
125 South Main Street, Vineyard, Utah
August 20, 2025, at 6:00 PM**

ATTENDANCE:

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

STAFF PRESENT: Morgan Brim, Community Development Director; Cache Hancey, Senior Planner; Anthony Fletcher, Planner; Madison Reed, Planning Technician; Naseem Ghandour, Public Works Director and City Engineer

OTHERS PRESENT: Jane Pearce, David Lauret, Matt Phillips

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

Chair Nathan Steele called the meeting to order at 6:00pm. Commissioner Brad Fagg led the invocation and pledge of allegiance.

2. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS

There were no items.

3. PUBLIC COMMENTS PC

There were no public comments.

4. CONSENT ITEMS

4.1. Approval of the August 6th, 2025 Planning Commission Meeting Minutes

Motion: COMMISSIONER DAVID PEARCE MOTIONED TO APPROVE THE AUGUST 6TH, 2025 PLANNING COMMISSION MINUTES AT 6:01PM. COMMISSIONER GRADEN OSTLER SECONDED. ALL IN FAVOR VOTED YES: FAGG, PEARCE, STEELE, AND OSTLER. THE VOTE CARRIED UNANIMOUSLY.

5. BUSINESS ITEMS

5.2. Allied Sign Site Plan Amendment

Senior Planner Cache Hancey provided context on the application and discussed the compliance with the city code.

Commissioner Caden Rhoton arrived at 6:02pm.

Matt Phillips, the applicant, arrived at 6:03pm.

Chair Steele requested locational context.

Discussion ensued.

Mr. Phillips noted his intention and the purpose for the amendment.

Chair Steele asked about screening.

Mr. Phillips noted that they will likely put up fencing.

Discussion ensued.

Public Works Director and City Engineer Naseem Ghandour entered at 6:08pm.

There were no public comments.

Chair Steele asked about code for screening.

Senior Planner Hancey responding explaining no.

Motion: COMMISSIONER RHOTON MOTOIONED TO APPROVE THE SITE PLAN AMENDMENT AS PRESENTED AT 6:09PM. COMMISSIONER FAGG SECONDED. ALL IN FAVOR VOTED YES: FAGG, PEARCE, STEELE, RHOTON, AND OSTLER. THE VOTE CARRIED UNANIMOUSLY.

6. WORK SESSION

No work items were submitted.

7. STAFF AND COMMISSION REPORTS

Community Development Director Morgan Brim brought up the Utah APA conference.

Planning Technician Madison Reed noted the dates for the conference: October 9th and 10th.

8. ADJOURNMENT

The meeting was adjourned at 6:11pm.

MINUTES CERTIFIED COMPLETE ON: September 3rd, 2025

CERTIFIED (NOTICED) BY:



Madison Reed, Planning Technician

