



**MINUTES OF A REGULAR
PLANNING COMMISSION MEETING
Vineyard City Council Chambers
125 South Main Street, Vineyard, Utah
December 3, 2025, at 6:00 PM**

ATTENDANCE:

COMMISSIONERS PRESENT: David Pearce, Caden Rhoton, Graden Ostler

STAFF PRESENT: Cache Hancey, Senior Planner; Anthony Fletcher, Planner; Madison Reed, Planning Technician;

OTHERS PRESENT: Olivia Perry, Chris Judd, David Lauret, Mike Olsen

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

COMMISSIONER CADEN RHOTON MOVED TO NOMINATE DAVID PEARCE FOR CHAIR-TEMPORE AT 6:03PM. COMMISSIONER GRADEN OSTLER SECONDED. ALL IN FAVOR VOTED YES: PEARCE, OSTLER, AND RHOTON. THE VOTE CARRIED UNANIMOUSLY.

Chair-Tempore David Pearce called the meeting to order at 6:04pm. Commissioner Ostler led the invocation and the pledge of allegiance.

2. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS

There were no items submitted.

3. PUBLIC COMMENTS PC

There were no comments.

4. CONSENT ITEMS

4.1. Approval of the November 5th, 2025 Planning Commission Meeting Minutes

Motion: COMMISSIONER RHOTON MOVED TO APPROVE THE NOVEMEBR 5TH, 2025 PLANNING COMMISSION MEETING MINUTES AT

6:06PM. CHAIR-TEMPORE PEARCE SECONDED. ALL IN FAVOR VOTED YES: PEARCE, OSTLER, AND RHOTON. THE VOTE CARRIED UNANIMOUSLY.

5. BUSINESS ITEMS

5.2. 2026 Planning Commission Meeting Calendar

Senior Planner Cache Hancey provided a background and presented the calendar.

Motion: COMMISSIONER RHOTON MOVED TO APPROVE ITEM 5.2 AS PRESENTED AT 6:07PM. COMMISSIONER OSTLER SECONDED. ALL IN FAVOR VOTED YES: PEARCE, OSTLER, AND RHOTON. THE VOTE CARRIED UNANIMOUSLY.

5.3. Planning Commission Chair and Vice-Chair Re-election

Senior Planner Hancey noted that staff recommends to move the item once the commissioners are more present and updated.

Motion: COMMISSIONER RHOTON MOVED TO CONTINUE THIS ITEM TO THE FIRST MEETING IN JANUARY OF 2026 AT 6:08PM. COMMISSIONER OSTLER SECONDED. ALL IN FAVOR VOTED YES: PEARCE, OSTLER, AND RHOTON. THE VOTE CARRIED UNANIMOUSLY.

5.4. Site Plan Amendment Application - Orchards Clubhouse

Senior Planner Hancey presented a background to the project and added the reason behind the requested amendments. He highlighted landscaping and the bike rack.

Chair-Tempore Pearce asked why the landscaping was changed.

Senior Planner Hancey discussed the time elapsed between approval and construction, as well as spacing restrictions.

Mike Olsen, the applicant, provided context to the landscaping. He provided context to the removal of the splash pad.

Commissioner Rhoton clarified the request for tonight.

Senior Planner Hancey noted he is asking for approval on the as-built.

Commissioner Rhoton noted that the changes make sense to him but that he would like the bike parking to be changed.

Chair-Tempore Pearce clarified Commissioner Rhoton's comments.

Discussion ensued.

Motion: COMMISSIONER RHOTON MOVED TO APPROVE ITEM 5.4 WITH THE CONDITION FOR BIKE PARKING TO BE APPROVED BY CITY STAFF AT 6:21PM. COMMISSIONER OSTLER SECONDED. ALL IN FAVOR VOTED YES: PEARCE, OSTLER, AND RHOTON. THE VOTE CARRIED UNANIMOUSLY.

5.5. PUBLIC HEARING: Holdaway Fields Development Agreement Amendment

Senior Planner Hancey provided that the applicant wishes to be continued to a meeting in January. He added the items that are still under discussion between the developer and staff.

Discussion ensued.

Motion: COMMISSIONER OSTLER MOVED TO CONTINUE THIS ITEM TO A LATER DATE AT 6:25PM. COMMISSIONER RHOTON SECONDED. ALL IN FAVOR VOTED YES: PEARCE, OSTLER, AND RHOTON. THE VOTE CARRIED UNANIMOUSLY.

6. WORK SESSION

No work items were submitted.

7. STAFF AND COMMISSION REPORTS

Senior Planner Hancey provided an update on Natalie Harbin's position as a Commissioner.

City Engineer and Public Works Department Director Naseem Ghandour provided an update for construction progress on traffic signals.

8. ADJOURNMENT

Chair-Tempore Pearce adjourned the meeting at 6:31pm.

MINUTES CERTIFIED COMPLETE ON: March 4th, 2026

CERTIFIED (NOTICED) BY:



Madison Reed, Planning
Technician

