



**MINUTES OF THE DEVELOPMENT
REVIEW COMMITTEE MEETING
Vineyard City Council Chambers
125 South Main Street, Vineyard, Utah
June 20, 2024, at 9:00 AM**

ATTENDENCE:

COMMITTEE MEMBERS: Patrick James, Staff Engineer filling in for Chair Naseem Ghandour, City Engineer and Public Works Director; Brandon Valley, Deputy Fire Marshall; Eric Ellis, City Manager; Cris Johnson, Building Official; and Brian Vawdrey, Parks and Recreation Director.

STAFF PRESENT: Anthony Fletcher, Planner

OTHERS PRESENT: Brady Morris with X-Development

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

Step in Chair Patrick James called the meeting to order at 9:08am.

2. WORK SESSION

No work items were submitted.

3. CONSENT ITEMS

No consent items were submitted.

4. BUSINESS ITEMS

4.1. The Sycamores Phase 5 Final plat approval

Chair James introduced the item as the next phase. He noted that there were comments that have been taken care of previously.

Planner Anthony Fletcher noted that there are 19 unique lots. Only 18 would be buildable; the 19th one would be open space.

Chair James asked if that was to provide space for a walk path.

Planner Fletcher said yes, something of that sort.

Chair James noted that there was an utility that runs through there.

Planner Fletcher acknowledged the conditions: pay off all outstanding fees (which they do not have at the moment) and to apply for a land disturbance permit as the next step. He noted that he wanted this as part of the motion.

Chair James agreed with needing a land disturbance permit.

Motion: BUILDING OFFICIAL CRIS JOHNSON MOTIONED TO APPROVE WITH CONDITIONS AND SUBMITTAL OF LAND DISTURBANCE AT 9:10AM. CITY MANAGER ERIC ELLIS SECONDED. ALL IN FAVOR: VALLEY, ELLIS, JOHNSON, VAWDREY, AND JAMES. THE PLAT PASSED UNANIMOUSLY.

4.2. Geneva Retail Frontage Subdivision Plat F

Chair James provided a background and noted this was to remove the boundary between the two lots.

Chair James noted that it already had a land disturbance permit in review.

Planner Fletcher discussed shrubs in the lot that need approval from public works before implementation. He added that there was an issue with the tax clearance. There will be an automatic hold on the reviews until it has been paid off at the county.

Planner Fletcher noted the conditions: the applicant needs approval on the shrubs, the applicant needs to pay their taxes before recordation, and the land disturbance permit needs to be approved.

The applicant, Brady Morris with X-Development, noted that two of those things are related to the subdivision, and the other one is related to the site plan.

Planner Fletcher acknowledged this and noted that the shrubs condition should be removed for this approval.

Motion: DEPUTY FIRE MARSHALL BRANDON VALLEY MOTIONED TO APPROVE WITH CONDITIONS AT 9:14AM. BUILDING OFFICIAL JOHNSON SECONDED. ALL IN FAVOR: VALLEY, ELLIS, JOHNSON, VAWDREY, AND JAMES. THIS PASSED UNANIMOUSLY.

Planner Fletcher added that the applicant was present and that it will be a hotel. He noted that they are reviewing the site plan and conditional use application.

Planner Fletcher explained that these will be a part of another approval. He noted the next scheduled meeting is on July 18th.

5. STAFF, COMMISSION, AND COMMITTEE REPORTS

There were no reports.

6. ADJOURNMENT

Chair James adjourned the meeting at 9:16am.

MINUTES CERTIFIED COMPLETE ON: December 19th, 2024

CERTIFIED (NOTICED) BY:


Madison Reed, Planning Technician

