



**MINUTES OF A DEVELOPMENT REVIEW COMMITTEE
MEETING - SPECIAL SESSION
Vineyard City Council Chambers
125 South Main Street, Vineyard, Utah
August 21, 2024, at 11:00 AM**

ATTENDANCE:

COMMITTEE MEMBERS: Naseem Ghandour, Chair; Preston Jensen, Parks and Recreation Representative; Cris Johnson, Building Director; Eric Elis, City Manager; Morgan Brim, Community Development Director; Brandon Valley, Fire Marshall.

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

OTHERS PRESENT: Bronson Tatton, Flagborough Representative

1. CALL TO ORDER

Chair Naseem Ghandour called the meeting to order at 11:03am. He prompted roll call.

2. BUSINESS ITEMS

2.1. Utah City Phase Five Subdivision Plat

Senior Planner Cache Hancey provided a background and presented the plat for Utah City Phase 5 Subdivision. He provided some updates on how many lots and their timelines.

Community Development Director Morgan Brim asked about the process of approvals and final plat subdivision plans.

Bronson Tatton with Flagborough clarified their method of progress.

Senior Planner Hancey clarified what the lots are addressing.

Community Development Director Brim asked if we had the plat and if they could approve it without the plat.

Senior Planner Hancey said it would probably be better if they did.

Mr. Tatton commented on the revisions.

Community Development Director Brim asked if he wanted to make conditions.

Chair Ghandour responded in saying that they are fine as conditions. He made comments on the road dedications and utilities.

Community Development Director Brim clarified that it is something that can be verified prior to signature.

Chair Ghandour said yes.

Mr. Tatton updated the committee on revisions made since the last meeting.

Community Development Director Brim requested clarification.

A discussion about phase 2 plats and timeline of agenda items.

Chair Ghandour expressed concern about how this will be presented.

Senior Planner Hancey noted a preferred process for clarity.

Community Development Director Brim requested an exhibit for all of the current plats for tracking purposes.

Mr. Tatton acknowledged this request and noted he would provide a cleaned version.

Community Development Director Brim provided details he would want.

Senior Planner Hancey provided conditions: all lots will be assigned an address and printed on the mylar, a note with “in accordance with section 3.06.010 of the advised ordinances of vineyard city, all private roads shall be available for public use at all times.”, and an updated plat with the lot line splitting the existing Lot 3, creating Lot 5, will be provided prior to recordation.

Discussion about additional conditions ensued. These conditions include: the definition for the public utility easements will be noted on the plat with a reference to the state.

No further questions.

Motion: COMMUNITY DEVELOPMENT DIRECTOR BRIM MOTIONED TO APPROVE THE UTAH CITY PHASE 5 FINAL PLAT WITH THE FOUR CONDITIONS PROPOSED AT 11:18AM. CITY MANAGER ELLIS SECONDED. ROLL CALL FOR YES INCLUDED: BRIM, ELLIS, GHANDOUR, JOHNSON, VALLEY, AND JENSEN. THE VOTE CARRIED UNANIMOUSLY.

3. ADJOURNMENT

The meeting was adjourned at 11:19am.

MINUTES CERTIFIED COMPLETED ON: February 20th, 2025

CERTIFIED (NOTICED) BY: 

Madison Reed, Planning Technician

