



**MINUTES OF A DEVELOPMENT
REVIEW COMMITTEE MEETING
Vineyard City Council Chambers
125 South Main Street, Vineyard, Utah
November 7, 2024, at 9:00 AM**

ATTENDANCE:

COMMITTEE MEMBERS: Chair Naseem Ghandour, Public Works Director and City Engineer; Brandon Valley, Deputy Fire Marshall; Cris Johnson, Building Official; Brian Vawdrey, Parks and Recreation Director

STAFF PRESENT: Anthony Fletcher, Planner; Madison Reed, Planning Technician; and Patrick James, Assistant City Engineer.

OTHERS PRESENT:

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

Chair Naseem Ghandour called the meeting to order at 9:03am. Roll call was prompted.

2. CONSENT ITEMS

2.1. Approval of the May 2nd, 2024 Development Review Committee Draft Minutes

Motion: DEPUTY FIRE MARSHALL BRANDON VALLEY MOTIONED TO APPROVE THE MAY 2ND, 2025 DEVELOPMENT REVIEW COMMITTEE DRAFT MINUTES AT 9:05AM. BUILDING OFFICIAL CRIS JOHNSON SECONDED. ALL IN FAVOR VOTED YES: GHANDOUR, VALLEY, JOHNSON, AND VAWDREY. THE VOTE CARRIED UNANIMOUSLY.

3. BUSINESS ITEMS

3.1. Holdaway Fields Plat 1B - Request for 6-Month Plat Recording Extension

The applicant was not present. Planner Anthony Fletcher discussed his absence. Chair Ghandour stressed that there were questions to ask the applicant so we can not approve or deny the extension. Building Official Johnson agreed.

Parks and Recreation Director Brian Vawdrey asked if he knew the reasons why.

Planner Fletcher noted that the applicant has been calling.

Chair Ghandour challenged if a phone call would be sufficient.

Deputy Fire Marshall Valley asked if there was a precedent in the past with online attendance.

Chair Ghandour said that it has been an option for staff.

Planner Fletcher agreed that a phone call may not be sufficient.

Chair Ghandour asked if we should continue the item so that the committee members can ask questions. He wanted to continue the item.

Motion: DEPUTY FIRE MARSHALL VALLEY MOTIONED TO POSTPONE BUSINESS ITEM 3.1 HOLDAWAYA FIELDS PLAT 1B- REQUEST FOR 6-MONTH PLAT RECORDING EXTENSION TO A FUTURE MEETING AT 9:10AM. BUILDING OFFICIAL JOHNSON SECONDED. ALL IN FAVOR VOTED YES: GHANDOUR, VALLEY, JOHNSON, AND VAWDREY. THE VOTE CARRIED UNANIMOUSLY.

4. WORK SESSION

No work items were submitted.

5. STAFF, COMMISSION, AND COMMITTEE REPORTS

Planner Fletcher provided information on the extension for the 6-month extension on recording the approved Holdaway Fields Phase 1b plat. He briefed the legalities behind the timeline. The applicant withheld the recordation until they had a buyer for the plat.

Chair Ghandour clarified that the extension was for a sales need. He noted that they would need a more liable reason to extend the recordation.

Building Official Johnson asked if they are requiring a bond for the improvements of the 5 lots.

Planner Fletcher said no because it is a part of Holdaway fields.

Building Official Johnson asked if the improvements have not been installed.

Planner Fletcher discussed the background.

Deputy Fire Marshall Valley asked if there was anything in the code that regulates the extension.

Planner Fletcher clarified his question.

Deputy Fire Marshall Valley verified.

Planner Fletcher said the code said it is allowed based on the judgement of the Development Review Committee.

Chair Ghandour requested more information on the code allowance of extensions.

There were no more comments.

6. ADJOURNMENT

The meeting as adjourned at 9:20.

MINUTES CERTIFIED COMPLETE ON: April 3rd, 2025

CERTIFIED (NOTICED) BY:


Madison Reed, Planning Technician

