



**MINUTES OF A DEVELOPMENT REVIEW
COMMITTEE MEETING**

**Vineyard City Council Chambers
125 South Main Street, Vineyard, Utah
February 20, 2025, at 9:00 AM**

ATTENDANCE:

COMMITTEE MEMBERS: Chair Brian Vawdrey, Parks and Recreation Director; Vice-Chair Cris Johnson, Building Official; Brandon Valley, Deputy Fire Marshall; Eric Ellis, City Manager; Morgan Brim, Community Development Director; Naseem Ghandour, Public Works Director and City Engineer

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

OTHERS PRESENT: Lafe Harris

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

Chair Brian Vawdrey called the meeting to order at 9:03am. He prompted roll call.

2. CONSENT ITEMS

2.1. Approval of the August 21st, 2024 Development Review Committee Draft Minutes

2.2. Approval of the October 3rd, 2024 Development Review Committee Draft Minutes

Motion: CITY MANAGER ERIC ELLIS MOTIONED TO APPROVE ITEMS 2.1 AND 2.2 AS PRESENTED AT 9:02AM. VICE-CHAIR CRIS JOHNSON SECONDED.

Morgan and Naseem arrived at 9:03am.

3. BUSINESS ITEMS

3.1. Site Plan with Conditional Use Permit - Church Meetinghouse at 1700 W 575 S

Planner Anthony Fletcher introduced the applicant and the lot. He requested to present both items, 3.1 and 3.2 as one because they are for the same project. Planner Fletcher provided a background to the sites. He added that they will need to adjust the photometric plan.

Community Development Director Morgan Brim asked to locate the bike parking. Planner Fletcher discussed bike parking.

Director Brim asked if it was visible from the inside of the building. Planner Fletcher noted yes. He added that the other building also met bike parking requirements.

Director Brim asked about the pedestrian route. He thinks it should be a direct route.

Chair Vawdrey asked if the applicant had any comments. Lafe Harris, the applicant, said no.

Director Brim asked about a traffic impact analysis. Mr. Harris said yes.

Director Brim asked if it recommended any improvements. Mr. Harris commented that he did not believe so.

Public Works Director and City Engineer Naseem Ghandour noted the recommendation for no auxiliary lanes. He added that the study was completed on Sunday during peak hours. He requested to look into other days. Mr. Harris described the traffic study.

Discussion ensued.

Director Brim noted that they have asked the applicant to coordinate with neighboring properties.

Mr. Harris noted that he was not aware of that and asked for contacts.

Director Brim noted that the alignment is sorted prior to development. He asked about the landscaping.

Mr. Harris described the landscaping. Director Brim asked if Director Ghandour's team could look at the right of way cross section. He added that the city typically requires trees. He introduced the tree manual.

Chair Vawdrey asked if there was any more questions.

City Manager Ellis asked about the sizing discrepancy.

Mr. Harris clarified.

Director Brim asked if there is anything they need from a platting standpoint.

Vice-Chair Johnson noted that it would have to be platted.

Mr. Harris noted that it had already been recorded.

Planner Fletcher noted that it is a recommendation

Motion: DIRECTOR BRIM RECOMMENDED APPROVAL OF ITEMS 3.1 AND 3.2 WITH CONDITIONS AT 9:16AM. CITY MANAGER ELLIS SECONDED. CHAIR VAWDREY CALLED FOR A VOTE. ALL IN FAVOR VOTED YES: BRIM, ELLIS, VAWDREY, JOHNSON, VALLEY, AND GHANDOUR. THE VOTE CARRIED UNANIMOUSLY.

3.2. Site Plan with Conditional Use Permit - Church Meetinghouse at 1700 W 575 S (East Building)

This item was addressed above.

4. WORK SESSION

No work items were submitted.

5. STAFF AND COMMISSION REPORTS

There were no comments.

6. ADJOURNMENT

Chair Vawdrey adjourned the meeting at 9:19am.



MINUTES CERTIFIED COMPLETE ON: May 1st, 2025

CERTIFIED (NOTICED) BY:

Madison Reed, Planning Technician