



**MINUTES OF A DEVELOPMENT REVIEW
COMMITTEE MEETING**

**Vineyard City Council Chambers
125 South Main Street, Vineyard, Utah
May 1, 2025, at 9:00 AM**

ATTENDANCE:

COMMITTEE MEMBERS PRESENT: Vice-Chair Cris Johnson, Building Official; Eric Ellis, City Manager; Naseem Ghandour, City Engineer; Morgan Brim, Community Development Director; Brandon Valley, Deputy Fire Marshall;

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

OTHERS PRESENT: Bronson Tatton, BJ Laterveer, Brett Wood, Kevin

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

Vice-Chair Cris Johnson called the meeting to order at 9am.

2. STAFF AND COMMISSION REPORTS

There were no comments made.

3. CONSENT ITEMS

3.1. Approval of the January 16th, 2025 Development Review Committee Meeting Minutes

3.2. Approval of the February 20th, 2025 Development Review Committee Meeting Minutes.

Motion: COMMUNITY DEVELOPMENT DIRECTOR MORGAN BRIM MOTIONED TO APPROVE THE JANUARY 16TH AND FEBRUARY 20TH DEVELOPMENT REVIEW COMMITTEE MEETING MINUTES AT 9:00AM. CITY MANAGER ERIC ELLIS SECONDED. ALL IN FAVOR VOTED YES: BRIM, ELLIS GHANDOUR, VALLEY, AND JOHNSON. THE VOTE CARRIED UNANIMOUSLY.

4. BUSINESS ITEMS

4.1. Utah City Phase 3 Plat Amendment

Senior Planner Cache Hancey provided an introduction and presented the plat. He noted his request to fix the hatch marks on the plat.

City Engineer and Public Works Director Naseem commented on the road dedications.

Bronson Tatton with Flagborough acknowledged that it is the case for Main Street and Avery. He noted that they will come in with a roadway dedication.

Director Brim asked about lot 10 A and the slope easement.

Mr. Tatton noted that they accepted for there to be a frontage road as long as it was on their property.

Director Ghandour noted that there is a pre-application meeting.

Discussion ensued.

Director Brim represented his thoughts with a map.

Senior Planner Hancey noted that there still may be addressing issues with the plat.

Mr. Tatton discussed lot 10a.

Director Ghandour recommended looking into how the right-of-way will be dedicated to the city.

Discussion ensued.

Director Brim clarified the discussion.

Director Brim asked if we have approved this with the city attorney.

Senior Planner Hancey noted that the attorney has been working with their legal team on this.

Director Brim did not feel comfortable approving this without touching base with the attorney.

Discussion ensued.

Moved to Item 4.3

4.2. Utah City Phase 4 Plat

Senior Planner Hancey provided a background and the plat for this item. He asked about the slope easement.

Mr. Tatton noted that it continues the whole length of vineyard connector.

Director Brim asked questions for locational context.

Director Brim noted that the vicinity map is incorrect.

Senior Planner Hancey discussed his conversation with the city attorney.

Director Brim asked if Senior Planner Hancey could read all of the conditions for the record.

Senior Planner Hancey noted: any commercial uses of public property must be recorded through a separate plat; make sure the bridge does not allow for unlimited width and would shadow the road, it is only allowed on higher floors and not as a substitute for pedestrian traffic; add language about the arcades with overhanging structure over the sidewalk; to be approved by staff prior to recordation; update any addressing; update the slope easement; update the vicinity map; Phase 4 block 17 contains a 10ft PUE; and the developer and city shall enter into an agreement for the transferring of the private streets to public prior to the issuance of the C of O for each adjacent block.

Director Ghandour added comments on the sky bridges.

Senior Planner Hancey added that this could be something tied to the site plan.

Director Brim feels that what is presented is sufficient.

Senior Planner Hancey noted that Assistant City Engineer Patrick James is requesting a PUE going North to South.

Mr. Tatton discussed future steps.

Mr. Tatton noted the bridge is about 20 feet.

Director Ghandour clarified markings on the plat.

Mr. Tatton clarified.

Discussion ensued.

Motion: DIRECTOR BRIM MOTIONED THE APPROVE 4.1 AND 4.2 WITH THE FOLLOWING CONDITIONS AT 9:40 AM. SENIOR PLANNER HANCEY READ THE CONDITIONS: ANY COMMERCIAL USES OF PUBLIC PROPERTY MUST BE RECORDED THROUGH A SEPARATE PLAT; MAKE SURE THE BRIDGE DOES NOT ALLOW FOR UNLIMITED WIDTH AND WOULD SHADOW THE ROAD, IT IS ONLY ALLOWED ON HIGHER FLOORS AND NOT AS A SUBSTITUTE FOR PEDESTRIAN TRAFFIC; ADD LANGUAGE ABOUT THE ARCADES WITH OVERHANGING STRUCTURE OVER THE SIDEWALK; TO BE APPROVED BY STAFF PRIOR TO RECORDATION; UPDATE ANY ADDRESSING; UPDATE THE SLOPE EASEMENT; UPDATE THE VICINITY MAP; PHASE 4 BLOCK 17 CONTAINS A 10FT PUE AND MUE; AND THE DEVELOPER AND CITY SHALL ENTER INTO AN AGREEMENT FOR THE TRANSFERRING OF THE PRIVATE STREETS TO PUBLIC PRIOR TO THE ISSUANCE OF THE C OF O FOR EACH ADJACENT BLOCK. ANY CONDITIONS STATED IN THE STAFF REPORT WOULD BE APPLICABLE AS WELL. CITY MANAGER ELLIS SECONDED. ALL IN FAVOR VOTED YES: BRIM, ELLIS GHANDOUR, VALLEY, AND JOHNSON. THE VOTE CARRIED UNANIMOUSLY.

4.3. Orchards Phase 4 Final Plat

Planner Anthony Fletcher presented the site and zoning. He provided an overview and showed the plat for visual aid. He noted that staff recommended approval.

Director Ghandour asked if the parking spaces should be designated as private.

Discussion ensued.

The applicant noted that they will be marked on the plat as private.

Director Ghandour commented on the technicality of an arrow.

Motion: DIRECTOR GHANDOUR MOTIONED TO APPROVE ORCHARDS PHASE 4 PLAT WITH THE CONDITION THAT THE PARKING SPOTS ARE APPROPRIATELY DESIGNATED AS PRIVATE AS WELL AS THE ARROW CORRECTION AT 9:24AM. DEPUTY FIRE MARSHALL BRANDON VALLEY SECONDED. ALL IN FAVOR VOTED YES: BRIM, ELLIS GHANDOUR, VALLEY, AND JOHNSON. THE VOTE CARRIED UNANIMOUSLY.

5. WORK SESSION

5.1. Vineyard Properties of Utah Lot 6 Site Plan

Senior Planner Hancey introduces the site and context. He discussed the access road.

Engineer James added his findings for the drainage easement. He noted his comments.

Director Brim asked for details on the retaining wall.

Engineer James noted that the drawings do not show enough detail enough to determine where things lay.

Director Ghandour that the retaining wall is a separate permit.

The applicant noted that the owner does not want to shrink the size.

Discussion ensued

Director Ghandour if the applicant has considered piping in the canal.

City Manager Ellis added that there may be hesitation from other partners.

Brett Wood, the applicant, commented on neighboring sites.

Director Ghandour noted the concern for the impact of storm water flow.

City Manager Ellis suggested a condition.

The applicant discussed their understanding.

City Manager Ellis asked if they could get that in an email for a paper trail.

Director Ghandour added the flow calculations.

Engineer James noted that this is an opportunity to beautify that ditch.

Director Brim asked if we had any landscaping plans.

Engineer James noted that the landscaping plan is shown.

The applicant noted that they can add landscaping.

Director Brim requested more details for Planning Commission.

Senior Planner Hancey noted that the original landscaping plan was for a native grass and seed mix. He added that they would like to see more prior to planning commission

Director Brim requested for something in writing from Lindon.

Engineer James clarified that it is a Vineyard city easement.

Planning Technician Madison Reed asked for the names of the speakers.

Engineer James noted that the back parking lot does not connect.

Senior Planner Hancey provided the elevations. He announced his comments.

Director Brim asked for color.

Senior Planner Hancey represented the color legend.

Deputy Fire Marshall Valley noted for signage of no parking.

Senior Planner noted that this is slated potentially for Planning Commission the next week.

6. ADJOURNMENT

The meeting was adjourned at 9:57am.

MINUTES CERTIFIED COMPLETE ON: July 17th, 2025

CERTIFIED (NOTICED) BY:



Madison Reed, Planning Technician

