



**MINUTES OF A DEVELOPMENT REVIEW
COMMITTEE MEETING**

**Vineyard City Council Chambers
125 South Main Street, Vineyard, Utah
May 15, 2025, at 9:00 AM**

ATTENDANCE:

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

STAFF PRESENT: Patricia Abdullah (online), Plans Examiner; Rachel Stevens (online), Planner; Patrick James, Assistant City Engineer; Cache Hancey, Senior Planner; Madison Reed, Planning Technician

OTHERS PRESENT: Ted Didas, Steve Pruitt, Bronson Tatton, BJ Laterveer, Lafe Harris

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

Chair Brian Vawdrey called the meeting to order at 9:00am.

2. STAFF AND COMMISSION REPORTS

There were no reports.

3. ► CONSENT ITEMS

3.1. Approval of the April 3rd, 2025 Development Review Committee Meeting Minutes

► **Motion:** DEPUTY FIRE MARSHALL BRANDON VALLEY MOTIONED TO APPROVE THE APRIL 3RD DEVELOPMENT REVIEW COMMITTEE MEETING MINUTES AT 9:02AM. BUILDING OFFICIAL CRIS JOHNSON SECONDED. ALL IN FAVOR VOTED YES: VAWDREY, JOHNSON, GHANDOUR, VALLEY, ELLIS. THE VOTE CARRIED UNANIMOUSLY.

4. ► BUSINESS ITEMS

4.1. PLANPLAT25-0005 Final Plat Application- Orem UT YSA and Springwater Plat

▶ Senior Planner Cache Hancey presented an introduction to the site.

▶ Assistant City Engineer Patrick James added some of the feedback that was addressed. He noted that it appeared that the applicant made all of the edits.

City Engineer and Public Works Director Naseem Ghandour asked about the additional foot.

Engineer James responded in saying yes.

▶ Senior Planner Hancey noted that it required a vote for approval.

▶ **Motion:** DEPTY FIRE MARSHALL VALLEY MOTIONED TO APPROVE ITEM 4.1. AS PRESENTED AT 9:06AM. BUILDING OFFICIAL JOHNSON SECONDED. ALL IN FAVOR VOTED YES: VAWDREY JOHNSON, GHANDOUR, VALLEY, AND ELLIS. THE MOTION CARRIED UNANIMOUSLY.

5. ▶ WORK SESSION

5.1. PLAN24-0121 Site Plan with Conditional Use Permit - 10 Ward Church Meetinghouse

▶ Senior Planner Hancey introduced Planner Rachel Stevens.

▶ Planner Stevens provided the background and noted the requirements that were met. She also provided the elevations.

Planner Stevens noted that if there were no questions, these applications will be sent to Planning Commission the next week.

▶ City Manager Eric Ellis entered in person.

5.2. ▶ PLAN24-0127 Site Plan with Conditional Use Application- Springwater Church Meetinghouse

▶ Senior Planner Hancey asked if this was reviewed in 5.1.

Planner Stevens noted yes.

▶ Deputy Fire Marshall Valley brought up the traffic study.

Engineer James noted that they did receive the updated traffic study.

5.3. **PLAN25-0010 Site Plan Application - Commercial Outdoor Recreation Facility**

-  Senior Planner Hancey provided an update on the Zoning Text Amendment.

Community Development Director Morgan Brim entered at 9:11am.

-  Senior Planner Hancey outlined what is included in this site. He mentioned the request to extend the parking spaces from 18' to 20'.

-  Senior Planner Hancey asked about the isle width.

Deputy Fire Marshall Valley said that it complies with fire and city code.

-  Director Ghandour asked about the location of the fencing. He brought up a concern for parking.

Senior Planner Hancey provided context and noted that it is privately owned.

Discussion ensued about ownership and fencing.

-  Bronson Tatton with Flagborough commented that he understands his intention.

Discussion ensued.

-  Director Brim noted that signage would be helpful.

Senior Planner Hancey added that they could shift the entrance to discourage street parking.

Director Ghandour discussed his recommendation.

-  City Manager Ellis asked if they had any signage planned.

Mr. Tatton noted wayfinding signs.

Director Ghandour asked if they needed a sign permit.

Senior Planner Hancey noted that it is not needed currently, but that they could later.

-  Director Brim noted that keeping the primary parking in the lot is preferred.

Mr. Tatton noted adjustments and iterations.

-  Director Brim asked if they had a fencing plan.

Mr. Tatton noted that its shown where it is located.

Director Brim requested a fencing plan for planning commission.

Chair Vawdrey asked about the courts included. He expressed interest.

Director Brim asked about rotating the court.

Mr. Tatton noted that the space is tight.

► Director Brim noted that he would appreciate another court.

Mr. Tatton noted that there is more basketball courts planned.

► Director Vawdrey added that there will be trees as well to help with sun coverage.

Mr. Tatton noted the glass wall around the padel courts.

► Director Brim asked if there was a lighting plan. He noted having the lights turned off at a certain time.

City Manager Ellis added to consider setting hours of operation.

Director Brim agreed.

► Director Ghandour asked when they expect to see it back. He would like to see the signage.

Discussion ensued about scheduling.

Director Brim asked if Director Ghandour would feel comfortable if Mr. Tatton scheduled a meeting with staff to review lighting and signage.

Director Ghandour noted yes.

5.4. ► PLAN25-0013 Site Plan Amendment - Greenline Block 4 Retail Village

► Senior Planner Hancey introduced this application. He discussed what would be included.

Mr. Tatton added more context on the Greenline.

► Director Brim discussed the impact of the retail village. He made a suggestion for angled parking.

Mr. Tatton said they can not modify the streets. He noted that he can include offsite parking as buildout progresses.

Discussion ensued.

► Director Brim noted he does not feel comfortable bringing this without parking more addressed.

Director Ghandour added logistics for angled parking.

► Deputy Fire Marshall Valley noted a concern for fire access.

Mr. Tatton noted that they could include designated emergency vehicle parking. He added that they could include a drop off spot.

Director Ghandour requested to see a reanalysis of the parking requirements.

► Bj Laterveer with Flagborough noted the surrounding sites and discussed fire access.

Discussion ensued.

► Deputy Fire Marshall Valley discouraged angle parking.

Director Brim provided next steps requests.

Deputy Fire Marshall Valley noted that he is not sure when that meeting needs to happen.

5.5. ► PLAN25-0009 Site Plan Amendment Application - Utah City Block 13c

► Senior Planner Hancey introduced the application.

Mr. Laterveer highlighted recent changes and briefed the site.

► Director Ghandour asked for clarification on the car travel. He asked about ADA access.

Discussion ensued about the orientation and the arcade.

► Director Brim clarified the status in city process.

Senior Planner Hancey briefed the site and edits made.

Director Brim asked how many floors there would be.

Discussion ensued about the status.

► Engineer James asked about the storm drain.

Mr. Laterveer gave context on the footings.

5.6. ► PLAN25-0014 Site Plan Amendment Application - Utah City Wellness Center and Resort Pool

- Senior Planner Hancey introduced the site and highlighted the changes requested.

Chair Vawdrey asked about the ownership of the facility.

Mr. Tatton discussed the ownership.

- Director Brim noted that it would be a good benefit for the community.

Mr. Tatton noted interest in providing swim lessons.

- Director Brim asked about the splash pad.

Mr. Tatton discussed the splash pad.

Director Brim asked if they would be operating the splash pad.

- Director Ghandour noted that the health department will need to get involved. He also added the need for water quality samples.

Senior Planner Hancey asked about the shading.

Mr. Tatton discussed the shade in the site.

Director Brim asked if they had those details.

- Mr. Laterveer noted that they have a plan where the shading is included.

Discussion ensued.

Mr. Laterveer also discussed changes to the pool shapes.

- Deputy Fire Marshall Valley requested the quantities of chlorine storage location and operational permit inspections.

Mr. Laterveer discussed the storage.

- Director Ghandour noted that the city will need to included in chemical usage understandings.

Discussion about inspections ensued.

- Chair Vawdrey asked if there was fencing.

Mr. Laterveer noted that everything is fenced.

Director Brim asked for the fencing design.

5.7. ► PLAN24-0116 Site Plan Application - Vineyard Gateway Phase 2B

► Senior Planner Hancey introduced Planner Stevens.

Planner Stevens introduced the site and provided locational context.

Director Brim clarified the materials and the developer.

► Director Brim asked to see the landscaping plan.

Director Brim asked about utilities and other requirements.

Planner Stevens noted it is compliant with city code.

► Engineer James discussed utility locations.

Director Brim asked about access.

Engineer James noted that there is no access easement.

► Ted Didas with Hales Engineering noted that there is no separation of property.

► Steve Pruitt, the applicant, noted that it is all one parcel.

Director Brim requested information on the businesses.

Mr. Pruitt noted that it will be similar to phase 1.

► Deputy Fire Marshall Valley asked if this building is going to be sprinkled. He discussed distance to a hydrant.

Engineer James noted hydrant locations nearby.

Mr. Pruitt added another location.

► Engineer James asked about the grease trap.

Mr. Pruitt noted that they will have one for the building.

Engineer James noted that the parking stalls needs to be longer stalls.

Mr. Pruitt asked for clarification.

► Director Ghandour discussed the parking.

6. ► ADJOURNMENT

Chair Vawdrey adjourned the meeting at 10:17am.



MINUTES CERTIFIED COMPLETE ON: August 7th, 2025

CERTIFIED (NOTICED) BY:

Madison Reed, Planning Technician