



**MINUTES OF A DEVELOPMENT
REVIEW COMMITTEE MEETING
Vineyard City Council Chambers
125 South Main Street, Vineyard, Utah
July 17, 2025, at 9:00 AM**

ATTENDANCE:

COMMITTEE MEMBERS PRESENT: Vice-Chair Cris Johnson, Building Official; Presten Jensen, representative for Parks and Recreation Department Director; Cache Hancey, representative for Community Development Department Director; Naseem Ghandour, City Engineer and Public Works Director

STAFF PRESENT: Madison Reed, Planning Technician; Anthony Fletcher, Planner; Rachel Stevens, Planner attending online.

OTHERS PRESENT: Brynn Ferguson, Roger Dudley, Christina Moore

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

Building Official Cris Johnson called the meeting to order at 9:01am.

2. CONSENT ITEMS

2.1. Approval of the May 1st, 2025 Development Review Committee Meeting Minutes

Motion: SENIOR PLANNER CACHE HANCEY MOTIONED TO APPROVE THE MAY 1ST DEVELOPMENT REVIEW COMMITTEE MEETING MINUTES AT 9:02AM. CITY ENGINEER AND PUBLIC WORKS DIRECTOR NASEEM GHANDOUR SECONDED. ALL IN FAVOR VOTED YES: JENSEN, JOHNSON, HANCEY, AND GHANDOUR. THE VOTE CARRIED UNANIMOUSLY.

3. BUSINESS ITEMS

3.1. PlanPlat25-0003 Final Plat Application- Franklin Discovery Academy

Planner Anthony Fletcher presented the application and background. He presented the plat and discussed the status.

Director Ghandour appreciated accommodation and requested a note for the street dedication.

The applicant Christina Moore noted addresses that were not listed on the plat.

Director Ghandour noted this would have to be updated prior to recordation.

Planner Fletcher reiterated the adjustments.

Motion: SENIOR PLANNER HANCEY MOTIONED TO APPROVE ITEM 3.1. WITH THE REQUESTED CHANGES AT 9:20AM. DIRECTOR GHANDOUR SECONDED. ALL IN FAVOR VOTED YES: JENSEN, JOHNSON, HANCEY, AND GHANDOUR. THE VOTE CARRIED UNANIMOUSLY.

Planner Fletcher discussed next steps.

4. WORK SESSION

4.1. Plan25-0003 Site Plan Application: Martin Snow Office Building

Planner Rachel Stevens presented the application for a medical/ retail/ office building. She provided a background to the application and the lot. She provided the plans and discussed the compliance with city code.

Senior Planner Hancey asked if there was an intended use.

Brynn Ferguson, the applicant, noted medical office.

Discussion ensued.

Director Ghandour asked about the sidewalk. He asked about the ADA parking stalls. Director Ghandour discussed a future request for a traffic impact study.

Senior Planner Hancey asked about the use of zoning code updates.

Planner Stevens noted the old code

Senior Planner Hancey highlighted the next steps.

Ms. Ferguson noted that construction is behind.

5. STAFF AND COMMISSION REPORTS

There were no comments.

6. ADJOURNMENT

Building Official Johnson adjourned the meeting at 9:22am.

MINUTES CERTIFIED COMPLETE ON: September 18th, 2025

CERTIFIED (NOTICED) BY:


Madison Reed, Planning Technician

