



**MINUTES OF A DEVELOPMENT REVIEW
COMMITTEE MEETING**

**Vineyard City Council Chambers
125 South Main Street, Vineyard, Utah
April 3, 2025, at 9:00 AM**

ATTENDENCE:

COMMITTEE MEMBERS PRESENT: Vice-Chair Cris Johnson, Building Official; Eric Ellis, City Manager; Anthony Fletcher; representing Community Development for Morgan Brim; Naseem Ghandour, City Engineer and Public Works.

STAFF PRESENT: Maria Artega, Justine Marshall

OTHERS PRESENT: Eric Magelby

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

Vice-Chair Cris Johnson called the meeting to order at 9:07am.

2. CONSENT ITEMS

2.1. Approval of the November 7th, 2024 Development Review Committee Meeting Minutes

2.2. Approval of the December 19th, 2024 Development Review Committee Meeting Minutes.

Motion: CITY ENGINEER AND PUBLIC WORKS DIRECTOR NASEEM GHANDOUR MOTIONED TO APPROVE ITEMS 2.1 AND 2.2 AT 9:07AM. CITY MANAGER ERIC ELLIS SECONDED. ALL IN FAVOR VOTED YES: ELLIS, GHANDOUR, FLETCHER, AND JOHNSON.

3. BUSINESS ITEMS

There were no items submitted.

4. WORK SESSION

Planner Anthony Fletcher, who is also representing the Community Development Director Morgan Brim, introduced the applicant and the item. He provided a background on the landscaping.

Eric Magelby, the applicant, provided history on the plat. He laid out the background on the landscaping. He discussed the parking strip and landscaping requirements.

Planner Fletcher presented the idea for visual aid.

Mr. Magelby discussed the waterwise landscaping. He announced this as their proposal.

Director Ghandour asked about the cost difference.

Mr. Magelby noted 50 cents per square foot.

Director Ghandour asked about the availability.

Mr. Magelby said no. He added that he is unsure how durable it is for field usage.

Discussion ensued.

Director Ghandour asked about the maintenance.

Mr. Magelby noted that it is the HOA.

Discussion ensued.

Director Ghandour discussed irrigation requirements.

Mr. Magelby discussed their experience.

Director Ghandour discussed some common misconceptions with irrigation.

City Manager Ellis asked about the pilot area.

Mr. Magelby noted that it looked great but that it was a little different in the winter.

Vice-Chair Johnson asked about how often it gets watered.

Mr. Magelby noted that he was unsure about the watering protocol.

Mr. Magelby noted the intention was to conserve water.

Director Ghandour appreciated the waterwise efforts.

Mr. Magelby discussed the sod.

Director Ghandour noted a concern for the follow through on water or maintenance.

Mr. Magelby discussed the HOA maintenance and the other landscaping on the site.

Planner Fletcher asked for last questions.

Mr. Magelby noted that he considers it a minor amendment to the neighborhood plan. He requested consideration to follow through with it as a minor amendment.

Planner Fletcher outlined the next steps.

Mr. Magelby informed the committee of where they are at in their process.

Planner Fletcher noted that the code for how to decipher the approval steps.

Mr. Magelby mentioned that he viewed it as public use space.

Planner Fletcher asked for the committee's thoughts. He shared his thoughts on the steps forward.

Mr. Magelby discussed the changes that they are making and the intent behind it.

Director Ghandour likes waterwise design. He added that he thinks the community development director should dictate the steps forward.

Discussion ensued.

Vice-Chair Johnson noted he likes the waterwise grass. He sees this as a minor change.

Mr. Magelby appreciated the feedback.

5. STAFF AND COMMISSION REPORTS

There were no comments.

6. ADJOURNMENT

Vice-Chair Johnson adjourned the meeting at 9:38am.



MINUTES CERTIFIED COMPLETE ON:

CERTIFIED (NOTICED) BY:

Madison Reed, Planning Technician