



**MINUTES OF A DEVELOPMENT
REVIEW COMMITTEE MEETING
Vineyard City Council Chambers
125 South Main Street, Vineyard, Utah
September 18, 2025, at 9:00 AM**

ATTENDANCE:

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

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

OTHERS PRESENT: Joanne Chapman, Michael Olsen

1. CALL TO ORDER

Chair Brian Vawdrey called the meeting to order at 9:03am. He prompted roll call: Brandon Valley, Eric Ellis, Brian Vawdrey, Cache Hancey, Cris Johnson, and Naseem Ghandour.

2. STAFF AND COMMISSION REPORTS

There were no comments.

3. CONSENT ITEMS

3.1. Approval of the July 17th, 2025 Development Review Committee Meeting

Motion: COMMUNITY DEVELOPMENT DIRECTOR REPRESENTATIVE CACHE HANCEY MOVED TO APPROVE THE JULY 17TH, 2025 DEVELOPMENT REVIEW COMMITTEE MEETING MINUTES AT 9:04AM. CITY MANAGER ERIC ELLIS SECONDED. ALL IN FAVOR VOTED YES: HANCEY, ELLIS, VAWDREY, JOHNSON, VALLEY, AND GHANDOUR. THE VOTE CARRIED UNANIMOUSLY.

4. BUSINESS ITEMS

4.1. PLANPLAT25-0008 Sycamore Phase 6 Plat

Director Representative Hancey introduced the application and provided background.

Assistant Engineer Patrick James noted the reasoning for his suggestion to move the trail.

Planner Anthony Fletcher entered at 9:06am.

Discussion ensued regarding the trail.

City Engineer and Public Works Director Naseem Ghandour asked if the move would impact previous development.

Engineer James requested address corrections.

Director Ghandour asked about parcel A dedication.

The applicant noted that they would make that correction.

Motion: DIRECTOR REPRESENTATIVE HANCEY MOVED TO APPROVE ITEM 4.1. WITH THE DISCUSSED CHANGES AT 9:10AM. DEPUTY FIRE MARSHALL BRANDON VALLEY SECONDED. ALL IN FAVOR VOTED YES: HANCEY, ELLIS, VAWDREY, JOHNSON, VALLEY, AND GHANDOUR. THE VOTE CARRIED UNANIMOUSLY.

4.2. PLANPLAT25-0010 Subdivision - Final Plat Amendment 635 N 160 E into a fourplex with individual parcels with separate addresses

Director Representative Hancey introduced the application.

Planner Fletcher discussed the intent behind the amendment.

Director Ghandour discussed the process.

Motion: DEPUTY FIRE MARSHALL VALLEY MOTIONED TO APPROVE ITEM 4.2. AT 9:14AM. DIRECTOR REPRESENTATIVE HANCEY SECONDED. ALL IN FAVOR VOTED YES: HANCEY, ELLIS, VAWDREY, JOHNSON, VALLEY, AND GHANDOUR. THE VOTE CARRIED UNANIMOUSLY.

5. WORK SESSION

Director Ghandour noted that Engineer James may be presenting on specifications and standards as a work session at the next DRC meeting.

6. ADJOURNMENT

Chair Vawdrey adjourned the meeting at 9:16am.

MINUTES CERTIFIED COMPLETE ON: October 16th, 2025

CERTIFIED (NOTICED) BY: 
Madison Reed, Planning Technician

