



**MINUTES OF A DEVELOPMENT
REVIEW COMMITTEE MEETING
Vineyard City Council Chambers
125 South Main Street, Vineyard, Utah
October 2, 2025, at 9:00 AM**

ATTENDANCE:

COMMITTEE MEMBERS PRESENT: Vice-Chair Cris Johnson, Building Official; Brandon Valley, Deputy Fire Marshall; Cache Hancey, Community Development Director Representative for Morgan Brim; Naseem Ghandour, City Engineer and Public Works Director;

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

OTHERS PRESENT: Bronson Tatton with Flagborough attended virtually

1. CALL TO ORDER

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

2. CONSENT ITEMS

2.1. Approval of the August 7th, 2025 Development Review Committee Meeting Minutes

Motion: SENIOR PLANNER CACHE HANCEY MOTIONED TO APPROVE THE AUGUST 7th, 2025 DEVELOPMENT REVIEW COMMITTEE MEETING MINUTES AT 9:07AM. DEPUTY FIRE MARSHALL BRANDON VALLEY SECONDED. ALL IN FAVOR VOTED YES: HANCEY, JOHNSON, VALLEY, AND GHANDOUR. THE VOTE CARRIED UNANIMOUSLY.

3. BUSINESS ITEMS

3.1. Utah City Parcel E Subdivision Plat E

Senior Planner Hancey presented the applications and provided an update on his review. He noted the vicinity map is off.

Public Works Director and City Engineer Naseem Ghandour discussed parcel E5 access and requested a condition.

Discussion ensued.

Bronson Tatton with Flagborough joined online.

Discussion about the parcels and access organization ensued.

Motion: SENIOR PLANNER HANCEY MOTIONED TO APPROVE ITEM 3.1. WITH THE CONDITION OF DISSOLVING PARCEL E5 INTO ANOTHER PARCEL AT 9:16AM. DEPUTY FIRE MARSHAL VALLEY SECONDED. ALL IN FAVOR VOTED YES: HANCEY, JOHNSON, AND VALLEY. ALL IN OPPOSITION VOTED NO: GHANDOUR. THE VOTE PASSED.

4. WORK SESSION

4.1. Utah City Temporary District Energy Site Plan Application

Senior Planner Hancey introduced the application.

Mr. Tatton discussed the site plan

Senior Planner Hancey asked how much larger are the permanent plants.

Mr. Tatton noted that they are smaller.

Vice-Chair Johnson asked about other pieces involved in the plan and how long it all takes to assemble.

Mr. Tatton responded saying yes and reference the other building in the elevations.

Vice-Chair Johnson asked about the building process.

Mr. Tatton added context.

Director Ghandour asked if there was a timeline for temporary.

Senior Planner Hancey noted that it would be considered permanent.

Mr. Tatton discussed the intent for progress.

Discussion ensued.

Director Ghandour had questions about circulation and shipments.

Mr. Tatton noted that it is pretty self-sufficient once it is built.

Deputy Fire Marshall Valley asked about security and safety.

Mr. Tatton noted that they are steel boxes but that they would look deeper into it.

Discussion ensued.

Senior Planner Hancey asked for the applicant to provide a case study for an idea of the plants.

Mr. Tatton said yes.

Senior Planner Hancey asked about parking.

Mr. Tatton acknowledged the concern.

Director Ghandour discussed having conversations with Utah Division of Water Quality (DWQ).

Senior Planner Hancey asked about the phasing and approvals. He also asked to see plans for the site in the meantime. Senior Planner Hancey clarified with staff the timeline of approvals and permit issuance.

Discussion ensued.

Vice-Chair Johnson emphasized Timpanogos Special Service District (TSSD) comments.

Mr. Tatton discussed his understanding of the status with the form.

5. STAFF AND COMMISSION REPORTS

There were no comments.

6. ADJOURNMENT

Vice-Chair Johnson adjourned the meeting at 9:40am.

MINUTES CERTIFIED COMPLETE ON: November 6th, 2025

CERTIFIED (NOTICED) BY: 
Madison Reed, Planning Technician

