



**MINUTES OF A DEVELOPMENT
REVIEW COMMITTEE MEETING
Vineyard City Council Chambers
125 South Main Street, Vineyard, Utah
October 16, 2025, at 9:00 AM**

ATTENDANCE:

COMMITTEE MEMBERS PRESENT: Vice-Chair Cris Johnson, Building Official; Brandon Valley, Deputy Fire Marshall; Morgan Brim, Community Development Director;

STAFF PRESENT: Patrick James, Assistant City Engineer; Madison Reed, Planning Technician; Patricia Abdullah, Plans Examiner; and Anthony Fletcher, Planner

OTHERS PRESENT:

1. CALL TO ORDER

Chair Cris Johnson, Building Official, called the meeting to order at 9:11 am.

2. CONSENT ITEMS

2.1. Approval of the September 18th, 2025 Development Review Committee Meeting Minutes

Motion: CITY ENGINEER AND PUBLIC WORKS DIRECTOR NASEEM GHANDOUR MOTIONED TO APPROVE THE SEPTEMBER 18TH, 2025 DEVELOPMENT REVIEW COMMITTEE MEETING MINUTES AT 9:12AM. CITY MANAGER ERIC ELLIS SECONDED. ALL IN FAVOR VOTED YES: BRIM, ELLIS, JOHNSON, VALLEY, AND GHANDOUR. THE VOTE CARRIED UNANIMOUSLY.

3. BUSINESS ITEMS

There were no items submitted.

4. WORK SESSION

4.1. Update to Vineyard City Development Standards and Design Specifications

Assistant City Engineer Patrick James presented revised construction and design standards. He shared the reasons behind the update and highlighted the changes made. Engineer James discussed an update to the Transportation Master Plan.

City Manager Eric Ellis asked about including at-grade language.

Engineer James noted that he would check to see if that needed to be included.

Discussion ensued.

Engineer James continued to discuss the added specifications.

City Manager Ellis asked about a definition for landfilled areas.

Engineer James noted that it is more detailed in the specifications.

Director Ghandour noted that they follow the state's specification.

Discussion ensued.

Engineer James continued to provide the right-of-way cross sections and other edits.

City Manager Ellis asked if there are links to specific sections for APWA.

Director Ghandour noted that they leave the links more broad incase the formatting changes.

Engineer James continued to highlight the adjustments.

Discussion ensued about fire hydrants.

Engineer James continued his discussion.

Community Development Director Morgan Brim asked about parking requirements matching the zoning requirements.

Director Ghandour noted that this would align it and provide more clarification.

Discussion ensued.

Plans Examiner Patricia Abdullah addressed some of her concerns on administrative items.

Engineer James and Director Ghandour acknowledged and responded to her comments.

Examiner Abdullah continued to make comments on cash bonds.

Discussion ensued.

Examiner Abdullah added grammatical adjustments.

Discussion ensued on language.

Deputy Fire Marshall Brandon Valley departed at 10:00am.

Examiner Abdullah discussed who applicants reach out to for and providing contacts. She added other comments.

Engineer James noted that they would make additions and adjustments.

5. STAFF AND COMMISSION REPORTS

There were no comments.

6. ADJOURNMENT

Chair Johnson adjourned the meeting at 10:08am.

MINUTES CERTIFIED COMPLETE ON: December 4th, 2025

CERTIFIED (NOTICED) BY:


Madison Reed, Planning Technician

