



**REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Wednesday, July 21, 2021 at 6:00 p.m.**

Commissioners Present and Voting:

Chair Bryce Brady
Commissioner Amber Rasmussen
Commissioner Anthony Jenkins
Commissioner Jeff Knighton
Commissioner Tim Blackburn

Other Commissioners Present:

Commission Jessica Welch

Staff Present: Planning Technician Cache Hancey, Planner II Briam Amaya Perez, City Engineer Naseem Ghandour, Assistant Public Works Director Chris Wilson

Others Present: Tim Ryan with Bout Time, Ryan Nichols with Nichols Naylor Architects, and Resident David Lauret

CALL TO ORDER: Chair Brady called the meeting to order.

1.  **INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE:** Commissioner Blackburn gave an invocation.

2. **OPEN SESSION -**

3.  **MINUTES REVIEW AND APPROVAL:**

3.1 July 7, 2021

COMMISSIONER RASMUSSEN MOTIONED TO APPROVE THE JULY 7, 2021 MINUTES AS RECORDED. COMMISSIONER KNIGHTON SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR BRADY, COMMISSIONER RASMUSSEN, COMMISSIONER JENKINS, COMMISSIONER KNIGHTON, AND COMMISSIONER BLACKBURN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

4. **BUSINESS ITEMS**

4.1 **Discussion and Action – Bout Time Site Plan**

- The applicant is requesting approval of a site plan for the Bout Time Pub & Grub Sports Bar located at 568 N Mill Rd Suite No. 106. Parcel ID 56:038:0009. The Planning Commission will act to approve (or deny) the proposed application.

Planner II Briam Amaya Perez introduced the applicant and described the scope of the project. There was a discussion regarding the patio size being shortened to allow for a pedestrian walkway as well as lowering the slope of the patio roof.

 The proposed conditions were modified from the staff report to reflect the changes requested from the Planning Commission.

 **COMMISSIONER KNIGHTON MOTIONED TO APPROVE THE BOUT TIME SITE PLAN WITH THE FOLLOWING CONDITIONS:**

1. **THAT THE FENCED OUTDOOR PATIO IS REDUCED TO 12-FEET TO ALLOW A 36-INCH MINIMUM WALKWAY ALONG THE EASTERN EDGE OF THE EXISTING SIDEWALK. THE FENCED PATIO CAN EXTEND TO THE NORTH UP TO THE NORTHEAST CORNER OF THE EXISTING BUILDING**
2. **THERE WILL BE NO NEW CROSSWALK EXTENDING TO THE EAST FROM THE SOUTHEAST CORNER**
3. **THE APPLICANT MUST REVISE THE DESIGN THAT IS CONSISTENT IN CONCEPT WITH THE ELEVATIONS THAT HAVE BEEN PROVIDED ON PAPER SUCH THAT THE CANOPY OVER THE PATIO IS A LOWER SLOPE AND MATCHES THE DEPTH OF THE EXISTING EXTERIOR CANOPY**
4. **THE APPLICANT WILL SUBMIT THE ACTUAL MATERIAL BOARD AND SITE PLAN TO STAFF TO ENSURE THAT THE COLORS TIE IN WITH THE EXISTING BUILDINGS**
5. **THE APPLICANT WILL PROVIDE A STRATEGY THAT MAXIMIZES THE SAFETY AND CONVENIENCE OF PEDESTRIAN FLOW AROUND THE OUTDOOR SEATING AREA**
6. **THE APPLICANT PAYS AN OUTSTANDING FEE AND MAKES ANY REDLINE CORRECTIONS**
7. **THE APPLICANT IS SUBJECT TO ALL FEDERAL, STATE, AND LOCAL LAWS**

COMMISSIONER JENKINS SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR BRADY, COMMISSIONER RASMUSSEN, COMMISSIONER JENKINS, COMMISSION KNIGHTON, AND COMMISSIONER BLACKBURN VOTED AYE. THE MOTIONED CARRIED UNANIMOUSLY.

4.2 Public Hearing – Zoning Text Amendment (ZTA) for 15.34.160 & 15.12.060 modifying setbacks and location requirements for swimming pools.

- The Planning Commission will hold a public hearing and consider proposed amendments to VZC 15.34.160 & VZC 15.12.060. (This agenda item is being postponed to the next Planning Commission Meeting on August 4, 2021)

4.3 Public Hearing – Zoning Text Amendment (ZTA) for 15.32.230 and 15.38.030 Ordinance Number 2021-05

- Staff is recommending amendment of ZTA 15.32.230 wall and fence heights and ZTA 15.38.030 lighting pole heights to match section 15.36.030. Following the public hearing the Planning Commission will take appropriate action.

 **COMMISSIONER JENKINS MOTIONED TO OPEN THE PUBLIC HEARING. COMMISSIONER BLACKBURN SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR BRADY, COMMISSIONER RASMUSSEN, COMMISSIONER JENKINS, COMMISSION KNIGHTON, AND COMMISSIONER BLACKBURN VOTED AYE. THE MOTIONED CARRIED UNANIMOUSLY.**

 **COMMISSIONER KNIGHTON MOTIONED TO CLOSE THE PUBLIC HEARING. COMMISSIONER BLACKBURN SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR BRADY,**

COMMISSIONER RASMUSSEN, COMMISSIONER JENKINS, COMMISSION KNIGHTON, AND COMMISSIONER BLACKBURN VOTED AYE. THE MOTIONED CARRIED UNANIMOUSLY.

Assistant Public Works Director Chris Wilson mentioned his concern that the city light fixtures were too tall to fit within the 20-foot allowance in the ordinance. Due to this, he suggested that the ordinance be continued to the following Planning Commission to ensure we can have accurate height information.

 **COMMISSIONER JENKINS MOTIONED TO CONTINUE THE ORDINANCE TO AUGUST 4, 2021. COMMISSIONER RASMUSSEN SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR BRADY, COMMISSIONER RASMUSSEN, COMMISSIONER JENKINS, COMMISSION KNIGHTON, AND COMMISSIONER BLACKBURN VOTED AYE. THE MOTIONED CARRIED UNANIMOUSLY.**

5. WORKSESSION

6. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

 City Engineer Naseem Ghandour gave a report regarding the Trailside Elementary School trail connection and the Sunset Park trail connection.

7. ADJOURNMENT

 **COMMISSIONER KNIGHTON MOTIONED TO ADJOURN THE MEETING. COMMISSIONER RASMUSSEN SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR BRADY, COMMISSIONER RASMUSSEN, COMMISSIONER JENKINS, COMMISSION KNIGHTON, AND COMMISSIONER BLACKBURN VOTED AYE. THE MOTIONED CARRIED UNANIMOUSLY.**

Certified Correct On:

CERTIFIED BY: /s/ Cache Hancey
Cache Hancey, Planning Technician