



**REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Wednesday, August 4, 2021 at 6:00 p.m.**

Present:

Chair Bryce Brady

Commissioner Anthony Jenkins

Commissioner Tay Gudmundson

Staff:

Community Development Director Morgan Brim, Planning Technician Cache Hancey, Planner II Briam Amaya Perez, City Engineer Naseem Ghandour, Assistant Public Works Director Chris Wilson

Others:

Resident Johnny Christensen, Resident Sherry Teschner, Resident Clay Winder, Resident Richie Stapler

REGULAR SESSION

CALL TO ORDER

1.  **INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE** – Commissioner Jenkins gave an invocation.
2.  **OPEN SESSION** –
Resident Sherry Teschner addressed the Planning Commission about a property dispute and fencing issue with her neighbor.
3.  **MINUTES REVIEW AND APPROVAL** –
3.1 July 21, 2021
MOTION: COMMISSIONER JENKINS MOTIONED TO APPROVE THE MINUTES AS RECORDED. COMMISSIONER GUDMUNDSON SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, COMMISSIONER GUDMUNDSON, AND COMMISSIONER JENKINS VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.
4. **BUSINESS ITEMS**
 - 4.1 **Public Hearing – Zoning Text Amendment (ZTA) for VZC 15.48.070 and VZC 15.48.040 modifying the language regarding monument and wall signs. Ordinance Number 2021-08.**
 **MOTION: COMMISSIONER JENKINS MOTIONED TO OPEN THE MEETING FOR A PUBLIC HEARING. COMMISSIONER GUDMUNDSON SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, COMMISSIONER GUDMUNDSON, AND COMMISSIONER JENKINS VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.**

 **MOTION: COMMISSIONER GUDMUNDSON MOTIONED TO CLOSE THE PUBLIC HEARING. COMMISSIONER JENKINS SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, COMMISSIONER GUDMUNDSON, AND COMMISSIONER JENKINS VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.**

 **MOTION: COMMISSIONER GUDMUNDSON MOTIONED TO RECOMMEND APPROVAL OF ORDINANCE 2021-08 TO THE CITY COUNCIL. COMMISSIONER JENKINS SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, COMMISSIONER GUDMUNDSON, AND COMMISSIONER JENKINS VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.**

4.2 Public Hearing – Zoning Text Amendment (ZTA) for VZC 15.34.160 & VZC 15.12.060 modifying setbacks and location requirements for swimming pools. Ordinance Number 2021-07.

 **MOTION: COMMISSIONER GUDMUNDSON MOTIONED TO OPEN THE MEETING FOR A PUBLIC HEARING. COMMISSIONER JENKINS SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, COMMISSIONER GUDMUNDSON, AND COMMISSIONER JENKINS VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.**

 Resident Johnny Christensen spoke in favor of Ordinance 2021-07. Planner II Briam Amaya Perez introduced the zoning text amendment and displayed a site plan that would be affected by the text amendment. The Planning Commission discussed safety concerns regarding pools being located close to primary structures.

 **MOTION: COMMISSIONER JENKINS MOTIONED TO CLOSE THE PUBLIC HEARING. COMMISSIONER GUDMUNDSON SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, COMMISSIONER GUDMUNDSON, AND COMMISSIONER JENKINS VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.**

 **MOTION: COMMISSIONER JENKINS MOTIONED TO RECOMMEND APPROVAL OF ORDINANCE 2021-07 TO THE CITY COUNCIL. COMMISSIONER GUDMUNDSON SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, COMMISSIONER GUDMUNDSON, AND COMMISSIONER JENKINS VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.**

4.3 Public Hearing – Zoning Text Amendment (ZTA) for VZC 15.32.230 and VZC 15.38.030. Ordinance Number 2021-06.

 **MOTION: COMMISSIONER GUDMUNDSON MOTIONED TO OPEN THE MEETING FOR A PUBLIC HEARING. COMMISSIONER JENKINS SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, COMMISSIONER GUDMUNDSON, AND COMMISSIONER JENKINS VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.**

 Resident Richie Stapler spoke in favor of ordinance 2021-06. As a resident of the James Bay subdivision, he stated that he hopes that the other residents on the west side of the neighborhood continue a similar design and size of retaining wall as the current walls. Mr. Perez described the language of the ordinance and clarified some concerns from the Planning Commission.

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 **MOTION: COMMISSIONER JENKINS MOTIONED TO RECOMMEND APPROVAL OF ORDINANCE 2021-06 TO THE CITY COUNCIL. COMMISSIONER GUDMUNDSON SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, COMMISSIONER GUDMUNDSON, AND COMMISSIONER JENKINS VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.**

5. WORKSESSION

5.1 Planning Commission Training Opportunities

Planning Technician Cache Hancey described three different training opportunities for the Planning Commissioners to consider. Community Development Director Morgan Brim encouraged the Planning Commissioners to continue their education and look for other training opportunities.

6. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

 Chair Brady asked Assistant Public Works Director Chris Wilson questions about future road designs to accommodate other modes of transportation. Mr. Wilson was also asked about the pedestrian trail on the east side of LeCheminant and Bridgeport Neighborhoods. He stated that city staff would take a look at removing the weeds and goat heads before the school year starts.

7. ADJOURNMENT

 **MOTION: COMMISSIONER JENKINS MOTIONED TO ADJOURN. COMMISSIONER GUDMUNDSON SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, COMMISSIONER GUDMUNDSON, AND COMMISSIONER JENKINS VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.**

CERTIFIED CORRECT ON:

NOTICED BY: /s/ Cache Hancey

Cache Hancey, Planning Technician