



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

Present:

Chair Bryce Brady
Vice-Chair Jeff Knighton
Commissioner Anthony Jenkins
Commissioner Tay Gudmundson
Commissioner Tim Blackburn
Commissioner Jessica Welch (Not Voting)
Commissioner Amber Rassmussen (Not Voting)

Staff Present: Community Development Director Morgan Brim, Planner II Briam Amaya Perez, Planning Technician Cache Hancey, City Engineer Naseem Ghandour

Others Present: Jordan Cullimore with the Office of the Property Rights Ombudsman, Georgia Vargas and Alison McGrath with Sunlight Bilingual Preschool, and Jason Boal with Snell & Wilmer

CALL TO ORDER

- 1. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE**
- 2. OPEN SESSION -**
- 3. MINUTES REVIEW AND APPROVAL:**
 - 3.1 September 1, 2021**

MOTION: COMMISSIONER JENKINS MOTIONED TO APPROVE THE SEPTEMBER 1ST, 2021 MINUTES AS RECORDED. COMMISSIONER BLACKBURN SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, VICE-CHAIR KNIGHTON, COMMISSIONER JENKINS, COMMISSIONER GUDMUNDSON, AND COMMISSIONER BLACKBURN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

4. BUSINESS ITEMS

- 4.1 Public Hearing – POSTPONED – Site Plan and Conditional Use Permit Application for a place of assembly (Church). The place of assembly will be located at 212 N 220 W. Parcel Number 41:914:0058. This property is located in the Hampton Subdivision and zoned SFD-15000.**
 - This item and public hearing is being postponed due to a conflict with the applicant.

4.2 Public Hearing – Conditional Use Permit Application for Sunlight Bilingual Preschool.
This home-based preschool will be located at 73 W 160 N. Parcel Number:
41:971:0076. This property is located within the Hampton subdivision.

MOTION: COMMISSIONER JENKINS MOTIONED TO OPEN THE PUBLIC HEARING. COMMISSIONER GUDMUNDSON SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, VICE-CHAIR KNIGHTON, COMMISSIONER JENKINS, COMMISSIONER GUDMUNDSON, AND COMMISSIONER BLACKBURN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

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

Planning Technician Cache Hancey presented the conditional use permit for the Planning Commission to review.

MOTION: COMMISSIONER JENKINS MOTIONED TO APPROVE THE CONDITIONAL USE PERMIT. COMMISSIONER GUDMUNDSON SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, COMMISSIONER JENKINS, COMMISSIONER GUDMUNDSON, AND COMMISSIONER BLACKBURN VOTED AYE. VICE-CHAIR KNIGHTON RECUSED HIMSELF FROM THE VOTE. THE MOTION CARRIED UNANIMOUSLY.

4.3 Public Hearing – Zoning Text Amendment regarding Section 15.14.2.08
Development Standards in the Vineyard Special Purpose Zoning District; modifying
the language to increase the permitted number of residential units and density
located within the regional mixed use zoning district. Ordinance Number 2021-14.

MOTION: COMMISSIONER JENKINS MOTIONED TO OPEN THE PUBLIC HEARING. COMMISSIONER BLACKBURN SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, VICE-CHAIR KNIGHTON, COMMISSIONER JENKINS, COMMISSIONER GUDMUNDSON, AND COMMISSIONER BLACKBURN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

Residents David Lauret, Mardi Sifuentes, Claudia Lauret, Julie Gray, and Kelby Daytowl made comments regarding the zoning text amendment.

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

Chair Brady asked for clarification regarding the density and scope of the potential development. Jason Boal with Snell & Wilmer, representing the developer, clarified that this text amendment would not necessarily allow for increased density, it would allow the property

owners to discuss a development agreement with the city. Commissioner Knighton and Brady asked for an update as to the connection of 400 north to Geneva Road.

MOTION: COMMISSIONER JENKINS MOTIONED TO RECOMMEND APPROVAL OF THE ZONING TEXT AMENDMENT WITH THE CONDITIONS THAT THE CITY ATTORNEY ANSWERS ALL LEGAL QUESTIONS REGARDING POTENTIAL LITIGATION, PRECEDENT SET BY THIS APPROVAL, AND WHAT OPTIONS THE CITY HAS TO ONCE A DEVELOPMENT AGREEMENT HAS BEEN SIGNED. COMMISSIONER BLACKBURN SECONDED THE MOTION. ROLL WENT AS FOLLOWS: VICE-CHAIR KNIGHTON, COMMISSIONER JENKINS, COMMISSIONER GUDMUNDSON, AND COMMISSIONER BLACKBURN VOTED AYE. CHAIR BRADY VOTED NAH. THE MOTION PASSED.

5. WORK SESSION

5.1 Utah State Ombudsman Training

Jordan Cullimore with the Office of the Property Rights Ombudsman gave a training to the Planning Commission.

6. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

Commissioner Welch reported that the childrens library will be closed for the winter. She also gave a report about the babysitting training that the city initiated with the Sheriff's Department.

Commissioner Rassmussen gave a report about the community garden wrapping up it's season. Community Development Director Morgan Brim reported that a waterfront design meeting would be held in the coming weeks.

7. ADJOURNMENT

MINUTES CERTIFIED CORRECT ON: November 24, 2021

CERTIFIED BY: /s/ Cache Hancey

Cache Hancey, Planning Technician