



**REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Wednesday, November 3, 2021, at 6:00 p.m.**

Present:

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

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

Others Speaking: Residents Aubrey Bills, Jim Brinton, Brenda Jacobson, Betse Fernandez, Stan Jenne, Katria Lesser, Hailey Brady, Cameron Young, Jeff Gilespeie, Lee Jacobson, Karisa Vance, and David Lauret

REGULAR SESSION

CALL TO ORDER

1. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

2. OPEN SESSION

3. MINUTES REVIEW AND APPROVAL:

3.1 No Minutes for Approval

4. BUSINESS ITEMS

4.1 Public Hearing – Conditional Use Permit Application for Vineyard Daycare. This home-based daycare will be located at 193 N 70 W. Parcel Number 41:971:0101. This property is located in the Hampton Subdivision and zoned SFD-10000.

Planning Technician Cache Hancey introduced the applicant and gave a brief overview of the daycare application. The applicant, Jesse Blake, addressed questions from the Planning Commission.

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

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

MOTION: VICE-CHAIR KNIGHTON MOTIONED TO APPROVE THE CONDITIONAL USE PERMIT. CHAIR BRADY SECONDED THE MOTION. CHAIR BRADY, VICE-CHAIR KNIGHTON, COMMISSIONER GUDMUNDSON, COMMISSIONER BLACKBURN, AND COMMISSIONER JENKINS VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

4.2 Public Hearing – Conditional Use Permit and Site Plan Application for CMC Rock. This manufacturing facility is located at 1756 N Pioneer Lane. Parcel Number 38:559:0006. This property is zoned for manufacturing.

Planner II Briam Amaya Perez introduced the applicant and site plan. The applicant, Todd Cusick with CMC Ready Mix, addressed the questions from the Planning Commission.

MOTION (43:44): COMMISSIONER BLACKBURN MOTIONED TO OPEN THE PUBLIC HEARING. COMMISSIONER GUDMUNDSON SECONDED THE MOTION. CHAIR BRADY, VICE-CHAIR KNIGHTON, COMMISSIONER GUDMUNDSON, COMMISSIONER BLACKBURN, AND COMMISSIONER JENKINS VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

Resident Jim Brinton asked the applicant for clarification with the site plan. Mr. Cusick answered all the questions.

MOTION (45:55): COMMISSIONER JENKINS MOTIONED TO CLOSE THE PUBLIC HEARING. COMMISSIONER BLACKBURN SECONDED THE MOTION. CHAIR BRADY, VICE-CHAIR KNIGHTON, COMMISSIONER GUDMUNDSON, COMMISSIONER BLACKBURN, AND COMMISSIONER JENKINS VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

MOTION (46:15): VICE-CHAIR KNIGHTON MOTIONED TO APPROVE THE SITE PLAN AND CONDITIONAL USE PERMIT WITH ALL PROPOSED CONDITIONS. COMMISSIONER BLACKBURN SECONDED THE MOTION. CHAIR BRADY, VICE-CHAIR KNIGHTON, COMMISSIONER GUDMUNDSON, COMMISSIONER BLACKBURN, AND COMMISSIONER JENKINS VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

4.3 Public Hearing – General Plan Land Use Map Amendment, Zoning Text Amendment, Zoning Map Amendment, and Neighborhood Plan Applications for the site known as Clegg Farm, located west of the current 400 South Main Street termination, Parcel Numbers 18:021:0009 and 18:015:0163.

Chair Brady called for a five minute recess.

Ryan Bybee with Cadence Homes presented to the Planning Commission.

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

Residents Aubrey Bills, Jim Brinton, Brenda Jacobson, Betse Fernandez, Stan Jenne, Katria Lesser, Hailey Brady, Cameron Young, Jeff Gilespe, Lee Jacobson, Karisa Vance, and David Lauret addressed the Planning Commission.

The Planning Commission continued discussion with the applicant addressing questions from the public.

MOTION: COMMISSIONER JENKINS MOTIONED TO CONTINUE THE PUBLIC HEARING. COMMISSION GUDMUNDSON SECONDED THE MOTION. CHAIR BRADY, VICE-CHAIR KNIGHTON, COMMISSIONER GUDMUNDSON, COMMISSIONER BLACKBURN, AND COMMISSIONER JENKINS VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

5. WORK SESSION

6. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

7. ADJOURNMENT

Chair Brady adjourned the meeting.

CERTIFIED CORRECT ON: January 12, 2022

CERTIFIED BY: /s/ Cache Hancey

Cache Hancey, Planning Technician