



**MINUTES OF A REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Wednesday, July 6, 2022, at 6:00 p.m.**

Present:

Vice-Chair Christopher Bramwell

Commissioner Tay Gudmundson

Commissioner Anthony Jenkins

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

Others Present: City Councilmember Amber Rasmussen, Olivia with Creative Signs, and Nikolai Lazarev with the Boyer Company (joined remotely)

CALL TO ORDER

1. ► INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

Vice-Chair Bramwell orated the purpose and importance of the State's Office of Property Rights Ombudsman.

2. ► OPEN SESSION

No comments were presented before the Planning Commission.

3. ► MINUTES REVIEW AND APPROVAL

3.1 June 1, 2022

3.2 June 22, 2022

MOTION: COMMISSIONER JENKINS MOTIONED TO APPROVE THE MINUTES AS RECORDED. COMMISSIONER GUDMUNDSON SECONDED THE MOTION. VICE-CHAIR BRAMWELL, COMMISSIONER GUDMUNDSON, AND COMMISSIONER JENKINS VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

4. BUSINESS ITEMS

4.1 ► Sign Standard Waiver- Southwest Spine and Pain

Planner II Briam Amaya Perez introduced the application and purpose of the sign standard waiver. He provided potential motions for the Planning Commission to consider as staff did not have a recommendation.

Olivia with Creative Signs clarified the purpose and need of the sign standard waiver.

► **MOTION: VICE-CHAIR BRAMWELL MOTIONED TO APPROVE THE SIGN STANDARD WAIVER. COMMISSIONER JENKINS SECONDED THE MOTION. ROLL WENT AS FOLLOWS: VICE-CHAIR BRAMWELL AND COMMISSIONER JENKINS VOTED AYE. COMMISSIONER GUDMUNDSON VOTED NO. THE MOTION FAILED TO PASS.**

Commissioner Gudmundson expressed concern for the precedent that would be set by approving this sign standard waiver. Community Development Director Morgan Brim explained that staff is working on making changes to the sign code that would address her concerns. He also proposed limiting the hours that the signs would be allowed to remain lit as a condition of approval.

► **MOTION TO AMEND PREVIOUS MOTION: VICE-CHAIR BRAMWELL MOTIONED TO AMEND THE PREVIOUS MOTION WITH CONDITION THAT THE SIGNS FACING RESIDENTIAL USES MAY NOT BE LIT DURING THE HOURS OF 9:00PM AND 7:00AM. COMMISSIONER JENKINS SECONDED THE MOTION. VICE-CHAIR BRAMWELL, COMMISSIONER GUDMUNDSON, AND COMMISSIONER JENKINS VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.**

5. PUBLIC HEARING

5.1 ► Geneva Nitrogen General Plan Land Use Map and Zoning Map Amendment Applications

Mr. Brim presented the application. Nicholai Lazarev with the Boyer Company addressed concerns from the Planning Commission.

► **MOTION: COMMISSIONER GUDMUNDSON MOTIONED TO OPEN THE PUBLIC HEARING. COMMISSIONER JENKINS SECONDED THE MOTION. VICE-CHAIR BRAMWELL, COMMISSIONER GUDMUNDSON, AND COMMISSIONER JENKINS VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.**

No comments were presented before the Planning Commission.

► **MOTION: COMMISSIONER GUDMUNDSON MOTIONED TO CLOSE THE PUBLIC HEARING. COMMISSIONER JENKINS SECONDED THE MOTION. VICE-CHAIR BRAMWELL, COMMISSIONER GUDMUNDSON, AND COMMISSIONER JENKINS VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.**

The Planning Commission had a brief discussion regarding the application.

► **MOTION: COMMISSIONER GUDMUNDSON MOTIONED TO FORWARD A POSITIVE RECOMMENDATION TO THE CITY COUNCIL. COMMISSIONER JENKINS SECONDED THE MOTION. VICE-CHAIR BRAMWELL, COMMISSIONER GUDMUNDSON, AND COMMISSIONER JENKINS VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.**

6. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

- ▶ Mr. Brim explained that we will be holding a future training regarding affordable housing.

7. ADJOURNMENT

- ▶ Vice-Chair Bramwell adjourned the meeting.

CERTIFIED CORRECT ON: July 27, 2022

NOTICED BY: /s/ Cache Hancey

Cache Hancey, Planner