



**REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Wednesday, March 16, 2022, at 6:00 p.m.**

Present

Chair Jeff Knighton
Vice Chair Bryce Brady
Commissioner Tim Blackburn
Commissioner Christopher Bramwell
Commissioner Anthony Jenkins

Other Commissioners Present




Commissioner Marcus Jessop
Commissioner Tay Gudmundson
Commissioner Kristal Price

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

Others Present: Resident David Lauret, Resident Kerry Haude, and Lafe Harris with BHD Architects




CALL TO ORDER- Chair Knighton called the meeting to order.


1.  **INVOCATION-** Vice Chair Brady offered an invocation.
2.  **OPEN SESSION-** Resident David Lauret requested information on how to get application for traffic calming to the city council. Resident Kerry Haude asked about the bike path south of Franklin Elementary.
3.  **MINUTES REVIEW AND APPROVAL**
 - 3.1 November 17, 2021
 - 3.2 December 1, 2021
 - 3.3 February 2, 2022


MOTION: COMMISSIONER JENKINS MOTIONED TO APPROVE THE NOVEMBER 17, 2021, DECEMBER 1, 2021, AND FEBRUARY 2, 2022, WITH THE MENTIONED CHANGES. VICE CHAIR BRADY SECONDED THE MOTION. ROLL WENT AS FOLLOWED: CHAIR KNIGHTON, VICE CHAIR BRADY, COMMISSIONER BLACKBURN, COMMISSIONER BRAMWELL, AND COMMISSIONER JENKINS VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.


4. BUSINESS ITEMS


- 4.1  **Public Hearing, Site Plan and Conditional Use Permit- The Church of Jesus Christ of Latter-day Saints is seeking approval of a conditional use permit and site plan for a place of assembly located at 212 N 220 W. Parcel Number 41:914:0058. The property is in the Hampton subdivision and zoned SFD-15000**


Planner II Briam Amaya Perez presented the site plan and staff review.

 Lafe Harris with BHD Architects presented and answered questions from the Planning Commission.

 **MOTION: COMMISSIONER BRADY MOTIONED TO OPEN THE MEETING A PUBLIC HEARING. COMMISSIONER JENKINS SECONDED THE MOTION. ROLL WENT AS FOLLOWED: CHAIR KNIGHTON, VICE CHAIR BRADY, COMMISSIONER BLACKBURN, COMMISSIONER BRAMWELL, AND COMMISSIONER JENKINS VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.**

 Public comments and questions were given.

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

 **MOTION: COMMISSIONER BRADY MOTIONED TO APPROVE THE CONDITIONAL USE PERMIT WITH CONDITIONS THAT THE PARKING LOT IS ADEQUATELY LIT, THAT ALL PEDESTRIAN WALKWAYS CROSSING VEHICLE TRAFFIC WILL BE ADEQUATELY DIFFERENTIATED, THAT THE DIAGONAL PEDESTRIAN CROSSING IN THE NORTHWEST CORNER OF THE PROPERTY BE CHANGED TO DIRECTIONAL RAMPS, THAT NO DEEP ROOTED VEGETATION MAY BE PLANTED NEAR FIRE HYDRANTS, THAT ALL EXTERIOR SIGNAGE WILL BE REVIEWED THROUGH A SEPARATE SIGN PERMIT, AND THAT AN EASEMENT WILL BE PROVIDED ON THE NORTH SIDE OF THE PROPERTY FOR A TRAIL. COMMISSIONER JENKINS SECONDED THE MOTION. ROLL WENT AS FOLLOWED: CHAIR KNIGHTON, VICE CHAIR BRADY, COMMISSIONER BLACKBURN, COMMISSIONER BRAMWELL, AND COMMISSIONER JENKINS VOTED AYE.**

5. WORKSESSION

- 5.1  **Traffic Impact Study Training**

Ryan Hales with Hales Engineering gave an educational seminar regarding the uses and benefits of traffic impact studies.

6. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE



Chair Knighton reviewed the Planning Commission bylaws regarding attendance.

Community Development Director Morgan Brim gave an update of the Waterfront Master Plan.

City Engineer Naseem Ghandour updated the Planning Commission on the status of the Frontrunner station.

ADJOURNMENT



Chair Knighton adjourned the meeting

CERTIFIED CORRECT ON: March 14, 2022

CERTIFIED BY: /s/ Cache Hancey

Cache Hancey, Planning Technician