

**MINUTES OF A REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Wednesday, June 16, 2021 at 6:00 p.m.**

Commissioners Present:

Vice-Chair Shan Sullivan
Commissioner Tim Blackburn
Commissioner Anthony Jenkins
Commissioner Amber Rasmussen

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

Others Present: Jesse Allen with GSBS Architects

CALL TO ORDER

Vice-Chair Sullivan called the meeting to order.

1. ► INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

Commissioner Rasmussen lead the meeting in the pledge of allegiance.

2. ► OPEN SESSION

No comments were made during the open session.

3. ► MINUTES REVIEW AND APPROVAL:

3.1 June 2, 2021

► COMMISSIONER JENKINS MOTIONED TO APPROVE THE MINUTES AS RECORDED. COMMISSIONER RASMUSSEN SECONDED THE MOTION. ROLL WENT AS FOLLOWS: VICE-CHAIR SULLIVAN, COMMISSIONER BLACKBURN, COMMISSIONER JENKINS, AND COMMISSIONER RASMUSSEN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

4. ► BUSINESS ITEMS

**4.1 Public Hearing: Zoning Text Amendment (ZTA) Accessory Dwelling Units.
Ordinance 2021-03.**

► Community Development Director Morgan Brim introduced the text amendment. With the recent adoption of House Bill 82, the city code regarding ADU's needs to conform to the updated state requirements. A discussion regarding the changes ensued.

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

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

▶ COMMISSIONER BLACKBURN MOTIONED TO RECOMMEND THE ORDINANCE TO CITY COUNCIL. COMMISSIONER RASMUSSEN SECONDED THE MOTION. ROLL WENT AS FOLLOWS: VICE-CHAIR SULLIVAN, COMMISSIONER BLACKBURN, COMMISSIONER JENKINS, AND COMMISSIONER RASMUSSEN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

4.2 Discussion and Action – 4Life Building Expansion Site Plan and Preliminary Plat

▶ Planner II Briam Amaya Perez introduced the applicant and project details. 4Life currently has a building on 1600 N. This site plan and preliminary plat would allow them to combine lots with the empty adjacent lot to build a new structure. The proposed building fulfills all of the Planning Departments requirements and staff recommended approval.

▶ COMMISSIONER JENKINS MOTIONED TO RECOMMEND APPROVAL OF THE PRELIMINARY PLAT TO CITY COUNCIL. COMMISSIONER RASMUSSEN SECONDED THE MOTION. ROLL WENT AS FOLLOWS: VICE-CHAIR SULLIVAN, COMMISSIONER BLACKBURN, COMMISSIONER JENKINS, AND COMMISSIONER RASMUSSEN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

▶ COMMISSIONER JENKINS MOTIONED TO RESCIND THE PREVIOUS MOTION DUE TO A CLERICAL ERROR. COMMISSIONER RASMUSSEN SECONDED THE MOTION. ROLL WENT AS FOLLOWS: VICE-CHAIR SULLIVAN, COMMISSIONER BLACKBURN, COMMISSIONER JENKINS, AND COMMISSIONER RASMUSSEN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

▶ COMMISSIONER JENKINS MOTIONED TO RECOMMEND APPROVAL OF THE PRELIMINARY PLAT TO CITY COUNCIL WITH CONDITIONS LISTED IN THE STAFF REPORT. COMMISSIONER RASMUSSEN SECONDED THE MOTION. ROLL WENT AS FOLLOWS: VICE-CHAIR SULLIVAN, COMMISSIONER BLACKBURN, COMMISSIONER JENKINS, AND COMMISSIONER RASMUSSEN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

► COMMISSIONER BLACKBURN MOTIONED TO APPROVE THE 4LIFE SITE PLAN WITH THE LISTED CONDITIONS IN THE STAFF REPORT. COMMISSIONER RASMUSSEN SECONDED THE MOTION. ROLL WENT AS FOLLOWS: VICE-CHAIR SULLIVAN, COMMISSIONER BLACKBURN, COMMISSIONER JENKINS, AND COMMISSIONER RASMUSSEN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

5. WORKSESSION

► No items were addressed during the work session.

6. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

► Mr. Brim updated the Commission on the staff process of selecting a consulting firm to redesign the waterfront area. There will be a vote in City Council on June 23, 2021 to confirm the staff's recommendation. In two weeks, there will be an update about the active transportation plan.

Vice-Chair Sullivan asked staff about the missing connection in the bike path near Sunset Beach. Mr. Brim asked if City Engineer Naseem Ghandour could have an update regarding that in the coming weeks.

Commissioner Blackburn thanked the Commission for reading a letter he wrote regarding the Clegg Farm Development in the previous City council Meeting.

7. ADJOURNMENT

► COMMISSIONER JENKINS MOTIONED TO ADJOURN. COMMISSIONER BLACKBURN SECONDED THE MOTION. ROLL WENT AS FOLLOWS: VICE-CHAIR SULLIVAN, COMMISSIONER BLACKBURN, COMMISSIONER JENKINS, AND COMMISSIONER RASMUSSEN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

Minutes Approved On: July 7, 2021

Certified Correct By: /s/ Cache Hancey
Cache Hancey, Planning Technician