



**PUBLIC HEARING AND REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah
Wednesday, August 17, 2016 at 7:00 p.m.**

PUBLIC NOTICE is hereby given that the Planning Commission of Vineyard Town, Utah, will hold a public hearing and regular planning commission meeting, on Wednesday, August 17th, 2016 at 7:00 p.m. The meeting will be held at the Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah. The agenda will consist of the following:

1. **CALL TO ORDER**
2. **INVOCATION** – Individuals are invited to volunteer.
3. **OPEN SESSION** – Public comment period for items not on the agenda.
4. **MINUTES REVIEW AND APPROVAL** – Minutes from the 06.01.2016, 06.15.2016, 07.06.2016, and 07.20.2016 planning commission meetings.
5. **BUSINESS ITEMS:**
 - 5.1 **FKW Properties:** The commission will consider a request from Knight West Construction for approval of preliminary plat and site plan applications for an 88,000 square foot office/warehouse building on a 4-acre parcel located at approximately 293 E. 1600 N. Vineyard.
 - 5.2 **The Lochs at Waters Edge** – The commission will consider a request from Vertical Development LLC for approval of preliminary plat and site plan applications for a townhome project proposed for phase 7D of the Waters Edge Zoning District.
 - 5.3 **PUBLIC HEARING** - The commission will hold a public hearing regarding town initiated zoning text amendments regarding planning commission authority, planning application process and accessory dwelling units. The following chapters are under consideration:
 - Chapter 3 Land Use Authorities and Other Officers;
 - Chapter 4 Applications and Decision Making Standards;
 - Chapter 5 Amendments to the General Plan and Land Use Ordinances;
 - Chapter 9 Noticing Requirements;
 - Chapter 12 Land Use Application Procedures;
 - Chapter 14 Permitted Uses;
 - Chapter 15 Conditional Uses;
 - Chapter 17 Supplementary Development Standards;
 - Chapter 18 Project Site Planning and Building Design Requirements; and
 - Chapter 30 Definitions
6. **PLANNING COMMISSION MEMBERS' REPORTS/DISCLOSURES**

7. STAFF REPORTS

- Morgan Brim, Planning Director
- Don Overson, Town Engineer

8. ITEMS REQUESTED FOR NEXT AGENDA

9. ADJOURNMENT

- **OPEN SESSION** – Open Session is defined as time set aside for the public to express their views. Each speaker is limited to three (3) minutes. If action is necessary, the item will be listed on a following agenda. However, the Planning Commission may elect to discuss the item if it is an immediate matter of concern.
- **SPECIAL ACCOMMODATION** – In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this public meeting should notify Kinsli McDermott, Deputy Recorder, at least 24 hours prior to the meeting by calling (801) 226-0210.
- **ELECTRONIC OR TELEPHONE PARTICIPATION** – One or more members of the Vineyard Planning Commission may participate electronically or by phone.

The foregoing notice and agenda was posted on the Utah Public Notice Website, posted on the Vineyard Town Website and at the Vineyard Town Office, delivered to each member of the Vineyard Town Planning Commission, and emailed to the Daily Herald and surrounding entities.

AGENDA NOTICING COMPLETED ON: August 12, 2016

CERTIFIED (NOTICED) BY: /s/ Kinsli McDermott
Kinsli McDermott, Deputy Recorder/Planning Coordinator