



**NOTICE OF A REGULAR
PLANNING COMMISSION MEETING
December 18, 2024, at 6:00 PM**

PUBLIC NOTICE is hereby given that the Vineyard Planning Commission will hold a regularly scheduled Planning Commission meeting on Wednesday, December 18, 2024, at 6:00 PM, in the City Council Chambers at City Hall, 125 South Main Street, Vineyard, UT. This meeting can also be viewed on our [live stream page](#).

1. CALL TO ORDER/INVOCATION/INSPIRATIONAL THOUGHT/PLEDGE OF ALLEGIANCE

2. PUBLIC COMMENTS PC

Time dedicated for public comment. Comments will be limited to three (3) minutes. No actions may be taken by the Planning Commission due to the need for proper public noticing.

3. CONSENT ITEMS

3.1. Approval of the November 6th, 2024 Planning Commission Meeting Draft Minutes

4. BUSINESS ITEMS

4.2. 2025 Planning Commission Calendar

4.3. 2025 Planning Commission Chair and Vice-Chair Election

5. WORK SESSION

2024 Zoning Text Amendment Overhaul

6. STAFF, COMMISSION, AND COMMITTEE REPORTS

7. ADJOURNMENT

The next regularly scheduled meeting is January 15, 2025

The public is invited to participate in all Planning Commission meetings. In compliance with the

Americans with Disabilities Act, individuals needing special accommodations during this public meeting should notify Madison Reed, Planning Technician, at least 24 hours prior to the meeting by calling (385) 204-2531 or email at madisonr@vineyardutah.org.

The foregoing notice and agenda were posted on the Utah Public Notice Website and Vineyard Website, posted at Vineyard City Hall, and delivered electronically to city staff and each member of the Planning Commission.

AGENDA NOTICING COMPLETED ON:

December 13th, 2024

CERTIFIED (NOTICED) BY:

/s/. Madison Reed

Madison Reed, Planning Technician



**MINUTES OF A REGULAR
PLANNING COMMISSION MEETING
November 6, 2024, at 6:00 PM**

ATTENDANCE:

COMMISSIONERS PRESENT: Chair Chris Bramwell; Vice-Chair Bryce Brady; Nathan Steele; Graden Ostler; Natalie Harbin; Brad Fagg; abstained from voting.

STAFF PRESENT: Cache Hancey, Senior Planner; Morgan Brim, Community Development Director; Naseem Ghandour, City Engineer and Public Works Director; Patrick James, Assistant City Engineer; Anthony Fletcher, Planner; and Rachel Stevens; Planner (attended online).

OTHERS PRESENT: Daria Evans, Brian Russell, Carl Johnson, and Russell Evans.

1. CALL TO ORDER/INVOCATION/INSPIRATIONAL THOUGHT/PLEDGE OF ALLEGIANCE

Chair Chris Bramwell started the meeting at 6:00pm. Commissioner Nathan Steele led the invocation and pledge of allegiance.

2. PUBLIC COMMENTS PC

Resident Daria Evans wanted to know if she could make a comment on the work session.

Chair Bramwell suggested planning on having comments during the work session.

3. CONSENT ITEMS

3.1. Approval of the October 2nd, 2024 Planning Commission Draft Minutes

3.2. Approval of the October 16th, 2024 Planning Commission Draft Minutes

 Motion: VICE-CHAIR BRYCE BRADY MOVED TO APPROVE THE MINUTES AT 6:02PM. COMMISSIONER NATALIE HARBIN SECONDED. ALL IN FAVOR: BRAMWELL, BRADY, STEELE, OSTLER, AND HARBIN. THE VOTE WAS UNANIMOUS.

Senior Planner Cache Hancey discussed how many we could have sitting as commissioners. The sitting members were clarified: Chair Bramwell, Vice-Chair Brady and Commissioners Nathan Steele, Graden Ostler, and Natalie Harbin.

50 4. **BUSINESS ITEMS**

51
52 4.3. **Minor Site Plan Amendment and Conditional Use Permit - Burger King - 614 N**
53 **Mill Road**

54
55 Planner Rachel Stevens presented the minor site plan amendment for Burger King. She included
56 the existing conditions and the previously improved site plan. She also presented the proposed
57 site plan and described the change for a double drive entrance. Planner Stevens presented the
58 elevations and landscaping.
59

60  Planner Stevens provided recommended approval with the included conditions: the
61 applicant shall install a minimum of 3 bicycle racks to meet the requirements as indicated in
62 Vineyard Zoning Code 15.38.030.2(b)(ii) – Bicycle Rack General Requirement, all ADA ramps
63 are a maximum of 8.33%, the applicant receives a land disturbance permit, a drive-thru queuing
64 analysis is approved by the City Engineer, one parking stall is designated as a “park and wait”
65 stall, the applicant pays any outstanding fees and makes any redline corrections as may come up
66 during the Planning Commission meeting, and the applicant is subject to all federal, state, and
67 local laws.
68

69  Chair Bramwell asked for clarification.
70

71 Planner Stevens described the park and wait stall.
72

73  Commissioner Steele asked about the recommendation and clarified that it was not on the
74 proposed site plan.
75

76 Planner Stevens said yes, it would be a condition of approval.
77

78  Commissioner Harbin asked where were they proposing to put the stall.
79

80 Planner Stevens provided the location on the Site Plan.
81

82  Commissioner Steele asked if they still satisfy the parking requirements with the park and
83 wait.
84

85 Planner Stevens asked for Senior Planner Hancey’s response.
86

87 Senior Planner Hancey said yes. He added that it is also a conditional use permit.
88

89 There were no public comments.
90

91  **Motion:** VICE-CHAIR BRADY MOVED TO APPROVE WITH CONDITIONS AS
92 LISTED AT 6:08PM. COMMISSIONER HARBIN SECONDED. ALL IN FAVOR VOTED
93 YES: BRAMWELL, BRADY, STEELE, OSTLER, AND HARBIN. THE VOTE CARRIED
94 UNANIMOUSLY.
95

96
97 4.4. **Minor Site Plan Amendment - Wendy's 145 S Geneva Road**
98

99 Senior Planner Hancey presented the Wendy's Site Plan and some background for landscaping.
100 He discussed the request and included a water line that impedes tree requirements. He discussed
101 this conversation.
102

103  Senior Planner Hancey noted that staff recommends approval of the minor site plan
104 amendment with the following conditions: all fees are paid and redline corrections are made prior
105 to the issuance of a certificate of occupancy, and, determined by the city engineer, any tree that is
106 located too close to the water line must be moved.
107

108 Vice-Chair Brady asked if there is a way of specifying larger plants instead of trees.
109

110  Public Works Director and City Engineer Naseem Ghandour noted the public works concern
111 is deep roots. He noted that shrubbery without the deep roots it should be fine.
112

113 Senior Planner Hancey noted we could figure out wording of a condition.
114

115 Director Ghandour suggested language.
116

117  Community Development Director Morgan Brim vocalized a preference for trees and that
118 the applicant could work with the public works director.
119

120 Vice-Chair Brady agreed that trees should be included as much as possible.
121

122 Discussion about the water line ensued.
123

124  Chair Bramwell asked if it was a water main or service for the development.
125

126 Staff Engineer Patrick James said it services the development.
127

128 Chair Bramwell asked if this will be an issue for all of the properties along Geneva.
129

130 Engineer James said that the waterline runs up to the Northern line of the property
131

132 Senior Planner Hancey provided a map for visual aid.
133

134 Chair Bramwell noted that the northern section will have the same issue.
135

136  Senior Planner Hancey acknowledged conversation about the landscaping with the
137 applicant.
138

139  Commissioner Steele commented that this is an issue is because they are trying to open
140 soon. He asked if we expect the landscaping to be installed before the Certificate of Occupancy
141 with the winter weather.
142

143 Senior Planner Hancey described the bonding process.
144

145 The item was opened to public comments.
146

147  The applicant representing Dominion Engineering noted the reason behind this. He noted
148 that Steve Pruitt could add one or two more trees in the back to meet the requirements.
149

Senior Planner Hancey added language for a condition to still require the six (6) trees but that they could be deeper in the development if needed based on the city engineer.

Vice-Chair Brady noted that he would still want six (6) of something in the front.

Senior Planner Hancey provided a language suggestion.

 **Motion:** VICE-CHAIR BRADY MOTIONED TO APPROVE AS PRESENTED WITH THE CONDITIONS PRESENTED AS WELL AS THE CONDITION DISCUSSED OF WORKING WITH THE PUBLIC WORKS DIRECTOR FOR PLACEMENT OF TREES AT 6:20PM. COMMISSIONER STEELE SECONDED. ALL IN FAVOR: BRAMWELL, BRADY, STEELE, OSTLER, AND HARBIN. THE VOTE WAS UNANIMOUS.

5. **WORK SESSION**

5.5. **Zoning Code Overhaul - Building Design and Site Standards**

 Senior Planner Hancey provided a background and discussed the process.

 Planner Stevens presented the site planning and building design requirements. She included the purpose of the proposed changes: create standards that are quantitative and remove subjective language.

Planner Stevens introduced changes for the design standards. These changes included keep language for design standards which are required and use the verb “shall”, and remove language defining “design guidelines” which use the verb should.

 Planner Stevens addressed the Subdivision: Project Features section. The change would require at least two subdivision and project features. a list of features provided included, but is not limited to: project entry features, public art pieces, streetscape designs, pedestrian and biking facilities and trails. She noted in the presentation that project features are approved by the Planning Commission. Another change highlighted for this section was to remove language for “View protection and building massing” which are addressed later in the text.

 Planner Stevens moved to present the Coherent Building Design changes which included: requirements shall apply to facades facing a street, rather than all facades; horizontal façade variation required on building greater than 100’ through pop outs, surface pattern, etc.; varying roofline is required at every 50’; all buildings shall have at least one recess/ projection and every 100’; and all building should have at least two architectural details.

 Vice-Chair Brady asked why we are getting rid of all sides and just doing sides facing the street.

Planner Stevens noted the original intent to reduce the burden on developers. She asked about language and preference.

Commissioner Steele noted that he felt it was important to have a standard for all sides but that you should also be able to call out where the front is.

Director Brim referenced Draper’s code.

Discussion ensued.

 Planner Stevens introduced the proposed change to the Building Additions and Accessory Buildings and Structures: defines a minor site plan amendment as any addition or accessory structure that is less than 15% or less than 7,500 square feet. She included another proposed change to have a different standard including that minor site plans for Multi-family and Mixed-Use accessory structures are defined as less than 10% or less than 7,500 square feet.

 Commissioner Steele asked about the completion process of a minor site plan amendment.

Planner Stevens noted that it goes to the planning commission and outlines the major changes.

 Planner Stevens presented Mechanical Equipment, Building Location, and Pedestrian Scale. The proposed changes highlighted included mechanical equipment shall be the same color as the building, provides a list of requirements for one main building entrance- each building must have 3 (prominent feature, differing materials/ color, pedestrian amenities, or increased landscaping), and buildings greater than 20' in height shall be built at a pedestrian scale and use at least 1 design element in the base.

 Planner Stevens included the Building Materials, Color, and Finishes section. The proposed changes were: all building shall be at least 60% primary material, added additional approved primary materials and secondary materials, color elevations shall be required, remove language stating that all buildings should be “subdued earth tones and muted colors”, accent colors shall be less than 5%, and bright, glossy, and fluorescent colors are prohibited.

Commissioner Steele appreciated removing the muted colors.

 Planner Stevens reviewed the Subdivision and Site Design layout, and Site Access proposed changes: add language that pad buildings shall be designed in a compatible architectural style and constructed with similar materials, and to add language that drive-thru aisles shall follow Section 15.34.190 (Drive Aisles).

 Commissioner Steele asked if the section for Drive-thru aisles was discussed in the last work session on the Zoning Code Text Amendment.

Planner Stevens confirmed.

 Planner Stevens included the proposed changes to the section of Views and Landscaping Design Standards: a view corridor analysis may be required by the City Planner, remove language concerning landscape buffers, add language that all landscape developments shall include a landscape accessory, and add language that all site plans shall follow Landscaping Design Standards in Section 15.40.080.

Commissioner Steele asked if there needs to be more direction to the first suggested change.

Discussion ensued.

 Vice-Chair Brady asked if there was a reason we are getting rid of the language for the landscape buffers.

Planner Stevens responded in saying it conflicted with the landscaping design standards and to reference it to where it goes into depth.

 Director Brim noted that they took some good notes.

Commissioner Steele asked about landscape accessories. He noted that he thinks all developments seemed all encompassing. He requested to understand the intent.

Planner Stevens noted that all developments were intended. She asked if we wanted to reduce that.

Director Brim asked if it was for new development.

Discussion about language ensued.

 Chair Bramwell opened up for public comments.

 Ms. Evans  expressed that she was sad to see a section go. She noted that she wanted Vineyard to have character. She also expressed agreement to Commissioner Steele's about the view corridor analysis.

 Chair Bramwell asked Ms. Evans what the fair balance was between the views and new development.

Ms. Evans said she did not only want to see the top. She pointed out that on the trail, people can only see the condos. She noted that she wanted Vineyard to stay beautiful.

 Senior Planner Hancey reminded that this does not apply to the Special Purpose Zoning Districts.

Ms. Evans stressed this for the rest of Vineyard as well.

Chair Bramwell asked if this would apply to the Geneva Road Development.

 Senior Planner Hancey noted that the code said to revert to the main zoning code. We could put clear reference in.

Chair Bramwell called out the major areas of new development: East/ West side of the tracks where this will not apply.

Ms. Evans asked if it would apply to the Forge.

Senior Planner Hancey responded in saying no.

Director Brim highlighted the areas that it will apply.

 Director Brim gave a background to the district regulations.

Senior Planner Hancey pulled up zoning districts map.

 Commissioner Steele noted that Ms. Evans brought up good points he agreed with. He noted that you need emotional language to understand the spirit that the law is written. He added that the most appropriate spot for this is in the purpose section. He encouraged to have language that embraces the agricultural and rural history of Vineyard and different type of architectural styles.

Director Brim noted that we need to be object and that we do need standards.

Discussion ensued.

There were no more comments.

6. STAFF, COMMISSION, AND COMMITTEE REPORTS

 Commissioner Steele requested for the presentations to be incorporated into the agenda for reference. He stressed this for transparency and preparedness.

Director Brim discussed timelines.

 Vice-Chair Brady noticed that Amber Rasmussen retired and thanked her for her public service.

 Senior Planner Hancey provided an update and information on providing the commissioners with emails.

Commissioner Steele asked if it was Microsoft based.

Senior Planner Hancey said it is outlook.

Chair Bramwell asked if he had sent that email out.

Senior Planner Hancey said he has not yet.

7. ADJOURNMENT

The meeting was adjourned at 6:55pm.

MINUTES CERTIFIED COMPLETE ON:

CERTIFIED (NOTICED) BY: /s/. Madison Reed
Madison Reed, Planning Technician

VINEYARD PLANNING COMMISSION STAFF REPORT

Meeting Date: December 18, 2024
Agenda Item: 2025 Planning Commission Calendar
Department: Community Development Department
Presenter: Cache Hancey

Background/Discussion:

Each year the Planning Commission is required to vote on a meeting schedule calendar. The proposed 2025 Calendar includes meetings on the 1st and 3rd Wednesday of every month at 6:00pm, except for the following dates:

- January (Meeting on January 8th instead of 1st for combined training with City Council)

Note, there are no holidays that conflict with the provided draft calendar. Due to a lack of agenda items, approved meeting dates may be canceled as needed.

Fiscal Impact:

N/A

Recommendation:

Staff recommends approval of the 2025 Planning Commission Calendar as presented

Sample Motion:

"I move to approve the 2025 Planning Commission Calendar as presented "

Attachments:

1. 2025 Calendar Draft

2025 Planning Commission Calendar

(Draft)

JANUARY						
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DECEMBER						
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28	29	30	31			



VINEYARD PLANNING COMMISSION STAFF REPORT

Meeting Date: December 18, 2024

Agenda Item: 2025 Planning Commission Chair and Vice-Chair Election

Department: Community Development Department

Presenter:

Background/Discussion:

Each year, the Planning Commission must elect sitting members to the position of chair and vice-chair to serve for one (1) year.

The following members are sitting members and are eligible to be nominated and elected:

- Chris Bramwell
- Caden Rhoton
- Natalie Harbin
- Nathan Steele

Fiscal Impact:

N/A

Recommendation:

Sample Motion:

"I move to nominate ... as chair and ... as vice-chair of the Vineyard Planning Commission for 2025."

Attachments:

None

VINEYARD PLANNING COMMISSION STAFF REPORT

Meeting Date: December 18, 2024
Agenda Item: 2024 Zoning Text Amendment Overhaul
Department: Community Development Department
Presenter: Cache Hancey

Background/Discussion:

Throughout 2024, the Community Development Department has been tracking any suggested edits or changes to the zoning text. Each section has been reviewed for content, grammatical errors, and best practices. This is the third work session reviewing the following sections:

[15.02 Title, Authority, Purpose, Declaration Of Intent And Effective Date](#)

[15.06 Land Use Authorities And Other Officers](#)

[15.12.020 Establishment Of Districts](#)

[15.12.050 District Use Table*](#)

[15.16 Development Agreements](#)

[15.28 Permitted Uses](#)

[15.30 Conditional Uses](#)

[15.32 General Property Development Standards](#)

[15.34.060 Accessory Dwelling Units](#)

[15.34.150 Home Occupations](#)

Fiscal Impact:

N/A

Recommendation:

No recommendation is being made at this time.

Sample Motion:

No motion may be made at this time.

Attachments:

1. December 18 PC Notes

15.02 Title, Authority, Purpose, Declaration Of Intent And Effective Date

15.02.050 Applicability Edit

1. Applications: Applications **accepted by the city as deemed** complete **by the city** for any Approval, Permit or License required by the provisions of this Ordinance shall be processed, reviewed and approved or denied, subject to the provisions of this Ordinance, and other applicable Ordinances of the city, in effect at the time the Application is determined to be complete by the City Planner (herein after as may be referred to as “Planner”), as required by VZC 15.24.060.

2. Buildings and Structures: No building or structure shall be erected, and no existing building or structure shall be moved, altered or enlarged nor shall any land, building or premises be used, designed or intended to be used for any purpose or in any manner other than as allowed by this Ordinance.

3. Applicability: The provisions of this Ordinance shall apply to all lands located within the municipal boundaries of Vineyard, unless specifically exempted by the provisions of this Ordinance or other lawful exemption.

4. Minimum Requirements: The provisions of this Ordinance shall be held to be the minimum requirements necessary to protect the public health, safety, and welfare of the citizens of Vineyard, and achieve the purposes of this Ordinance.

15.02.060 Conflict Edit

This Ordinance shall not nullify any laws, Ordinances, or requirements that are more restrictive, **but However, it** shall **take precedence over any prevail notwithstanding such** laws, Ordinances, or requirements that are less restrictive.

Commented [CH1]: Titles added and language cleaned up to be more clear

15.04 Interpretation Of Requirements

Minor grammatical edits

15.06 Land Use Authorities And Other Officers

15.06.030 Vineyard Planning Commission

2. Commission Membership, Appointment, Terms, Removal, and Vacancies.

- d. All members of the Commission shall serve at the discretion of the Mayor and Council for a term of four (4) years. No member shall serve more than two (2) consecutive terms. Terms shall begin on January 1 of each calendar year. Members' terms are to be staggered so that no more than ~~one~~three (3~~+~~) ~~appointments term~~ shall expire each year on January 1. A Commission member shall not be automatically reappointed to a second term.

3. **Quorum and Necessary Vote.** No meeting of the Commission shall be called to order, nor may any business be transacted without a quorum consisting of at least three (3) members of the Commission being present. The chair shall be included for the purposes of establishing a quorum and shall act as a voting member of the Commission. All actions of the Commission shall require the vote of a majority of the total sitting present members of the Commission. The Commission shall transmit reports of its decisions and recommendations to the Council. Any member of the Commission may also make a concurring or dissenting report or recommendation to the Council.

6. Commission Organization.

- c. In case of the absence of the chair and the vice-chair, the sitting members of the Commission shall appoint a chair *pro tempore* that shall be in charge of all proceedings before the Commission, and shall take such actions as necessary to preserve order and the integrity of all proceedings before the Commission.

Commented [CH2]: With 8 commissioners, it is impossible to stagger so no more than 1 is expired every year. Increased to 3.

Commented [CH3]: Added "sitting present" members required for a vote as that is a quorum

Commented [CH4]: Added this clause in case the chair and vice-chair are absent.

15.06.060 Vineyard Development Review Committee

Membership. The DRC shall consist of seven (7) members, the Chair of the Planning Commission or designee, the City Manager, the Fire Marshall or designee, and the heads of the Departments of Building, Community Development, Engineering, and Parks and Recreation or their designee. The Fire Marshall and Vineyard Public Safety department shall advise the DRC on all Land Use decisions.

Commented [CH5]: Currently, the planning commission chair is not allowed to have a designee as a member of the DRC.

15.12.020 Establishment Of Districts

Added Geneva Road Mixed-Use

The Geneva Road Mixed-Use (GRMU). This district is intended to encourage a mixture of commercial, office and residential uses along the Geneva Road corridor. Development in the District is intended to provide more intense commercial uses, safe and attractive streetscape, and a compatible setting for residential and commercial development. The cross access between the lots in the GRMU is vital to the design and function of the District. The standards are intended to establish objectives for the design of a mix of uses.

Commented [CH6]: Missing from when originally adopted.

15.12.040 Vineyard Zoning Map

1. The boundaries of these zoning districts are established as shown in the official Vineyard Zoning Map adopted by the Vineyard City Council, as amended, which map is made a part of this ordinance.
2. Where uncertainty exists regarding the boundaries of the various zones, the Planning Commission shall interpret the following guidelines in its decision-making process:
 1. Unless otherwise designated on the zoning map, district boundary lines are lot lines; the centerlines of streets, alleys, railroad rights of way, municipal corporate lines; or other lines drawn to scale on the zoning map.
 2. Where a lot is divided at the effective date hereof, or by subsequent amendments, by a zoning district boundary line, the less restrictive zoning requirements may be extended not more than twenty-five feet (25') into the more restrictive zoning district adjacent to the zoning district boundary line.
3. Interpretation of the exact location of a zone district boundary shall be resolved by the commission, by reference to the zoning map of the city.

Commented [CH7]: Language to help clear up any confusion with how a property may be zoned.

~~Unless otherwise designated on the zoning map, district boundary lines are lot lines; the centerlines of streets, alleys, railroad rights of way, municipal corporate lines; or other lines drawn to scale on the zoning map. Where a lot is divided at the effective date hereof, or by subsequent amendments, by a zoning district boundary line, the less restrictive zoning requirements may be extended not more than twenty-five feet (25') into the more restrictive zoning district adjacent to the zoning district boundary line.~~

~~Interpretation of the exact location of a zone district boundary shall be resolved by the commission, by reference to the zoning map of the city.~~

15.12.050 District Use Table*

Split table into categories: residential, commercial, public, accessory

Changes to Uses:

- Changed short term rentals
- Added Check Cashing and Other Credit Services
 - o Only Conditional in RC
- Changed car wash from Permitted to Conditional in RMU
- Event Center changed from Not Permitted to Conditional in RC
- Added Mobile Food Court
 - o Conditional in RMU
- Added Retail Tobacco Specialty Business
 - o Conditional in RC
- Added Tattoo Establishment
 - o Permitted in RMU, GRMU, FMU, RC, and NC

RESIDENTIAL																			
ZONING DISTRICT USES	OS	A-1	R&A-5	RE-20	R-1-15	R-1-10	R-1-8	R-2-15	HDR-1	HDR-2	RMU	GRMU	FMU	BP	RC	NC	FOI	M	PF
Clinical Support Housing	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P ⁸	N	N	N
Dwelling, Multiple-Family	N	N	N	N	N	N	N	N	N	P	P	N ¹¹	P	N	N	N	N	N	N
Dwelling, Single-Family	N	P	P	P	P	P	P	P	P	N	P	N	N	N	N	N	N	N	N
Dwelling, Two-Family	N	N	N	N	N	N	N	P	P	N	P	N	P	N	N	N	N	N	N
Model Home or Unit	N	P	P	P	P	P	P	P	P	P	P	N	N	N	N	P	N	N	N
Residence for Persons with a Disability	N	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	N	N	N	N	N	P ²	N	N	N
Residence for Persons with a Disability that are Substance Abuse Facilities located within 500 feet of a School	N	C ²	C ²	C ²	C ²	C ²	C ²	C ²	P ²	P ²	N	N	N	N	N	N	N	N	N
Residential Facility for Elderly Persons	N	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	N	N	N	N	N	N	C ²	N	N
Residential Lease, Short Term	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N

COMMERCIAL																			
ZONING DISTRICT USES	OS	A-1	R&A-5	RE-20	R-1-15	R-1-10	R-1-8	R-2-15	HDR-1	HDR-2	RMU	GRMU	FMU	BP	BC	NC	FOI	M	PF
Agriculture, Commercial	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Animal Hospital	N	N	N	N	N	N	N	N	N	N	P	N	N	N	P	C	P	P	N
Billboard	N	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N	N	N	N
Cannabis Production Establishment	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P ⁰	P ⁰	N
Car Wash	N	N	N	N	N	N	N	N	N	N	C ³	C	N	N	C ³	N	C	P	N
Check Cashing and Other Credit Services	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C ²	N	N	N	N
Chemical Manufacture, Storage, and Distribution (Existing)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Commercial Day Care/Preschool Center	N	N	N	N	N	N	N	N	N	N	C	C	C	C	C	C	C ³	N	N
Commercial Plant Nursery	N	C	C	N	N	N	N	N	N	N	C	N	N	N	P	N	P	P	N
Commercial Recreation, Indoor	N	N	N	N	N	N	N	N	N	N	C	C	C	C	P	P	N	P	N
Commercial Recreation, Outdoor	N	C	C	N	N	N	N	N	N	N	C	C	N	C	C	N	N	C	N
Composting Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N
Construction Sales and Service	N	N	N	N	N	N	N	N	N	N	P	N	N	N	C	N	C	P	N
Contractor's Office/Storage Yard	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N
Distribution Center	N	N	N	N	N	N	N	N	N	N	C	N	N	C	N	N	N	P	N
Drive-thru Facility	N	N	N	N	N	N	N	N	N	N	P ⁷	P ⁷	P ⁷	N	P ⁷	N	N	P ⁷	N
Dry Cleaning	N	N	N	N	N	N	N	N	N	N	P	P	P	N	P	P	P	N	N
Event Centers	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	C	N	N
Financial Institution	N	N	N	N	N	N	N	N	N	N	P	P	P	C	P	P	P	N	N
Flammable Liquids or Gases Manufacture, Storage, and Distribution	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N	N	N	C	N
Funeral Home/Mortuary	N	N	N	N	N	N	N	N	N	N	C	N	N	C	N	C	N	N	N
Golf Course	C	C	C	N	C	N	N	N	N	N	N	N	N	N	C	N	C	N	N
Health and Fitness Facility	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N	N
Hotel	N	N	N	N	N	N	N	N	N	N	C	C	C	C	C	C	C	N	N
Hybrid Production Facility	N	N	N	N	N	N	N	N	N	N	C	C	C	N	C	C	P	N	N
Kennel, Commercial	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	P ²	P ²	N
Kennel, Outdoor, Commercial	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C ²	C ²	N
Laundry, Commercial	N	N	N	N	N	N	N	N	N	N	C	P	C	N	N	N	P	P	N
Laundry, Self-Serve	N	N	N	N	N	N	N	N	N	N	P	P	P	P	N	P	P	P	N
Manufacturing, Heavy	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N
Manufacturing, Light	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N
Medical and Dental Clinic	N	N	N	N	N	N	N	N	N	N	P	P	P	P	N	P	N	N	N

Medical or Dental Laboratory	N	N	N	N	N	N	N	N	N	N	N	P	P	P	P	N	P	P	P	N
Medical Spa	N	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	N	N	N
Mobile Food Court	N	N	N	N	N	N	N	N	N	N	N	G	N	N	N	N	N	N	N	N
Motel	N	N	N	N	N	N	N	N	N	N	N	G	G	G	G	G	G	G	N	N
Motor Vehicle Fueling Station	N	N	N	N	N	N	N	N	N	N	N	G	P	N	N	G	N	G	N	N
Nightclub	N	N	N	N	N	N	N	N	N	N	N	G	G	G	N	G	G	N	N	N
Nursing Care Facility	N	N	N	N	N	N	N	N	N	N	N	G	G	G	G	P	N	P	N	N
Nursing Home, Convalescent Care	N	G	G	G	G	G	G	G	G	G	N	N	N	N	P	N	P	N	N	N
Office	N	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N	N
Pawnshop	N	N	N	N	N	N	N	N	N	N	N	G	N	N	N	N	N	N	N	N
Personal Care Services	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	P	P	N	N	N
Personal Instruction Service	N	N	N	N	N	N	N	N	N	N	N	P	P	P	G	P	P	G	N	N
Pharmacy	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	P	N	P	N	N
Pharmacy, Medical Cannabis	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P ³	N	N
Private Club	N	N	N	N	N	N	N	N	N	N	N	G	G	G	G	G	N	G	N	N
Restaurant	N	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N	N
Retail Sales and Services	N	N	N	N	N	N	N	N	N	N	N	P	P	P	P ³	P	P	P ³	N	N
Retail Sales and Services (Community Commercial)	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N	P	N	N	N
Retail Sales and Services (Regional)	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	P	N	N	N	N
Retail Tobacco Specialty Business	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C ²	N	N	N	N
Salvage Yard	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Sexually Oriented Business	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	G
Storage- Self Service, Mixed-use Facility	N	N	N	N	N	N	N	N	N	N	N	C ²	N	N	C ²	C ²	C ²	C ²	N	N
Storage- Self Service	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N
Storage of Recreational Vehicles	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	G	N
Tattoo Establishment	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	P	P	N	N	N
Trailer/ RV, Camping Facilities	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	G
Vehicle and Equipment Rental	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	G	N	N	G	N
Vehicle and Equipment Repair (Major)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	G	N	P	G	G
Vehicle and Equipment Repair (Minor)	N	N	N	N	N	N	N	N	N	N	N	P	N	N	G	N	G	G	G	G
Vehicle and Equipment Sale and Rental New or Used (Heavy)	N	N	N	N	N	N	N	N	N	N	N	G	N	N	G	N	N	G	N	N
Vehicle and Equipment Sale or Rental New or Used (Light)	N	N	N	N	N	N	N	N	N	N	N	G	N	N	G	N	P	N	N	N
Warehouse	N	N	N	N	N	N	N	N	N	N	N	N	N	G	N	N	P	P	N	N
Warehouse Club	N	N	N	N	N	N	N	N	N	N	N	G	N	N	P	N	N	N	N	N
Wholesale Distribution	N	N	N	N	N	N	N	N	N	N	N	G	N	N	G	N	N	P	P	N

15.12.060 Dimensional Standards Table

Moved the standard for detached garages from the table to a superscript

15.16 Development Agreements

15.16.040 Public Hearing Required And Required Notice Edit

A public hearing to consider a Development Agreement Application shall be held by the Commission prior to making a the recommendation to the Council. The minimum requirements and other items to be included in a Development Agreement. The procedures for the consideration of an Application for a Development Agreement shall be those follow the procedures for the consideration of a General Plan Amendment Application, as provided by VZC 15.10.

The required notice for a Development Agreement Application shall be the follow the notice requirements d for the consideration of a General Plan Amendment Application, as provided by VZC 15.18. At the discretion of the Commission, and the Council, the required public hearings for the consideration a Development Agreement Application may be held concurrently with any other required public hearing

Commented [CH8]: Clarified language for easier understanding.

15.16.070 Periodic Review And Modification Or Termination Edit

The Council or staff shall review a Development Agreement every twelve (12) months, at which time the Applicant, or the Applicant's successor, shall be required to demonstrate good faith compliance with the terms of the Development Agreement. If the Council finds, through a review or report from staff, based on the evidence, that the Applicant has not complied in good faith with all terms or conditions of the Agreement, the Council may modify or terminated the Agreement. All proceedings before the Council to consider modification or termination of an Agreement shall include a noticed public hearing complying with the notice requirements for a General Plan Amendment Application, as provided by VZC 15.18.

Commented [CH9]: This practice is not currently happening at the council level. Requesting to add staff as a yearly reviewer of Development Agreements and to provide a report to the council.

15.28 Permitted Uses

15.28.020 Authority Edit

1. The planner is hereby authorized to review and render a final decision for all permitted use applications, in accordance with the requirements of this chapter.
2. The Planning Commission is hereby authorized to review and render a decision of the following permitted use site plan and subdivision applications:
 1. Nonresidential site plan applications
 2. Detached single-family residential developments with ten (10) or more units.
 3. Attached residential and multifamily residential developments.
3. The Planner is hereby authorized to review and render a final decision for all other permitted use applications, in accordance with the requirements of this chapter.

Commented [CH10]: Reorganized the section and added language to indicate what staff can approve vs what the planning commission approves.

15.28.070 Approval Standards Edit

The planner shall review the permitted use application and determine if the application and associated materials comply with the following:

1. The proposed use is an allowed permitted use within the zoning district.
2. The proposed permitted use and the accompanying site plan complies with all requirements of the Zoning District., as applicable, including minimum area, front, rear and side-yard setbacks, building and structure height, and all other requirements applicable in the zoning District.
3. Complies with all site plan requirements as may be applicable, as provided herein.
4. Complies with all applicable dedication requirements of the city and provides the necessary infrastructure, as required.

Commented [CH11]: Removed redundant information

15.30 Conditional Uses

15.30.060 Conditional Use Application Requirements

All conditional use applications shall be provided to the city in an electronic PDF format and include the following information:

1. A completed application form, as provided by the city.
2. Title report and survey of the subject property may be required by the city planner.

If required by the commission, DRC or City Engineer, a traffic impact analysis will be required. A traffic impact analysis may be required if requested by the Planning Commission, DRC, or City Engineer. At a minimum, unless additional information is required, a traffic impact analysis shall be prepared by a licensed engineer and include the following information:

Commented [CH12]: Not every parcel needs a title report but this allows the city to still request one.

Commented [CH13]: Simplified the language

15.32 General Property Development Standards

15.32.180 Lot Frontage Required

Every lot shall have frontage upon a dedicated or publicly approved road or street, or right-of-way providing direct access to a dedicated or publicly approved road or street. The required lot frontage shall be not less than the minimum lot width requirement as measured at the minimum front, as required by the Zoning District in which the lot is located, except as follows:

1. For lots which front upon a curve or cul-de-sac, the distance may be reduced to not less than fifty (50) feet provided that the side lot lines radiate in such a manner that the width of the lot at the minimum setback line is not less than the minimum requirement of the Zoning District, or
2. The lot has been approved as a flag lot.

Commented [CH14]: See Rachel

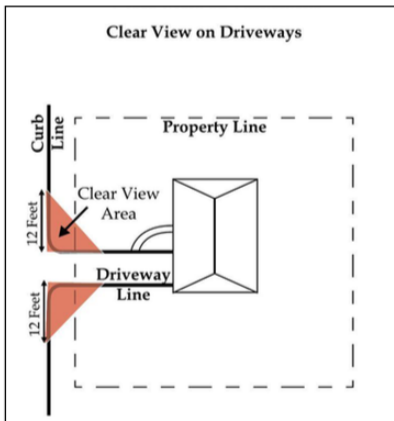
15.32.210 Front Yard Parking Prohibited

In all Zoning Districts, no vehicle parking shall be permitted in any required front yard setback areas, except on driveways located in residential zones that directly access a garage or carport.

15.32.290 Clear View Triangle On Driveways [Edit](#)

In all Zoning Districts, no view obstruction including a sight-obscuring fence, wall, sign, other similar structures, and landscaping which exceeds two (2) feet in height shall be placed within a triangular area formed by a diagonal line connecting lines located at the curb line edge of the sidewalk closest to the primary structure and driveway line twelve (12) feet from the projected intersection of such lines.

Commented [CH15]: Adding language to help clarify where the clear view is measured and removing outdated image.



15.34 Supplementary Development Standards

15.34.060 Accessory Dwelling Units

1. **Location:** Accessory dwelling units are allowed as an accessory use to a single-family detached residence and are limited to the following development configurations:
 1. Detached accessory structures in accordance with section 15.12.060 Dimensional Standards Table and Section 15.34.030 Accessory Buildings.
 2. Within a home provided access to the accessory dwelling unit shall meet all applicable fire and building codes. **Mobile homes, t** Travel trailers, boats, or similar recreational vehicles shall not be used as an accessory dwelling unit.
 3. Mobile housing types intended for long-term placement that adhere to a permanent foundation.
2. License Denial or Revocation: If an Applicant is found to have active code violations, their application may be denied or deferred until the violation is abated or resolved. Approved licenses may be revoked as a consequence of a zoning violation.

Commented [CH16]: This is a goal according to our general plan (Moderate income housing)

15.34.150 Home Occupations

Home Occupation - with Impact

1. A home occupation that involves the permanent resident(s) of the dwelling with a maximum of one (1) non-resident working on the premises at any point in time, and where customers are received.
2. Is limited to only one (1) customer at a time and by appointment only.
3. Visitors in conjunction with the home occupation shall be permitted only between the hours of 8.00 a.m. and 8.00 p.m.
4. Permitted activities include but are not necessarily limited to the following:
 1. Personal care services, crafting, home cooking and sales.
 2. Music lessons, tutoring and general education instruction.
 3. Animal hobby breeders and pet grooming.
5. The following professions and uses are not permitted: (See Definitions VZC 15.60.020)
 1. Medical Practitioner
 2. Medical Spa
 3. Veterinarian Services, Animal boarding, Pet Day Care
 4. Vehicle Services that include but are not limited to: Repair, Painting, Maintenance, or Sales
 5. Recreational Vehicle Services that include but are not limited to: Repair, Rental, Painting, Maintenance, or Sales
 6. Major Appliance Repair
6. If there are more than one (1) home occupation business licenses with impact in the same home, the aggregate impact shall not exceed the impact and regulations of one (1) home occupation.
7. Non-profit organizations with impact that are located within a home must follow the standards in this section.

Commented [CH17]: Adding language to help staff delineate approved vs not permitted uses.

Noncompliance

~~Veterinarian office, kennel or any similar animal services and m.~~

Commented [CH18]: Moved this to not permitted uses.

1. ~~Vineyard may require inspections of the home occupation to determine compliance with conditions at any point with prior notification to the occupants.~~
2. ~~A license may be revoked upon any violation of the requirements or conditions. (See VMC 5.02.100)~~

Conditions that apply to all Home Occupation types:

~~Utilities - The home occupation shall not have demand of municipal or utility services or community facilities in excess of those usually and customarily provided for residential uses.~~

Commented [CH19]: Changed the wording of aggregate use of multiple home occupations to this.

~~Business Management: Removed~~

Commented [CH20]: Staff determined that enforcement of this would be too difficult.