



**PUBLIC HEARING AND REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah
Wednesday, January 20th, 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, January 20th, 2016 at 7:00 p.m. The meeting will be held at the Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah. The Public is invited to participate in all Town Planning Commission meetings. The agenda will consist of the following:

- 1. CALL TO ORDER**
- 2. INVOCATION** – Individuals are invited to volunteer.
- 3. OPEN SESSION** – This is a Public Comment period (see definition below).
- 4. MINUTES REVIEW AND APPROVAL** –No minutes to approve
- 5. BUSINESS ITEMS:**
 - 5.1 Continued Public Hearing from 12.16.2015** – Applicant from BKB Foods for Dairy Queen. The proposed location of the project is Lot 4 of the Vineyard Gateway Subdivision, within the RMU zone.
 - 5.2 WatersEdge Phase 7 Plat B** – Applicant, Woodside homes Utah, LLC is requesting preliminary subdivision plat approval for WatersEdge Phase 7 plat B, located between Vineyard Loop Road, and the Front Runner line, at approximately 600 North. The property is currently designated SFD-C within the adopted WatersEdge Specific Development Zone. The Planning Commission will review and take appropriate action.
 - 5.3 WatersEdge Phase 7 Plat C “Tucker Row”** – Applicant, Woodside Homes of Utah, LLC is requesting preliminary subdivision plat approval for WatersEdge Phase 7 Plat C, otherwise known as Tucker Row. The project is located at approximately 200 E. Vineyard Loop Road, and approximately 700 North. The property is zoned TH-12 within the adopted WatersEdge Specific Development Zone. The Planning Commission will review and take appropriate action.
 - 5.4 WatersEdge Phase 8 “The Preserve”** – Applicant Steve Maddox representative of Edge Homes is requesting site plan and preliminary subdivision plat approval for WatersEdge Phase 8 “The Preserve”. The project is located on the southwest corner of Main Street and Vineyard Connector.

5.5 Continued Public Hearing from 12.16.2015 - The Vineyard Town Planning Commission shall hold a Public Hearing to consider amendments to the Town Zoning Ordinance and Town Zoning Map. Topics may include, but are not limited to: signs, procedures, definitions, and land use tables. Citizens, property owners, and all other members of the public are encouraged to attend and participate.

6. PLANNING COMMISSION MEMBERS' REPORTS

7. STAFF REPORTS

- Aric Jensen, Town Planner
- 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:

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