



**MINUTES OF THE
REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah
Wednesday, October 19, 2016 at 6:30 p.m.**

PRESENT

Commission Chair Chris Judd
Commissioner Tim Blackburn
Commissioner Wayne Holdaway
Commissioner (Alternate) Cristy Welsh

ABSENT

Commissioner (Alternate) Anthony Jenkins
Commissioner Daniel Pace
Commissioner Angela Kohl

STAFF PRESENT – Community Development Director Morgan Brim, Community Development Technician Elizabeth Hart

OTHERS PRESENT– Resident and Town Councilmember Tyce Flake

The Vineyard Town Planning Commission held a regular meeting on Wednesday, October 19, 2016, starting at 6:30 PM in the Vineyard Town hall. Commissioner Wayne Holdaway offered the invocation.

CALL TO ORDER

Chairman Judd called the meeting to order at 6:30 PM.

OPEN SESSION

Chairman Judd asked for public comment. No public comment was given.

MINUTES REVIEW AND APPROVAL Chairman Judd called for a motion to approve the 08.17.2016 and 09.21.2016 Planning Commission meeting minutes.

Motion: COMMISSIONER HOLDAWAY MOVED TO APPROVE THE MINUTES FROM THE AUGUST 17, 2016 AND SEPTEMBER 21, 2016 PLANNING COMMISSION MEETINGS. COMMISSIONER BLACKBURN SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. NONE WERE OPPOSED. THE MOTION WAS CARRIED

WORK SESSION:

5.1 Zoning Matrix Discussion

Mr. Brim started the discussion by stating that the proposed matrix will replace Chapter 32 in the zoning ordinance. The major changes were the removal of the definitions for each use and the addition of new zoning districts. Mr. Brim noted that yellow indicated changes made to that zoning district and green indicated a new zoning district. There was additional discussion on the changes made to the matrix. Mr. Brim asked the Commission to review the matrix and to bring comments to him at any time.

5.2 Zoning Map Update Discussion

Mr. Brim started the discussion with an update on reaching out to property owners that have been affected by the zoning changes. Mr. Brim mentioned that a meeting with Geneva Nitrogen would be taking place in the near future to discuss the future of the property. He stated that zoning map has not been updated to show the recommendations made from the Commission because the Towns GIS consultant will be making changes to the map at all at once, with all recommendations that been made from the Commission and Staff. He noted that on the northern border of the Manufacturing district, that is adjacent to Lindon and Pleasant Grove, will be zoned open space to show the wetlands and connections to trails within that area. Mr. Brim stated that once the Trails Committee for the General Plan has finished putting together their map of Trails and Open Space, the open space portion of that map will be added to the zoning map to show existing and proposed open space. There was discussion about showing the location of the power line and if a trail could go underneath or near it. There was additional discussion on potential changes to the zoning of parcels within the FOI district.

5.3 Application Process Discussion

Mr. Brim stated that in the zoning code the application processes can be found throughout the entire code. He stated that this project will involve taking all of the application processes and putting them together within one chapter, to create ease in finding specific processes.

PLANNING COMMISSION MEMBERS' REPORTS/DISCLOSURES

Commissioner Welsh gave an update on the Trails and Open Space Committee and the Open House Committee for the General Plan. There was discussion on what information from the General Plan the Planning Commission should have on display at the Open House. Chairman Judd suggested that the Commission review the existing General Plan and a discussion will take place at the next Planning Commission Meeting.

STAFF REPORTS

- Morgan Brim, Planning Director - None
- Don Overson, Town Engineer - None

ADJOURNMENT

Chairman Judd adjourned the meeting at 8:07 PM

MINUTES APPROVE ON: November 02, 2016

CERTIFIED CORRECT BY: /s/ Elizabeth Hart
Elizabeth Hart, Community Development Technician