



VINEYARD PLANNING COMMISSION AND CITY COUNCIL – PUBLIC HEARING NOTICE

Planning Commission Meeting Date:	<u>June 7, 2017 at 6:30 PM</u>
City Council Meeting Date:	<u>June 14, 2017 at 6:00 PM</u>
Meeting Location:	Vineyard City Hall, 240 E Gammon Road, Vineyard, UT 84058
Applicant:	City of Vineyard
Representative:	Morgan Brim, Community Development Director
Application Type(s):	Zoning Map and Text Amendment

The City of Vineyard is proposing to repeal and replace the Vineyard Zoning Map to reflect current development patterns, previously approved entitlements for the Town Center, Water's Edge and The Forge Districts; to designate areas of open space, a Regional Commercial District, Public Facilities District, Flex Office & Industry District, Manufacturing District and Business Park District. Additionally, the following zoning text amendments are being proposed to align the zoning ordinance with the proposed Vineyard Zoning Map:

- Retitling Chapter 6 "Establishment of Zoning Districts" to "Establishment of Districts and Zoning Tables." Relocating zoning tables of Chapter 32 to Chapter 6. Adding new zoning districts to Chapter 6, including: Public Facilities District (PF), Flex Office & Industry District (FOI) and Open Space District (OS). Adding purpose statements for new districts, repealing Lake Oriented Mixed Use District and Residential Estates 30 & 40 Districts. Providing clarity for zoning map interpretations.
- Chapter 16 General Property Development Standards: Adding a reference for fencing requirements of Chapter 7 and providing clarity for clear view requirements.
- Chapter 17 Supplementary Development Standards: Adding development standards for mixed-use self-storage facilities to provide design criteria, location and use conditions.
- Chapter 30 Definitions: Adding new definitions to correlate with uses located in the District Use Table of Chapter 6. Relocating use definitions from Chapter 32.
- Chapter 32 Tables of Uses is being repealed in its entirety.

Any person having interest in this matter may attend and be heard during the public hearing. Written testimony may be submitted in writing at the City offices or emailed to Elizabeth Hart at elizabeth@vineyardutah.org. Written comments shall be submitted at least seven days in advance of the meeting in order to be entered into the record. Members of the Planning Commission may participate electronically or telephonically. The proposed Vineyard Zoning Map and Zoning Ordinance Text Amendments can be found on the City website at www.vineyard.utah.gov.

Individuals needing special accommodations during this meeting should notify Elizabeth Hart, Community Development Technician at least 24 hours prior to the meeting by calling (801) 226-1929.

I, the undersigned, hereby certify that the foregoing Public Hearing Notice will be published in the May 28th Sunday edition of the Daily Herald, posted at the Vineyard City Hall, City Offices and the Vineyard City website, posted on the Utah Public Notice website, and delivered to surrounding entities and affected property owners.

/s/ Elizabeth Hart, Community Development Technician

May, 25, 2017