

**PUBLIC HEARING AND REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Vineyard City Hall, 240 East Gammon Road, Vineyard, Utah
Wednesday, September 6, 2017 at 6:30 p.m.**

PUBLIC NOTICE is hereby given that the Planning Commission of Vineyard, Utah, will hold a public hearing and regular planning commission meeting, on Wednesday, September 6, 2017 at 6:30 p.m. The meeting will be held at City Hall, 240 East Gammon Road, Vineyard, Utah. The public is invited to participate in all 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 FOR REVIEW AND APPROVAL**
Minutes from June 7, 2017, July 19, 2017, and August 2, 2017 planning commission meetings.
- 5. BUSINESS ITEMS:**
 - 5.1 Mill Town Preliminary Subdivision Plat**
Brant Tuttle, Northern Engineers, is requesting preliminary plat approval for the Mill Town commercial development, which is located in front of the Megaplex at 586 North Mill Road.
 - 5.2 Public Hearing and Consideration – Chapters 6, 17, and 30 Zoning Text Amendments**
The City of Vineyard is proposing several text amendments to the Vineyard Zoning Ordinance, including:
 - Section 605 District Use Table - to establish Short-Term Residential Lease as non-permitted in all zoning districts;
 - Section 606-Dimensional Standards Table - adding dimensional standards for accessory buildings;
 - Section 3002 Definitions of General Purpose – to retitle Section 3002 to “Definitions” and to define Short-Term Residential Lease;
 - Section 1703 & 1704 - to clarify standards for accessory buildings;
 - Section 1706 - to add driveway parking length standards for accessory dwelling units;
 - Section 1719 Drive-thru Facilities – (adding new section) to establish standards for drive-thru facilities including lane length/width, stacking spaces, building orientation, drive-up windows, layout, signage, hours of operation, pedestrian access, traffic circulation, noise levels and landscaping.
 - 5.3 Demographic Report Presentation**
Claire Hague, the Planning Department intern, will present a demographic report of Vineyard.

5.4 Sign Code Discussion

6. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

7. STAFF REPORTS

- Morgan Brim, Community Development Director
- Don Overson, Public Works Director/City Engineer

8. 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 Elizabeth Hart, Community Development Technician, at least 24 hours prior to the meeting by calling (801) 226-1929.
- **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 Website and at the Vineyard City Office, delivered to each member of the Vineyard Planning Commission, and emailed to the Daily Herald and surrounding entities.

AGENDA NOTICING COMPLETED ON: August 31, 2017

CERTIFIED (NOTICED) BY: /s/ Elizabeth Hart
Elizabeth Hart, Planner