



**REGULAR MEETING  
OF THE VINEYARD PLANNING COMMISSION,  
Wednesday, December 7, 2022, 6:00 p.m.**

PUBLIC NOTICE is hereby given that the Vineyard City Planning Commission will hold a regularly scheduled meeting at City Hall, 125 South Main Street, Vineyard, Utah. You can also view the meeting on our [live stream channel](#).

**REGULAR SESSION**

**CALL TO ORDER**

**1. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE**

**2. OPEN SESSION** - 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. MINUTES REVIEW AND APPROVAL**

**3.1 October 26, 2022 – Joint Planning Commission and City Council Meeting.**

**3.2 November 2, 2022**

**3.3 November 16, 2022**

**4. BUSINESS ITEMS**

**4.1 East Lake at Geneva Industrial Park –Site Plan Amendment**

Chris Kephart, with Vineyard Properties LLC, has submitted an application requesting a 56,221 square foot building extension of the existing Shawcor Building at Lot 6 of Eastlake at Geneva Industrial Park. The property is located at 1750 N and Pioneer Lane, Vineyard, UT 84059 in the Manufacturing Zone. The Planning Commission will take appropriate action.

**4.2 Conditional Use Permit – Building O, The Yard**

Karla Matta with X Development has submitted a conditional use permit for a drive-thru for Building O located within the Yard Subdivision. The property is located at 661 E 450 N Vineyard, UT 84059 and is zoned within the RMU district. Parcel ID: 56:037:0003. The Planning Commission will take appropriate action.

**4.3 PUBLIC HEARING – Zoning Text Amendment - Public Noticing**

Cache Hancey will present recommendations for Zoning Text amendments to the following sections: 15.18.020 Required Notice of Public Hearing and Public Meetings; 15.18.030 Required Notice of Public Hearing and Public Meetings on Adoption or Amendments of Land Use Ordinances, including This Ordinance and Zoning District Map; 15.18.040 Required Notice for Other Public Hearings; 15.18.050 Required Notice for Other Public Meetings; 15.18.090 Courtesy Notice; 15.30.050 Review and Approval Procedures – Conditional Use Applications. The Planning Commission will make a recommendation to the City Council.

**4.4 PUBLIC HEARING – General Plan Amendment – Active Transportation Plan**

The Public Hearing for the Active Transportation Plan will be continued to January 4, 2022.

**5. WORK SESSION**

**5.1 Multifamily Mixed-Use Building, The Yard - Work Session**

Karla Mata, with X Development, will present a scope of work and site plan on a multi-family mixed. The property is located at 783 E 440 N Vineyard, UT 84059 and is zoned within the RMU district. Parcel ID:56:037:0007.

**6. TRAINING SESSION**

6.1 The Utah Land Use Institute Book

**7. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE**

**8. ADJOURNMENT**

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 Cache Hancey, Planner, at least 24 hours prior to the meeting by calling (801) 226-1929 or email at [rachels@vineyardutah.org](mailto:rachels@vineyardutah.org).

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

**AGENDA NOTICING COMPLETED ON:** December 5, 2022

**NOTICED BY:** /s/ Rachel Stevens

Rachel Stevens, Planning Tech