



**REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Wednesday, June 1, 2022, at 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 May 18, 2022

4. BUSINESS ITEMS

4.1 Appointment of a New Chair

5. WORK SESSION

**5.1 Geneva Nitrogen General Plan Land Use Map and Zoning Map Amendment
Applications Work Session**

These are city-initiated applications to amend the Land Use and Zoning Map designations of the property known as Geneva Nitrogen, addressed 1165 North Geneva Road, Vineyard Utah from an undesignated land use category to Regional Commercial and from I-1 Industrial District to Regional Commercial District. The property is approximately 27.36 acres in size. ***No action may be taken at this time.***

A public hearing regarding these applications has been continued to the July 6, 2022, Planning Commission Meeting and the July 13, 2022, City Council Meeting.

6. TRAINING SESSION

6.1 Free Webinar: Confessions of a Traffic Engineer

The Planning Commission will watch and discuss the [Free Webinar: Confessions of a Traffic Engineer](#) produced by Strong Towns.

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, Planning Technician, at least 24 hours prior to the meeting by calling (801) 226-1929 or email at cacheh@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: May 26, 2022

NOTICED BY: /s/ Cache Hancey

Cache Hancey, Planning Technician



VINEYARD
STAY CONNECTED

**REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Wednesday, May 18, 2022, at 6:00 p.m.**

Present

Chair Jeff Knighton

Vice-Chair Bryce Brady

Commissioner Christopher Bramwell

Commissioner Tim Blackburn

Commissioner Tay Gudmundson

Commissioner Anthony Jenkins

Staff Present: Planning Technician Cache Hancey, Planner II Briam Amaya Perez, Community Development Director Morgan Brim, City Engineer Naseem Ghandour, and Staff Engineer Emily Dicataldo

Others Present: Councilmember Amber Rasmussen, Eric Towner, Steve Hutchinson, and Jason Boal with X Development

REGULAR SESSION

CALL TO ORDER

 Vice-Chair Brady called the meeting to order.

1. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE-

Vice-Chair Brady offered an invocation.

2. OPEN SESSION

3. MINUTES REVIEW AND APPROVAL

3.1 March 16, 2022

 **MOTION: COMMISSIONER BLACKBURN MOTIONED TO APPROVE THE MINUTES AS RECORDED. COMMISSIONER JENKINS SECONDED THE MOTION. CHAIR KNIGHTON, VICE-CHAIR BRADY, COMMISSIONER BRAMWELL, COMMISSIONER BLACKBURN, AND COMMISSIONER JENKINS VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.**

4. PUBLIC HEARING

- 4.1  **The Public Hearings for the Geneva Nitrogen General Plan Land Use Map and Zoning Map Amendment Applications have been CONTINUED to the July 6, 2022 Planning Commission Meeting. [Members of the public who attend will be heard; following their comments, this item will be continued]**

Community Development Director Morgan Brim briefly explained the rezone process and the reason behind continuing the public hearing.

 **MOTION: COMMISSIONER JENKINS MOTIONED TO OPEN THE PUBLIC HEARING. VICE-CHAIR BRADY SECONDED THE MOTION. CHAIR KNIGHTON, VICE-CHAIR BRADY, COMMISSIONER BRAMWELL, COMMISSIONER BLACKBURN, AND COMMISSIONER JENKINS VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.**

 **MOTION: COMMISSIONER JENKINS MOTIONED TO CONTINUE THE PUBLIC HEARING TO JULY 6, 2022. VICE-CHAIR BRADY SECONDED THE MOTION. CHAIR KNIGHTON, VICE-CHAIR BRADY, COMMISSIONER BRAMWELL, COMMISSIONER BLACKBURN, AND COMMISSIONER JENKINS VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.**

5. WORK SESSION

- 5.1  **General Plan Review- Heritage and Cultural Resources**

Planner II Briam Amaya Perez led a discussion about the Heritage and Cultural Resources section of the General Plan.

- 5.2  **Geneva Retail Mixed Use Zone**

Community Development Director Morgan Brim presented the proposed Geneva Retail Mixed Use (GRMU) Zone.

- 5.3  **BYU Presentation**

Planner II Briam Amaya Perez presented the class project prepared by the Brigham Young University Geography Department regarding Mill Road and 400 North.

- 5.4  **Site Plan Minor Amendments**

Community Development Director Morgan Brim presented amendments for consideration regarding minor amendments to site plans.

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

Commissioner Jenkins discussed Bike Month activities.

Vice-Chair Brady discussed the progress with the central corridor plan.

Chair Knighton mentioned a desire to move future planning commission meetings to the HBA building. He also discussed that he will be leaving the planning commission in the next

few weeks and a replacement Chair will have to be voted on.

City Engineer Naseem Ghandour gave a brief overview of the Main Street and 800 North light signal and street expansion.

7. ADJOURNMENT

 Chair Knighton adjourned the meeting.

CERTIFIED CORRECT ON: May 26, 2022

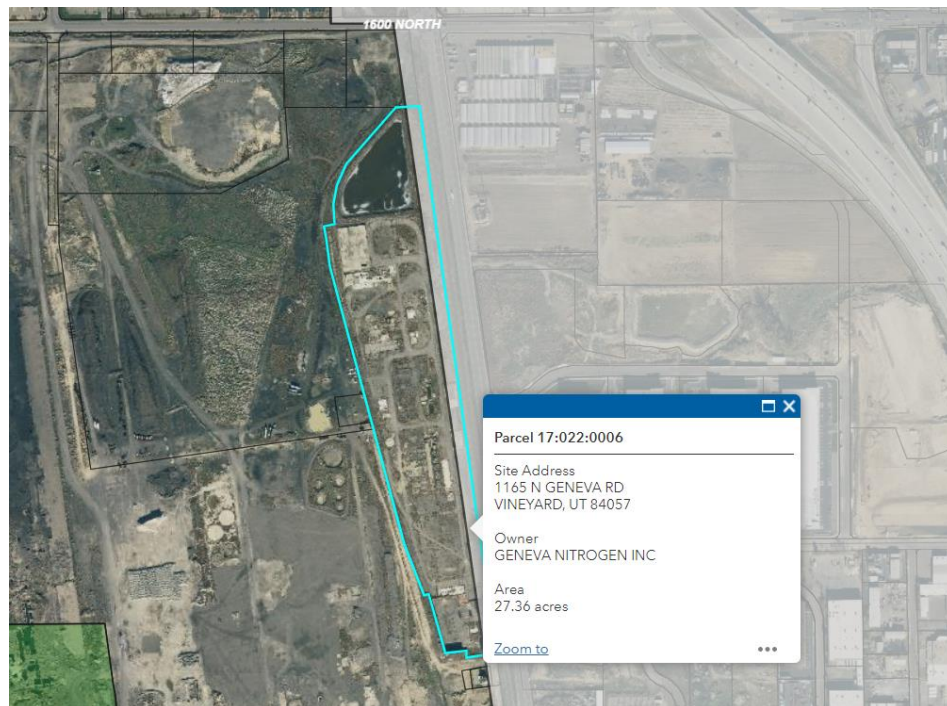
CERTIFIED BY: /s/ Cache Hancey

Cache Hancey, Planning Technician



Community Development

Date: June 1, 2022
From: Morgan Brim, Community Development Director
To: Planning Commission
Item: Work Session to discuss Geneva Nitrogen Concept Site Plan
Location: 1165 N Geneva Road
Pre-Applicant: Nicholai Lazarev with Boyer Company



BACKGROUND:

The Boyer Company is proposing two concept plans to receive feedback from the Planning Commission and City Council regarding the future development of Geneva Nitrogen. During this work session, Boyer will provide a presentation of proposed land uses and overall site layout. The applicant is in their due diligence period and has not yet purchased the property from Geneva Nitrogen Inc. A few years ago, the Redevelopment Agency approved an RDA application to assist with site remediation with a condition that the site be rezoned to a commercial zoning district. The current zoning district is I-1, Industrial which allows for a wide range of industrial and manufacturing uses. The City Council in the past has indicated a desire for commercial uses on this property due to its proximity to I-15 via 1600 North, the removal of the spur railroad along Geneva Road and the future development of Utah Valley University.

Boyer has provided two concept site plans, SP05 and SP06 (attached in that order) providing a slightly different layout in each. Both plans show a central flex-office building of 278,320 sf. Retail is provided on both south and north sides of the development with office located on the north. A gas station is proposed on the south side. The difference between the two concepts is the office element. SP05 aggregates office square footage into one 2-story 25,200 square foot building, whereas SP06 shows two office buildings, one 1-story 21,000 square foot building and a 2-story 42,000 square foot building, totaling 63,000 square feet. A breakout of land uses by square footage is provided below.

SP05:

- Retail Uses: 8 buildings totaling 44,940 sf (12.3%) – Includes gas station
- Office Uses: 1 building totaling 25,200 sf (11.49%)
- Flex Office: 1 building totaling 278,320 sf (76.19%)

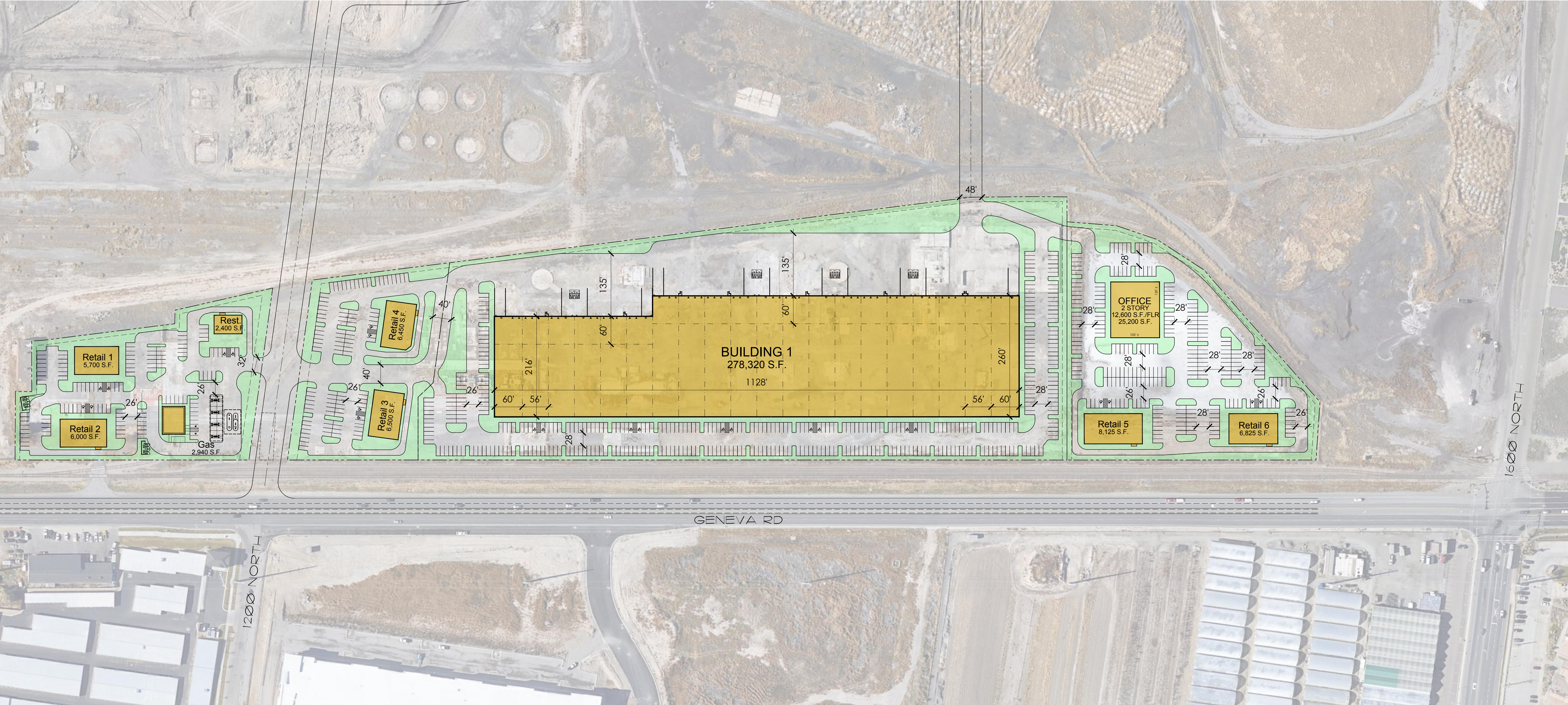
SP06:

- Retail Uses: 8 buildings totaling 44,940 sf (11.6%) – Includes gas station
- Office Uses: 2 buildings totaling 63,000 sf (16.3%)
- Flex Office: 1 building totaling 278,320 sf (72%)

The direction provided by the Planning Commission and City Council will guide a city-initiated rezoning effort of the property to accommodate the specified land uses. Of note, the property is not designated with a land use in the General Plan. Prior to rezoning the property, a new land use designation will need to be applied to the property. A public hearing for the property regarding the land use and zoning map is scheduled for the July 6, 2022 Planning Commission meeting and July 13, 2022 City Council Meeting.

ATTACHMENTS:

- SP05
- SP06



PARKING/BUILDING DATA

RETAIL 1-2	11,700 SF
TOTAL PARKING	79 SPACES
RATIO	6.75/1,000 S.F.
GAS/RETAIL 1-2 PARCEL	

GAS	2,940 SF
TOTAL PARKING	15 SPACES
RATIO	5.10/1,000 S.F.
3.51 Ac	

RESTAURANT	2,400 SF
TOTAL PARKING	25 SPACES
RATIO	10.42/1,000 S.F.

BUILDING 1	278,320 SF
TOTAL PARKING	373 SPACES
RATIO	1.34/1,000 S.F.

OFFICE	25,200 SF
TOTAL PARKING	102 SPACES
RATIO	4.05/1,000 S.F.
OFFICE/RETAIL PARCEL	

RETAIL4-5	14,950 SF
TOTAL PARKING	133 SPACES
RATIO	8.90/1,000 S.F.
4.76 Ac	

RETAIL 3-4	12,950 SF
TOTAL PARKING	207 SPACES
RATIO	15.98/1,000 S.F.
RETAIL 3-4 PARCEL	

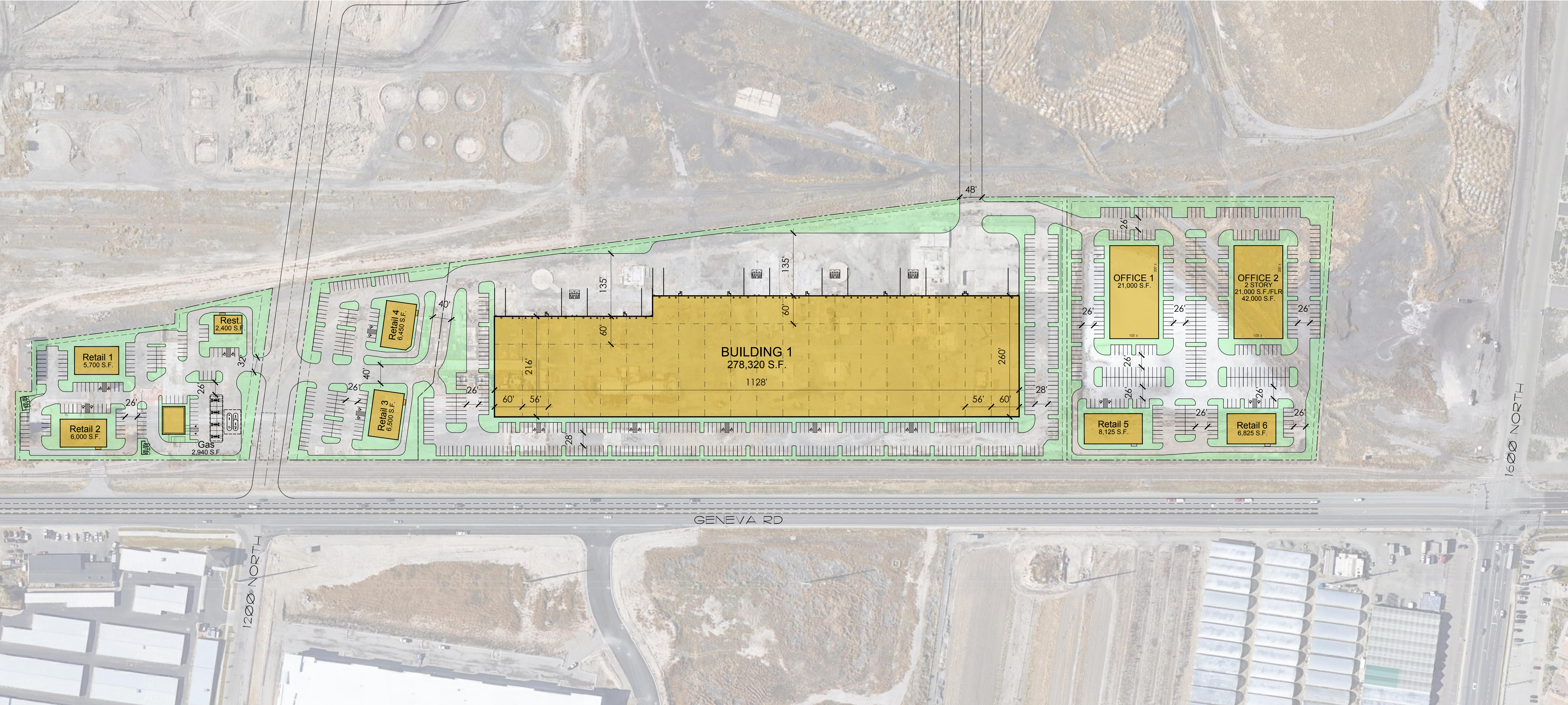
2.63 Ac

12 OVERHEAD DOORS
46 DOCK DOORS
BUILDING 1 PARCEL

15.75 Ac

One (1) space per one thousand (1000) sq. ft. of warehouse area,
plus one (1) space per three hundred (300) sq. ft. office floor area.

CONCEPTUAL SITE PLAN
THIS SITE PLAN IS FOR CONCEPTUAL PLANNING.
THE SITE WILL NEED TO BE SURVEYED TO
ACCURATELY DEFINE ALL BOUNDARIES,
EASEMENTS, UTILITY EASEMENTS, RIGHT-OF-WAYS,
CONFIRM ACCESS LOCATIONS, AND WETLANDS.



PARKING/BUILDING DATA

RETAIL 1-2	11,700 SF
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RATIO	6.75/1,000 S.F.
GAS/RETAIL 1-2 PARCEL	

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TOTAL PARKING	25 SPACES
RATIO	10.42/1,000 S.F.

BUILDING 1	278,320 SF
TOTAL PARKING	373 SPACES
RATIO	1.34/1,000 S.F.
12 OVERHEAD DOORS 46 DOCK DOORS	
BUILDING 1 PARCEL	
15.75 Ac	

OFFICE	63,000 SF
TOTAL PARKING	252 SPACES
RATIO	4.00/1,000 S.F.
OFFICE/RETAIL PARCEL	

RETAIL 4-5	14,950 SF
TOTAL PARKING	144 SPACES
RATIO	9.63/1,000 S.F.
7.20 Ac	

RETAIL 3-4	12,950 SF
TOTAL PARKING	207 SPACES
RATIO	15.98/1,000 S.F.
RETAIL 3-4 PARCEL	
2.63 Ac	

One (1) space per one thousand (1000) sq. ft. of warehouse area,
plus one (1) space per three hundred (300) sq. ft. office floor area.

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