



**REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Wednesday, July 6, 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 June 1, 2022

3.2 June 22, 2022

4. BUSINESS ITEMS

4.1 Sign Standard Waiver- Southwest Spine and Pain

Allie The applicant, Allie Taylor, with Creative Signs Utah, is applying for a sign standard waiver (SSW) to accompany their originally approved sign application from May 18, 2022. City Staff approved this permit in error. This application was approved without a sign standard waiver. An SSW was required because the applicant had proposed a total of three (3) exterior walls signs on the northern building elevation. VZC 15.48.070 'Sign Standard Table,' outrightly permits only one (1) exterior wall sign per elevation, and a total of four, except as approved through a Sign Standard Waiver."

5. PUBLIC HEARING

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

This public hearing is for a Vineyard City initiated general plan map amendment and zoning map amendment applications for the site known as Geneva Nitrogen located at 1165 North Geneva Road, Vineyard, Utah 84059, Serial No. 17:022:0006. The property is 27.36 acres in size. This rezone would change the general plan map designation from undesignated to Regional Commercial. Vineyard City intends to rezone the subject property from I-1 Industrial to contain the following:

- Regional Commercial (Approximately 5.79 acres)
- Business Park (Approximately 2.7 acres)
- Flex Office Industrial (Approximately 13.9 acres)

6. WORK SESSION

7. TRAINING SESSION

8. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

9. 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: June 30, 2022

NOTICED BY: /s/ Cache Hancey

Cache Hancey, Planning Technician



**REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Wednesday, June 1, 2022, at 6:00 p.m.**

Present:

Acting Chair Bryce Brady
Commissioner Anthony Jenkins
Alternative Commissioner Tay Gudmundson
Commissioner Tim Blackburn
Commissioner Christopher Bramwell

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

Others Present: Resident David Lauret and Resident Graden Ostler

REGULAR SESSION

CALL TO ORDER

1. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

Commissioner Jenkins led the meeting in the Pledge of Allegiance.

2. OPEN SESSION – No comments were made.

3. MINUTES REVIEW AND APPROVAL

3.1 May 18, 2022

MOTION: COMMISSIONER JENKINS MOVED TO APPROVE THE MAY 18, 2022; MINUTES AS RECORDED. COMMISSIONER BLACKBURN SECONDED THE MOTION. ROLL WENT AS FOLLOWS: ACTING CHAIR BRADY, COMMISSIONER JENKINS, COMMISSIONER GUDMUNDSON, COMMISSIONER BLACKBURN, AND COMMISSIONER BRAMWELL VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

4. BUSINESS ITEMS

4.1 Appointment of a New Chair

Due to Chair Knighton moving out of the city, he resigned his position as Chair of the Planning Commission. Vice-Chair Brady assumed the position as Chair following the Planning Commission Bylaws.

 MOTION: COMMISSIONER JENKINS MOTIONED TO NOMINATE COMMISSIONER BRAMWELL AS THE NEW VICE-CHAIR. COMMISSIONER BLACKBURN SECONDED THE MOTION. ROLL WENT AS FOLLOWS: ACTING CHAIR BRADY, COMMISSIONER JENKINS, COMMISSIONER GUDMUNDSON, COMMISSIONER BLACKBURN, AND COMMISSIONER BRAMWELL VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

5. WORK SESSION

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



Nikolai Lazerev with the Boyer Company presented their preliminary plan for the Geneva Nitrogen site.

6. TRAINING SESSION

6.1 Free Webinar: Confessions of a Traffic Engineer



The Planning Commission watched the [Free Webinar: Confessions of a Traffic Engineer](#) produced by Strong Towns. A brief discussion regarding the webinar was had.

7. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE



Mr. Brim gave an update for the upcoming Planning Commission meeting schedule.

8. ADJOURNMENT

Chair Brady adjourned the meeting.

Certified Correct On: June 28, 2022

CERTIFIED BY: /s/ Cache Hancey

Cache Hancey, Planning Technician



**REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Wednesday, June 22, 2022, at 6:00 p.m.**

Present:

Chair Bryce Brady

Vice-Chair Christopher Bramwell

Commissioner Tay Gudmundson

Staff Present: Planning Technician Cache Hancey, Community Development Director Morgan Brim, Planner II Briam Amaya, and Water Systems Manager Sullivan Love

Others Present: Resident David Lauret, Ryan Bybee, Eric Magleby, Jason Boal, Eric Towner, and Carla Mata



CALL TO ORDER

Chair Brady called the meeting to order.

1. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

Vice-Chair Bramwell led the meeting in the Pledge of Allegiance



2. OPEN SESSION –

No comments were made.

3. MINUTES REVIEW AND APPROVAL

No minutes were presented for approval.

4. BUSINESS ITEMS



4.1 Sign Standard Waiver:

Planner II Briam Amaya presented a staff report regarding the sign standard waiver for 2 multi-tenant and 2 single-tenant signs withing the Yard Subdivision.



MOTION: VICE-CHAIR BRAMWELL MOTIONED TO APPROVE THE SIGN STANDARD WAIVER WITH THE PROPOSED CONDITIONS. COMMISSIONER GUDMUNDSON SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, VICE-CHAIR BRAMWELL, AND COMMISSIONER GUDMUNDSON VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

5. PUBLIC HEARING



5.1 Geneva Road Mixed Use Zoning Text Amendment and Zoning Map Amendment:

Community Development Director Morgan Brim presented a staff report for the zoning text amendment and zoning map amendment regarding the Geneva Retail Frontage Subdivision.

 **MOTION: COMMISSIONER GUDMUNDSON MOTIONED TO OPEN THE PUBLIC HEARING. VICE-CHAIR BRAMWELL SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, VICE-CHAIR BRAMWELL, AND COMMISSIONER GUDMUNDSON VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.**

 Kirk Beecher with Central Utah Water Conservancy District (CUWCD) asked for clarification regarding the property owned by CUWCD within this new subdivision.

 **MOTION: COMMISSIONER GUDMUNDSON MOTIONED TO CLOSE THE PUBLIC HEARING. VICE-CHAIR BRAMWELL SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, VICE-CHAIR BRAMWELL, AND COMMISSIONER GUDMUNDSON VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.**

A discussion was had with the Planning Commission and the developer to determine the best location for a car wash within the subdivision. Eric Towner with X Development answered questions regarding how they will mitigate sound issues relating to the car wash. He stated they were willing to do a sound study and place the required landscaping buffer to lessen the sound disturbances if needed.

Jason Boal with Snell & Wilmer addressed the conditions for approval.

 **MOTION: COMMISSIONER GUDMUNDSON MOTIONED TO RECOMMEND APPROVAL OF THE ZONING TEXT AMENDMENT AND ZONING MAP AMENDMENT WITH THE 14 CONDITIONS LISTED IN THE STAFF REPORT. VICE-CHAIR BRAMWELL SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, VICE-CHAIR BRAMWELL, AND COMMISSIONER GUDMUNDSON VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.**

 Chair Brady called for a 5-minute break.

5.2 Holdaway Farms Development Agreement:

 **MOTION: COMMISSIONER GUDMUNDSON MOTIONED TO OPEN THE PUBLIC HEARING. VICE-CHAIR BRAMWELL SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, VICE-CHAIR BRAMWELL, AND COMMISSIONER GUDMUNDSON VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.**

 Mr. Brim presented the staff report for the Holdaway Farms Development Agreement.

 Resident David Lauret asked about how the development would affect 400 South and Holdaway Road. City Engineer Naseem Ghandour helped clarify the plan to expand the road would be. Ryan Bybee with Cadence Homes addressed questions from the Planning Commission

 **MOTION: VICE-CHAIR BRAMWELL MOTIONED TO CLOSE THE PUBLIC HEARING. COMMISSIONER GUDMUNDSON SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, VICE-CHAIR BRAMWELL, AND COMMISSIONER GUDMUNDSON VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.**

 **MOTION: COMMISSIONER GUDMUNDSON MOTIONED TO RECOMMEND APPROVAL OF DEVELOPMENT AGREEMENT WITH THE CONDITIONS LISTED IN THE STAFF REPORT. VICE-CHAIR BRAMWELL SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, VICE-CHAIR BRAMWELL, AND COMMISSIONER GUDMUNDSON VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.**

6. WORK SESSION

7. TRAINING SESSION

8. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

9. ADJOURNMENT

Chair Brady adjourned the meeting.

Certified Correct On: June 28, 2022

CERTIFIED BY: /s/ Cache Hancey

Cache Hancey, Planning Technician

Community Development

Date: July 6, 2022
From: Briam Amaya Perez, Planner II
To: Planning Commission
Item: Southwest Spine and Pain Sign Standard Waiver Application
Permit: PLAN22-0022 (CityInspect, within the Planning and Zoning Module)
Address: The Yard B, 691 E 400 N, Vineyard, Utah, 84059
Subdivision: The Yard Plat "C" Subdivision
Applicant: Allie Taylor, Creative Signs Utah
Owner: Vineyard HC LLC



ANALYSIS

The applicant, Allie Taylor, with Creative Signs Utah, is applying for a sign standard waiver (SSW) to accompany their originally approved sign application from May 18, 2022 (Permit PEND22-0164 in *CityInspect*). City Staff approved this permit in error. This application was approved without a sign standard waiver. A SSW was required because the applicant had proposed a total of three (3) exterior walls signs on the northern building elevation. VZC 15.48.070 'Sign Standard Table,' outrightly permits only one (1) exterior wall sign per elevation, and a total of four, except as approved through a Sign Standard Waiver."

As the property owner anticipates several tenants at this building, they anticipate the need for a total of four (4) wall signs on the northern elevation, two (2) wall signs on the southern elevation, two (2) wall signs on the western elevation, and two (2) walls signs on the eastern elevation. The applicant has

provided placeholder boxes on page 7 of the construction plan set to show the potential locations of the additional wall signs as need arises. In total, the applicant is requesting ten (10) exterior wall signs at this location. Each additional wall sign beyond the four (4) that are outrightly permitted, shall be reviewed through separate sign permits as they come.

VZC 15.48.040(4)(C)(2), grants the Planning Commission authority to evaluate approval of sign standard waivers under certain criteria regarding placement, quantity, height, sign area, and design features and materials.

Placement and quantity are the two main criteria in question with the sign standard waiver application being requested. VZC 15.48.040(4)(C)(2) provides the following details:

Placement: All signs shall be placed where they are visible and legible. Factors to be considered include its location relative to traffic movement and access points, site features, other structures, and orientation relative to viewing distances and sight triangles. Wall signs may be approved on building walls other than the wall space occupied by the tenant in commercial centers in which some tenants have little or no visibility from the street.

Quantity: The number of signs that may be approved within any development shall be sufficient to provide necessary facilitation of internal circulation of vehicular and pedestrian traffic and way finding for safety of the occupants of vehicles and pedestrians. Factors to be considered shall be those that impact safety considerations such as the size of the development and the number of development sub-areas.

The Planning Commission must determine if the additional 6 exterior wall signs appropriately meet these criteria.

TOTAL SF CALCULATIONS OF ALL PROPOSED EXTERIOR WALLS SIGNAGE

VZC 15.48.070 'Sign Standard Table,' states that, for exterior walls signs within the RMU Zoning District, maximum allowable sign area is "5% on each building elevation; In no case shall a wall sign be required to be smaller than 60 SF." The applicant has provided total signage area for the ten proposed exterior wall signs per building elevation. They are as follows:

North Facing Elevation: 4 signs occupying 3.62%

South Facing Elevation: 2 signs occupying 2.30 %

West Facing Elevation: 2 signs occupying 4.02%

East Facing Elevation: 2 signs occupying 2.25%

In no case, does the applicant exceed the allowable 5% of sign area allowed per elevation.

STAFF COMMENTS

Staff recognizes the need for and importance of businesses to be clearly seen and identified by the public through exterior wall signage. The ability to identify the businesses housed within a building has a positive and significant impact on economic development and the financial stability of those businesses. It is also important to understand the visual and aesthetic impact that signage can have on a building, the surrounding community, and development. The Planning Commission, the ultimate authority on approving all SSWs, should weigh these elements accordingly as they review this application.

CONDITIONS

1. The applicant pays any outstanding fees and makes any redline corrections.
2. The applicant is subject to all federal, state, and local laws.

POTENTIAL MOTIONS

"I move to approve the sign standard waiver application as requested by Allie Taylor, with Creative Signs with the proposed conditions."

"I move to deny the sign standard waiver application as requested by Allie Taylor, with Creative Signs with the proposed conditions."

ATTACHMENTS

Southwest Spine and Pain Vineyard Signage Construction Set

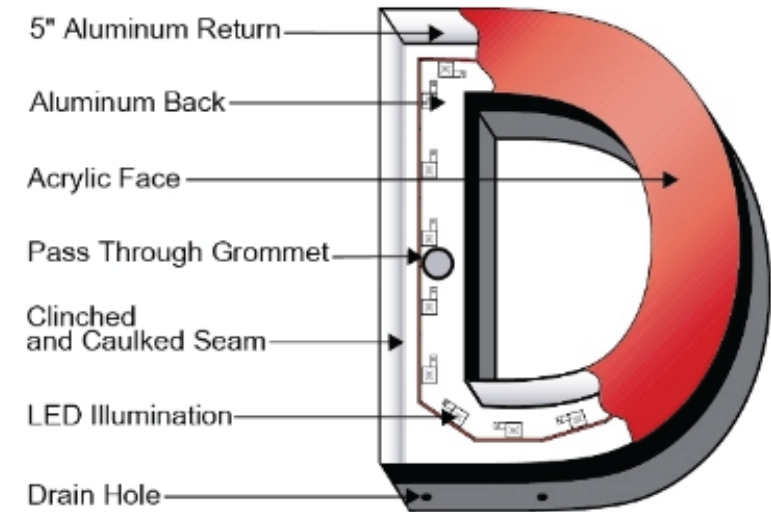


Illuminated Channel Letters
and Non-Illuminated Dimensional Letters

SPECIFICATIONS FOR FABRICATION AND INSTALLATION:

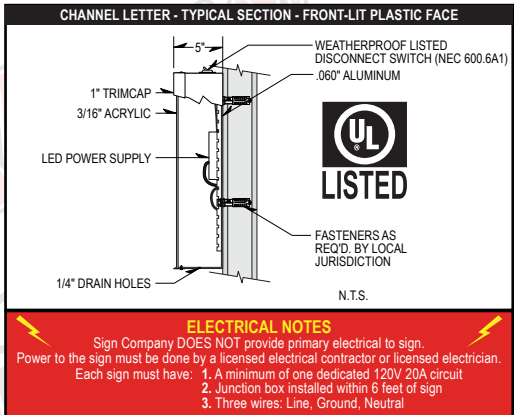
- One Illuminated West facing "Vista" logo
- One Illuminated South facing "Southwest" logo
- One set of Illuminated North facing entrance "Southwest/Vista" logos
- One Non-Illuminated North facing "Vineyard" logo
- All Internally illuminated channel letters built to UL specifications
- Depth of channel letters: 5"
- Channel Letter Face type: Acrylic
- Mounting method: Wall mounted
- Illuminated with LED's
- Primary electrical requirement: 120 volt (installed by someone other than Creative Signs) Timer or photo-cell (installed by Creative Signs)

Front and Side Views:



FRONT VIEW

Color Specifications:	
Face:	☐ White
Trim Cap:	☒ Black
Returns:	☒ Black



SPECIFICATIONS FOR SMALL LETTERS:

- Non-Illuminated Dimensional Letters
- Individually Routed 3/16" White Acrylic Lettering
- Mounting method: Stud Mounted with 3/16" Stand Off From Wall

Mounting Diagram:



COMPANY NAME:

Southwest Spine & Pain

INSTALL ADDRESS:

BILLING ADDRESS:

691 E 400 N
Vineyard, UT 84059

CONTACT NAME:

Ryan Leacheminan

PHONE:

(801) 367-0259

DATE:

5-3-2022

DESIGN NUMBER:

16832

SALES PERSON:

Alyvia

DESIGNER:

Darlene

THIS DRAWING WAS CREATED TO ASSIST YOU IN VISUALIZING OUR PROPOSAL AND CANNOT BE COPIED OR REVISED IN ANY FORM. THE ORIGINAL IDEAS HEREIN ARE THE EXCLUSIVE PROPERTY OF CREATIVE SIGN & GRAPHICS. DRAWING IS REPRESENTATIONAL ONLY: SCALE, SIZING AND COLOR MAY VARY, REFER TO PROPOSAL FOR EXACT SPECIFICATIONS

CUSTOMER APPROVAL:

X

SALES PERSON SIGNATURE:

X

DATE: _____

16832-Southwest Spine & Pain-Vineyard Signage-North Side



This sign is 1.88% usage of North Elevation

Illuminated Channel Letters
and Non-Illuminated Dimensional Letters



COMPANY NAME:	Southwest Spine & Pain
INSTALL ADDRESS:	
BILLING ADDRESS:	691 E 400 N Vineyard, UT 84059
CONTACT NAME:	Ryan Leacheminan
PHONE:	(801) 367-0259
DATE:	5-3-2022
DESIGN NUMBER:	16832
SALES PERSON:	Alyvia
DESIGNER:	Darlene
THIS DRAWING WAS CREATED TO ASSIST YOU IN VISUALIZING OUR PROPOSAL AND CANNOT BE COPIED OR REVISED IN ANY FORM. THE ORIGINAL IDEAS HEREIN ARE THE EXCLUSIVE PROPERTY OF CREATIVE SIGN & GRAPHICS. DRAWING IS REPRESENTATIONAL ONLY: SCALE, SIZING AND COLOR MAY VARY, REFER TO PROPOSAL FOR EXACT SPECIFICATIONS	
CUSTOMER APPROVAL:	X
SALES PERSON SIGNATURE:	X
DATE:	

16832-Southwest Spine & Pain-Vineyard Signage-West and South Side Corner

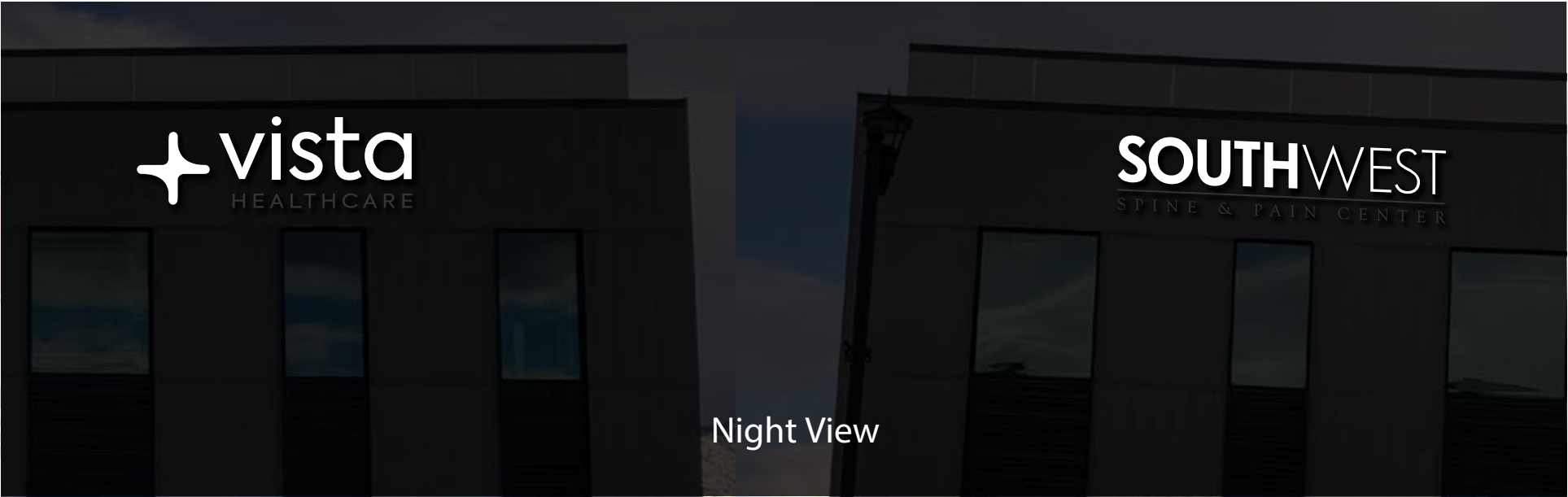
This sign is 1.99% usage of West Elevation

This sign is 1.25% usage of South Elevation



Vista Logo on West Side
Southwest Spine Logo
on South Side

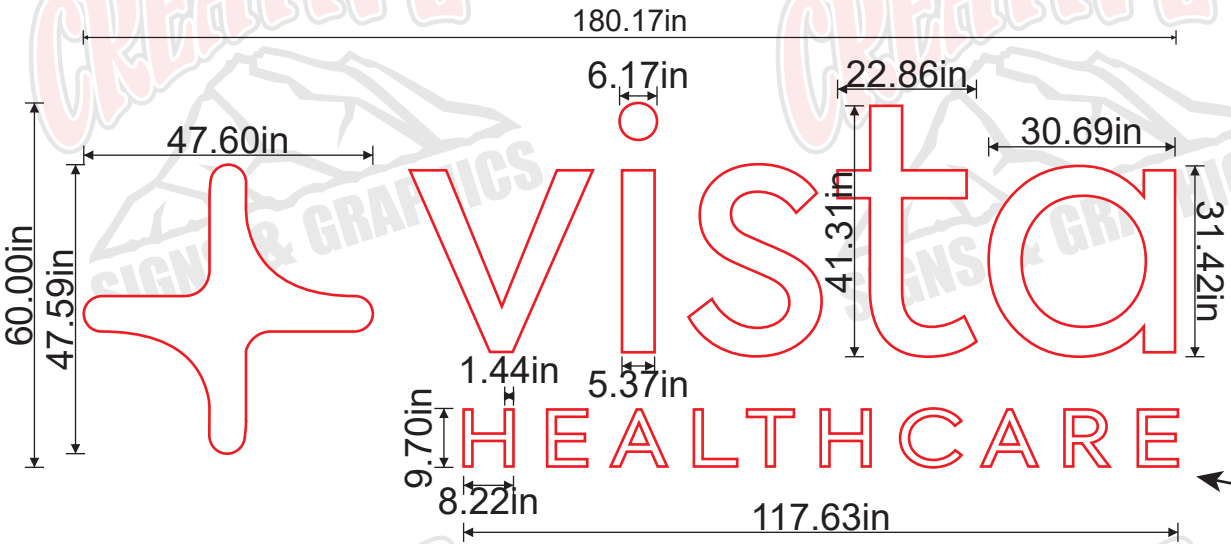
Illuminated Channel Letters
and Non-Illuminated
Dimensional Letters



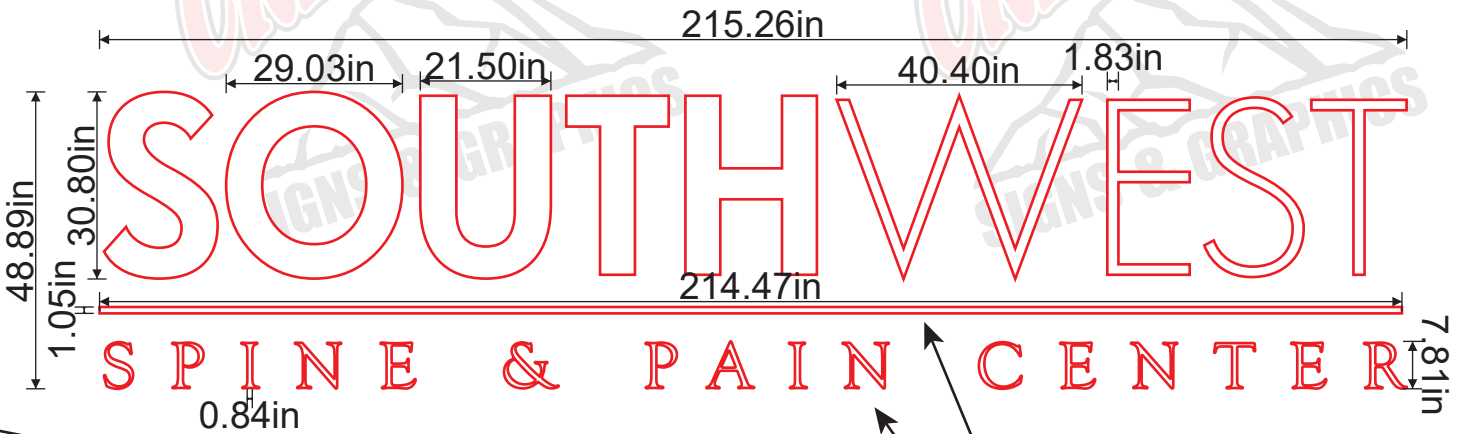
COMPANY NAME:	
Southwest Spine & Pain	
INSTALL ADDRESS:	
BILLING ADDRESS:	
691 E 400 N Vineyard, UT 84059	
CONTACT NAME:	
Ryan Leacheminan	
PHONE:	
(801) 367-0259	
DATE:	
5-3-2022	
DESIGN NUMBER:	
16832	
SALES PERSON:	
Alyvia	
DESIGNER:	
Darlene	
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CUSTOMER APPROVAL:	
X	
SALES PERSON SIGNATURE:	
X	
DATE:	

16832-Southwest Spine & Pain-Vineyard Signage

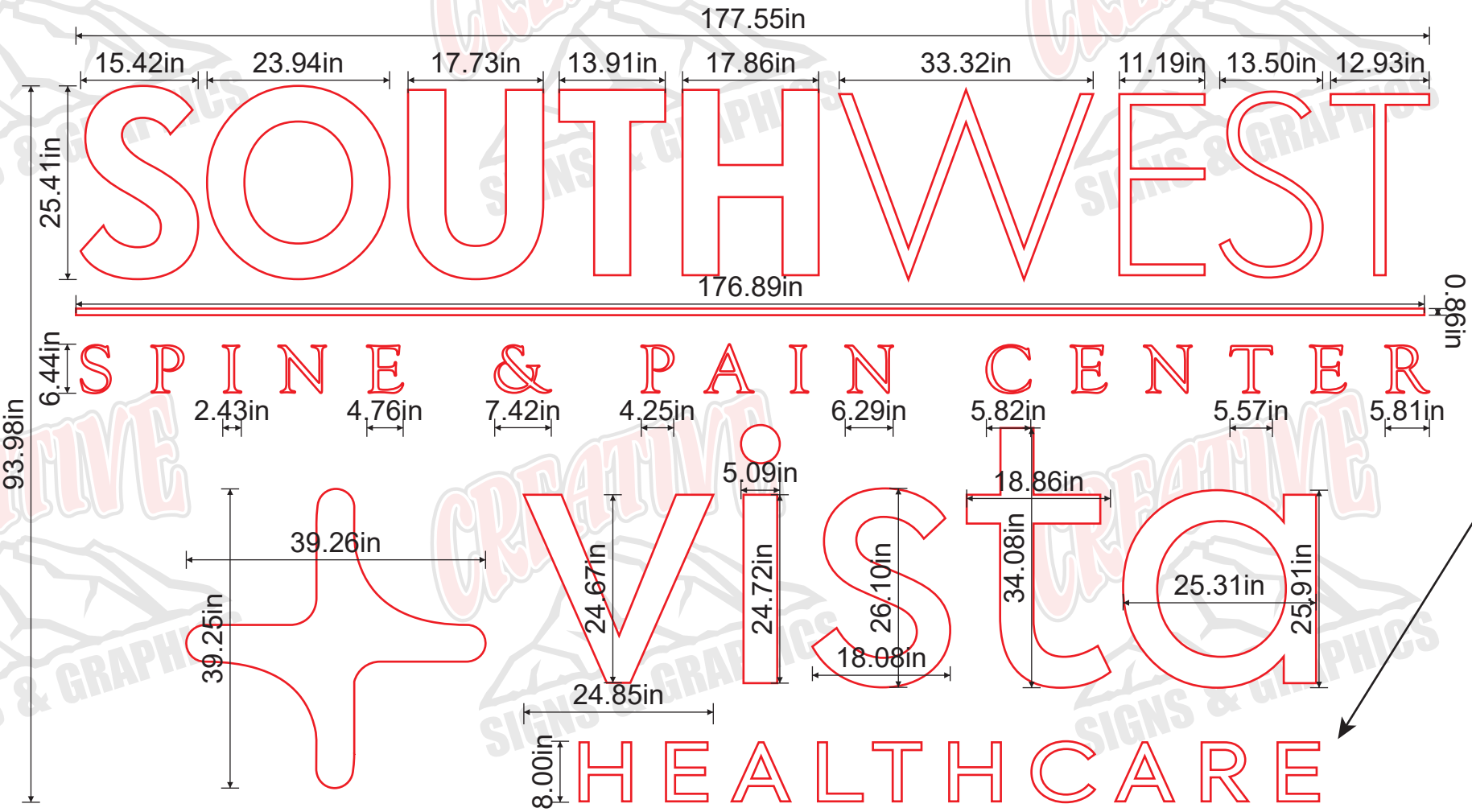
West Side



South Side



North Side



Signage
small letters
will not
illuminate



COMPANY NAME:

Southwest Spine & Pain

INSTALL ADDRESS:

BILLING ADDRESS:

691 E 400 N
Vineyard, UT 84059

CONTACT NAME:

Ryan Leacheminan

PHONE:

(801) 367-0259

DATE:

5-3-2022

DESIGN NUMBER:

16832

SALES PERSON:

Alyvia

DESIGNER:

Darlene

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CUSTOMER APPROVAL:

X

SALES PERSON SIGNATURE:

X

DATE:

16832-Southwest Spine & Pain-Vineyard Signage-Left Side of North Face

This sign is 0.87% usage of North Elevation



Non-Illuminated Dimensional Letters



COMPANY NAME:

Southwest Spine & Pain

INSTALL ADDRESS:

BILLING ADDRESS:

691 E 400 N
Vineyard, UT 84059

CONTACT NAME:

Ryan Leacheminan

PHONE:

(801) 367-0259

DATE:

5-3-2022

DESIGN NUMBER:

16832

SALES PERSON:

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DESIGNER:

Darlene

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CUSTOMER APPROVAL:

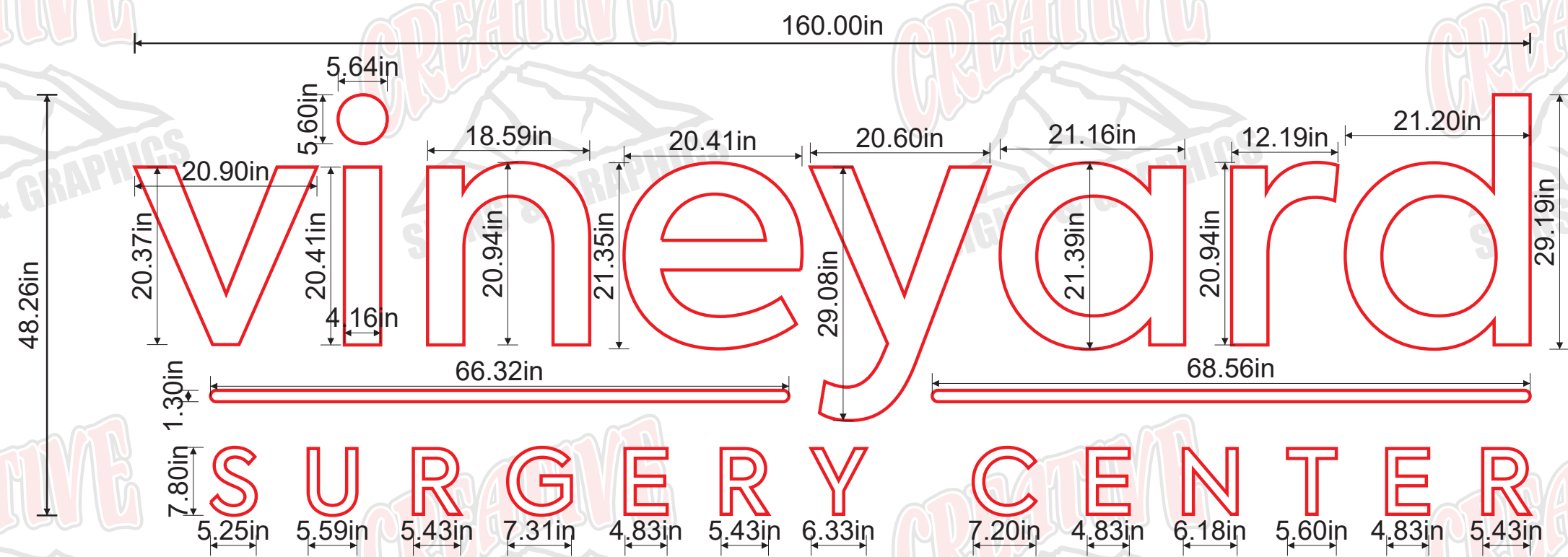
X

SALES PERSON SIGNATURE:

X

DATE:

16832-Southwest Spine & Pain-Vineyard Signage-Left Side of North Face



These signs are 2.75% usage of North Elevation



COMPANY NAME:

Southwest Spine & Pain

INSTALL ADDRESS:

BILLING ADDRESS:

691 E 400 N
Vineyard, UT 84059

CONTACT NAME:

Ryan Leacheminan

PHONE:

(801) 367-0259

DATE:

5-3-2022

DESIGN NUMBER:

16832

SALES PERSON:

Alyvia

DESIGNER:

Darlene

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CUSTOMER APPROVAL:

X

SALES PERSON SIGNATURE:

X

DATE: _____

16832-Southwest Spine & Pain-Vineyard Signage-Percent of Elevation

North Facing

Proposed sign is 1.88% of elevation



Proposed sign is 0.87% of elevation

Proposed sign is 0.87% of elevation

Proposed sign is 1.25% of elevation

South Facing

Proposed sign is 1.05% of elevation



Proposed sign is 2.03% of elevation

West Facing

Proposed sign is 1.99% of elevation



Proposed sign is 0.79% of elevation

East Facing

Proposed sign is 1.46% of elevation



COMPANY NAME:

Southwest Spine & Pain

INSTALL ADDRESS:

BILLING ADDRESS:

691 E 400 N
Vineyard, UT 84059

CONTACT NAME:

Ryan Leacheminan

PHONE:

(801) 367-0259

DATE:

5-3-2022

DESIGN NUMBER:

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SALES PERSON:

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CUSTOMER APPROVAL:

X

SALES PERSON SIGNATURE:

X

DATE:

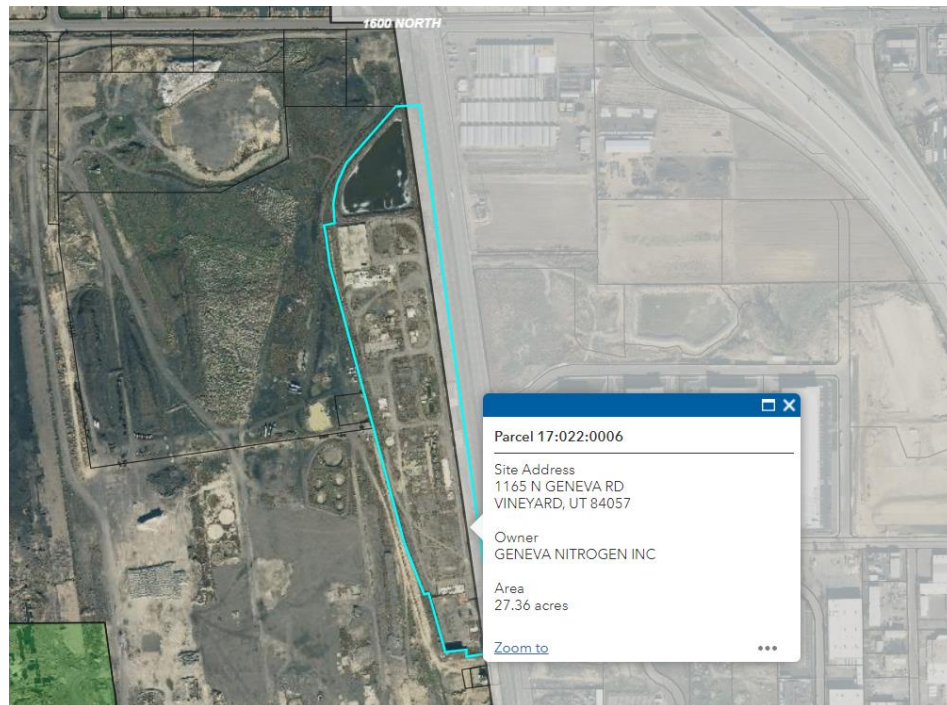
801-798-9892

Contractor License number: 8146985-5501



Community Development

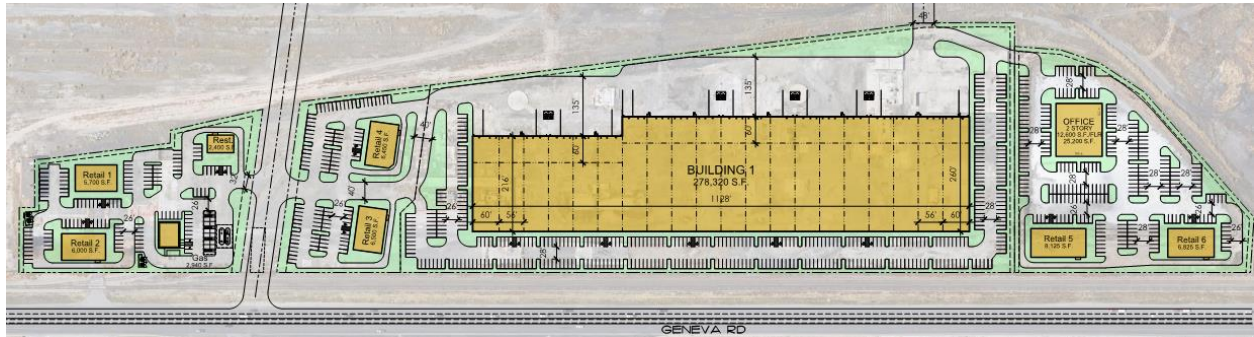
Date: July 6, 2022
From: Morgan Brim, Community Development Director
To: Planning Commission
Item: Public Hearing and Consideration of General Plan Land Use and Zoning Map Amendment for the former Geneva Nitrogen property
Location: 1165 N Geneva Road; Serial No: 17:022:0006
Applicant: City Initiated



Proposal:

Vineyard City initiated a general plan land use and zoning map amendment for the former Geneva Nitrogen property. 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 property owner, Geneva Nitrogen, Inc is working with the Boyer Company to purchase the property. The Planning Commission met with a representative from the Boyer Company in a work session to discuss their concept plan and potential land uses for the site. Additionally, Boyer has met separately with council members to receive their feedback on the property concept plan shown below. The proposed Boyer concept presented a mixed of commercial uses including a large central flex office building of 278,320 sf (76.19%), a 25,200-sf office building (11.49%), and eight retail buildings, including a gas station, containing a total of 44,940 sf (12.3%).

Based on the proposed uses, the city has modified the zoning map to contain three zoning categories, Regional Commercial (RC), Flex, Office & Industry (FOI), and Business Park, (BP). The general plan land use map currently did not designate a land use category for this property. It is proposed to designate the project area as Regional Commercial.



Recommendation:

Staff is recommending the Planning Commission forward a positive motion of Ordinance 2022-12 Nitrogen Geneva Land Use and Zoning Map Amendments to the City Council.

Recommended Motion:

"I motion to forward a positive recommendation of Ordinance 2022-12 Geneva Nitrogen Land Use and Zoning Map Amendments to the City Council."

Attachments:

Ordinance 2022-12

ORDINANCE NO.
2022-12

AN ORDINANCE OF THE CITY OF VINEYARD, UTAH TO AMEND THE VINEYARD GENERAL PLAN LAND USE MAP AND VINEYARD ZONING MAP FOR THE PROPERTY KNOWN AS GENEVA NITROGEN, LOCATED AT 1165 N GENEVA ROAD, VINEYARD UTAH 84059; AMENDING LAND USE MAP FROM UNDESIGNATED TO REGIONAL COMMERCIAL AND ZONING MAP FROM I-1 INDUSTRIAL TO REGIONAL COMMERCIAL (RC), BUSINESS PARK (BP), AND FLEX OFFICE INDUSTRY (FOI); PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE, PROVIDING FOR PUBLICATION BY SUMMARY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Title 10, Chapter 9a Municipal Land Use, Development, Management Act of Utah Municipal Code, permits Vineyard to ensure the health, safety, and welfare of the community through local land use planning and the adoption of land use ordinances; and

WHEREAS, Vineyard is authorized to amend the City's Zoning Ordinance pursuant to Utah Municipal Code Section 10-9a-102(2); and

WHEREAS, the Planning Commission held a public hearing on July 7, 2022, and after fully considering public comment and staff analysis recommended approval to the City Council; and

WHEREAS: the City Council having reviewed the proposed land use and zoning map amendments, held a public hearing on July 14, 2022; and

WHEREAS the City Council having considered the recommendation of the Planning Commission and submitted comments and testimony from the public, having determined that it is in the best interest of the public and adopt the proposed land use and zoning map amendments.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF VINEYARD:

Section 1 Attached: Proposed General Plan Land Use Map Amendment

Section 2 Attached: Proposed Zoning Map Amendment

Section 3: REPEALER CLAUSE. All City of Vineyard Plans, which are in conflict herewith are hereby repealed.

Section 4: SAVINGS AND SEVERABILITY CLAUSE. It is hereby declared to be the legislative intent that the provisions and parts of this Ordinance shall be severable. If any paragraph, part, section, subsection, clause, or phrase of this Ordinance is for any reason held to be invalid by a Court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 5: PUBLICATION. This Ordinance, or a summary thereof, shall be published in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

Section 6: EFFECTIVE DATE. This Ordinance shall be in full force and effect after its passage, approval, and publication according to law.

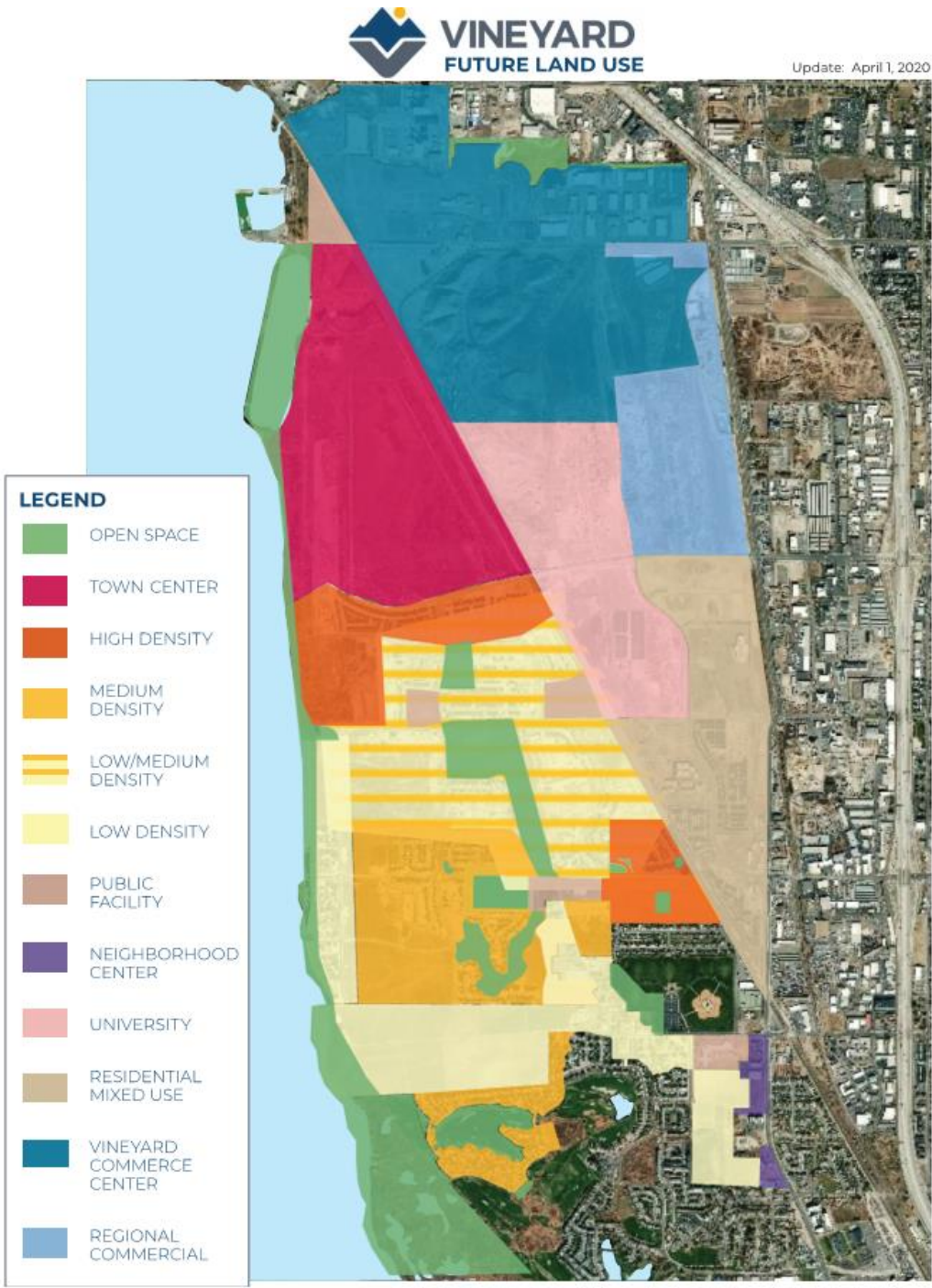
PASSED by the CITY COUNCIL and APPROVED by the Mayor of Vineyard, Utah on this _____ day of _____ 2022.

Julie Fullmer, Mayor

ATTEST:

Pamela Spencer, City Recorder

Section 1:



Section 2:

