

WORKSESSION
THE GENERAL PLAN SUBCOMMITTEE OF THE VINEYARD PLANNING
COMMISSION,
Vineyard City Hall, 240 East Gammon Road, Vineyard, Utah
Wednesday, October 4, 2017 at 2:00 p.m.

PRESENT:

Commissioner Chair Chris Judd
Commissioner Cristy Welsh
Commissioner Bryce Brady

STAFF PRESENT: Town Engineer Don Overson, Community Development Director Morgan Brim,
Community Development Intern David Jellen

OTHERS PRESENT: City Mayor Randy Farnworth, The Berkley Group's Darren Coffey, The Berkley Group's Andrew Williams, The Berkley Group's Shaina Schaffer

General Plan Diagnostic Work Session:

Chair Judd opened the meeting by thanking The Berkley Group for their role in helping to create the General Plan Diagnostic.

Mr. Coffey explained that they had made an evaluation of the current General Plan, using state requirements and their professional planning background, to create a basis for the General Plan Diagnostic. He further explained that much of the information that would go into the diagnostic would come from what the subcommittee felt would be most important to include in the diagnostic in a general comment section.

Mr. Brim noted that the subcommittee would be tasked with working with The Berkley Group in order to create the General Plan Diagnostic, and would additionally be responsible for implementing the changes discussed.

Mr. Coffey turned the meeting over to Ms. Schaffer so that she could guide the discussion and ask the questions that The Berkley Group had for the subcommittee.

Mr. Brim noted that the subcommittee was tasked with studying the General Plan, as well as other general plans, in order to determine what changes and revisions would be important for the General Plan.

Ms. Schaffer began her questions with a comparison between the current General Plan and the state requirements regarding general plans. She pointed out that the state requires a

Transportation and Circulation element with the General Plan, and talked about expanding what the current General Plan discusses in that section.

Chair Judd pointed out that the hope of the subcommittee is to have more to discuss in that section, especially with mass transit.

Mayor Farnworth noted that mass transit is a top priority of the city, and to have the city planned and developed around the planned intermodal hub.

Chair Judd pointed out that the FrontRunner train runs right through Vineyard, and that there is a plan to have a station connecting it with light rail and the Bus Rapid Transit line, and how important he felt it was that the General Plan show how important that intermodal hub is for the city, especially in terms of economic development and land use.

Ms. Schaffer proceeded to point out the optional elements that are also recommended by the state for the General Plan, and the possibility of putting in an environmental section within the General Plan. She felt that an environmental section could be useful in discussing the environmental impacts surrounding Utah Lake.

Mr. Brim discussed the subcommittees interest in having an environmental section added to the General Plan. He noted the particular importance of noting the floodplain region of Utah Lake, as well as looking at updating the building code, so as to be more environmentally friendly as the city develops.

Chair Judd wanted to know if part of the environmental section could include clean up, with regard to the environmental impact created by Geneva Steel.

Mr. Brim agreed with how important a section about cleaning up after Geneva Steel would be for the environmental section. He made note that the city is taking advantage of an RDA fund in order to help with the clean-up.

Mr. Williams asked if the area was considered to be a “Brown Field” area, and whether any grants had been sought out by the city.

Mr. Overson replied that the area is considered a “Brown Field” area, and that any potential grant would have to be applied for by the initial owner of the plant.

Chair Judd asked Mr. Williams whether or not looking into getting a “Brown Field” grant for the area would be feasible.

Mr. Williams responded that the EPA could be petitioned for a grant, and that The Berkley Group would be willing to look into that possibility for the subcommittee.

Mr. Brim asked that their findings be added to an “Action Strategy” section of the diagnostic, in order to discuss how the city could go about getting that funding.

Mr. Williams also discussed how part of the “action strategy” would include looking into future sources of grant money to bring into the city. He also mentioned that the property owner would need to be involved in the process in order for any future funding to be granted.

Mr. Coffey talked about the possibility of researching other sites that have received similar grants, and providing that as a resource to the subcommittee.

Ms. Schaffer asked if there were any other important environmental issues that needed to be addressed.

Chair Judd noted that the delineation of the wetlands was also important, along with water use, as well as an outline of the lake shoreline.

Mr. Brim discussed the importance of helping make the shoreline more integrated with the current parks and trails plan.

Mr. Coffey talked about the importance of being able to inventory the environmental uses that the city currently has, and then being able to make those uses more tourist friendly.

Ms. Schaffer asked about how important it was to the city to include a section about the redevelopment of land in the General Plan.

Those were present were all in agreement that the redevelopment of land is a major issue that is currently facing the city.

Mr. Brim noted that the closing of the nitrogen plant would present a major opportunity for the city to redevelop some crucial land, and how that could tie in with a brown field grant.

Mr. Williams asked how important entrance corridors were for the city.

Commissioner Welsh noted that there are three (3) entrance corridors into the city, and how important those corridors are in defining the city as its own entity.

Chair Judd discussed that the development of future entrance corridors would be vital, and that ultimately the General Plan would be crucial in defining how those would be developed.

Ms. Schaffer asked if any other diagnostic elements were important to add to the subcommittee.

Mr. Brim pointed out that the city is growing at a fast pace, and that there are already a lot of residential uses in the city, and that the city is very concerned with being able to support the residential areas with other land uses.

Chair Judd asked about the possibility of being able to add certain language to the General Plan that would promote a higher standard of quality development within the city.

Mr. Coffey noted that most of the language would need to come in the form of zoning ordinances, but noted that the General Plan could be used as a means to support those ordinances.

Ms. Schaffer asked if any other diagnostic elements were important to add to the subcommittee.

Mr. Brim pointed out that there is a large movement toward protecting and making note of historical and heritage sites and resources within the city.

Mr. Coffey discussed how a historical and heritage section of a General Plan could be tied together with the parks and trails portion of the plan, as well as the environmental section.

Chair Judd talked about Utah Valley University and about how they own substantial land within the city. He asked about whether there should be a section regarding how the city should interact with them.

Mr. Coffey noted that there should definitely be a section that discusses the opportunity to work with the university, and that it should be at least included within the Land Use section of the General Plan.

Mr. Brim talked about showing how Utah Valley University and the city could development elements that interact with each other, whether it be street intersections or whatever else there may be.

Mr. Coffey felt that if the university is willing to work with the city, then the city should definitely react swiftly to do whatever they could to work with them. He also said that diagnostic would emphasize how the various elements could interact with each other.

Chair Judd also asked that the diagnostic show how things could proceed with the parks and trails plan, so as to promote open space.

Mr. Farnworth noted that it is very important that the city is precise with how its open space is planned.

Mr. Coffey asked about the possibility of working with the other cities surrounding the city, and about the possibility of having annexed land.

Mr. Brim responded that historically it has been very difficult to work with the surrounding cities, and that the possibility of having annexed land isn't realistic. He also noted that the city would probably be much denser than the surrounding cities, due to its size and the unlikelihood that it will grow geographically. He also asked that the diagnostic show the facilities that will be needed in the future to accommodate the growth of the city.

Ms. Schaffer asked if any other diagnostic elements were important to add to the subcommittee.

Chair Judd asked that The Berkley Group pay special attention to any information currently included in the General Plan that is particularly outdated, and how the language could be improved. He also asked that The Berkley Group include a recommendation as to how often the General Plan should be updated.

Mr. Coffey responded that the General Plan is a living document, that he felt should be updated yearly, if at all possible, especially in a community that is growing quickly. He asked Mr. Brim specifically about how the infrastructure would be accommodated by the city.

Mr. Brim talked about how impact fees have been utilized so that the city hasn't had to raise taxes and be able to accommodate infrastructure.

Mr. Overson explained that the impact fees have been critical in paying for infrastructure. He also explained how the schools are funded by taxes here, and that funding them is not a burden on the city.

Mr. Coffey asked if any other diagnostic elements were important to add to the subcommittee.

Mr. Brim talked about the importance of using specific language, especially in regard to the parks and the type of facilities that could be included in them.

Commissioner Brady discussed the importance of having unique elements within the parks so that people would be more attracted to coming to Vineyard for specific amenities.

Chair Judd asked if anything would be included in the General Plan about parking.

Mr. Coffey responded that the transportation section of the General Plan could be utilized to outline parking requirements. He discussed the importance of using the General Plan as a legal framework for defending the actions of the city. He talked about using parking as a strategic element to work with the university.

The Berkley Group concluded the meeting by saying that they would work to get the General Plan Diagnostic back to the city by October 18th, 2017.

MINUTES APPROVED ON: November 15, 2017

CORRECTED BY: /s/ Elizabeth Hart

Elizabeth Hart, Planner