

**WORKSESSION
THE GENERAL PLAN SUBCOMMITTEE
OF THE VINEYARD PLANNING COMMISSION,
Vineyard City Offices, Basement Conference Room, 125 S. Main Street,
Vineyard, Utah
Wednesday, October 23, 2017 at 10 a.m.**

PRESENT:

Commissioner Chair Chris Judd
Commissioner Cristy Welsh
Commissioner Tim Blackburn
Commissioner Bryce Brady

STAFF PRESENT: City Manager Jacob McHargue, Town Engineer Don Overson, Community Development Director Morgan Brim, Planner Elizabeth Hart,

OTHERS PRESENT: City Mayor Randy Farnworth, Council Member Julie Fullmer

1. Call to order

Chair Judd called the work session to order at 10:11 A.M.

2. Work session to discuss the General Plan Diagnostic with the Berkley Group.

Chair Judd turned the time over to Mr. Brim

Mr. Brim began the work session by discussing The Berkley Group's analysis of the General Plan, including where it's lacking, what other communities are doing, and how it compared to the state code.

Mr. Brim stated that The Berkley Group took the comments from the previous meeting on October 4th, 2017, and infused those into the General Plan Diagnostic.

Mr. Brim felt that the diagnostic captures what had been talked about in the previous meeting and that the diagnostic is a good road map for the future, as the city looks at revising the General Plan.

Mr. Brim informed those present that if the General Plan is done in-house it would be up to staff to work their way through each chapter, which would take some time to complete. He added that if the city were to hire a consultant, that a consultant would do it all at once, costing somewhere between \$80,000-150,000.

Mr. Brim also added that if the city chose to look for a consultant, it would put the project out to bid. He was concerned, however, about hiring someone because they could just take a plan and paste Vineyard's name on it, while redoing the General Plan in-house would allow us to create it specifically tailored to Vineyard's needs.

Chair Judd asked Mr. Brim what the typical way is that cities approach redoing their General Plans.

Mr. Brim explained that typically cities do a hybrid option, where a consultant is hired to have them write certain chapters, while the city staff handles the bulk of the work.

Commissioner Welsh asked Mr. Brim what his preference would be.

Mr. Brim stated that some help from an outside consultant would be great, but that staff would still be leading the process. He discussed the idea of having an outside consultant just do a few chapters, rather than the whole plan.

Mayor Farnworth said that he discussed the possibility of having just staff work on the General Plan with Mr. Brim and that, at that point, it would be like hiring a new person just to write the general plan anyway.

Councilmember Julie Fullmer asked Mr. Brim what the average cost is for having a consultant do the entire General Plan.

Mr. Brim reviewed what he had said earlier, stating that it would be somewhere between \$80,000-150,000, but he reiterated that staff would be involved in the process if the revisions to the General Plan were hired out.

Commissioner Welsh discussed the idea of maybe submitting one chapter each month.

Mr. Brim responded that that could be included in a Request For Proposal, and that the General Plan subcommittee would review the Request For Proposal before it is sent out.

Mr. Brim asked for any comments on the scope, general process or key findings of the General Plan Diagnostic.

Chair Judd asked whether The Berkley Group had identified a list of the top 3 things that the General Plan is currently missing or if there was a list of what the General Plan currently does well.

Mr. Brim responded that the general consensus of The Berkley Group is that they mostly thought that a majority of the General Plan needs to be thrown out or revised.

Mr. Overson asked if The Berkley Group could expand on the key issues they found. He felt that The Berkley Group tells the city what it should do to fix the General Plan but that the Diagnostic is as general as the plan itself. He asked for a little more detail in what The Berkley Group does not like in the General Plan and what it is that the city needs to do.

Mayor Farnworth felt that the key findings are pretty generic issues that most General Plans are needing to revise.

Chair Judd commented with examples that he liked from the Diagnostic that aren't generic, specifically the findings regarding the open space and trails section of the General Plan, and the finding regarding having an annual general plan review.

Mr. Overson commented that he liked the idea of having an open space and trails section, but asked about looking at what is already done and what else needs to be done.

Chair Judd responded that the General Plan needs to coincide.

Mr. Overson agreed, stating the city needs to take what has already been done and then put that into the general plan.

Chair Judd felt that the city's general plan is not meshing with what is already being done in the city, and that the General Plan should reflect the vision of the city.

Mr. Brim talked about the code section, and discussed the idea that no public facility will be constructed without being in the general plan.

Chair Judd turned back to the key findings section of the General Plan Diagnostic, and noted that they are general but that as you go through the report it does get into more detail.

Mr. Brim said that one of the things that he liked in the diagnostic was the idea of having district plans; he liked the idea of cutting the northern and southern areas of the city into two separate districts.

Commissioner Welsh asked if a district meant the same thing as a zone.

Mr. Brim responded that they are similar, and that maybe the General Plan Subcommittee could look at doing zoning districts as the districts.

Mr. Brim then gave examples using the zoning map as to what possible districts could be, breaking away from the north and south districts.

Chair Judd liked the idea of adopting a redevelopment section into the General Plan, as well as a historical heritage section.

Chair Judd had a question about when they were doing the General Plan in 2004 about how far in the future they were looking. He then asked how far into the future the new General Plan should look, and if it should be 25 years.

Mayor Farnworth explained that the city wasn't aware of how fast they would grow when they were writing the current General Plan, and that that is why the current General Plan feels so outdated.

Mr. Brim suggested that every 5 years there should be a major review of the General Plan, due to technology and how it is changing so rapidly.

Commissioner Welsh stated that consistently reviewing the General Plan is the type of thing that should be incorporated into Planning Commission meetings so that it is constantly being reviewed.

Mr. Brim suggested having a section of the General Plan that discusses technology, and utilizing smart apps and other pieces of technology to learn more about the city itself.

Councilmember Julie asked about developers and requiring certain technology standards.

Mr. Brim and Mayor Farnworth discussed a specific situation about how the city has been persistent about creating a large conduit.

Chair Judd felt that such standards should be included in a technology chapter.

Mr. Overson discussed the idea of utilizing such a section to have more control over the Town Center, as opposed to what has been allowed for Waters Edge and Mill Road.

Mr. Brim asked about the conduits that are in the roads right now.

Mr. Overson explained that there is a blanket easement over Waters Edge, and that anyone taking anything to Waters Edge has to get permission from First Digital to get permission to do that, once it is out of the Public Utility Easement.

It was then suggested to have someone possibly look at our Town Center for technology standards so that the same thing doesn't happen to the Town Center.

Chair Judd suggested having someone look at that issue from outside of the city.

Mr. Brim then asked whether the technology chapter should be part of the Economic Development or its own chapter.

Mr. Overson also mentioned the cell phone service issues, and whether that could be solved by using the buildings in The Forge.

Mr. Brim asked Commissioner Blackburn about the General Plan Diagnostic's recommendation for a chapter about history and heritage, and whether he had any thoughts about that.

Commissioner Blackburn liked that idea and felt that having a chapter specific to it would be great.

Chair Judd asked about having the heritage commission spearhead that chapter.

Commissioner Welsh wanted to know what would be included in that chapter.

Mr. Brim responded that it be more a narrative and history of Vineyard.

Chair Judd wanted to make sure that everywhere in vineyard is represented by its history. He specifically mentioned the importance of protecting and promoting the city's heritage.

Commissioner Welsh asked if in that section the city could say welcome to our community and that it is expected that incoming businesses participate in community activities.

Mr. Brim said yes and added that that kind of negotiation could run through the business license process.

Mr. Overson mentioned the pedestrian bridge on the future promenade, and the possibility of coming up with a girder-type ridge that could be like an old rail road ridge.

Commissioner Welsh asked whether the city could incorporate pictures into the General plan.

Mr. Brim responded in the affirmative.

Chair Judd asked whether the city should spell out districts with certain heritage stories.

Commissioner Bryce Brady entered the meeting at 10:52 A.M.

Chair Judd talked about the importance of having a future land use map, stating that there is a lot of land that has been zoned but that there are some areas that need to be zoned and then redeveloped.

Mr. Brim mentioned how Geneva Road is a gateway to the city, so having a future land use map that shows what can be built along Geneva in the future would be very useful.

Mr. Overson mentioned the Megaplex, and that even though it faces Mill Road, it can still be seen from the back on Geneva Road, and that that could have been done better.

Mr. Brim talked about a teacher of his who had a list with the top twenty things for a downtown and how important signage is in a downtown area, pointing out how important it would be in the General Plan to have a sign plan for the entire city. He mentioned one of the points was that the nicest monuments should be at the center of the town, where things are the busiest, not at the entrance, and that the edges of town should have something that directs you to the downtown.

Chair Judd pointed out that The Forge has used the same strategy.

Mr. Overson talked about how directional signs in Provo have been put up to lead people to features throughout the city, and how maybe something like that could be incorporated into Vineyard.

Mr. Brim asked that those present make sure to read through the General Plan Diagnostic and send over any comments that they had within the following week. He specifically asked those present to share what they felt their priority should be, what they felt about having a hybrid approach to using an outside consultant, and whether there is a specific chapter that needs to be done in the coming year.

Commissioner Welsh said that the first step is to approach the council for funding to do the hybrid option.

Chair Judd felt that those present needed to have a joint session with the City Council and the Planning Commission, in order to review what's been said and done, and to get support, and to discuss what is most important.

Mr. Brim asked when the joint session should be, and, after some deliberation, it was decided that it should be November 15th, 2017.

Commissioner Welsh pointed out that the priority is where the projects are coming in.

Ms. Hart also pointed out that the vision statement should come first.

Commissioner Welsh reiterated the idea of having the heritage commission do their section because the history of the city is what leads to the future for the city.

3. Adjournment

The meeting was adjourned at 11:10 A.M.

MINUTES APPROVED ON: November 15, 2017

CORRECTED BY: /s/ Elizabeth Hart

Elizabeth Hart, Planner