



**REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Wednesday, July 20, 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

4. BUSINESS ITEMS

5. PUBLIC HEARING

5.1 Vineyard Waterfront Masterplan

This public hearing is for a Vineyard City initiated Waterfront Masterplan. This plan specifies the city's use in the 3.4 miles of waterfront adjacent to the city. Those uses include but are not limited to public open space, recreation, transportation options, economic development, and increased access to Utah Lake. Additionally, this plan provides a list of future projects for the city for implementation. The Planning Commission will take appropriate action.

6. WORK SESSION

6.1 The Urban Green Documentary (27:10), WWF International

The Planning Commission will watch and discuss this documentary regarding urban sustainability.

Video Link: <https://www.youtube.com/watch?v=o86Ut6kAEMQ>

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: July 18, 2022

NOTICED BY: /s/ Cache Hancey

Cache Hancey, Planner & Business Advocate



Community Development

Date: July 20, 2022
From: Morgan Brim, Community Development Director
To: Planning Commission
Item: Public Hearing Vineyard Waterfront Master Plan
Location: Vineyard's 3.4-mile shoreline



BACKGROUND:

The city hired FFKR and EDSA Design consultants to prepare a waterfront master plan which encompasses Vineyard's entire 3.4-mile shoreline. This plan provides three planning districts along the waterfront. The northern planning district includes areas adjacent to Downtown and the future boardwalk retail street. The district will focus on high energy activities and entertainment. The primary elements of this area include two piers on the north and south side of an expanded sandy beach. Currently the beach is 300 feet in length and the plans propose an expansion to approximately 1,800 linear feet. A marina village is proposed just south of the Lindon Marina that will provide greater opportunity for boat access and a reuse of the former Geneva Mill storm water pond.

The central planning district runs just south of the Lake Promenade, east of the Lakefront Town Center, James Bay and the Shores Communities. This area contains Sunset Beach Park and proposes enhancements to Center Street Trailhead. The south planning district includes the Walkara Way project and lake side property west of the former Clegg Farm. An educational facility, equestrian opportunities, trail improvements and a non-motorized boat launch.

This plan has been through a significant public process which included two open houses, several online engagement opportunities and many committee working groups. Work sessions before the Planning Commission, Bicycle Advisory Commission, and City Council allowed the public formal time for public comment from input from city leadership.

od plan of the proposed Holdaway Farms development. The attached development agreement among other things, provides timelines for infrastructure, phasing of residential units, city participation of collector roads, and development process considerations. The applicant has submitted a preliminary plat for the development and plans to submit final plats for each phase as the project develops.

RECOMMENDATION:

Staff is recommending approval of the Vineyard Waterfront Master Plan, Ordinance...

PROPOSED MOTION:

"I forward a positive recommendation to the City Council of Ordinance 2022-... Vineyard Waterfront Master Plan."

ATTACHMENTS:

Proposed Ordinance and Waterfront Master Plan

Ordinance 2022-...
Vineyard Waterfront Master Plan

AN ORDINANCE OF THE CITY OF VINEYARD, UTAH, TO ESTABLISH A WATER FRONT MASTER PLAN, COMPISING SHORELINE AREAS WITHIN THE CITY’S MUNICIPAL BOUNDARY, APPROXIMATELY 3.4 MILES, TO PROVIDE A COMPREHENSIVE DESIGN OF WATERFRONT PROJECTS RESOURCES, TO ESTABLISH TRANSPORTATION CORRIDOR ROUTES, PRIORITIZING ACTIVE TRANSPORTATION SUCH AS WALKING AND BIKING, CREATING ACCESS TO TRANSIT, PRIORTIZING FUTURE IMPROVEMENT PROJECTS AND DEVELOPING RECREATIONAL AMENITIES SERVING LOCALS AND TOURISTS; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE, PROVIDING FOR PUBLICATION BY SUMMARY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in compliance with Utah State Municipal Land Use, Development, and Management Act (LUDMA), the City established a master plan as a companion document to the General Plan; and,

WHEREAS, the Waterfront Master Plan provides guidance for future development of the city’s shoreline and places an emphasis on creating recreational opportunities; and,

WHEREAS, The Waterfront Master Plan provides several lake side improvement projects for future implementation; and

WHEREAS, the City held several public meetings and workshops to obtain citizen feedback on how the waterfront is currently being utilized and how it will be used in the future; and,

WHEREAS, the master plan will provide opportunities for future grant funding as it reflect a unified vision as to how the shoreline should develop; and

WHEREAS, the City Council of Vineyard approved a motion to establish an project known as “Vineyard Beach” as a catalyst waterfront project, which consists of a central gathering park, lake road improvements, pedestrians and cyclist facility, extending the beach front, adding beach sand and infrastructure necessary to maintain area improvements; and,

WHEREAS, the Planning Commission held a public hearing on July 20, 2022, and after fully considering public comment and staff recommendations, recommended approval to the City; and,

WHEREAS, the City Council reviewed the Waterfront Master Plan and held a public hearing on July 27, 2022, and after fully considering public comment, staff and Planning Commission’s recommendations, evidence and testimony presented by the City, staff and other interested parties.

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

Section 1: VINEYARD WATERFRONT MASTER PLAN. Attached as exhibit A.

Section 2: REPEALER CLAUSE. All City and Vineyard Plans, which are in conflict with the Vineyard Waterfront Plan herewith are hereby repealed.

Section 3: SAVINGS AND SERVERABILITY 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 4: 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 5: EFFECTIVE DATE. This Ordinance shall be in full force and effect after its passage, approval and publication according to law.

Exhibit A: Waterfront Master Plan



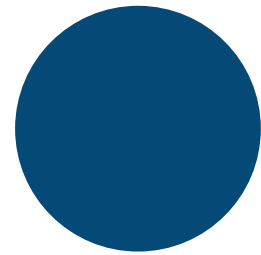
VINEYARD WATERFRONT

PLANNING COMMISSION | JUNE 15, 2022

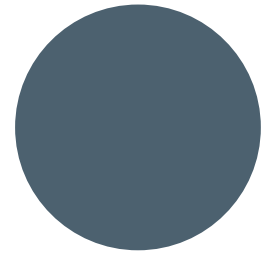
CITY COUNCIL | JUNE 22, 2022



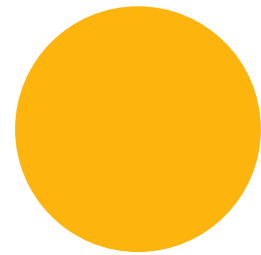




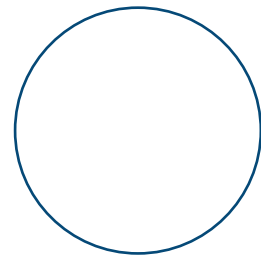
CONTEXT REGIONAL | SITE ANALYSIS



INPUT + INSPIRATION



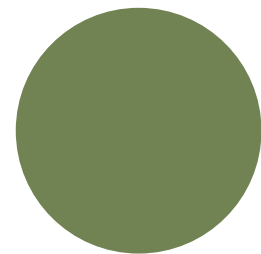
WATERFRONT



ENLARGEMENTS NORTH | CENTRAL | SOUTH

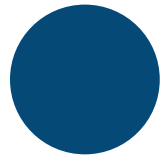


CATALYST PROJECT BEACH | CITY HALL | NATURE CENTER



IMPLEMENTATION

APPENDIX



CONTEXT

Vineyard, Utah

Located in the heart of Utah County, Utah, Vineyard is located between Salt Lake City and Provo. Vineyard is a newer community with explosion growth from the previous decade and more planned with added infrastructure and development potential.

With easy access to I-15 and the Salt Lake International Airport a short 45 minute drive away, and (forthcoming) UTA FrontRunner rail service to Salt Lake City, Vineyard is situated is an ideal location for easy access whether by bike, vehicle, or public transit. A connected, comprehensive Utah Lake Trail ties perfectly into a comprehensive, user-friendly waterfront for Vineyard. While residents love the current option to passively experience the lake and natural environment, there are needed updates to provide greater usership and needed environmental interventions to maintain prosperous natural systems.

Vineyard has access to water that most of Utah County (and beyond!) municipalities do not. Taking advantage of usage for both residents and visitors can only enhance the rapidly-growing city and establish it as a unique destination.



COMMUNITY INPUT

2+ Public Engagement Sessions

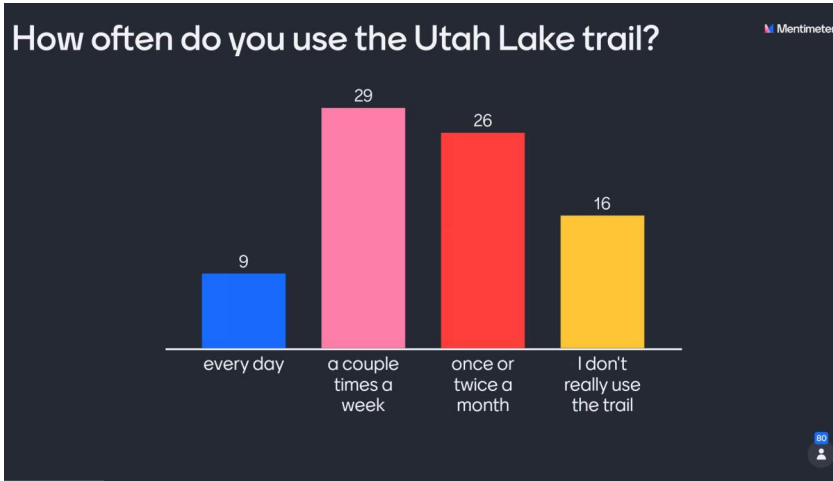
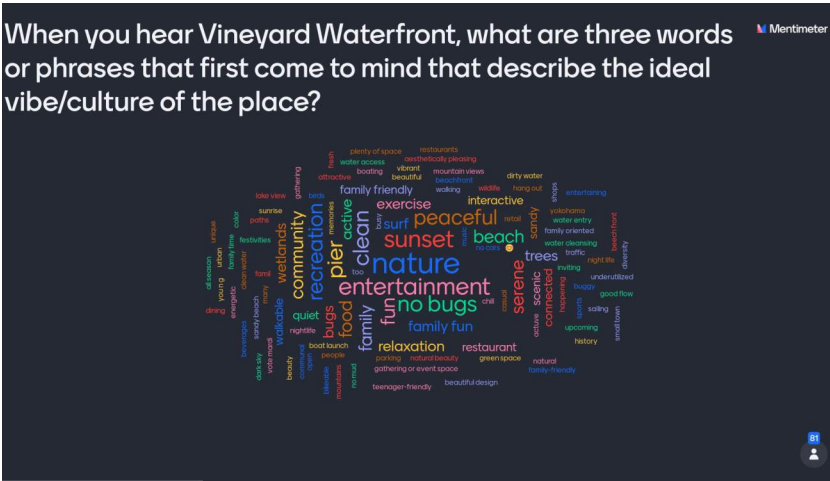
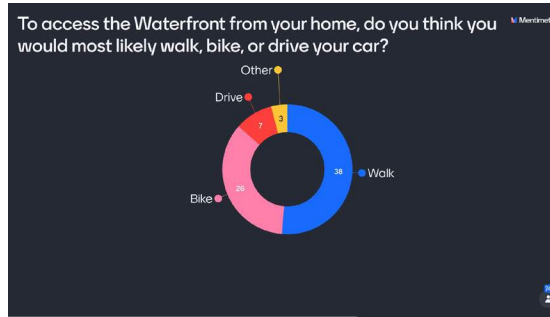
2 Outreach Strategies Applied

25+ Programmatic Elements Added

50+ Residents Engaged

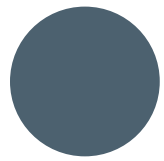
50+ Survey Responses

1 Community with Multiple Interests Addressed



Fishing pier	Spring	Beach, pier
Bird watching tower	Spring	
Citizen science	Spring	Civic Building, Moment
Nature areas to walk or bike	Spring	Green space
Dog park on beach	Summer	Beach
Fishing competitions	Summer	
Farmers market	Summer	Food
Beach volleyball	Summer	Beach
Beach and swimming	Summer	Beach
Concerts	Summer	Event
Music festivals	Summer	Event
Non-motorized marina (e.g. Lake Ridge Marina in Virginia)	Summer	Beach
Pirate ship	Summer	Beach
Water park	Summer	
Water slide	Summer	Beach, pier
Cable park	Summer	Beach, Pier
Markets	Summer	Food
Protected swim areas	Summer	Beach
Scuba diving	Summer	Beach
Recreational lake access – e.g. canoes, kayaks	Summer	Beach
Beach style boardwalk	Summer	Beach, Pier
Amphitheater	Summer	Event
Wake board park	Summer	Beach
Marinas	Summer	Beach, Pier
Camping	Summer	Green space
Kite festival	Summer	Event
Lantern floating festival	Summer	Event
Rentals: paddleboards, canoe, etc.	Summer	Beach
Hammock Park	Summer	Green space
Rental concession facility	Summer	
Carnival	Summer	Event
Water amenities/inflatables	Summer	Beach
Surf line	Summer	Beach
Zip lines	Summer	Beach
Places for bbq	Summer	Food
Astronomy activities	Summer	Moment
Theme park/rides	Summer	Moment
Seasonal: create event space for fall schedule	Fall	Event
Fall time rides	Fall	Event
Coffee kiosk	Fall	Food
Soccer or basketball	Fall	Green space
Art festivals	Fall	Event
Yacht club	Fall	Beach, Pier
Sledding Hill	Winter	Moment
Large pavilion for events – ice skating (e.g. downtown Milwaukee)	Winter	Event
Ice fishing	Winter	Beach, Pier
Restaurants	Year Round	Food, pier
Tacos	Year Round	Food
Lots of sandy beaches	Year Round	Beach
Concert series	Year Round	Event
Aquarium	Year Round	Civic Building, Moment
Beach exercise area	Year Round	Beach
Expanded beach front	Year Round	Beach
Restaurant over the water with aquarium features	Year Round	Food





INSPIRATION



SEASONALITY



COLD WINTERS, WARM SUMMERS
The Vineyard waterfront experiences all seasons, and visitors should be able to use the waterfront all seasons with a range of passive and active activities.

HIST



A PLACE FOR GUESTS AND RESIDENTS
Water is scarce in Utah; it draws those in Vineyard and outside of the city. The waterfront has seen many changes over time and must take into account past, present, and future uses moving forward. The draw a successful waterfront has can be more than a positive economic benefit; it can also provide a multitude of equitable and environmentally-beneficial aspects for both locals and tourists.



STEEPED IN HISTORY
The waterfront is filled with history - spanning before times of settlers for farming purposes, embracing the original stewards (Native Americans), and understanding the effects and legacy of past industrial uses (Geneva Steel Plant).



RESTORATION



ENVIRONMENTALLY-MINDED
Vineyard can have both a positive effect on the waterfront and Utah Lake as a whole. Removing invasives, remediating contaminated sites, and educating future stewards of the environment are all steps Vineyard can take with the planning and design of the waterfront.



TORY



REGIONAL CONNECTION

AllTrails

DISTANCE
10.2 miles

ELEVATION GAIN
43 feet





DESIGN CONCEPT

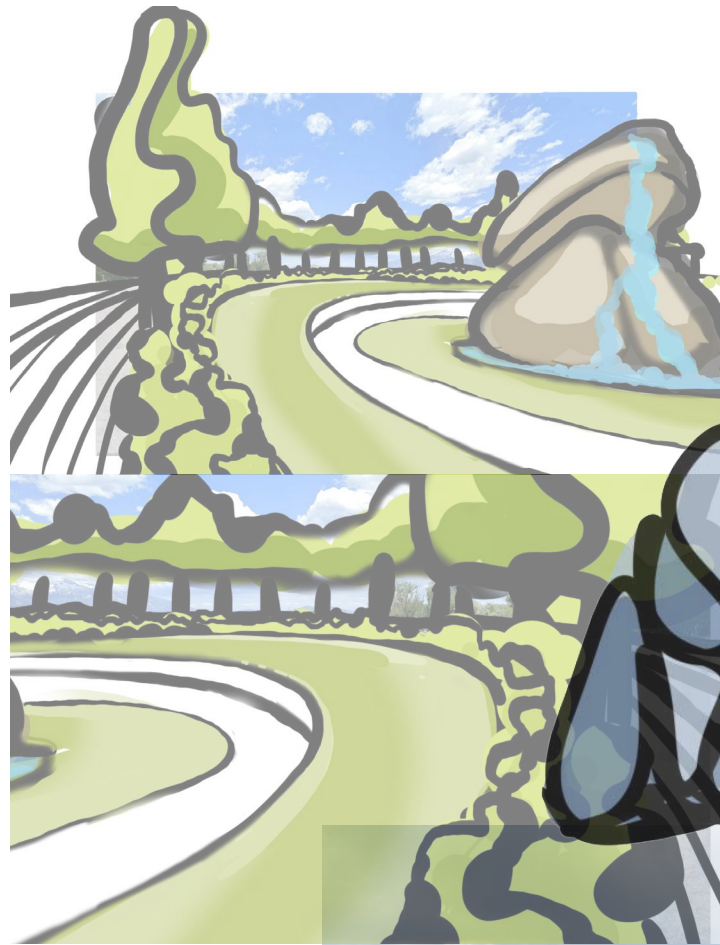
CHANGING WATERS

FLOWING

MOUNTAINS

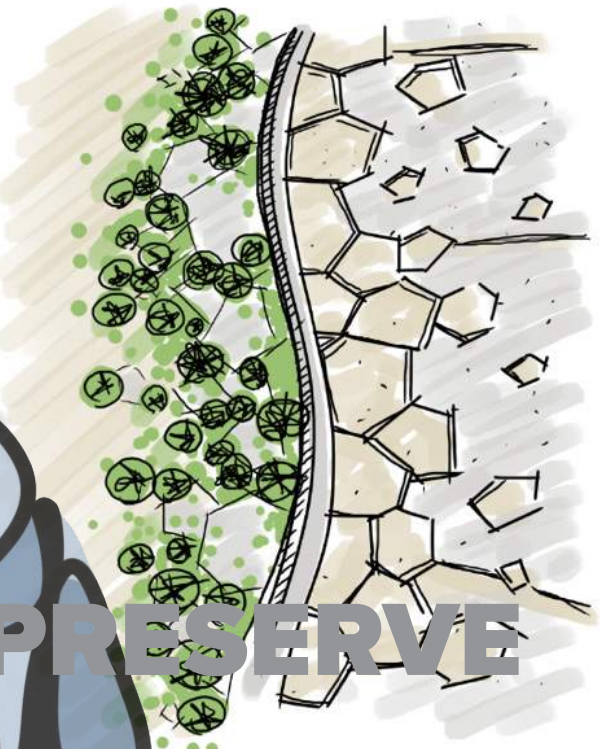
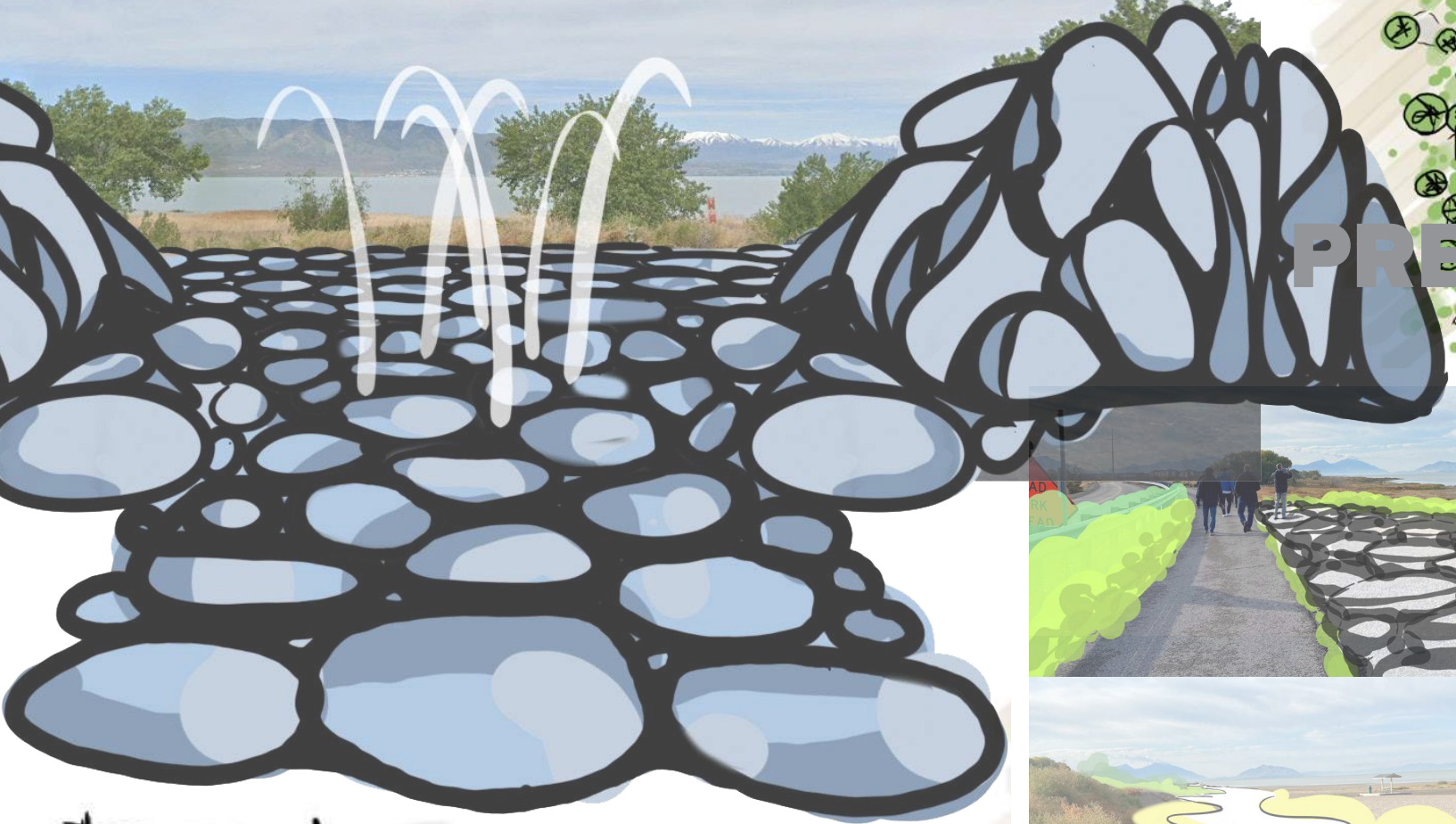
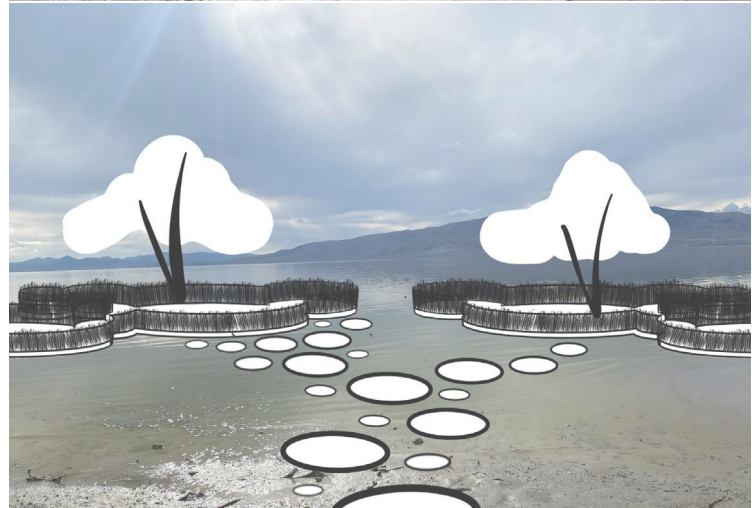
RIVERS

LAKE

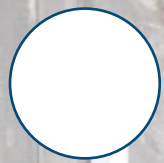


WATER

PRESERVE



ACCESS



WATERFRONT

10+ ACCESS POINTS

POTENTIAL
PUMP TRACK OR
CABLE PARK

LARGE SCALE
DEVELOPMENT

MARINA AND MARINA
VILLAGE

BEACH

PIER

EDUCATIONAL WATER
LEARNING CENTER

UTAH LAKE

3 WATERFRONT TYPOLOGIES—





VINEYARD CITY BOUNDARY

CONTINUED
ENVIRONMENTAL
PROTECTION

NATURE CENTER

CENTER STREET
COMMUNITY SPACE

UTAH LAKE

4+ MILES OF TRAILS

1 UTAH LAKE TRAIL





NORTH WATERFRONT

NORTHERN PROMENADE

TOWN CENTER

SOUTHERN PROMENADE

VINEYARD CONNECTOR

UTAH LAKE

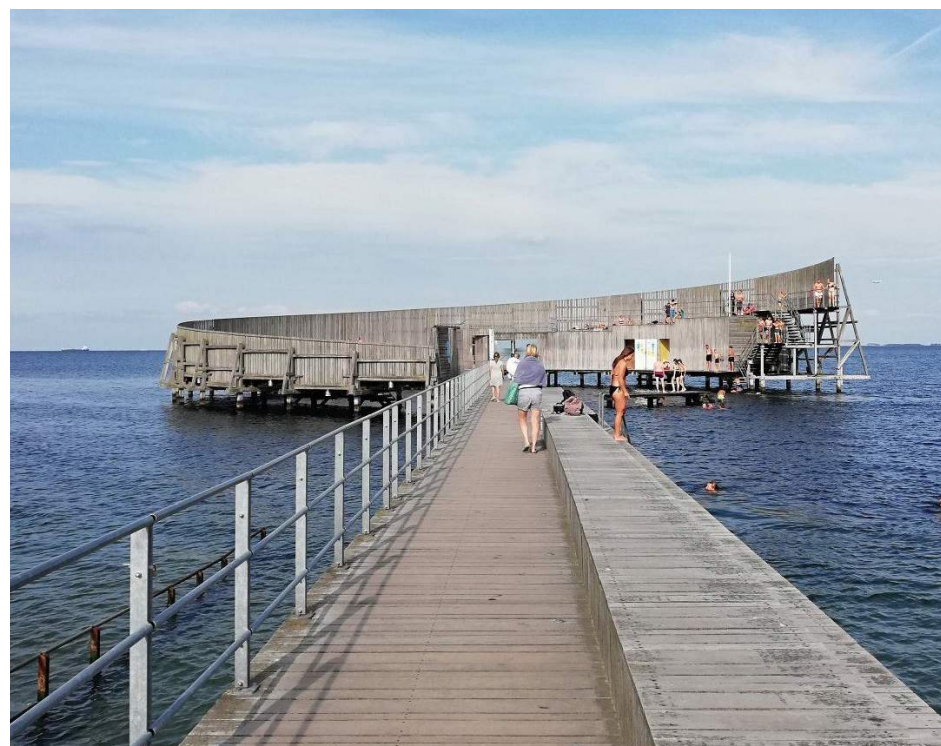
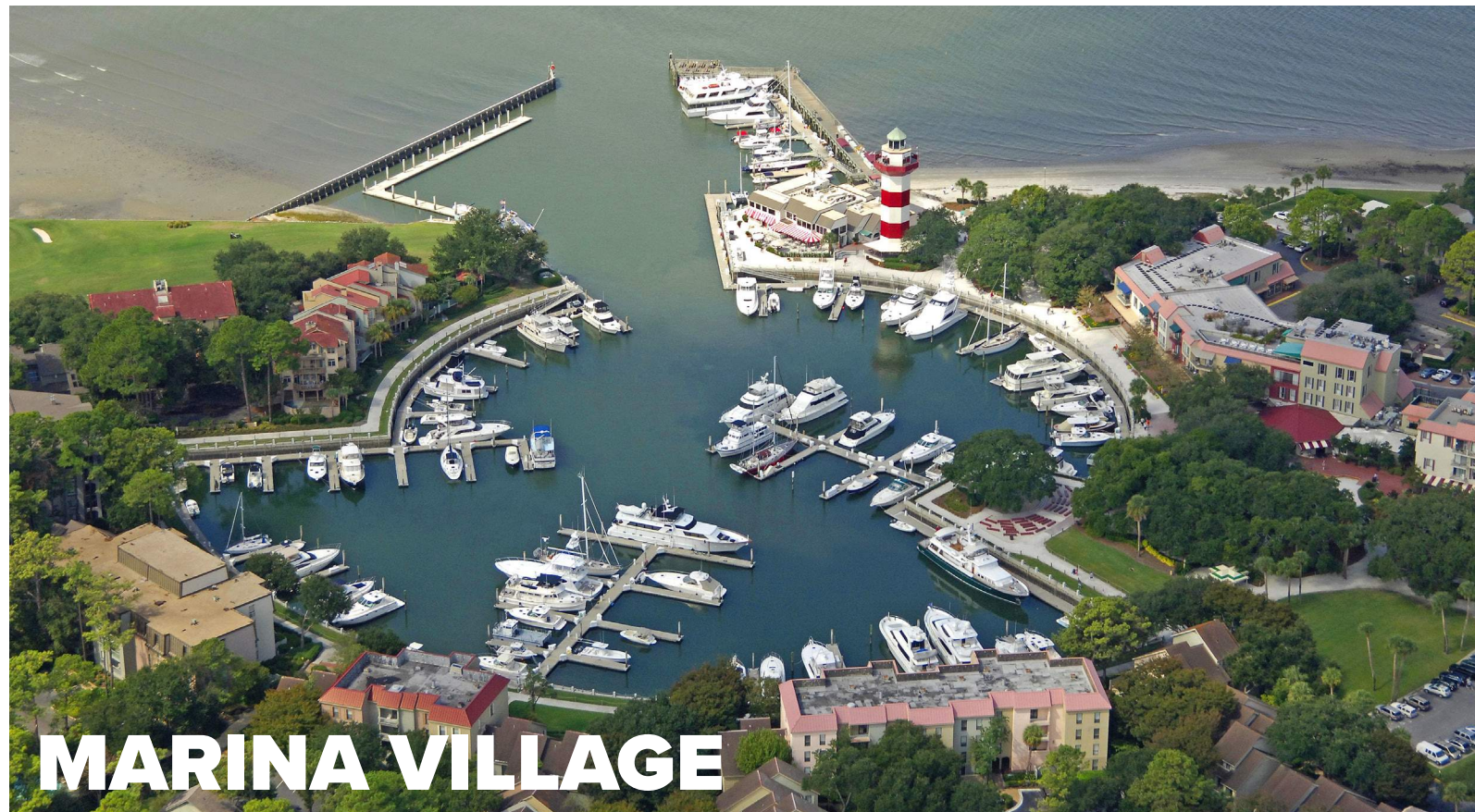


- | | |
|----------------------------------|--|
| ① MARINA | ②① PROTECTIVE EDGE |
| ② COMPROMISE LINE | ②② KIOSKS / POP UP MARKET |
| ③ MARINA VILLAGE | ②③ WALKING PIER |
| ④ MARINA PROMENADE | ②④ PIER PAVILION |
| ⑤ MARINA VILLAGE ANCILLARY | ②⑤ NON-MOTORIZED BOAT LAUNCH |
| ⑥ FESTIVAL/EVENT LAWN | ②⑥ DOG PARK |
| ⑦ PARKING | ②⑦ SKATE PARK |
| ⑧ LAWN
(DOG PARK, PLAYGROUND) | ②⑧ VEHICULAR & PEDESTRIAN
OVERPASS |
| ⑨ SEASONAL PUBLIC GATHERING | ②⑨ ADJACENT RESIDENTIAL
DEVELOPMENT |
| ⑩ WALKING PIER | ③① SHADE STRUCTURE |
| ⑪ PARALLEL PARKING | ③② SETTLEMENT LINE |
| ⑫ PROTECTIVE BEACH EDGE | ③③ EXISTING WATERFRONT
VEGETATION |
| ⑬ BEACH (EXPANDED) | ③④ PROPOSED UTAH LAKE TRAIL |
| ⑭ PROMENADE PLAZA | ③⑤ FUTURE OFFICE / RESIDENTIAL |
| ⑮ BEACH VEGETATION | ③⑥ BEACH PROMENADE VILLAGE |
| ⑯ BEACH ACCESS (ACCESSIBLE) | |
| ⑰ IMPASSE | |
| ⑱ EXISTING VEGETATION | |
| ⑲ SECONDARY PROMENADE | |
| ⑳ PROPOSED CITY HALL | |

KEY PLAN



NORTH WATERFRONT

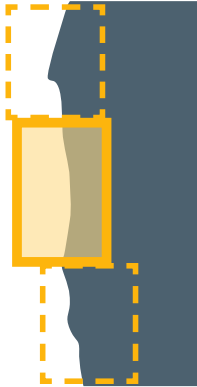






CENTRAL WATERFRONT





UTAH LAKE

NATURAL VEGETATION

GATHERING AREA BOARDWALK

INCREASED VEGETATION ACCESS POINT

UTAH LAKE TRAIL



CENTRAL WATERFRONT



- | | |
|----------------------------|--------------------------|
| 1 SETTLEMENT LINE | 6 PROPOSED TREES |
| 2 COMPROMISE LINE | 7 DISC GOLF |
| 3 PROPOSED UTAH LAKE TRAIL | 8 GATHERING SPACE |
| 4 ADJACENT NEIGHBORHOOD | 9 ACCESS POINT |
| 5 EXISTING TREES | 10 ADJACENT NEIGHBORHOOD |



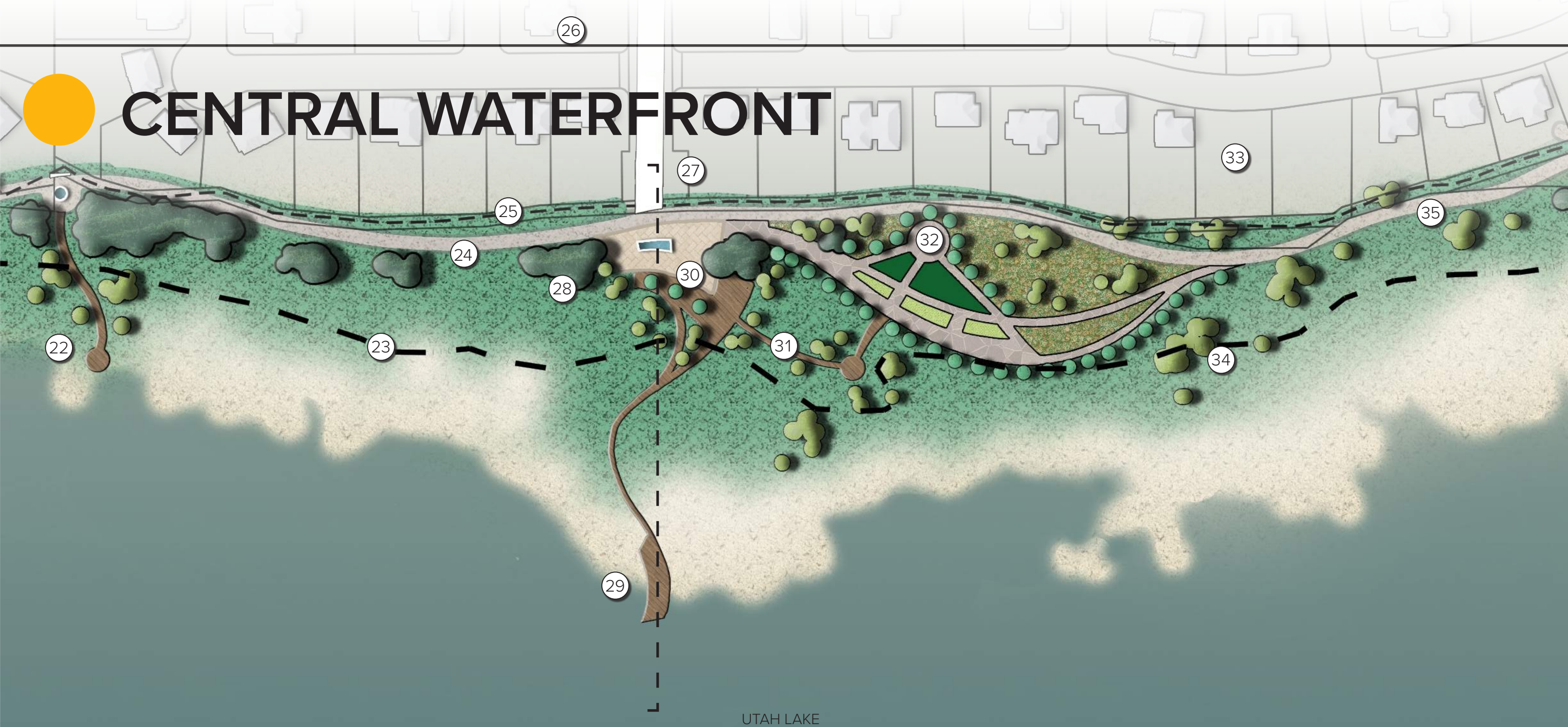


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|--------------------------|--------------------------|---------------------|
| 11 BEACH ACCESS | 16 MULTIPURPOSE SPACE | 21 ACCESS POINT |
| 12 PIER | 17 PIER | 22 PIER/POCKET PARK |
| 13 BOARDWALK | 18 UTAH LAKE TRAIL | |
| 14 ABSTRACT AMPHITHEATER | 19 WATER GARDEN | |
| 15 SUNSET BEACH PARK | 20 ADJACENT NEIGHBORHOOD | |





CENTRAL WATERFRONT



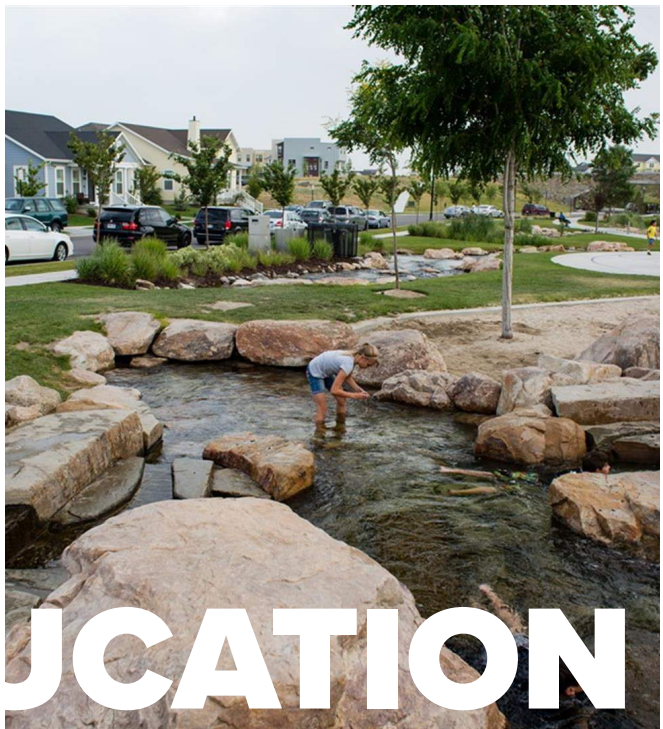
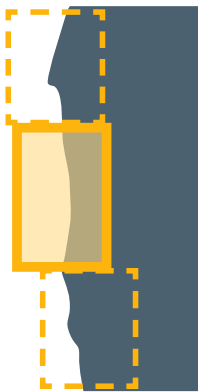
UTAH LAKE

- 21 ACCESS POINT
- 22 POCKET PARK/PIER
- 23 COMPROMISE LINE
- 24 UTAH LAKE TRAIL
- 25 SETTLEMENT LINE

- 26 PARKING ALONG 300 W
- 27 CENTER STREET ACCESS POINT; UNLOADING/LOADING ZONE
- 28 EXISTING TREES
- 29 (NON-MOTORIZED) LAUNCHING PIER
- 30 BOARDWALK TO PIER

- 31 BOARDWALK
- 32 GATHERING SPACE / MULTI-PURPOSE LAWN
- 33 ADJACENT DEVELOPMENT
- 34 NATIVE VEGETATION
- 35 UTAH LAKE TRAIL







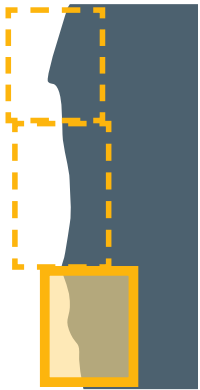
SOUTH WATERFRONT RECOMMENDATION*



- | | | | |
|-----------------------------|--------------------------------|-------------------------------|--------------------------|
| 1 ADJACENT NEIGHBORHOOD | 6 PROPOSED PARKING | 11 PHASED CATTLE GRAZING | 16 PROPOSED WA'KARA BARN |
| 2 WATERFRONT ACCESS POINT | 7 PROPOSED PARK | 12 POTENTIAL EQUESTRIAN SPACE | 17 BOARDWALK |
| 3 EXISTING TREE CLUSTER | 8 NATURE CENTER | 13 ADJACENT GOLF COURSE | 18 UTAH LAKE TRAIL |
| 4 EXISTING + ENHANCED SCRUB | 9 BOARDWALK | 14 ADJACENT NEIGHBORHOOD | |
| 5 COMPROMISE LINE | 10 BOAT LAUNCH (NON-MOTORIZED) | 15 WATERFRONT ACCESS POINT | |

*NOTE: THE SOUTH WATERFRONT PLAN IS A RECOMMENDATION IF LANDOWNERS AGREE WITH PROPOSED PLAN.







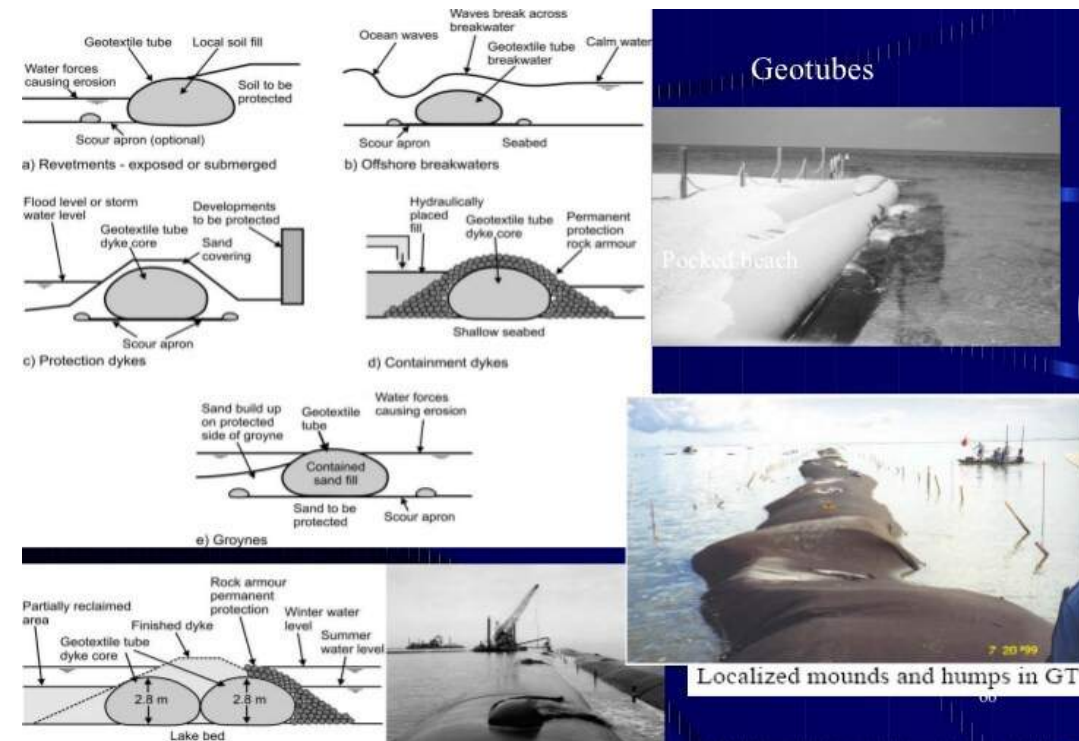
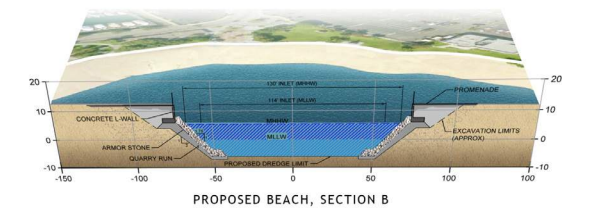
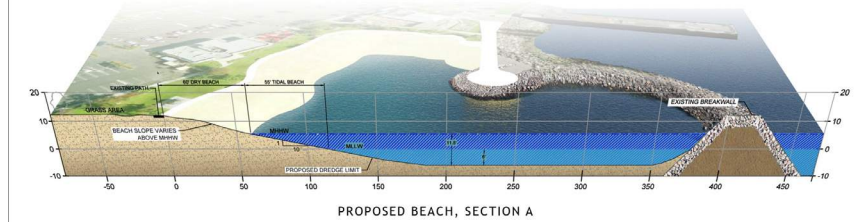
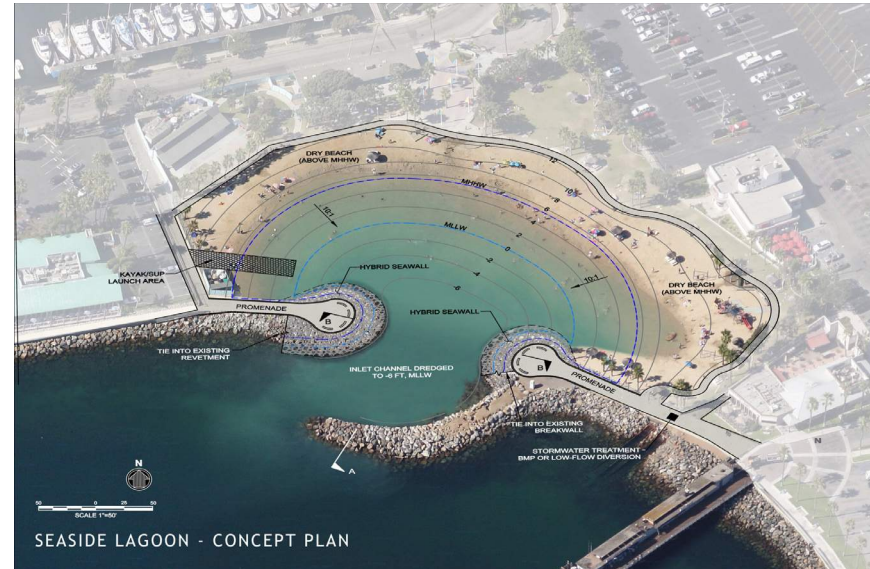
CATALYST PROJECTS

1

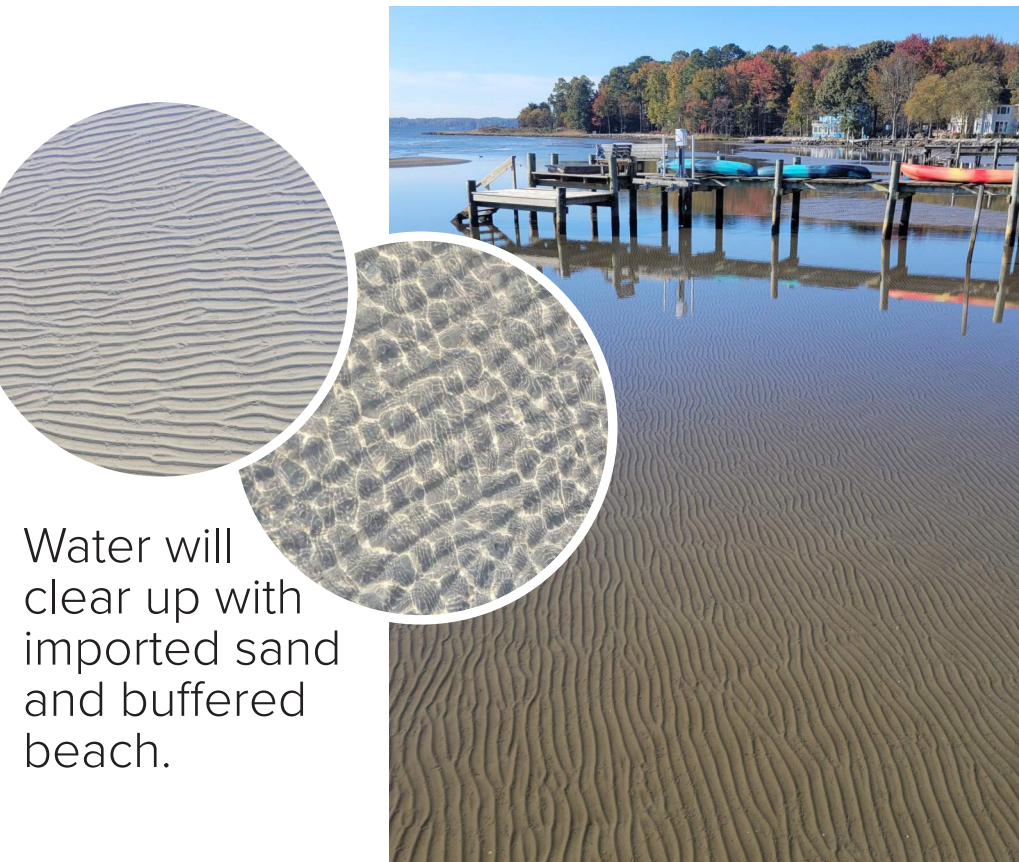
Beach Expansion

Residents and tourists alike both want to see an expanded beach. By using cutting-edge engineering techniques, a more enjoyable, larger beach can be achieved. A more inviting beach will help bridge the gap between local residents and enjoying the natural wonder in their backyard (Utah Lake.)

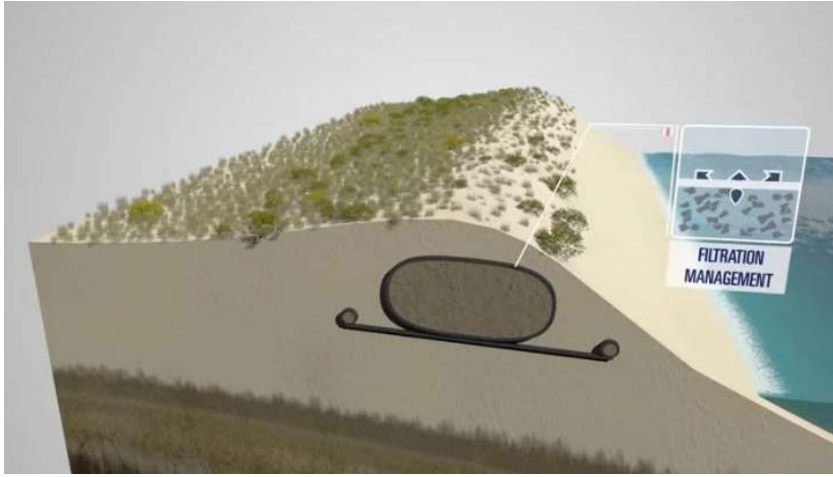
If funding allows, it is recommended to build supporting pier structures to bring activity to the water. The beach expansion can be constructed solely with geotube support and side enclosures while piers can be added in a later phase.



Preferred Method of Beach Creation: Geotubes
We will be able to use the current lake bottom as a barrier for the beach.



Water will clear up with imported sand and buffered beach.



EXPERTISE. WATERFRONT PARKS.

Meydenbauer Bay Park, WA

Julian B. Lane Park, Tampa, FL

New Brighton Park, Vancouver, BC
(image courtesy of Vancouver Fraser Port Authority)

Crissy Field, San Francisco, CA (image courtesy of Hargreaves Associates)

21st Century Waterfront, Chattanooga, TN

China Basin Park, San Francisco, CA
(image courtesy of SCAPE Landscape/SF Giants)

South Lake Union Park, Seattle, WA

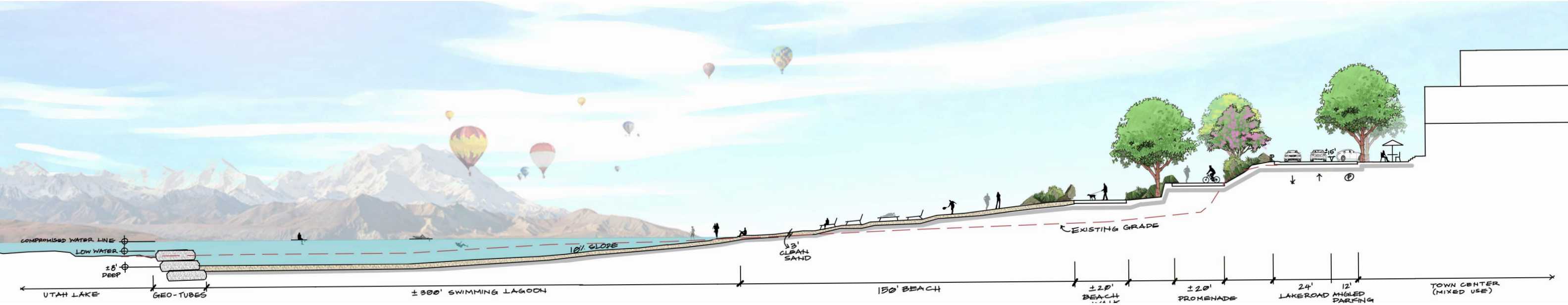
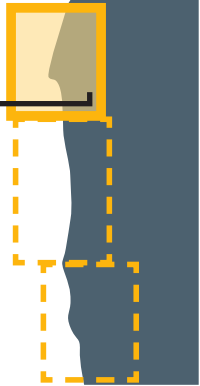
Nashville Riverfront, TN

PARKS HAVE NEVER BEEN MORE IMPORTANT TO THE HUMAN EXPERIENCE THAN THEY ARE TODAY, AND THOSE ON THE WATERFRONT PROVIDE AN EVEN MORE EXCEPTIONAL OPPORTUNITY TO EXCEL.



Beach Creation Precedents
by Moffat & Nichol

KEY PLAN



Proposed Beach Section | Utah Lake > Town Center



+/- 300 FT

+/- 500 FT

6-10 FT DEEP MAX





CATALYST PROJECTS

2

City Hall

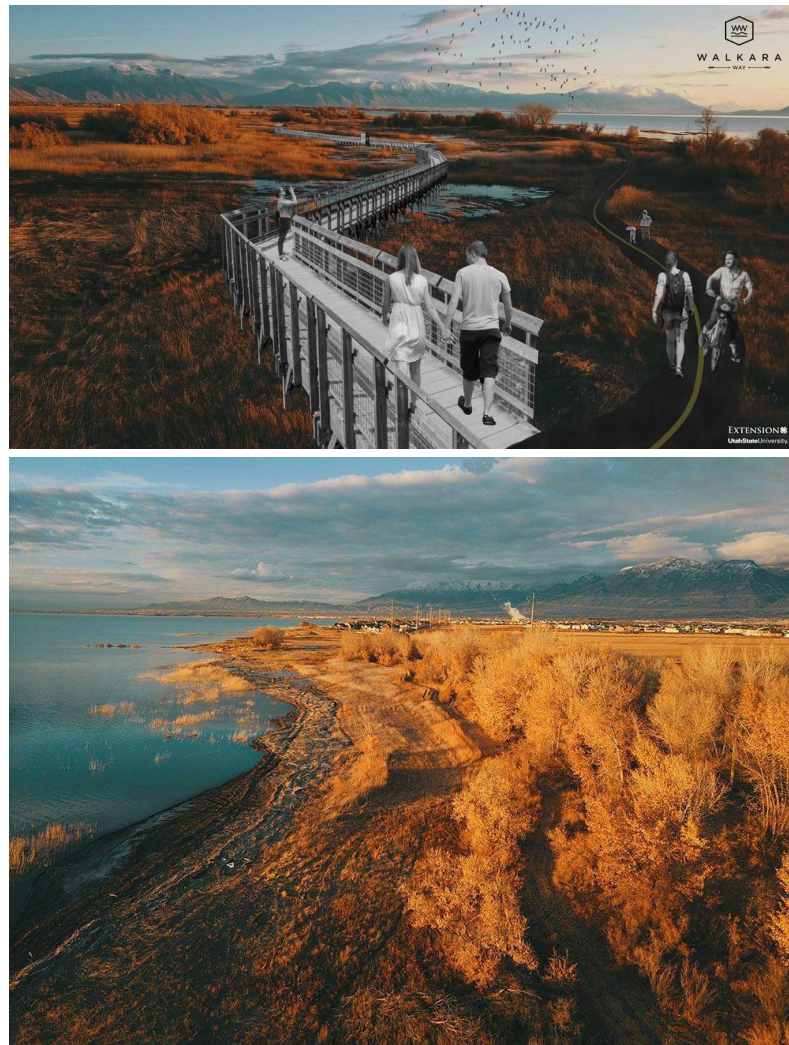
Vineyard has a particular unique opportunity to capitalize activity on the Utah Lake waterfront. Acting as a buffer between the future, mixed-use beach village and existing multi-family residential development, city hall could help establish a 24/7, active waterfront and use the surrounding area for other civic opportunities.



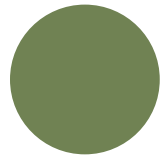
3

Nature Center

Funding is available for a nature center and would align well with previously published plans for Wakara Way. A nature center on Utah Lake would be more of an ideal location compared to the other location off-lake. An adjacent potential development could tie in well for local and regional access to the proposed nature center.



Concept Plan by USU LAEP Extension (2020)



IMPLEMENTATION



NORTH

Immediate (1 to 2 years)

- Trail placement and improvements to Utah Lake Trail
- Beach Front Park Amenities and Access Improvements (upland along Lake Road; shade structures, seating, landscaping, wayfinding)
- Initiate Expanded Beach Improvements & Catalyst Project
- Pedestrian Bridge & Park on South Promenade (coordinate with Flagship)
- Dog Park (seek potential local partner)
- North Promenade Event Lawn (coordinate with Flagship)
- Initiate Marina Promenade and Beach Upland Improvements (beach use ancillary structures & functions)

Near Future (up to 5 years)

- North Walking Pier Structure; South Walking Pier Structure
- City Hall
- Skate Park (Partner)
- Marina (P3)

Far Future (5+ years)

- Marina Village (P3)



CENTRAL

Immediate (1 to 2 years)

- Trail improvements to Utah Lake Trail
- Trailheads & Beach Access Improvements
- Pocket Parks
- Gathering Spaces
- Initiate Informal Disc Golf
- Vegetation Management & Improvements

Near Future (up to 5 years)

- Nature Walkways/Piers
- Water Garden/Center
- Sunset Beach Area Improvements

Far Future (5+ years)

- Center Street Area Improvements



SOUTH

Immediate (1 to 2 years)

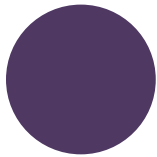
- Continuation of Utah Lake Trail – pull towards water
- Trailhead (shade structure, seating, waste receptacle(s), wayfinding)

Near Future (up to 5 years)

- Parking
- Jake's Plan – barn, pavilion

Far Future (5+ years)

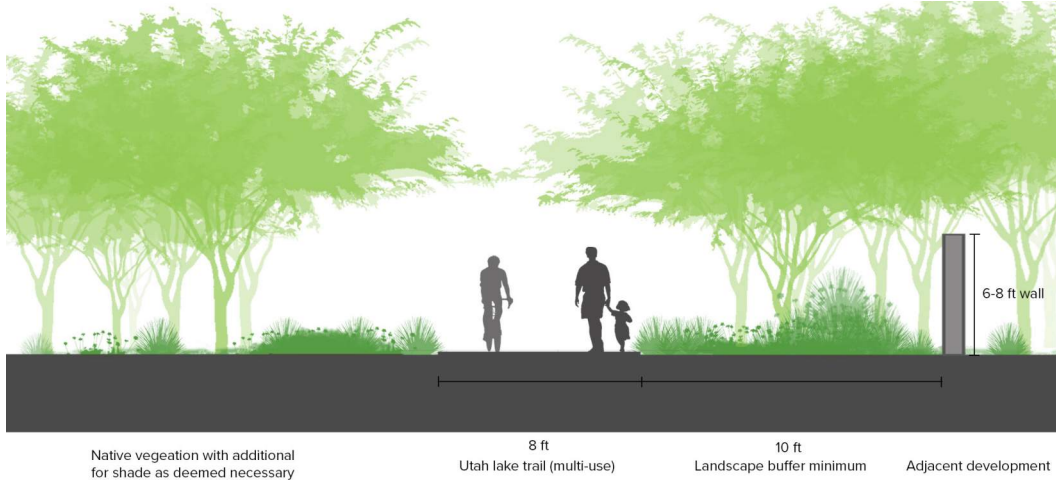
- Nature Center (*This should be within 5 years, because it is already being talked about locally with the Utah Lake Authority. The other spot being considered is not on the lake, but is in Provo. This is an ideal spot.*)



APPENDIX

MATERIALS

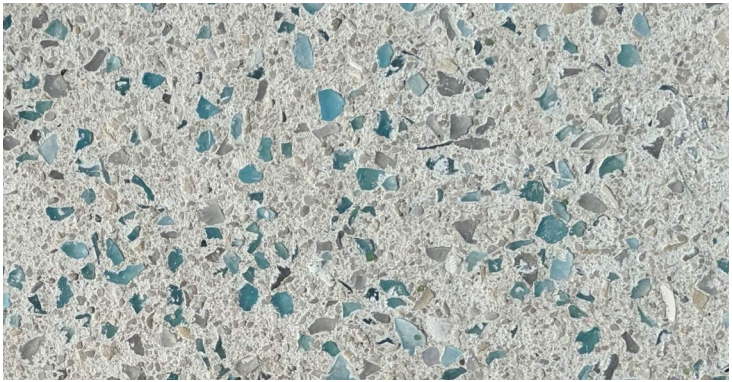
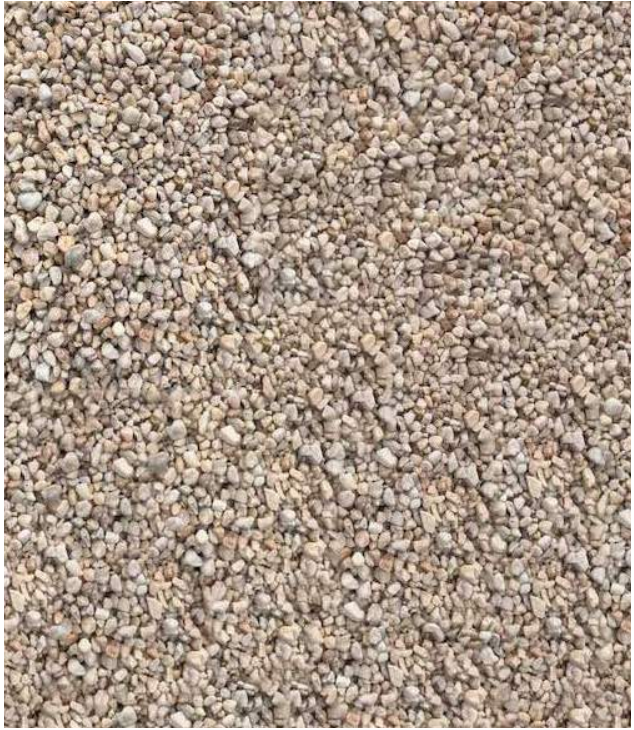
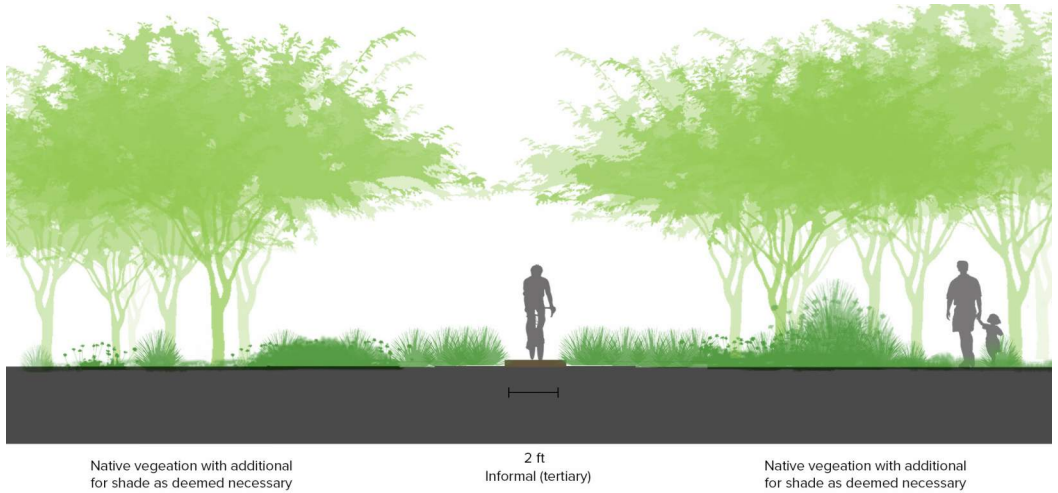
PRIMARY



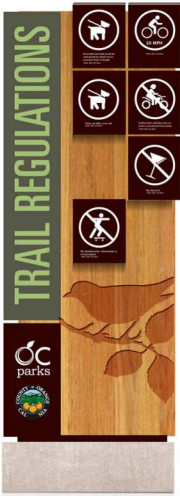
SECONDARY



TERTIARY



WAYFINDING



PLANT PALETTE



Populus fremontii / angustifolia



Betula occidentalis



Helianthus



Artemisia cana



Schoenoplectus



Verbena hybrida



Deschampsia



Carex nebrascensis



Asclepias



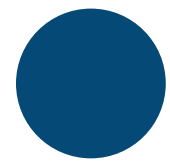
Asclepias



Alnus



VINEYARD WATERFRONT MASTERPLAN
FEBRUARY 2022



KEY TAKEAWAYS

- 1** Community enjoys having the trail closer to homes + FFSL wants development to be kept within reason on sovereign lands.
- 2** City Hall will be moved within downtown. The design team recommends keeping it on the water to celebrate the uniqueness of Vineyard.
- 3** Key programmatic elements desired: dog park, skate park, beach, nature center, revenue generating options...
- 4** UDOT currently only allows 4 crossings for the Vineyard Connector.
- 5** The community wants Center Street to stay a local access point to the water.
- 6** Management and governance of the waterfront could fluctuate with proposed legislation; currently, FFSL's oversight is pro-development, with a required public amenity and to maintain environmental sensitivity.
- 7** Northern area needed for site remediation...
- 8** Community wants a trail connection around the lake - one complete trail.
- 9** The proposed islands have viability at a federal and state level, but there has not been any interaction with the community. The design team moved forward with a proposed plan and design that can stand on its own, while also working well with the presently proposed plans.
- 10** Some revenue-generating concepts did not fare well with the community and local stakeholder groups.