

MINUTES OF THE TECHNICAL ADVISORY COMMITTEE
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah
Friday April 24, 2015 at 8:40 am

Present

Councilmember Dale Goodman
Councilmember Nate Riley
Councilmember Julie Fullmer
Planning Commission Chair Wayne Holdaway
Planning Commissioner Alternate Chris Judd
Planning Commissioner Angela Kohl
Town Planner, Nathan Crane
Town Engineer, Don Overson
Town Clerk/Recorder Pamela Spencer
Civil Solutions, John Janson
Civil Solutions, Jake Young
Civil Solutions, Steve Pastorik
Civil Solutions, Michael Taylor
UTA, Richard Brockmyer
UVU, Frank Young
MAG, Tim Hereth
Anderson Geneva, Gerald Anderson
Anderson Geneva, Stewart Park

Absent

Mayor Farnworth
Councilmember Sean Fernandez
Planning Commissioner Kelly Wixom
Planning Commissioner Garrett Smit
Planning Commissioner Daniel Pace

Other in attendance: Resident Tyce Flake

8:40 AM

John Janson with Civil Solutions welcomed everyone and gave an overview of the expectations for the visioning/chip exercise. He asked everyone to think of places that they liked from their tours etc. Jake Young with Civil Solutions mentioned that he attended a presentation on the Sugarhouse redevelopment. He said that the development was happening in Sugarhouse instead of down town because of the open space.

Visioning Exercise

Mr. Janson turned the time over to Mr. Jake Young who explained how the exercise would work and then he had the attendees start the exercise.

After the exercise, each group gave an overview of their discussions. The main points of interest were:

Group 1: CAMU, Park, Roundabout, loops, less dense areas, north service areas, near bookends

Group 2: a green corridor from the pedestrian tunnel to the lake, 6-8 story buildings, powerline parking, office on north, UVU link, trail on railroad tracks

Group 3: road to lake, 2 conference centers, apartments along railroad tracks, park corridor, higher buildings, Trax and FrontRunner, hotel/conference center

There was discussion about the park and ride with emphases on having an intermodal hub. Mr. Janson asked if UTA had given thought for which stations would be park and ride and which ones would not. Mr. Brockmyer replied that in terms of light rail, they had an environmental study that they had adopted. He added that there were still several processes they needed to go through. He stated that timing was the question and what would it look like at build out. He said that they needed to look at the short term and getting retail into the area so that UTA would look at it in terms of ridership. He stated that they needed to make it enough of a priority to add the stop. Mr. Park explained that retail was an important part, if the retail was not right then it would not work. Mr. Janson mentioned that it was the local community that did the planning, which defined the station.

There was discussion about the height of the greenway versus the road. Councilmember Riley felt it was a commonality with of the heights. He said in Portland when you got on the wood plank it lead you to the river or a destination location. Mr. Overson stated that if they could make the pedestrian overpass an underpass they could lower the road to give a better view of the lake.

There was discussion on convention centers. Mr. Park said that there was a potential to have a high-end marque hotel with a small convention center. Alternate Planning Commissioner Chris Judd felt that they needed a big enough convention center to bring the events. Mr. Jake Young said there was potential for both types of convention centers. Mr. Flake said that he and his wife liked to go to events using FrontRunner and light rail. He suggested that they put the convention center near the tracks.

Mr. Overson mentioned that they had not addressed the area on the map where the high density residential would be located across the Vineyard Connector. He felt there was a lot of opportunity for market support.

Site Design and Architectural features -- this item was not discussed.

Next meeting/schedule for the next 2 months

Schedule:

May 1 – results of today’s exercise: determine the sub-districts, building types, streets, blocks, rail

May 8 – design features for the building types, siting, parking, and uses

May 29 – first draft, developer lunch at noon – go over the big ideas

June 12 – second draft

Public meetings to follow

Councilmember Riley suggested that they have multiple-choice ideas so that they could go through it quicker.

Mr. Janson went over the list of potential building features.

The meeting adjourned at 10:30 AM.

These minutes are for reference purposes only.

CERTIFIED CORRECT BY: /s/ Pamela Spencer
P. SPENCER, TOWN CLERK/RECORDER