

**MINUTES OF A JOINT MEETING OF THE  
VINEYARD TOWN COUNCIL AND PLANNING COMMISSION  
SERVING AS A TECHNICAL ADVISORY COMMITTEE  
Friday, May 1, 2015 at 8:40 AM**

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**Present:**

Councilmember Julie Fullmer  
Planning Commission Chair Wayne Holdaway  
Planning Commissioner Chris Judd  
Town Planner Nathan Crane  
Town Engineer Don Overson  
Town Clerk/Recorder Pamela Spencer  
John Janson, Planning Solutions  
Jake Young, Civil Solutions  
Aric Jensen, Knowlton General  
Stewart Park, Anderson Geneva  
Richard Brockmyer, UTA

**Not in attendance**

Mayor Randy Farnworth  
Councilmember Sean Fernandez  
Councilmember Dale Goodman  
Councilmember Nate Riley  
Planning Commissioner Garrett Smit  
Planning Commissioner Daniel Pace  
Planning Commissioner Angela Kohl  
Planning Commissioner Kelly Wixom

**Others Present:**

Resident Tyce Flake and Duaine Rasmussen, Castlewood Development (Alloy Apartments)

John Janson opened the meeting at 8:40 AM.

***Results of chip exercise/ proposed map***

Mr. Janson presented a map which was a consolidation of the ideas and suggestions from the last meeting.

He turned the time over to Jake Young with Civil Solutions.

Mr. Young explained that it was a land use map which did not include buildings or parking areas. He said that he took all three concepts from the last meeting, reviewed them, and combined them. Some of the main ideas were:

- UDOT road
- A transit center with high density mixed use (Town Center) by the FrontRunner station
- A green parkway similar to Portland and Sandy, that would run from the station to the lake and be about 300 feet wide – Mr. Young suggested that having both sides back the green space could make transportation more difficult.
- Parking on each block
- A trail system – Mr. Young asked if there was a trail on the connector. Mr. Overson replied that they had planned for a trail on the south side of the connector with a trail corridor along the railroad track side of the development. Resident Tyce Flake asked about the lake trail. Mr. Overson replied that it would run along the lake. He said that they wanted to build a road in the power corridor and explained the problems with the corridor. Planning Commissioner Judd asked what the widths were for the roads. Mr. Overson replied that it would depend on what the traffic need was. Mr. Young said it would be enough width for a boulevard. Mr.

Overson said that if they were trying to put on-street parking, etc. then they needed to make it so they could move traffic along the corridor.

- Two beach-front land uses: Resort/higher intensity; residential on the north and south
- Run main street straight at an angle with a roundabout. Mr. Janson suggested that it would provide better access to the station and could become landmarks
- Commercial such as a convenience store near the intersections
- Parking would be included in the structures

Stewart Park with Anderson Geneva stated that they needed access on the Vineyard Connector that did not cut off access to the beach front. Mr. Janson mentioned the road under the power corridor and other access points.

Mr. Young asked for suggestions. He said that they would be adding trials to the map.

Planning Commissioner Judd asked what the residential use was intended to be. Mr. Janson replied that it was an opportunity for a mixed type of housing. Mr. Judd was concerned with the mixed use and having too much high density. There was a discussion about where they could put the different density types. Mr. Janson stated that there were other options and they needed to diversify the housing types.

There was a discussion about what types of development each area could be designed for. Mr. Janson asked what they thought the Beach Front area meant. Councilmember Fullmer felt that there should be more residential along Main Street. Mr. Janson said that they were hoping for residential not too far from the green space. They wanted streets that were pedestrian friendly. The discussion continued on the housing types and where they wanted them located.

Mr. Janson suggested that they look at the colored blocks on the map as districts for the different building types. They wanted to look at it in blocks of land use and districts.

### ***Design features for the building types, siting, parking***

Mr. Janson explained form-based code. He stated that commercial would generate sales tax, but was not walkable. The form-based codes did things to bringing buildings closer to the street, emphasizing the streetscape and transit and not emphasizing the car as much. Form-based code takes the vision and tries to code to that vision.

#### ***Form-Based Codes (FBC):***

- Are intended to promote a vision
- Provide more clarity and a streamlined process
- Focus on the public space from building face to building face
- Emphasize how a center functions as a place for people, and not so much what the use is within a building.

#### ***Community Benefits:***

- FBCs implement a vision process
- Design, density, and land use issues addressed upfront
- Makes a transit land use connection

- Promotion of place (destination)
- A better understanding of what will be built because it is easier to understand and interpret

#### *Developer benefits:*

- Government usually manages the code adoption process – owner/developer rezones not required
- Easy to understand what is required
- Expedited processing which saves time and money (most uses are permitted uses)
- Front load public process, administrative applications
- The development community helps implement the vision

#### *Building types:*

The committee was asked to consider which building types should go in which district.

#### *Types of building forms:*

- Storefront buildings include: Vertical mixed use (office/residential, commercial/residential, commercial/office), multi-family with flex space on the first floor
- General Stoop – multi-family and office
- Row buildings such as townhouses
- Mansion homes – several units combined in a building meant to look like a large SFD
- Auto-oriented commercial

#### *Building and Siting Features*

- Interior spaces – green coupled with attractive architecture
- Informal seating
- Landscaping to fit the space
- Art, corner treatments, hardscape plazas
- Entries, awnings and overhangs
- Wide sidewalks and shaded leisure spaces associated with businesses  
There was a discussion about the types of buildings, where they wanted them located, and any features they wanted to see in the different areas.
- Town Center with mixed use/high density – The focus was on the station along with the promenade/green space. Mr. Flake suggested a mix of storefront and stoop buildings. He wanted to change the corner setbacks to emphasize all four corners. Planning Commissioner Holdaway asked if they could put into the code that the buildings had to have a certain corner feature. Planning Commissioner Judd suggested that they have a minimum height around the train station. Mr. Park said that they did not want to limit the developer on the building types. Mr. Young mentioned that they were “building types” and not an architectural style.

Mr. Janson felt they should include having a development agreement as part of the ordinance.

They discussed the height of the overpass and building a pedestrian access under the road.

- Heights – Minimum height of six (6) stories. They discussed the heights of the buildings. Planning Commissioner Judd asked how high the original developer wanted to go. Mr. Park replied that the minimum was six stories. Richard Brockmyer with UTA mentioned that the

Fireclay station in Murray had no maximum. Mr. Crane asked at what point it would be cost effective. He suggested that they do a minimum height and density. Mr. Overson said that the higher buildings would have fantastic views of the mountains and lake. Planning Commissioner Judd was concerned with the ability to block noise from the major streets. Mr. Crane suggested that the minimum height be six stories and if they go higher then setbacks needed to be greater. Planning Commissioner Judd liked the wider walkways on the Main Street. He also liked how they had bigger setbacks on the corners. Mr. Park liked the open space which could create gathering spaces. Planning Commissioner Holdaway asked if they would have capacity for sewer and water with the density. Mr. Overson replied that they did not have the capacity yet but had the ability to negotiate once they knew what density they wanted in the area.

- Planning Commissioner Judd liked the walkways in between the buildings.
- Hide the parking
- Planning Commissioner Holdaway wanted to keep the building types open. Planning Commissioner Judd proposed that they have a variation on the facade but keep it open.
- Mr. Janson suggested livable balconies. Planning Commissioner Judd mentioned that on the north side of the development in Murray, water came off of the balconies onto the sidewalk and created sheets of ice in the winter. Mr. Crane recommended that they did not allow encroachment on the sidewalk.
- Mr. Park suggested that they have building types and materials guidelines. Mr. Brockmyer recommended that they set a minimum and then leave it up to the developer. Mr. Young suggested that they have a minimum number of required material types and a change in materials so that the buildings did not all have the same look. Require variation.
- Mr. Flake asked if they were going to have a part of the city that had a thematic approach. Planning Commissioner Judd felt that the park had a great ability to use a theme. Mr. Park mentioned the types of things that could be used for themes. Mr. Flake asked if they wanted to continue the Megaplex look on other sites. Mr. Park explained that the theater wanted a New England beachfront look. He stated that they did not want the Megaplex to dictate the rest of the development.
- Mr. Young proposed having different streetlights and benches in the streetscape and thread them through the development.

Mr. Janson said that form based-code stated that variety was a good thing.

- Planning Commissioner Judd suggested that along the curve they have a different minimum height. Mr. Janson recommended a two (2) to three (3) story minimum. Mr. Young said that they needed a maximum to protect the views of the other area. Mr. Brockmyer suggested five (5) stories.

There was a discussion about the heights of buildings and what types of materials needed to be used on buildings of different heights. They discussed the types of ground materials which would determine what type of foundations and framing that would have to be used.

- Residential areas – row houses, mansion homes, and single family homes in some of the areas. They needed to have mixed use and residential areas. Mr. Park stated that where they were showing residential would be challenging with it being isolated and near the pond. He suggested that they fill it in and make it a wildlife refuge. Mr. Young asked where it would transition. Mr. Park replied that it was next to the upper beachfront residential. He felt that

the Vineyard Connector would isolate it too much so they would like to make it a combination of commercial and open space.

- Main Street – Planning Commissioner Judd liked how things were behind the road and shielded on Main Street. Mr. Brockmyer suggested they have row buildings with a flex space. Planning Commissioner Judd pointed out on the map the area where he saw commercial. Mr. Park said that they saw commercial along the frontage of Main Street. Mr. Crane asked if Mr. Judd was talking about going vertical adjacent to the street along Main Street, with residential behind it. Planning Commissioner Judd wanted to keep the streets’ walkability. Mr. Park felt that they needed more retail on both sides of Main Street so that the town was not short changed with possible sale tax revenue. Mr. Young said that they could make the whole corridor past the open space retail. Mr. Brockmyer proposed that they include the back area in the mixed use and change the east area to residential.
- Parks – Planning Commissioner Judd wanted to add more parks, such as pocket parks. Mr. Janson said that they could be part of the development agreement. Planning Commissioner Judd suggested an apartment complex with parking behind.
- Office – Office space created a demand for the restaurants. There was a discussion about the design of Thanksgiving Point.
- Neighborhood retail – Mr. Brockmyer proposed that they include commercial retail in the office district. Planning Commissioner Judd recommended that they keep it open to what the market dictated. Mr. Brockmyer felt that they would have people going to the offices and staying there. Mr. Jensen felt that people would walk a couple of blocks to the retail. Mr. Janson agreed that they would walk to the mixed use area.
- Corporate – Mr. Young asked if they wanted to designate a corporate area. Mr. Park stated that Utah County was a hot bed for high-tech companies. Mr. Jensen asked could if they could get them to build an urban look. Mr. Park said that it would be based on market demand and would encourage them to build the way they envision the area to look. Mr. Brockmyer felt that major corporate would not fit into the urban look. Mr. Young suggested that they offer options and if the developer wanted to have a big unique building, have them go through the process which would be tied in with the development agreement.
- Beach Front – Planning Commissioner Judd asked if there was a way to allow an open field from Main Street to keep the view to the lake. Mr. Park said that they talked about putting in a beach and said that they would have to talk with the state and bring in sand, etc.

Mr. Janson summarized that this meeting was to get a framework to put together pieces of the development. He said that at the next meeting they would talk about streets and land uses.

Mr. Young asked if they wanted a maximum story height on the beach. Mr. Park said that they wanted a respected brand hotel that would have a small convention center attached to it.

The meeting adjourned at 10:36 AM. The next meeting will be held on May 8, 2015.

***These minutes are for informational purposes only.***

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