

MINUTES OF THE TECHNICAL
ADVISORY COMMITTEE MEETING
Town Hall, 240 East Gammon Road, Vineyard Utah
Friday June 12, 2015 at 8:30 AM

Present

Councilmember Dale Goodman
Councilmember Nate Riley
Planning Commission Chair Wayne Holdaway
Planning Commissioner Chris Judd
Town Planner Nathan Crane
Anderson Development, Gerald Anderson
Anderson Geneva, Stewart Park
Civil Solutions, John Janson
Civil Solutions, Jake Young

Absent

Mayor Randy Farnworth
Councilmember Sean Fernandez
Councilmember Julie Fullmer
Planning Commissioner Daniel Pace
Planning Commissioner Garrett Smit
Planning Commissioner Angela Kohl
Town Clerk/Recorder Pamela Spencer
Knowlton General, Aric Jensen
Lewis Young, Cody Deeter

Others in attendance:

Resident Tyce Flake

Mr. Janson opened the meeting 8:30 AM.

Map and district revisions and Draft Vineyard Town Center ordinance discussion

Streets – Main and the Promenade

- Main Street as a Grand Boulevard
- Buildings address the street
- Wide pedestrian friendly sidewalks
- Parallel parking
- Bike lane
- Median

Mr. Anderson expressed concern with the traffic patterns, road designs, and placement. He felt that there was be a density issue. He stipulated that they were willing to extend the moratorium on building in the Town Center area until they could hire a traffic engineering firm to design Main Street. Mr. Janson explained that this type of modeling had not been completed yet. He said that there were questions about the regional traffic and flow how much traffic it would generate. Mr. Young said that they could decide as a group what the maximum density should be and then they could plug the information into a model. He mentioned that there was also concern with the unlimited height in some of the areas. Mr. Anderson expressed concern that if it was not done right they would be limited in the density because of the infrastructure. There was further discussion about traffic patterns, road designs and placement. The committee agreed to have a traffic study done and continue the discussion at a future meeting.

Districts

- Five Districts
 - Town Center Station area
 - Town Center Mixed-Use
 - Village Office
 - Lake Front Commercial

- Lake Front Residential
- Areas with different types of buildings and different heights

Councilmember Riley asked if the Village Office area should be expanded south. Mr. Janson suggested that they not look at the mixed-use area as residential only. He stated that there could be offices as well. Mr. Judd asked if the Village Office area would be sufficient. Mr. Anderson explained that they had envisioned the Village Office area as owner occupied and the other areas would be spec offices for rent. He said that their proforma was running at 1.5 million square feet of residential and 3.5 million square feet of office space. He gave an example of two 6-story office buildings and how they could include a parking structure.

Councilmember Riley asked what size of site Ancestry was looking for. Mr. Park replied that they were looking at 30-acres. He also mentioned Domo's build out potential and how the companies ask for 30 acres but only build out 10 acres to start with. Councilmember Goodman asked if the mixed-used could have a building that was corporate offices only. He also asked if the residential had to be mixed with other uses. Mr. Janson said that it could be free standing in some areas but with no apartment complexes. Mr. Judd said that he envisioned buildings in the Village Office area similar to the ones at Thanksgiving Point. Mr. Anderson replied that they envisioned them to be more like the buildings at the Lake Park Corporate Centre in West Valley City. He said that they were hoping to bring corporate uses to the Village Office area. Mr. Judd asked if it would limit the design if someone wanted to build a corporate office in the mixed-use area. Mr. Crane replied that they would need to alter the requirements through a development agreement. Mr. Anderson asked if they could change the Village Office title to Corporate Center. He explained that the RDA was set up so that a corporation such as Adobe could come in and build more quickly. He said that the problem was if they tied up a piece of land it could take up to nine months to get approval. Mr. Judd wanted to keep the mixed-use area open to corporate use. There was further discussion about areas in the state where they had corporate campuses.

Mr. Park stated that they most likely would not be able to have a road extending into the green space in the CAMU (containment area management unit) area. Mr. Overson stated that it was on the 30 percent design of the Vineyard Connector. He added that the intersection would be before the CAMU. Mr. Anderson explained that it would be contaminated material and would not allow a road. Mr. Crane said that if they capped the CAMU they could put a road there. Mr. Anderson felt that they should not put a road over the contamination. Mr. Park stated that with the studies they had done it showed that it would compact over time and not decompose evenly. Mr. Overson said that UDOT included an intersection in that area on their design plan. He said that one of the negotiation points for that connection was access to the Lindon Boat Harbor. There was further discussion about the roads and the CAMU.

Promenade Streets

- One-way street that creates a loop to the station and along the Lake Promenade park
- Buildings address the street and are storefront types or single purpose with first floor flex space
- Wide sidewalks, bike lanes
- Angled parking

Mr. Judd asked about the parking on the promenade. He expressed concern with people trying to parallel park and slowing down traffic. Mr. Anderson felt that the traffic study would help with the parking there. He referred to page 11 of the Town Center Ordinance "Lake Promenade Street" and felt that it was not accurate. He also felt that it should be designed to be FrontRunner friendly. Mr.

Overson stated that in conversations with UTA and UDOT they talked about BRT (Bus Rapid Transit) and UVU having buses to their campus. There was further discussion about the roads and parking on the promenade. Mr. Judd did not want the promenade gridlocked.

Uses

- Primarily residential and office
- Neighborhood Retail
- Neighborhood Service
- Auto-oriented commercial at Main and the Connector
- Office – potential campus setting
- TCMU and TSA Mixed-use ratios – There was a discussion about ratios. Mr. Janson suggested that Anderson Geneva make a proposal on the ratios.
- Categories of use and prohibited use list.

Building Types

- Storefront
- Single Purpose
- Townhomes
- Mansion Style
- Small Lot Single-Family
- Parking Structures

Main Street Connections – the Corners

Mr. Judd asked about locations for gas stations. Mr. Anderson did not think they would allow gas stations. Mr. Janson suggested that they could be located on the corners of the Vineyard Connector and Main Street. Mr. Anderson stated that he envisioned restaurants on those corners. Mr. Young said that he had seen gas stations where the pumps were behind and not visible. There was further discussion about gas stations.

Mr. Park was concerned that the ordinance was too restrictive on the building types. Mr. Janson said that building types could be done with a development agreement. Mr. Judd suggested that they take out that restriction. Mr. Park stated that they wanted to encourage people to come here.

Mr. Janson mentioned that the corner setbacks would create a place for nice features such as outdoor restaurant seating, events, artwork, etc. Mr. Anderson expressed concern that outdoor restaurant seating would restrict movement on the sidewalks. Mr. Janson replied that they would be wider sidewalks with a triangular section at front of the buildings. Councilmember Riley commented that where the building was pushed back the sidewalks would still be open. There was further discussion about the sidewalks and the setbacks. Resident Tyce Flake suggest that they be required to have a wrought iron fence to separate the seating from the sidewalk to prevent encroachment.

Building Form

- Each building type has associated siting and façade requirements
- Building variety
- Balconies, porches, patios
- First floor differentiation

- Building setbacks – Mr. Crane suggested that they include setbacks as part of the open space requirement at a certain height. Mr. Park said that they did not want to have that as a requirement in the office area. There was further discussion about the building setbacks. There was also a discussion about balcony setbacks with liabilities.

Open Space

- 20% requirement on-site
- Potential open space reductions possible from 20% to 10% of site
 - Corners on Main and Promenade
 - Features
 - In-lieu Substitutions
 - Land, Cash, Features for the Promenade of other proposed parks

There was a discussion about features that could be donated to open spaces, parks, the promenade, and storm water retention. Mr. Crane suggested that they design the promenade.

Landscaping

- Tree list appropriate to the soils and water table – Mr. Anderson suggested that they recommend the types of trees they wanted on each road/area. Mr. Overson said that it would be difficult to maintain trees around the buildings. He suggested that they plant smaller trees there. He also explained that if they planted one type of tree and if one became diseased then they could lose all of those trees. Mr. Young recommended that they have the same type of tree per block and create continuity. There was further discussion about the types and sizes of trees.
 - Encouraging a return of the storm water to the ground

Parking

- Number – 2 stalls per unit and 5 stalls per 1,000 square feet of office/commercial
 - Potential reductions for bike storage, unbundled parking, proximity to the station, on-street parking, UTA passes, special studies – Mr. Anderson expressed concern with having too few parking stalls. Mr. Crane did not want to require so much parking that it would not work for the developments. He said that they needed to make general assumptions based on the size of the apartments to determine the number of stalls required for residential. Mr. Anderson said that in his experience, families with small children did not stay there too long. Mr. Flake expressed concern with the proximity of UVU. Mr. Park felt that if it was a high-end apartment it would not be occupied by too many students. There was further discussion about parking. Mr. Janson suggested the above unit numbers could be for the train station.
- Location
 - Not on corner
 - Rear and side yards
- Landscaped Storm Water Islands

There was a discussion about requirements for rear, side, and shared parking. There was also a discussion about landscaping in the parking lots. Mr. Young suggested that they do a minimum size requirement.

Signs

- On the building
- Low profile

- A-Frame Temporary signs

Mr. Anderson suggested that they add corporate office signs. Mr. Janson suggested an “Iconic” sign. There was further discussion about types of signs and requirements.

Mr. Young reviewed the scale of the development. There was a discussion about building heights. Councilmember Riley did not want to limit the height by including a minimum. He wanted to include ratios for the heights. Mr. Young suggested that they add height to the building requirements in section 5 of the code. Mr. Anderson expressed concern with the streetscapes and wall-to-wall buildings. Mr. Crane suggested that they vary the roof type.

Timeline

Mr. Anderson felt that they should continue the discussions for at least another month. Councilmember Riley asked how they were going to do the traffic study not knowing the height of the buildings. Mr. Anderson stated that they had different code requirements depending on the height of the building so they did not want to build too high. They agreed to address the transportation and building height issues at future meetings.

Councilmember Riley asked that the committee design the promenade. Mr. Park felt that the Lake Front was a challenging piece that they had not discussed. There was further discussion about the Town Center design.

The meeting ended at 11:01 AM.

These minutes are for informational purposes only.

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