



**MINTUES OF THE
VINEYARD TOWN COUNCIL WORK SESSION
Vineyard Town hall, 240 East Gammon Road, Vineyard, Utah
APRIL 30, 2014**

Present

Mayor Randy Farnworth
Councilmember Nate Riley
Councilmember Dale Goodman
Councilmember Julie Fullmer
Councilmember Sean Fernandez

Absent

Staff Present: Engineer Don Overson, Planner Nathan Crane, Town Clerk/Recorder Pamela Spencer

Others present: Planning Commission Chair Wayne Holdaway, Planning Commissioners Angela Kohl, Daniel Pace, and Garrett Smit, Pete Evans with Flagship Homes and Garret Seely with Woodside Homes, Resident Darren Smith

The Vineyard Town Council held a work session on April 30, 2014 beginning at 7:03 PM.

Work Session – this meeting was called to order at 7:03 PM

BUSINESS ITEMS:

1.1 DISCUSSION – WatersEdge Development Concept Plans

The Mayor, Town Council, and staff will work with Flagship Homes and Woodside Homes on their concept plans for the WatersEdge Development.

Mayor Farnworth opened the discussion by stating that the biggest issue he got out of the last meeting was that some of the lot sizes needed to be bigger. He asked the Council if they had any ideas.

Councilmember Goodman said that density is the issue and maybe the approach to this development started out backwards. There are a number of units that the city said should be on those two pieces of property combined of about 1860 units. Mayor Farnworth mentioned that they had reworked the zoning on the sod farm. Councilmember Goodman said that if that is what the City plan calls for they should have started with that number and then added what they are willing to do to increase the density. He said he is concerned about the density, and that there is a difference between density and lot size. You can do away with all of the green space and amenities and have 2400 lots bigger than they are now. Councilmember Fernandez said that the calculation on the sod farm is 3.2 units to the acre and the Geneva property is 4 – 12 units with average of eight to the acre except near the lake. Councilmember Goodman said you start with the original number and then if you want additional density, include parks and other amenities. He asked if this was a fair exchange of amenities and density, the residents did not feel that it was equal or balanced. Councilmember Fullmer agreed to start with the original density and

work from there. Councilmember Fernandez agreed with what had been said so far and wanted to hear from the developers.

Mayor Farnworth said what he sees around the county is that we do not want to get into a situation like Cedar Hills with large lots and no economy base so they can't meet their financial obligations. You can take away all parks and amenities, get bigger lots, and have nothing else. We need to come up with a number that will support the people that live there. He stated that the town's water bill is astronomical, and our services will be expensive if we stay at larger lots. Mr. Crane mentioned that the lots in Ashley Acres are at least 15,000 sq. ft. We need to come with a balancing act to support the residents, or we will struggle as a town to take care of the amenities. Mr. Crane stated that generally speaking, residential does not pay for itself. Councilmember Goodman asked if there is a point in density that it starts to pay for itself. Mr. Crane said that there is a point that it helps, it just depends on the density and the value of that density, but it does not ever pay for the entire cost without the commercial. Mr. Crane said that the way the General Plan was set up was to have density on Geneva and lower density elsewhere. This was done to get a mix of housing. More helps with the bottom line cost, but it increases cost in police, fire and trash. He said that if we want to change our existing policy does the Council feel there is enough justification as a town to change that policy. If you look at other communities that do not have a balance of housing types, they really struggle. Councilmember Fullmer asked if there are numbers put into the General Plan to bring in the commercial needed. Mr. Crane stated that a store location is largely based on separation, then rooftops, and finally disposable income. Mr. Crane said that everyone likes the Highland demographics, so yes additional units do help, but it depends on what those units are. He gave an example of apartment buildings having less disposable income in general than single-family homes. Mayor Farnworth said that they have higher maintenance costs for Fire, Police etc. He said that each community needs to support itself. Mr. Crane said that is they were willing to tax themselves at a rate to support themselves then they could do it.

Councilmember Fernandez stated that when they started to put together the General Plan they wanted to build a community where people can go through all walks of life. He felt that it was a good Master but the density is too much, is it placed in the right location, is there enough commercial to sustain us. Councilmember Fernandez mentioned that a lot of the Geneva property is up for bid and they do not know who is going after it.

Mayor Farnworth asked the Council if they are in favor of having a planned community. They agreed. If we did not want something like this, then they will piece meal out the property to several developers. Councilmember Goodman said he preferred the one development. He said that the higher density is on the Geneva property, which is beneficial to the Woodside parcel and the lower density is on the Flagship property and was concerned with one developer having all the profit. Pete Evans with Flagship Homes said that the general piece is half Woodside and half Flagship. He said that commercial is across the street and up on the upper part of the Geneva property. He said that the having an isolated commercial piece was not an attraction. Garret Seely with Woodside homes mentioned that they did not want to see a Maverick Store in the middle of the development. Mayor Farnworth said that he sees the Council is in favor of a Master Planned Community. He asked if there is a number that the Council would accept; right now the plan is at around 2,414 units. Mr. Evans stated that the area by the lake is zoned for half-acre lots in the LOMU, which is 20 to 50 acres large and has HDR-1 zoning if you are outside the vertical mixed-use component. If you are inside it is a minimum of 12 to the acre with no maximum. Mr. Evans said that what they have done with the plan is take the density anticipated in the General Plan against the lake and moved it against the tracks. He said if you run the numbers based on the density bonuses you get for clustering on the LOMU against the density allowed in the LOMU, we are lower than it would be if we proposed LOMU development

against the lake. Mr. Crane clarified that the LOMU is still zoned A-1, the idea is to have one activity center and outside the activity center is low density residential. The activity Center would have to be vertical with the Council's approval. The concept that it could automatically be high density is inaccurate.

Mr. Evans agreed with Mr. Crane that there is an area designed, but the way the Zoning Code is written for LOMU there are 20 to 50 acres with incentives for clustering density. He said that anything outside of LOMU would be low density and open space, the code anticipates that kind of density being planned for that area. Mayor Farnworth clarified that the area is still A-1 with one unit per 5 acres. Mr. Crane said that zoning is A-1 and it is planned as LOMU with the assumption that we actually apply that zoning to the property. He said it has always been below the activity center and going north.

Councilmember Fernandez asked at the time the decision was made was the piece of property connected to the North areas. Mr. Crane said not necessarily, the idea was the Town Council would approve the activity areas and where they go and not across the entire property. Mr. Seely stated that it was not the entire property, but on 26 acres. Mr. Crane said that the assumption that it is 12 plus units to the acre across the 26 acres is a false assumption because the decision has not been made. Mr. Seely asked if another developer looked at the General Plan and it has that area boxed out for future LOMU that is inaccurate. Mr. Crane mentioned that it is not currently zoned for LOMU and the assumption that the entire 26 acres is HDR is inaccurate. Mr. Evans mentioned what the code states for LOMU. Mr. Crane repeated that the area is currently not zoned for LOMU and not anticipated to use the complete 26 acres.

Mr. Evans said that the General Plan anticipates density in other parts of the property that they are not asking to use. Mayor Farnworth said that their plan is to have half-acre lots and it is not an amenity because it is not zoned yet. He said that we have the Shores that are half-acre lots and the property to the north of the Shores, which would be half-acre lots with a small park. Moving to the east it would be quarter acre lots; they discussed moving the 10,000 sq. ft. lots to the 63,000 sq. ft. lots and feathering it out.

Mayor Farnworth asked the Council if that is possible. Councilmember Fernandez felt it would feather well and did not have a problem with it. Mayor Farnworth mentioned that all of the property to the south, which is the Homestead property, is at a higher density than on the Flagship property south of 400 North. Mr. Evans mentioned that the property south of 400 North is higher density. Councilmember Fernandez asked about the piece on the east near the tracks on average is 3.2 or lower. Mr. Evans said the piece on the east is higher density, but blended on average it is 3.2 to 3.3 per acre. Mayor Farnworth asked what the number is that the Council put on that piece of property. Mr. Crane said that right now the number is between 13 to 18 units to the acre, with four units on the Geneva property and 1 to 2 units on the sod farm and you get about 1,300 units, if you do an average of 8 and 12 you get almost 1,800. Mayor Farnworth said they are at 2414 units.

Councilmember Fernandez asked what the discussion was on the density for the open space on the wet lands. Mr. Crane said there are no credits because they did not know what it would shrink to, so there are no units on that land in the General Plan. They were using the best information they had and did not know what it could be shrunk to. He said it was about 63 acres and they reduced it to 24 acres. Councilmember Fernandez asked how they calculated their density with that piece in mind, is that how it is normally done according to our ordinance. Mr. Crane said that according to the ordinance we can provide density for wetlands. Councilmember Fernandez asked if we view this as an amenity. Mr. Crane said that in the current plan it is.

Mayor Farnworth asked if 1,800 units are where the council feels they need to start. Councilmember Fernandez said that is the number at the lower end where we start to give

amenities. Councilmember Goodman said that was his point, we need to start there and then start trading amenities for more density to balance it.

Mayor Farnworth asked the developers if they are at 2414, and if so then they are about 650 houses high with the current zone. He asked if there are there enough amenities of parks and trails in the square footage to bring it to the extra 650 units.

Councilmember Fernandez mentioned that he spoke with a resident that attended an open house when the plan was proposed by the developer with suggested lake use amenities. He asked the developers if they had a list of those amenities. Mr. Seely said that he met with the River Resotration.Org and they walked the entire area where the Lake Bottom Canal comes out and suggested they dig out the area, and make a paddleboard or canoe-launching ramp. He said it was suggested to clean up the garbage and trees and bring in sand to make it an actual beach. With Army Corps approval add a floating dock, a boat ramp is not allowed in that area. He said that they would put a park there with access to the beach. Mr. Evans said those that attended the open house wanted two main amenities, to have something along the lake and to also to have a larger park area with walking trails. He said it was addressed with the land planners, what the amenities were that people wanted and what kind of lifestyle they wanted built into the community.

Mayor Farnworth said what if they move the 6,300 sq. ft. lots to the 8,000 sq. ft. lots and have four areas with 8,000 sq. ft. lots. He said that is preference is to have parks and trails for people to go to; he is big on open space. Councilmember Goodman asked if the code requires a certain amount of green space. Mr. Crane said that if they have only 1,800 units then they would be in compliance with the code.

Councilmember Riley joined the meeting at 7:40 pm

Councilmember Fernandez said we established that line so that anything above that they would have to provide amenities, otherwise the lots would be big enough people could play in their own back yards. Councilmember Goodman said that they have already given us some amenities for the additional density, so where is the balance. Mr. Crane said that there isn't a magic number. He said he looks at the overall project and starts with the minimum 10% of usable space with active play areas. He said that the wetlands are a natural vegetation and could count that area as a trail and remove them from the density. He stated that there is no special formula for the PD overlay.

Councilmember Fernandez said it was not clear from the last meeting what they meant by too much density, are 2400 new houses in the area too much. Mr. Crane said that his opinion was that the objection was based on lot sizes on the sod farm.

Councilmember Fernandez asked the Planning Commission Chair Wayne Holdaway what the discussion was with the Planning Commission. Mr. Holdaway said they started with the half acre lots by the Shores and that the high density by the connector road would be attractive. Councilmember Fernandez restated his question about the Planning Commission's overall concern with the density. Planning Commissioner Kelly Wixom said that her biggest concern is since it is a PD Overlay and we are trying to change the density, all of the other residential area that are left will be mixed residential use and not low density. She said that this is the only section left to make sure there is low-density housing and there was too little low density on this plan. Planning Commissioner Angela Kohl said they figured that there were too many houses on too little property. Planning Commissioner Daniel Pace felt it was both a combination of lot sizes and where the lots are. He said we already have plenty of town homes, apartments, and condos why do we need more. Councilmember Goodman said that people who own property will ask,

why can't I put in higher density, the answer is because it is already used up. He mentioned that there is a cap on the density on the east side of the tracks.

Mr. Crane said that the applicants wanted to push for a decision; they did not want to negotiate with the Planning Commission. The Planning Commission voted to deny the request, because they didn't have the opportunity to discuss their concerns. They did give reasons for the denial, some of which were TSSD, the General plan and traffic.

Mayor Farnworth said that it will not be one unit to the acre and asked the Council if the town could afford to do that. Mr. Crane said you have to run a financial analysis to know if you can afford to have one to the acre, and the ability to afford one or the other should not drive the decision. Mayor Farnworth asked if they could afford to put in the infrastructure to support the homes at one to the acre. Mr. Crane said yes you can afford to build it, but can you afford to serve them. He said you hope there is enough of a balance in everything to do that.

Councilmember Fernandez said that they need address the issue with what they have already put into the master plan and he doesn't see it going one to the acre.

Mayor Farnworth asked if the Council feels they should stick with what they have on the General Plan. He asked Mr. Evans if they stayed with the 1,800 units in that area would all the amenities go away. Mr. Evans said that their intention was to build a high quality community with a high quality of life and that they never proposed a subdivision with no amenities. He said it would look a lot different if there were 1,800 units; the amenities, infrastructure, RDA, commercial liability would be a lot different.

Mr. Evans said with what Councilmember Goodman brought up at the beginning, if we are looking at a trade up from the base and then looking at the plan, we feel that donating a large park, two 5 acres parks, beach front park, seven miles of trails and fronting \$10,000,000 of infrastructure for the city is worth the trade up. He said if the Town Council's view of the trade up is not worth it, then going back to 1,800 units we would need to redesign without the trails, parks and upfront of the infrastructure. Mr. Evans said that in planning, density is the currency with which towns buy these things; there is an economic tradeoff between the amount of money spent and the amount of money to recoupe from the additional construction costs and loss. He said as you look at the plan and amenities that the developers are willing to do for the town, is that a reasonable trade off. Mayor Farnworth said he wanted to make sure that it is very clear that if we go down on density we lose amenities. Councilmember Goodman said that in the minds of the developers they feel it is balanced. Mr. Evans agreed. Planning Commissioner Garret Smit said that there are no amenities in the Homesteads area and that it is important to make sure they keep the amenities in this plan. Mayor Farnworth mentioned that there were amenities, but they were lost because they were not required to put them up first before they gave them the density. He said that is why they are being sticky about the amenities; we do not want to have another subdivision without any amenities.

Mr. Evans said that he feels the project is balanced in a variety of ways, not just with what the Town and the developers are giving and getting. He said he thinks it is very balanced community from a life style perspective and product perspective. He said that people could move up and down as they go through various stages of life. He stated that it is not just a place to live. Councilmember Fullmer asked in keeping the amenities, where are there places that the density could be lowered. She said if they could lower the density around the two parks where the sod farm area is, how low of a density would you be willing to take it. Mr. Evans said they would be willing to consider moving the density of the 6,300 lots to 8,000. He said the problem is if you get too much of the same product type it takes longer to absorb the product into the surrounding areas. He said the other in thing discussed in past meetings is where the park area was, there was a desire to move the 2.1 acres from the park on the west side of Main street to the larger 15 acre park on the east side. He said they felt they needed a park on the west side for the residents.

Mr. Evans said they had planned a neighborhood park and a community center in the smaller park on the west side of Main Street. He said they did research on landscape maintenance, and the companies they talked to said it didn't matter if they were in close proximity, that they would be the same price to maintain as long as they weren't across town from each other.

Councilmember Fernandez asked if they were to eliminate the B12 area, turn it into park, and tie it into the B11 area it would open it up and give the whole community a different look and feel. He said it is was 21 lots and would have a big impact on the feel of the community. Mayor Farnworth asked if they would change B15 and B17 to 8,000 sq. ft. lots. Mr. Evans asked if they could take B12 and rotated it 90 degrees down so it is on the top of B14. Councilmember Fernandez said he was trying to get rid of density and increase the park.

Mr. Evans said the concern wasn't density, it was small lots. They would address the concern and widen some of the lots on the other side of the green space. Councilmember Fullmer said she was trying to make a bigger park.

Mr. Crane mentioned that staff is recommending community and urban parkways that widen landscaping adjacent to the street. He said he feels that do to water and maintenance costs it would be better served inside the development as active areas.

Mr. Evans said that the street section they proposed is wider than the town standard, and one of the things that staff has recommended is to take it back to town standard and add it to the active parks. He said they prefer the wider look on the streets. Councilmember Fernandez said we need to take it into account because they want the development to succeed. He asked if it will improve the look of the development and help sell houses.

Mr. Evans feels it feels like a nice place to be if you have nice wide street profile with landscaping that is well taken care of and people want to live there. The down side is that the maintenance costs are higher. Mayor Farnworth said the problem with Sleepy Ridge is too skinny of a road. Mr. Evans said even with Homesteads where you have a trail on one side and a sidewalk butting up against the property line on the other, the ideal is to widen it to have a nicer feel. Mayor Farnworth asked Mr. Crane if he is counting it is an amenity. Mr. Crane said at this point it is an amenity and he feels it would better serve the town to have a larger park, if you feel it is a value to the town then include it. He mentioned that based on experience with water and maintenance costs, adding extra space to a right of way will cost the town money and with stringent planting requirements on the arterials and collectors. Mayor Farnworth asked if this is a credit for the density. Mr. Evans said that they feel it is an amenity. Mr. Overson asked for clarification, the boulevard is 110 ft. wide and the parkway is 89 ft. wide, the road is 102 ft. wide and you are adding 8 ft. with a sidewalk and trail next to it. Mr. Evans said the sidewalk is on one side and the trail is on the other side. Mr. Crane said he has concerns with doing a soft trail on one side. Mr. Evans said it will be an asphalt trail. Mr. Overson asked if they are doing the same thing with the parkway by adding 10 feet so there is a trail on one side with a city sidewalk on the other. Mr. Evans said yes.

Mayor Farnworth asked if they want to continue with the discussion or set another meeting. The council agreed to continue.

Councilmember Riley said that we all want Vineyard to be a vibrant community, nobody wants to see failure, and nobody wants to see a lot of transient families coming and going and nobody a part of Vineyard. If we end up that way shame on us, that is not what was envisioned when we looked at the blank canvas. He asked what makes somebody a committed member of the this community, is it lot size, their house size, the quality of their house, the opportunity to have their dream home. What makes some committed to be there long term and someone we want to have as neighbors and be a part of our community. He said he thinks there is some of all of that, but they all don't want half acre lots, just as important as size of lot, is the size of the homes, the quality of the home and variety of the products will make a huge difference. We talk

about moving all of the density, but the homes that are going to be built are going to play a significant role in that. He said we think about little details such as there is no vinyl siding allowed in this development period. Things that they are putting in that we are trying to upgrade so that homes maintain the look so that someone will want to be here for the long term. He said he called five people that were at the meeting and discussed several things with them. The overall concern was the population is too much, could we negotiate with lot sizes, could there be with few lots larger than 10,000 sq. ft. He said the overall density was a big concern, and that we don't have anything in the code that spells this out, that what they are giving to us doesn't warrant the proposed density. He would like to see them build unity between the Council, Planning Commission and the residents and know that nobody will get everything they want, but will end up with something that does work for everyone. He gets the feeling that they are more concerned about things south of 400 North and they are not as concerned with the traffic, that most of it will go north of it.

Mayor Farnworth asked if they could move some density North of 400 North. He said that the residents of Saratoga Spring are having concerns with their density, the lots are five acres, and they are trying to get them down to half-acre lots or less to even less than a quarter acre. He asked if they could lower density south of 400 North and move it above 400 North.

Councilmember Fernandez said it wouldn't change the overall number, if you want to make a dent in the density then you would have to impact some of the areas on the far North. Mayor Farnworth asked if there is a tradeoff; it has been pointed out that the amenities are important.

Councilmember Riley said that if you were Lehi you have been able to set money aside money for a long time and if you wanted to secure 50 acres for future generations and open space, Lehi they have the capacity to do that. We recognize there is a need for that in Vineyard but we have zero capacity to do that, we only have 3400 acres. He said it will be gone before we will have enough money to purchase it. We have to negotiate for it, and is it something we are willing to fight for if we want it. He asked where are we preserving open space for this community, we don't have the money to buy it for the Town and this is unique to Vineyard. Mayor Farnworth said we have the option to set aside increment from the RDA to buy property on the Geneva site, but only when we have increment. He said we have looked at another property but it is at \$150,000 or more. Mr. Overson reminded them that Geneva has an area called the SMU that needs to be taken care of and capped that you cannot put homes or businesses on, but could put parks on. Councilmember Fernandez said that developers can get creative and figure something else to do with it. Mr. Overson said he was just pointing out one location that the town could purchase and put parks on. Mayor Farnworth said that they would need enough money to clean it up and then develop it.

Mr. Evans asked to recap what he heard from Council is that north of 400 North is not as big of an issue as far as the product and balance goes. He said that if they could look at the south half of the property independently from the north half. He mentioned that they originally focused at the southwest quarter that has an L shape of 10,000, 5,000, and 6,500 and increase them to 10,000. We looked at areas B15 and 17 to change those to 8,000. He said that the other issue is clustering density against the railroad tracks on the other side of the open space area, B1, B2, B4, B6, B8, B9, and B10, which is everything along the railroad tracks. They talked about B12 and incorporating it into B13 to increase the park area, and on are there additional concerns on the east side of the open space.

Councilmember Fernandez said that on the A12 area is it higher density in the middle. Mr. Evans said that it is right at the intersection of the two main streets and will be high traffic areas. He said they will be town homes. Councilmember Fernandez asked if it will flow well with where the parks are located. Mr. Evans said it will look nice with wide-open space, a private clubhouse and pool, and a large city park. He mentioned with A12 there they will have great

access to the trails at the interception with access to the park. Councilmember Fernandez asked if A14 and A13 are specific for that community. Mr. Evans said that A14 is specific for that community, but A13 will be a large Town park. Mayor Farnworth asked if there is anything south of 400 North with that same kind of an amenity. Mr. Evans stated that B16 will have an additional clubhouse and swimming pool specific to the community with a large municipal park.

Councilmember Fullmer asked the Planning Communittee if the main part of their concern was the density on the sod farm. Mr. Pace said that was the primary concern, north just as much as the south. He would like to see a spreadsheet that clearly defines what the amenities are and who is paying for them. Ms. Wixom asked if they can define who is paying for the improvements. Mayor Farnworth asked if they could define what reimbursement from the RDA is expected and what they are paying for. Mr. Evans said that the RDA application was for the improvements to B13 and A13, which are the two parks, and the construction on 400 North and Vineyard Road. He said they were going to donate the right of way, put in the improvements, and the improvement to Lake Front Property. Councilmember Riley asked for clarification that all of the trails are dedicated and there is no reimbursement for the cost of them. Mr. Evans said that was correct. Councilmember Riley asked if the RDA Reimbursement Agreement is spelling out only the things we are reimbursing them for, everything else is at their cost and they are dedicating the property. He said that the park piece is a discussion for another night. He asked what we are reimbursing for: the basic, intermediate or Cadillac version, and what is going in above that cost. Mr. Evans said that may have been a miscalculation, we assumed there was value to doing the improvements now and being reimbursed later, what value does the Town see. Mr. Crane stated that providing the right of way to build a road is part of the cost of doing business. He said the value to upfront the infrastructure cost is they will have them now, if they wait for the town to do it they would have to wait awhile.

Mr. Evans said that he wanted to look at the south area and take it piece by piece. He asked when looking at the everything east of the open space, everything on the sod farm, are there areas where the density is higher than the amenity trade off. Mr. Evans said it feels like if they had brought in separate applications for the two pieces of property, it would not have been as big of an issue. Everybody seems to have consigned themselves to the high density up by Geneva and density lower than the Homesteads with a bigger amenity package on the rest of the property.

Mayor Farnworth said that the amenities are important to him. Mr. Evans said that they had an opportunity to do something unique, there are not many places left with this size of property. He mentioned that they looked at what types of amenities and housing would be appropriate. He said they felt they were justified for what density and amenities they were asking for and they don't want to feel like they are being penalized by the Town removing density.

Councilmember Fullmer said she doesn't feel the density is bad, and we can negotiate with TSSD and figure out traffic issues and be not penalizing to the developer. She mentioned that they have a vision for the south side but let's get rid of some of the density. She said for her she is hoping for a bigger park and the changes are starting to look good. She asked that they make sure the vision is falling in alignment with the city.

Mayor Farnworth said he is still trying to figure out if there is a situation that we can move some density above 400 North and lower it on the sod farm to 8,000 or 10,000 sq. ft. lots and maintain the open space. He said we will always feel the density on the Homesteads. Go to areas that are high density with open spaces, that is where the people are. He mentioned that the look and quality of the homes changes the atmosphere. He said he doesn't know if 650 homes will change the trips residents make in the areas, and will it change it that much with the widths

of the roads. He asked if they could shuffle density on the North or the East and work with fewer lots to a lower that density.

Councilmember Goodman said that he is leaning towards making the park bigger by eliminating the B12 and joining it with the green space to enhance its use, meaning a loss of 20 building lots. He state that shuffling density doesn't lower density and there will be less density to the north of the Homesteads, there is nothing we can do about that. He mentioned that he is glad there will be a good mix with the park expanded a little bit; it still isn't big enough to do a whole lot with. He explained that the Orem Sports Park is 53 acres and this would be about a third of that. He said he would like to see an adjustment B15 to 8,000 sq. ft. lots would mean a loss a couple of lots, on the whole they would lose about 24 lots and then the amenities would become more in balance.

Mr. Evans asked if they took B15 and B17 which totals 21 acres and change it to B14 which is 18 acres and make them 6,300 sq. ft. lots and get rid of B12 all together and shrink B16 by a couple of acres and put the area in the big park.

Councilmember Fernandez said if he thinks the park corridor looks huge and if you split the A12 area in half and put it into another block and give more open space would that be a possibility. He said that Mr. Crane said it best, that this is our one chance for an amenity. If it didn't impact the development to take a portion of the 126 units and move them to A9 and make it a higher density, would that flow with the master plan development and give us more green space. He said if you drive through it will look like an open community. It is a main corridor and as people drive through they will see it as a small community.

Councilmember Riley asked if they were talking about the frontage along Main Street. He questioned if A12 gets shifted to the east, consumes the A10 and A11 areas and end up with green on A11. He said in terms of traffic flow, to get people in and out of A12 we should have some access off of Main Street. If it was shifted to the east you would lose the access point from Main Street unless you put a driveway through there.

Mr. Evans asked what if on A12 they had front facing alley loaded units. It would be harder to coordinate with emergency services and snow removal. Councilmember Fernandez would like them to think about the open corridor.

Mayor Farnworth and Councilmember Fullmer said what if they move A6, A10, and A11 and shift them to the west and move A12 to where A6 is with the lower density against Main Street.

Councilmember Fernandez asked the developers if they have some direction they can work with.

Mr. Evans asked if they are okay with the density east of the open space. Mayor Farnworth said as far as he is concerned there is no problem with what is against LeCheminant to the east of the open space.

Councilmember Riley asked what the price range will be for the homes on long the east area, the B6, B8, B9, B10 lots. Mr. Seely said that on the 6,300 sq. ft. lots you can have up to a 3-car garage, anywhere from 2300 sq. ft. up to 3500 sq. ft., rambler, and two story homes. The price range will be from \$275,000 to \$350,000 with unfinished basements. He said that B8, 5,000 sq. ft. lots with a 50 foot frontage, with a two car garage and the home size will be smaller, unless you have tandem garage for a 3rd car. He said they will be 13,000 sq. ft. rambler with a tandem garage to 2,500 sq. ft. finished. They will be starting around \$230,000 up to \$275,000 with some overlap. B6 is similar to B10 with two car standard garages with tandem parking. They will start around \$250,000 up to \$300,000. He said that B4 will be a shared driveway on smaller lots and will start around \$210,000 up to \$250,000. B2 is a duplex mansion starting in the high \$100,000 up to \$240,000. They will be 1500 sq. ft. up to 2200 because you can build up, with a two-car garage standard on each unit.

Ms. Wixom asked if on the map where A14 and A13 there is an invisible line to B13, if we take half of the town home units, wipe out A10 and All, and make them town homes. Councilmember Fernandez said they need to make it wide enough to be useable.

Councilmember Fernandez asked if the developers could up the density on the A9 area and make A12 a park. Mr. Evans couldn't answer that now.

Councilmember Fullmer asked if they moved the A10, A6 and make them A12, then move A6 and make half of it orange area and take the missing density and add it to A9. Mr. Evans asked if they wanted to eliminate the trail, it is because of the required open space. Councilmember Goodman said they could have an entrance on the loop if it was shifted to the Main Street side. Mr. Evans said he is willing to look at it. He asked if it is an appropriate place to put high density, if you make it all park it feels nice as you drive in. He asked if they realize how far that distance is. Councilmember Fernandez said it is about 400 ft. on the A13 Park from the road. Mr. Evans said that one of the reasons they put the product there is they would benefit from the connection along the trail. Councilmember Fullmer said that they would still be connected to the park and you could take the trail to the park on A13.

Mayor Farnworth said we are trying to come up with a mix; the emphasis is on B15, B17, B14, B12, A12, and the big park. Councilmember Fernandez said that he is fine with the north half other than the area discussed. Mr. Crane suggested that they have them update their plan and bring it to another work session.

ADJOURNMENT

COUNCILMEMBER FERNANDEZ MOVED TO ADJOURN THE MEETING.
COUNCILMEMBER RILEY SECONDED THE MOTION. ALL IN FAVOR. MOTION CARRIED UNANIMOUSLY.

Meeting adjourned at 9:01 PM.

MINUTES APPROVED ON October 22, 2014

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