



**MINUTES OF THE JOINT TOWN COUNCIL AND
PLANNING COMMISSION SERVING AS A
TECHNICAL ADVISORY COMMITTEE
Friday, February 20, 2015 at 9:00 am**

Present

Mayor Randy Farnworth
Councilmember Nate Riley
Councilmember Dale Goodman
Councilmember Sean Fernandez (electronically)
Councilmember Julie Fullmer
Town Planner Nathan Crane
Town Engineer Don Overson
Town Clerk/Recorder Pamela Spencer
Planning Commission Chair Wayne Holdaway
Planning Commissioner Chris Judd
John Janson, Planning Solutions
Steve Pastorik, Civil Solutions
Mike Taylor, Civil Solutions
Jake Young, Civil Solutions
Aric Jensen, Knowlton General
Gerald Anderson, Anderson Development
Stewart Park, Anderson Geneva
Mike Hutchings, Anderson Geneva
Rich Bennion, Anderson Realty Group
Richard Brockmyer, UTA
Frank Young, UVU Facilities

Welcome and introductions

John Janson with Civil Solutions opened the meeting at 9:04 am. He welcomed the committee and asked everyone to introduce themselves along with the company they were representing.

Process review –

Mr. Janson explained the review process that will create a vision or plan for the Transit Center (TC) and Lake Oriented Mixed Use (LOMU). He said that they did a little background work and will present it today. He said the visioning and design process includes:

1. Civil Solutions Group (CSG) background study
2. *Feb 20* – Kick-off meeting which will include a visioning exercise and a site visit
3. National review of exemplary projects and potential design code approaches
4. *March 13* – Field trip
 - a) Local/in-state sites that have buildings, developments, transit, mixed-use and lake fronts that are applicable to Vineyard.

b) National - This trip would include going on a 2 or 3 day educational trip to one area that has good examples of Transit Oriented Developments (TOD), water front developments, building mixtures, streetscapes, mixed-use, and quality housing.

Mayor Farnworth suggested they go to a place that has some history and see how it has been working and if it is successful. Mr. Janson recommended the Portland area. Gerald Anderson said that they need to see places that have the same demographics. Councilmember Riley stated that they need to look at the potential for the development so that they are not redoing it in 20 years. He suggested that they look at places outside of Utah. Planning Commission Chair Wayne Holdaway mentioned that Portland is a city that grew without any infrastructure. The group discussed cities outside of Utah that they could visit. It was suggested that they stay in state to start with and then see if they want to go out of state. The in-state tour was set for March 13th in the afternoon. Councilmember Goodman asked if they could ride the FrontRunner to discuss stations that they see on the way there.

5. *March 27* - Visioning workshop for the TC zone
6. Land use design for the TC zone
7. *April 10* - Design features workshop for both zones
8. Concept site plans for both zones
9. Potential mapping of sub-districts for the TC and Lake Front (if needed) zone and General Plan Text amendment draft
10. Market study
11. Design Ordinance/Document Outline and Format
12. Station area coordination with UTA
13. *April 24* - TAC workshop
14. Development of First Draft
15. *May 8* -TAC Work Session
16. Development of Second Draft
17. *May 29* - TAC Work Session
18. *May 29* - Developer Workshop
19. *June 12* - TAC Final Workshop
20. Development of Final Document
21. *late June* - Public hearing before the Planning Commission
22. *July* - Public hearing before the Town Council
23. Final General Plan and Ordinance Generation

Mr. Janson turned the time over to Mike Taylor. Mr. Taylor said that he spoke with Justin Schellenberg, Project Manager with UDOT, who mentioned that the Vineyard Connector is moving from the design phase to the building phase and will become the major north/south and east/west route for Utah County. He said that in an effort to establish a Town Center the area would be walled off from the lakefront by the road. He suggested a couple of ways to approach the issue with UDOT; one is to reduce the classification for a halfmile section to have a couple of crossings in the downtown area for pedestrians. Mr. Overson explained that there are plans for a pedestrian crossing halfway between Main Street and 1200 North. Mr. Anderson clarified that they negotiated to get the road and access points with UDOT and that it has always been envisioned as a limited access road. Richard Brockmyer mentioned that UTA has built the siding track and footings for a platform. He said that there was a mutual understanding with the landowners that there would be a parking lot donated to UTA and they would construct the station with a Park & Ride lot of about 10 acres just north of the Vineyard Connector overpass. He said that there is a benefit for a platform-to-platform connection. Mr. Anderson explained the Vineyard Connector was widened to facilitate a light rail under the bridge. Mr. Brockmyer said that the placement had not been identified yet, and that more research needs to be done. He mentioned that they own rail

corridor from the Point of the Mountain to midway through Lindon. He explained that the Northern Utah County Transit Study is finalizing and as a part of the study, they looked at the expansion of Trax into Orem. Mr. Taylor said that they would need to consider how the Vineyard Connector and the station would interact with the design. Mr. Janson asked Frank Young about details with the UVU property. Mr. Young said that they have hired EDA Architects to master plan the area. He mentioned that it would be closer to November before they will have an overlay for the area.

Mr. Janson explained that the visioning exercise is for the 250 acres in the TC area.

Visioning exercise – Mr. Janson had blank sticky notes handed out and asked that they use one idea per sticky note and color.

Question 1

Time machine (20 years in the future what do you envision seeing on the site)

- ▶ Frontrunner stop, Active rail station, A transit hub that is independent of the Geneva works, a great transportation project
- ▶ Vibrant community with multiple uses
- ▶ Economic/business hub
- ▶ High rise office
- ▶ High rise buildings (density)
- ▶ Resident and visitor friendly development, lots of people walking, foot traffic, walkable; vibrant
- ▶ Stadium for UVU
- ▶ Gathering place for community
- ▶ Clock tower

Question 2

Tell us what you would not want to see?

- ▶ Big parking lots
- ▶ Industrial
- ▶ Walled or divided by highway
- ▶ Single family residential, single family housing
- ▶ Stand-alone apartments, condos, townhouses
- ▶ Residential housing, all residential
- ▶ No development allowed on sites with environmental contamination
- ▶ Empty apartments and store fronts, unclean sites; unused buildings, blight, empty buildings with graffiti, vacant buildings and sites

Question 3

This Plan would be a success if it achieves ...

- ▶ A destination where people want to live, work and visit, A destination spot that brings in income and something unique in Utah, Destination location

- ▶ Vineyard – Geneva being the main hub of central Utah county
- ▶ Highest and best use of the land
- ▶ Commercial, high rise development
- ▶ Environmental clean-up and quality development, beauty
- ▶ Walking community – pathways
- ▶ Major income area
- ▶ Sets a realistic vision, defines and implements; ensures future, no major changes in 20 years are needed, clear direction for all parties

Question 4

The ordinance would be a success if it achieves ...

- ▶ Flexibility
- ▶ Clarity – good overall design to accomplish goals, Clear and concise easily implementable, Clear for developer and city
- ▶ Set a standard for development, Height, Walkability, Consistent feel, Good looking streets and buildings, Quality development, Quality and durable buildings/sites
- ▶ Development
- ▶ Timeless mix of uses that will attract people to live, work and visit
- ▶ Pencils for both town and land owners

Mr. Anderson said that it seemed to him in order to plan the Town Center they need to see what the whole area would look like, what is occurring locally and regionally. He mentioned that some of the ground would never be able to be used for residential if at all.

Mr. Janson said that Division of Environmental Quality (DEQ) has some maps associated with it and that he would like to have a copy of anything that Anderson has. Mr. Anderson said that they adopted a broad map and sold ground with the understanding that the land had been approved for residential use. Anderson Development will give Civil Solutions the maps they have.

1. Field trip to the sites – at 10:30 am

The Technical Advisory Committee took a field trip to the Vineyard Transit Center area. Gerald Anderson explained the history of the site. The committee discussed the progress that was being made on the Vineyard Connector and Main Street and the cleanup that still needs to be done on the property. Mr. Anderson pointed out where the location of the rail line and the FrontRunner station.

Meeting adjourned at 11:00 am

MINUTES APPROVED BY PLANNING COMMISSION ON: June 17, 2015

MINUTES APPROVED BY TOWN COUNCIL ON: June 24, 2015

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