



**VINEYARD PLANNING COMMISSION  
REGULAR MEETING**

**Vineyard City Hall, 240 East Gammon Road, Vineyard, Utah  
Wednesday, May 2, 2018 at 6:00 p.m.**

<b>Present</b>	<b>Absent</b>
Commissioner Tim Blackburn	Madam Chair Cristy Welsh
Commissioner Bryce Brady	Commissioner Anthony Jenkins
Commissioner Jeff Knighton	Commissioner Nate Carter
Commissioner Shan Sullivan	

**Absent:** Cristy Welsh, Anthony Jenkins, Nate Carter

**Staff Present:** Community Development Director Morgan Brim, Planner Elizabeth Hart, City Engineer Don Overson, Permit Technician Claire Hague

**Others Present:** Resident David Lauret, UVU Students Ying Lee, Spencer Weakley, Zack Haws, Professor David Barker

**1. CALL TO ORDER**

Commissioner Blackburn called the meeting to order at 6:04PM

**2. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE**

Invocation given by Commissioner Brady.

**3. OPEN SESSION**

Commissioner Blackburn opened the open session at 6:05PM he asked for public comment. None was given, Commissioner Blackburn closed the open session at 6:05PM.

**4. MINUTES REVIEW AND APPROVAL**

Minutes from March 7, 2018 planning commission meeting were reviewed and no concerns were given.

**MOTION:** COMMISSIONER SULLIVAN MADE A MOTION TO APPROVE THE MARCH 7, 2018 MINUTES. COMMISSIONER BRADY SECONDED THE MOTION. ALL WERE IN FAVOR AND THE MOTION PASSED UNANIMOUSLY.

**5. BUSINESS ITEMS:**

**5.1 Discussion: Building Height within the Waters Edge Development**

Mr. Brim explained that Flagship is requesting to change the Waters Edge building height requirements as well as the way the building height is measured within the Waters Edge subdivision. As far as height is concerned they would like to change the height requirement from 30 ft. to 35 ft.. Mr. Brim added that in all other subdivisions within Vineyard allow for a 35 ft. maximum height and the city is okay with Waters Edge being the same. As far as the way that they way height is measured Waters Edge wants the height to be measured from the back of curb to the highest portion of the home. The height is currently being measured from the natural grade. He stated that

for all other developments in the city the height is measured from back of curb and the applicant would like to have the same standard for the Waters Edge development.

Mr. Overson commented that one of the problems that Vineyard is having is a lot of homeowners want walkout basements and which means that they have to bring their foundation up. Another issue is that some areas have steep driveways. He added that because of these issues it would be a good idea to require they keep the foundation a foot and a half above top back of curb.

Mr. Brim commented that it would be a good idea to put that in. He added that a lot of cities have a 10% maximum grade per driveway with the ability to go up to 12% with approval from the engineer and that could be built in as well.

Commissioner Blackburn asked for clarification on the maximum foundation height.

Mr. Overson stated that the foundation as well as the top back of curb should be a foot and a half maximum. He gave an example of the problem of car lights being shone into neighboring windows do to driveway height. He added that if they can get the foundations to stay down lower it would help with height issues overall.

Mr. Knighton expressed concern that if heights are being driven by sewer line connections then there would be a good reason for the foundation to be above a foot and a half.

Mr. Overson stated that in the ten years he's worked in Vineyard there was only one time that he saw the sewer lines were too shallow and that was one they'd proposed a single-story building and decided to build a two story.

Mr. Knighton stated that he doesn't see a problem with it. He added that using natural grade is something you see in much more mountainous areas but Vineyard has mostly flat topography so using back of curb makes more sense.

Mr. Brim commented that this is important because the houses in these subdivisions are coming up all at the same time so there's nothing to measure against so there needs to be a standard.

Commissioner Blackburn asked why Waters Edge was measured differently than the rest of the city.

Mr. Brim answered that the time when this method was established was when a council member had a very tall house next to his and so if the house had been based off of the natural grade it would've been shorter.

Commissioner Blackburn asked if this was the only area that was different than the rest of the city.

Mr. Brim answered that yes for standard residential subdivisions Waters Edge is the only one that's different.

Commissioner Blackburn asked if 35 feet allowed for a three-story building. Mr. Brim answered that it allowed for a true two story.

Commissioner Knighton commented that a three story would be pretty tough even with a sloped roof and 35 feet is pretty standard for two story homes.

Mr. Brim stated that in most cases this isn't going to make the houses in the area go up to 35 feet. They aren't going to be swapping out any of their models it would just help in some instances.

Commissioner Blackburn asked about how many homes they are talking about.

Mr. Overson stated that just one area where instead of bringing the sewer line from the south and keeping it at 9 feet they brought it from the north and by the time they got down to these houses it got up to 7 feet so it was really influential.

Commissioner Blackburn asked what else the city needed from the commission.

Mr. Brim answered nothing at the moment he wanted to update the commissioners and make sure that there wasn't an issue for the developer to move forward with requesting a zoning text amendment.

Commissioner Blackburn commented that the commission had no grave concerns and that it makes sense for the standard to be the same throughout the city.

Mr. Brim answered that he would let the developer know and work with Mr. Overson on the driveway standards.

## **5.2 UVU Student Project Presentation**

Mr. Brim introduces the UVU students and Professor David Barker. The students will be presenting their concept for the Lake Promenade within the Town Center. Mr. Brim suggested it would be best to do the presentation as a work discussion and have everyone gather around the table in order to see the students hand drawn designs.

Professor David Barker introduced the project and the students who are Ying Lee, Spencer Weakley, and Zack Haws. Dr. Barker talked about Vineyard being a blank canvas and wanted to create a space that is similar to a river in that there are ebbs and flows with some areas being faster and slower but all having different areas that you could stop and have things to look at. He added that all of the students had worked on a different section of the trail and each of them were going to talk about what they had worked on.

Spencer Weakley discussed his section of the project which was from the Frontrunner station up to Main Street. He discussed an underpass leading to the front runner station. This would enable people to go straight to UVU or use the downtown promenade. He talked about creating an intermodal hub so that people can come into the promenade without having to drive. He talked about the possibility of having water features and four to seven story buildings that could potentially be hotels and cafes and places where people can stop and shop. He concluded that they wanted to create a space where people could walk through and enjoy.

Zack Haws discussed his section of the project which was the heart of the trail. He discussed having traffic come from UVU on the east and the train station. He talked about having parking throughout and having this portion of the trail be very high density with it being a mixed use of business, residential, and retail. He discussed wanting it to be an area where people of all ages could congregate.

Ying Lee discussed her portion of the project which was from the center of town to the Vineyard connector. She spoke about having different play areas as well as relaxation areas. Some of the

ideas she proposed were a basketball court, a ropes course, and an amphitheater. She talked about it being an area where people would want to stop and play as well as relax.

Professor Barker spoke on behalf of a student that was sick. Her area was transitioning from the high-density zone out into a much more open boardwalk kind of area. She wanted there to be things like bike rental shops, skate shops, and small stores where people would be able to be in a more natural environment. These shops would face the trail and the owners would get in through the back giving the area a cleaner look.

Professor Barker then spoke about the area as a whole and wanting to create a space where people could do a variety of activities so that it appealed to a wide demographic of people.

Mr. Brim asked Professor Barker if he could give examples of the places they studied to draw inspiration.

Professor Barker answered the river walk in San Antonio, the Washington DC mall, and the Riverwoods shopping center.

Mr. Brim asked for comments from the commissioners.

Discussion ensued among the commissioners about how much they liked the project.

Commissioner Blackburn commented that he liked that the area takes people through different segments. He asked Professor Barker how they were going to make it not feel like a tunnel.

Professor Barker answered that he wanted parts of it to feel like a corridor with different districts and sections where some areas were narrower and some were wider. He added he doesn't think that it's necessarily a bad thing.

Commissioner Blackburn commented that he felt he would go through the narrow area quickly in order to get to the area that's more open.

Mr. Brim commented that what's nice about the design is that it gives an idea of what it would look like to have some areas be narrow and some wider. He added that if you look over by the train station and the buildings adjacent to it it's a real urban environment but it provides a pleasant quality open space.

Commissioner Blackburn asked if the rail station would be right at surface level.

Professor Barker stated yes and it would connect to the UVU property.

Mr. Brim commented that the mayor mentioned that it would create a flow with the promenade between the two buildings when you're going from one to the other.

Commissioner Sullivan asked how traffic was going to be mitigated.

Professor Barker answered that the frontrunner connection would help less automotive traffic to be in the area and Main Street flows through and intersect to the Vineyard connector so people can

park in that whole area. He added that this project wasn't developed at much more than a conceptual level.

Mr. Brim commented that if they could encourage a parking structure near the station it wouldn't be a bad thing for people to have to walk.

Discussion ensued regarding the look of the intermodal hub and that historically stations were a place where people congregated and things were happening rather than a way to get from A to B. Commissioners discussed that they liked the look and feel of the intermodal hub.

Mayor Fullmer commented that she likes that it's narrow between buildings because we want to encourage pedestrian access but it makes it easier for people who have a hard time going longer distances. She added she likes how it's sectioned into where people are planning on going thus providing them easier access.

Professor Barker commented that the idea is to accommodate as many people as possible

Commissioner Blackburn, commented that they want to make sure that they have access for people who are older or have disabilities because the hope is that people will stay in the area as they age.

Professor Barker stated that they've made all of the areas ADA accessible.

Commissioner Knighton commented that this is an opportunity that's really unique for Vineyard and that we need to make sure that we get it right.

Commissioner Blackburn commented that he really liked the idea of having a pier in Vineyard.

Mr. Brim commented that there is a huge demand for open space and that the area where the pier could potentially be a great resource.

Professor Barker commented that in other cities near the lake it's all privately-owned homes but in Vineyard it is public property and it could be really cool for residents to utilize that area.

Commissioner Knighton commented that the only place he would question is overpass connection to Main Street. He added this was because the Vineyard connector is going to be pretty active and if it's a true Main Street we'd want traffic to be slower there anyway.

Professor Barker added that there's a huge expense there but it's an area that people would love to go and explore.

Mr. Brim commented that it's tough being an intermodal hub where we will potentially have light rail, commuter rail, and a bus terminal. If we are looking at it just from a transit standpoint that over a thousand trips and if we then get a million plus square ft of office buildings along Main Street it's going to be more of what you would see in Park City. He added that it might work to create an overpass that can be kind of an amenity where you can look out over the lake.

Mr. Overson discussed the original plans for the promenade and how cars were going to be able to access that area. He transitioned to explain the current plan which is to bring the Promenade closer to the Vineyard connector and have connecting to Vineyard road in the town center. He also

discussed the flow of traffic into and out of the area as well as the necessity for around 1,000 parking stalls in the intermodal hub due to the sheer scope of the hub.

Commissioner Knighton asked if Main Street is the way that you're going across the Vineyard Connector if you're going to the Frontrunner station and turning right up to it.

Mr. Overson answered yes or you could continue to 1200 N which is around the corner and come back in. He added that they are looking at alternative of possibly creating one exit lane that would come off of the Vineyard Connector right into a parking garage next to the train station in order to take traffic off Main Street and direct it to where it needs to go.

Discussion ensued regarding how traffic could get in and out of the area.

Commissioner Blackburn asked where the trails would be and whether or not there would be a trail along the lake shore.

Professor Barker answered that there wasn't a trail along Main Street just a sidewalk

Mr. Brim explained all of the trails that will be in the promenade. There will be one from Utah Lake connecting to the neighborhood just to the south. There will be an underpass trail that goes under the Vineyard Connector that'll connect both the UVU and the town center side. He added he believes that there will be a crosswalk on Main Street and the Vineyard connector so that there is a sidewalk connection and then trail connections on either side. Mr. Brim then asked if there was a way to make it a special intersection so that it could be designed with public art. He added that he thinks that the code calls out a 12-foot sidewalk so because of that the sidewalk could be more than just a sidewalk.

Commissioner Knighton answered that you could create a planted island in the middle of the intersection and have on traffic signal. He added that the Vineyard Connector seems like a big vehicular barrier and the more we can get people off of that and slow them down then the area can work on more of a pedestrian scale. He concluded that trying to achieve a pedestrian area along with vehicular traffic is a challenge.

Commissioner Blackburn added that there will be a huge residential area to the south and we can encourage people to walk rather than drive.

Commissioner Sullivan asked if the Vineyard Connector trail would hook below where the park and the playground are.

Professor Barker answered that you could create some off ramps that tie into the promenade as a trail as well.

Commissioner Brady commented that these plans were things that they really needed as a planning commission. Vineyard has such a blank slate that the commission doesn't always know what to do with it and this helps us to visualize what we want in our community.

Mr. Brim, invited the commissioners and citizens to come up and look at the drawings after the meeting.

## 6. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

Commissioner Knighton-stated that he gets a lot of questions about the superdome over by the Megaplex and he wanted an explanation of what it was so that he could explain it to people.

Mr. Brim explained that he talked about the master plan UVU has for that area. He also explained that they have a forty-year campus plan that's going to have a stadium, a basketball area, and several buildings and although the dome looks weird now it will look better when it's all built out.

Commissioner Brady asked what the dome was made of. Mr. Flake answered that there's an air system that keeps it vertical and it's structurally supported and capable of supporting up to twelve inches of snow.

Commissioner Blackburn asked Mr. Overson what the construction was that was happening on Center Street. Mr. Overson responded that Central Utah Water is putting a well there.

Commissioner Blackburn asked where the overpass was going to go.

Mr. Overson answered that it goes to the North. If you took Center Street and go due east it will run right across that well site. The plan was to hit the railroad side perpendicular because it gives a shorter span. He added that the top of the elevation will actually be on the West side.

Commissioner Blackburn reported that Vineyard Heritage Day was going to be coming up soon. He explained the event and invited everyone to attend.

Commissioner Brady reported that there is another Q&A coming up for the lake islands that's going on with Orem that's going on the following week on the 10<sup>th</sup>. He also asked for an update on Geneva clean-up.

Mr. Brim, explained that he and Mr. Overson are part of the Geneva committee and they are going to a meeting tomorrow and then after the committee chairs will be doing an open house where you can come and ask questions. He recommends that the commissioners go to that to gain more information. He also explained that the committee is mainly focused on clean-up and creating land use maps which will impact the general plan and allow for future zoning changes. They want to help cities identify problems and get grants so that redevelopment can occur.

Commissioner Knighton commented that the public forum Commissioner Brady mentioned is on Tuesday May 15<sup>th</sup> and is about building islands in Utah Lake. The idea is that building these islands will bring economic development into the area. He stated that a big part of what they are trying to do is predict economic needs and opportunities.

## 7. STAFF REPORTS

### **Community Development Director, Morgan Brim**

Mr. Brim stated that he met with the UVU and they would like to put banners on city poles. They want to have a university street and they talked about having that road be Mill Rd. because it's adjacent to where their athletic field is going to be. One of the first project that the new university president Astrid Tuminez wants is to look at the Vineyard Campus. Morgan added here that we want to make sure that we are working with UVU to make the university cohesive with the town center.

Mr. Brim explained that they've been meeting and looking at designs for the train station to make sure that what happens is consistent with what we want and what we're doing on our side.

Mr. Brim stated that staff sent out an RFP for the general plan and they are going to be meeting with six consultants that they are going to be interviewing.

Commissioner Blackburn asked Mr. Brim how he felt the open house went. Mr. Brim, answered that he felt that it went well. That they had around 250 people throughout the night and it was hard to fit them all in. He added that they are going to be putting together a newsletter about the different comments that they've received.

### **City Engineer, Don Overson**

Mr. Overson reported that for the overpass they are still waiting for comments from CUP and the goal is to start in September.

Mr. Overson explained that by 2020 Vineyard needs to have 6 ½ million gallons of water. He reported that they are looking toward getting it built in Orem over by Timpanogos hospital and it would be owned and taken care of by CUP. If the storage tank were to be in Vineyard it would need a pump tank and we would be limited on space.

Commissioner Knighton asked if it were built in Vineyard where it would go.

Mr. Overson, It would be in the 18-acre park. We plan to try to put a building on the front end of it that would function as our rec department and then we've talked about putting a climbing wall on the side of it. They would also cover it up to the extent that they could so it wouldn't be so tall.

Commissioner Jenkins, commented that he remembers saying some of that and what they are worried about is the height.

Mr. Overson, stated that they're looking at about 20 feet high so it wouldn't be a massive building but what we're really pushing for is to have it built in Orem.

Mr. Overson reported that UTA is probably 20 to 30 years out on the light rail and that Orem is pushing really hard to get light rail on State Street so we need to keep in contact with UTA so that they will get light rail in Vineyard.

Relocation of the railroad spur- Mr. Overson expressed that he feels that in order for Vineyard to become a city that spur needs to be removed.

Commissioner Knighton asked where the corridor for light rail will be.

Mr. Overson, answered that the spur line underneath the overpass that comes through Lindon turns and goes through the industrial part and then basically matches up with the frontrunner station on the front end of 800 North then it continues underneath the Vineyard Connector overpass down to fourth north then heads east back up into Orem. He added that they've got UVU on board for their parcels.

Commissioner Blackburn asked if they were still talking 16 million dollars or more.

Mayor Fullmer stated they are going to be going into some pretty heavy negotiations in the next couple weeks about that project but they are trying to bring the cost down to match with land costs.

## **8. ADJOURNMENT**

**MOTION:** COMMISSIONER KNIGHTON MADE A MOTION TO ADJURN. COMMISSIONER BRADY SECONDED THE MOTION. ALL WERE IN FAVOR AND THE MOTION PASSED UNANIMOUSLY.

**MINUTES APPROVED ON:** October 17, 2018

**CORRECTED BY:** /s/ Claire Hague  
Claire Hague, Permit Technician