



Planning Commission Work Session

MINUTES OCTOBER 18, 2011 6:26 PM–8:15 PM LARGE CONFERENCE ROOM

FACILITATOR	Chairman Gregory Day
NOTE TAKER	Judy Merrill
ATTENDEES	T.J. Jensen, Gary Pratt, Dale Rackham, Curt McCuistion, Michael Eggett, and Kent Andersen

ITEM 1: PRESENTATION OF THE TRAILS MASTER PLAN MAP

T.J. went over the history of the Committee and its current focus towards adopting a Trails Master Plan. Many of the existing trails within the City did not connect with each other. Their goal was to encourage bike lanes throughout the community. They looked at various areas of the City for the best roads to utilize for shared use and discussed how to take advantage of existing infrastructure to minimize impact to the Public Works Department.

Kent identified existing and future trails on the map, highlighted in various colors, along with current and future trail access points, proposed shoreline trail, and the existing equestrian trail in Syracuse Meadow. The City initially maintained that equestrian trail but later decided to eliminate the expense by transferring that responsibility to private owners. They hoped to open it back up to the general public by partnering with 4-H groups or other volunteer organizations so that the City did not have to maintain it. It connected into the Shoreline Trail and nature conservancy, so they would need to work with them, Davis County, and other organizations. The Committee decided to create a list of the top ten trails and prioritize them. It would include short and long trails so the City could take advantage of any-sized grant. Gregory and Kent discussed volunteer opportunities for Scouts or Church groups. Byron Hellewell pointed out that it would be important to involve adjacent land owners since they would have a vested interest.

ITEM 2: DISCUSSION OF PLANNING COMMISSION BYLAWS

Commissioners went through the revised bylaws and discussed each section briefly. Everyone felt comfortable with the changes and having the document placed on their next regular agenda for recommendation.

ITEM 3: DEPARTMENT BUSINESS

Mike explained that Russell Rentmeister's current business location was within a residential neighborhood and would become unusable with its current zone once he relocated his business to Antelope Drive. Staff was trying to create a new flexible zone such as Light Industrial, Research, or Business Park for manufacturing-type uses, etc. Most cities had lower-grade industrial zones that allowed retail and blue-collar-type businesses to co-mingle without opening those areas up to more impactful uses, such as sexually-oriented businesses, etc. He encouraged commissioners to think of other areas in the City that such a new zone would apply well. If the Commission did not advance this new zone for Rentmeister's specific property, he believed the subject area would become blighted. Regardless, he encouraged commissioners to consider new zones that allowed greater flexibility for higher commercial uses. Mr. Rentmeister was looking at upgrading his building and converting them into high-grade storage units.

Mike then reported on Castle Creek Homes' negotiations with Chris Thurgood in resolving access points for the proposed Stoker Gardens Subdivision adjacent the next phase in the Harvest Point Subdivision.

The Trailside Park Subdivision had a potential buyer who wanted to amend Phase 2. The Land Use Ordinance spelled out all amenities that awarded bonus densities in cluster

subdivisions. However, the City awarded those densities based on a single-family residential zone that the City eliminated from the cluster subdivision regulations, which created a conflict for trying to amend a plat that did not qualify anymore under the current Ordinance. Therefore, City staff would be bringing a proposed amendment before the Commission in the near future that would allow consideration of such proposals in existing cluster developments. These potential buyers also wanted to move forward with Phase 3 into final plan approval.

Gary asked about the animal ordinance and Kent explained that he and staff had been working on the sign regulations chapter and would return to the Animals chapter next.

ITEM 4. DISCUSSION OF NEXT AGENDA

Commissioners directed staff to add the Stoker Gardens preliminary plans if ready and the Planning Commission bylaws on their regular meeting agenda and a discussion of the sign and possibly animal regulations on their work session agenda.