



Planning Commission Work Session

MINUTES NOVEMBER 1, 2011 7:38 PM–9:02 PM LARGE CONFERENCE ROOM

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

ITEM 1: DISCUSSION OF PROPOSED ORDINANCE AMENDMENTS TO SIGN REGULATIONS

Commissioners went over the sign regulations chapter, beginning with the first section. Due to time limits, discussions only included involvement of the Architectural Review Committee in providing input and recommendations of certain signs and of off-premise signage. Judy suggested requiring all off-premise signs to be temporary, and Kent suggested making permanent off-premise signs major conditional uses. Commissioners finally decided to think about the effects of off-premise signs in the City and whether to regulate or prohibit them.

ITEM 2: DISCUSSION OF PROPOSED LIGHT INDUSTRIAL/MANUFACTURING ZONE

Kent suggested blending staff's proposed Light Industrial/Manufacturing zone with the Business Park zone proposed by the 200 South Committee. Commissioners decided they preferred separate zones rather than combining the two.

ITEM 3: COMMITTEE REPORTS

TJ explained that the Transportation Committee discussed priorities at their last meeting. They decided it would be beneficial to have a representative from the Nature Conservancy and/or Davis County Community and Economic Development Department attend their meetings and provide direction and input regarding proposed trails. Before sending invitations, they felt it appropriate to ask permission of the Commission first. Commissioners all agreed in the value of having such representatives visit with the Transportation Committee.

ITEM 4. DEPARTMENT BUSINESS

Kent reported on the Council's approval of the rezone for Rentmeister. Mike then reported that the Stoker Gardens project would be moving forward with a possible preliminary plan on the Commission's next agenda. He also mentioned the need to reopen District 8 of the General Plan for Rentmeister's property on 2250 South and Chris Thurgood's property in the Harvest Point Subdivision to consider changing the zoning designations to the proposed Light Industrial and to R-3 respectively. Even though the parcels were small, the Commission would need to open the entire District, because none of the adjacent properties were the same zone designations as the proposed designations. Mike mentioned next that the SR193 timeline for completion would be Fall 2013. Kent referred to the 1550 West road intersecting with SR193 and that UDOT was planning a potential intersection there that would include two additional right-turn-only lanes.

TJ also reported on his presentation to UDOT regarding the West Davis Corridor. The Mayor advised him that she and County Commissioners sat down with UDOT to see the numbers regarding his proposed reconfiguration of the interchange, which would allow the Corridor to move east of the Syracuse Arts Academy. UDOT seemed to think the triangle piece had sufficient room for such an interchange. UDOT would also be proposing an interchange along 2000 West close to Gentile, which would be a great asset to the City for General Commercial in that area. He suggested forming a new subcommittee to plan and present proposed changes to District 10 of the General Plan.

ITEM 5. DISCUSSION OF NEXT AGENDA

With consent of commissioners, Gregory directed staff to place discussion items on the next work-session agenda for both proposed Business Park and Light Industrial zones and the sign regulations chapter.