



Planning Commission Work Session

MINUTES

NOVEMBER 2, 2010

6:06 PM – 8:07 PM

CONFERENCE ROOM

FACILITATOR	Chairman Robert Whiteley
NOTE TAKER	Judy Merrill
ATTENDEES	Kenneth Hellewell, Nathan Miller, Braxton Schenk, Tyler Bodrero, and Michael Eggett

ITEM 1: DISCUSSION OF AMENDMENTS TO TITLE X, THE LAND USE ORDINANCE

Robert introduced the proposed amendments and advised commissioners that they would have two weeks to review them for the upcoming public hearing on November 16, 2010, at 6:30 p.m.

Mike went over the amendments, most of which staff proposed based on LUDMA requirements. He began with an occasional need for property owners to encroach into side yards with accessory buildings due to lot configurations. Commissioners discussed whether to allow such encroachments up to 25% of a building's size or the side yard's square footage. Some commissioners were willing to allow up to 100% of a building with conditions of at least 8 feet of setback from property line, 6 feet from primary structure, 3 feet from front of home, and matching architecturally with the primary structure. Home owners would have to preserve the integrity of required access to the rear yard for emergency personnel and equipment.

Mike referred to the required change to Title VIII if Commission approved the proposal to make that governing body the Land Use Authority for Sketch Plan reviews. Judy realized the language in the agenda did not include changes to Title VIII, which also required a public hearing, so commissioners agreed to table this item on November 16 and hold another public hearing on December 7 for discussion of Title 8 so they could send their recommendations for both Titles to City Council.

Commissioners then discussed farm animals and acreage requirements, along with the other proposed amendments.

Braxton voiced his preference for keeping work sessions in the conference room rather than council chambers. Robert directed staff to arrange the half-hour work session on November 16, 2010, for the conference room.

Item 2: COMMITTEE REPORTS

Nathan cancelled their last meeting and explained that Braxton would take over as Committee Chair now that he was resigning his seat on the Planning Commission. Nathan hoped to still participate and did not want to resign his positions, but his family and employment commitments required a change due to increases in conflicts. With the changes in responsibilities at work, he did not believe he was giving the City the appropriate amount of time to serve well. Robert thanked him for his service and expressed appreciation for his insight, great ideas, and input.

Braxton had nothing to report. He explained how they initially discussed their meeting schedule to alternate on Tuesdays, but that conflicted with City Council meetings. Braxton wanted a consistent day and time, so he would be requesting input from committee members and decide later.

Kenneth reported on his perceptions that his Committee went backwards at their last meeting. The group initially laid out the area during their first meeting and tried to move from there; however, Troy attended the last meeting and convinced them to create a vision statement and back up to look at the area again. His goal for the next meeting would be to focus on the eastern half of 2000 West, as agreed upon by the Committee. The lower half needed more discussion, because that was the portion that needed planning first. The other area would not be necessary until after the SR193 improvements.

DEPARTMENT BUSINESS

Robert informed commissioners that UDOT would be reporting on the West Davis Corridor during the City Council's next meeting. He encouraged Braxton to attend with his committee members.

Robert was trying to set up some training for new commission members. The ULCT offered to teach topics that were more specific to commission duties, and Bryan Hall and Meg Ryan were willing to conduct them. He would be scheduling these trainings to begin in March 2011.

Mike discussed the training guide included in their packet. It was an indirect training primer to take home and read. They might find some code outdated, but it contained some really good insights. He would discuss it during the next work session. He then informed them of a stakeholders meeting the next day at the community center for the West Davis Corridor.

Mike shared the results of his meeting with Davis County earlier that day. Attendees included Troy, Doug Hamond, representatives from the Davis Visitor's Bureau, Ron Taylor as head of Antelope Island State Park, and Jim Smith from the Davis Chamber of Commerce. They discussed ways the City could be more involved in activities at Antelope Island, using the City banners more effectively, sharing calendars, and expanding resources to capture more of the tourism industry. He believed the meeting to be very effective and planned to meet with them again in February to plan for 2011.

Kenneth referred to the options for the West Davis Corridor and voiced concern that only two of the four had a guaranteed interchange at 1700 South. He stated that the City really needed to push for having all of those options guarantee interchanges. Mike shared the rumors he heard through Mike Waite and Alan Clark that Syracuse might not get either one and that they may have to revisit that again on Tuesday with the City Council. Kenneth suggested discussing the importance of that interchange with Davis County, so they could also pressure UDOT. The success of tourism for Antelope Island was dependent upon such an interchange at that location if the State wanted to continue touting it as a great tourist destination. Mike indicated that they talked about planning all around the West Davis corridor in their meeting, and they were strong supporters for that interchange. They also discussed how to relocate the trail system.