



Planning Commission Work Session

MINUTES DECEMBER 6, 2011 6:02 PM–7:19 PM LARGE CONFERENCE ROOM

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

Gregory announced that he would be amending the agenda to allow a presentation from the Davis County Community and Economic Development Department. Director Kent Sulser stood before commissioners and explained their goal of assisting in the development of land sites. Studies revealed that 43% of Davis County residents commuted to other counties for employment, which was detrimental to the local economy for several reasons: 1) Taxes - Manufacturing companies paid well and bought goods locally. 2) Transportation - The only reason UDOT funded SR193 was to provide opportunities for job growth, and they planned to provide future funding for the West-Davis Corridor in the next ten years for connectivity of SR193, USR89, and I-15, which should help ease transportation considerably in this region. 3) Regional impact - Job growth centers helped all surrounding communities as well as the County. The County would fully support the City in all efforts to secure development of the 200 South area and would take direction from Syracuse unless the City wanted the County to lead. If looking for any type of incentives, the County would also support such avenues and try to negotiate State incentives as well.

Marlin continued, by explaining that current data, supplied by the Farmland Bureau, revealed that the average cost per dollar to provide services to different users in Utah was 28¢ for commercial and warehousing, 37¢ for working and open land, and \$1.19 for residential.

Gary asked what they were seeing in today's economy as far as incentives for these types of developments, and Director Sulser went over various funding options based on job growth, through income and payroll tax credits. Marlin added that the County did not have a lot to offer but could assist in joint financing, if they spent less than \$20 million, by utilizing the County's triple-A rating. On a local level, however, the State authorized two different tracts for community development departments, which could encompass housing, commercial, and industrial. EDAs and RDAs were only job driven and had not been geared toward industrial-based uses nor housing; however, they could have retail components to support an industrial base. The County had a spreadsheet the City could use to see if projections warranted incentives.

ITEM 1: DISCUSSION OF CLUSTER SUBDIVISION REGULATIONS

Mike introduced Brad Frost, with Ovations Homes, who was looking to take over development of the Trailside Park Subdivision. He approached the City a few months ago with his proposal to redesign some aspects of Phase 2 and move forward with final plan approval of Phase 3 in order to stimulate progress again. However, in 2007, the City decided A-1 should be the only zone for cluster subdivisions and removed the others. Staff was therefore proposing the reinstatement of the R-1 zone to allow the City to consider this new request and to provide the City more flexibility.

Commissioners discussed the differences between amending the cluster regulations and requiring a PRD there instead, as well as the development agreement concept, which everyone agreed was an important component.

ITEM 2: DISCUSSION OF PROPOSED NEW BUSINESS PARK AND LIGHT INDUSTRIAL ZONE

Kent explained that the proposed language before them for these zones was the same as that proposed by the 200-South Committee. It also matched the desired zoning designations and uses presented by The Ninigret Group. Kenneth pointed out that they may want to

tweak the height requirements in the design standards. Kent continued, by stating that the City could use the light industrial zone to prevent Rentmeister's current business location from stagnating and becoming an eyesore. Staff was looking at this as a hybrid downgrade from the industrial zone.

Commissioners discussed the height allowance of 45 feet and decided to recommend a 35-foot limit with the option of adding another percentage of the building height for a façade.

ITEM 3: DISCUSSION OF GENERAL PLAN DISTRICTS 1, 2, AND 8

Mike advised commissioners that Rentmeister submitted a letter requesting a change in the zoning designation for his property in District 8, and Harvest Point Subdivision needed to create a seventh phase as it connected to the new Stoker Gardens PRD Subdivision for transitional purposes and to mitigate some resident concerns. The Commission could open District 8 again without any formal legislative activity.

ITEM 4. COMMITTEE REPORTS

Gregory mentioned Braxton's request to be released from the Transportation Committee for the next three months and asked Curt to take Braxton's place. TJ said their committee would try to wrap up trails soon and start on roads. Scott Hess attended their meeting earlier that night and liked their idea of connecting the bird refuge to Antelope Island.

ITEM 5. DEPARTMENT BUSINESS

Mike announced the grand opening of Gold's Gym on Friday, December 9, 2011, at 9 a.m. He then informed commissioners of a business summit the City was helping to sponsor, on January 19, 2012, at 5:30-7:30 p.m. Speakers would include the executive director for Local First Utah, RC Willey General Manager Craig Henderson, a representative for the EDC Utah, and the Mayor. It would be geared towards SBOSS, City residents, and the Davis Chamber of Commerce.

ITEM 6. DISCUSSION OF NEXT AGENDA

Gregory noted the absence of any agenda items regarding sign-ordinance regulations and asked that staff place it on the next agenda. Gary asked staff to also include an agenda item to discuss the animal-ordinance regulations.