



# Planning Commission Work Session

**MINUTES**

MAY 17, 2011

6:08 PM – 6:48 PM

COUNCIL CHAMBERS

<b>FACILITATOR</b>	Chairman Kenneth Hellewell
<b>NOTE TAKER</b>	Kent Andersen
<b>ATTENDEES</b>	T.J. Jensen, Dale Rackham, Gregory Day, Curt McCuiston, and Michael Eggett

**ITEM 1: DISCUSSION OF REPEALING R-4 ZONE FROM TITLE X**

T.J. discussed his concerns for repealing this zone. Kenneth referred to the adoption of the amended PRD Zone, which the City approved based on the repeal of the R-4 zone.

Mike suggested adding verbiage in the Ordinance that stated the date and ordinance number the City repealed the zone while still keeping that chapter's language available on line for those areas still zoned R-4.

Gregory referred to Section 10-16-020(C), which stated that the PRD permitted no more than four attached dwelling units under the PRD zone. After some discussion, it was pointed out that the concept plan shown them for the Stoker property included six attached dwelling units. Mike said he would contact the applicants and advise them of the need to revise their plan.

**ITEM 2: DISCUSSION OF OPENING GENERAL PLAN TO CONSIDER REGIONS 1, 2, AND 8 ON MAP**

Kenneth encouraged the subcommittees to include as much as they wanted to the discussions regarding regions 1, 2, and 8 and then suggested closing the subcommittees at the same time as they closed the applicable regions of the General Plan.

**ITEM 3: DEPARTMENT BUSINESS**

Mike went over the document he provided commissioners regarding the Regional Planning Effort between Syracuse, Clearfield, and West Point cities. He then asked for a head count of commissioners planning to attend the upcoming Land Use training at West Point City Hall on June 26.

Dale Rackham reported on the last City Council meeting.

**ITEM 4: COMMITTEE REPORTS**

TJ reported on the transportation committee, specific to trails, and Gregory reported on the 200 South committee.