

**SUNSET CITY CORPORATION
PLANNING COMMISSION MINUTES
March 9, 2016
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Minutes of a Planning Commission meeting held **March 9, 2016** at Sunset City Hall, 200 West 1300 North, Sunset, Utah; Chair Ellsworth presiding.

Planning Commission Members Present:

Jonathan Ellsworth	Chair
Jason Gabbert	Commissioner
Scott Stevenson	Commissioner

Employees and Officials Present:

Chad Bangerter	Council Member
Linda Youngdell	Treasurer/Office Manager

Excused:

Brian Parker	Commissioner
Brad Weller	Commissioner

Absent:

Annie O'Connell-Torgersen	Commissioner
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Chair Ellsworth called the meeting to order at 6:30 p.m. He recognized Council Member Bangerter, and excused Commissioners Parker and Weller from the meeting. Commissioner O'Connell-Torgersen was absent.

Approval of Minutes: Commissioner Stevenson made a motion to approve the minutes of February 10, 2016 as presented. Commissioner Gabbert seconded the motion. The motion passed unanimously.

- 1. General Plan Update:** Chair Ellsworth reported that he met with Council Member Bangerter and Mayor Macfarlane regarding specific General Plan updates. Mayor Macfarlane has requested that a General Plan update take place by June 2016. Revisions to the General Plan will include redevelopment areas in Sunset City, particularly the 1800 North Corridor and Sierra RV property. Commercial zones including the Smith's property and Sunset Plaza Square will also be evaluated. Chair Ellsworth explained that the most significant thing that the Planning Commission can do is look at the City's zoning and make sure that it is inviting for desired uses.

Council Member Bangerter, Mayor Macfarlane and Chair Ellsworth discussed a vision for Central Park. Chair Ellsworth relayed that Mayor Macfarlane mentioned that this area should serve as a day park and central location for activities. Chair Ellsworth noted that since 1800 North will take up quite a bit of space, they will likely do away with the lower softball field. It was noted that the City already owns half of the upper baseball diamond in question, for which there is an inter-local agreement between Sunset City and the school district.

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Commissioner Stevenson commented that the Planning Commission should first determine how to establish the City's commercial zones. He opined that the City's commercial zones currently do not fit the vision for Main Street. The balance that the Commission needs to achieve is twofold; a rewriting of zoning ordinances and rezoning parcels. Public meetings will need to take place in order for property rezones to occur.

Council Member Bangerter remarked that the Council is most concerned with the Planning Commission protecting the best interests of the City. They do not want the Commission to approve zoning changes simply to accommodate specific projects. The Council feels that the plaza area on the north end of Sunset would be a great location for a restaurant. However, they are concerned with whether or not a restaurant would be able to stand on its own in that area. Furthermore, most restaurants sell liquor, and the parcel in question is close to an elementary school. Council Member Bangerter reviewed other possible development ideas that would create opportunities for a variety of uses, and requested that the Commission make these considerations when revising the City's zoning map.

In response to a question from the Commission regarding a recent study conducted by Zion's Bank, Council Member Bangerter explained that their analysis was favorable to big box stores; however, he is of the opinion that these are not the types of businesses that are desirable for Sunset City. However, the analysis does contain other valuable information.

Ellsworth explained that he has gone through the General Plan once and quickly reviewed each section for updates, and suggested that each section have written goals and associated policies. Sunset City's General Plan is not very long, and Chair Ellsworth stated that a work session should be scheduled before the next Planning Commission meeting. The Commission discussed conditional use permits, and determined that they should be restricted by zone and approved infrequently.

Treasurer/Office Manager Youngdell mentioned that the City has received a grant for three new park restrooms, the construction of which will begin soon. The replacement of the 800 North irrigation line has also been scheduled.

Chair Ellsworth mentioned that throughout discussions regarding development on Main Street, three story buildings have been proposed; the buildings would have retail on the ground level and apartments on the two upper stories. However, this would push the City to further pursue an inter-local agreement with North Davis Fire, or provide fire services as a City. Council Member Bangerter agreed that the City would be limiting itself if development on Main Street was limited to only two stories. He expressed appreciation for all of the hard work that the Planning Commission does for Sunset City. The Commission then scheduled a work session meeting for March 23, 2016, at 6:30 pm. The goal by that time is to have any general plan changes noted. Chair Ellsworth noted that he can continue working on the zoning element of the General Plan. He assigned Commissioner Stevenson to work on cross sections for roads, and Commissioner Gabbert was asked to review and clear up text within the General Plan.

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Council Member Bangerter reported that as UTA develops over the next 15 to 20 years, there is a possibility that an area within Sunset City will become a train stop. The Council has isolated the area between 1800 North and 1300 North on the west side of the road for this possibility. For transportation purposes, this area should be addressed within the General Plan. The Commission further deliberated upon this item.

Chair Ellsworth requested that the City Council do some homework as part of this process as well. First, he would like the Council to determine their key motivating values for the General Plan. Second, the Council should provide direction on the types of projects/developments that they would like to see happen in the City. Council Member Bangerter replied that he would relay this request to the Council, and in return asked that Chair Ellsworth email him a basic guide of what the Commission feels is important. A suggestion was made to use the City's online presence to solicit public input on the matter.

2. General Information:

It was noted that the interchange at I-15 and 650 North will close tomorrow at 12:00 pm.

Commissioner Gabbert made a motion to adjourn. Commissioner Stevenson seconded the motion. The motion passed unanimously.

The meeting adjourned at 7:33 p.m.

These minutes have been read and approved at the Planning Commission meeting held April 13, 2016.

Jonathan Ellsworth, Chair

Linda J. Youngdell, Treasurer/Office Mgr.