

**SUNSET CITY CORPORATION
PLANNING COMMISSION MINUTES
March 23, 2016
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Minutes of a Planning Commission work meeting held **March 23, 2016** at Sunset City Hall, 200 West 1300 North, Sunset, Utah; Chair Ellsworth presiding.

Planning Commission Members Present:

Jonathan Ellsworth	Chair
Scott Stevenson	Commissioner (arrived at 7:10 pm)
Brad Weller	Commissioner
Annie O'Connell-Torgersen	Commissioner

Employees and Officials Present:

Chad Bangerter	Council Member
Beverly Macfarlane	Mayor
Susan Hale	City Recorder

Excused:

Brian Parker	Commissioner
Jason Gabbert	Commissioner
Linda Youngdell	Treasurer/Office Manager

Others Present:

Kay Knowlton	Citizen
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Chair Ellsworth called the meeting to order at 6:30 p.m. He recognized Mayor Macfarlane, Council Member Bangerter and Kay Knowlton in the audience. Council Members Parker and Gabbert were excused, as was Treasurer/Office Manager Youngdell. It was noted that Commissioner Stevenson would be arriving late. Chair Ellsworth made Commissioner O'Connell-Torgersen a voting member.

- 1. 1. General Plan Update:** Chair Ellsworth noted that he distributed a lot of information to the other Commissioners, and stated that he would like to begin the meeting by reviewing surveys. There were two surveys distributed; one for the City Council, Planning Commission and staff, and a second survey was posted on the Sunset City Facebook page. The reason for the surveys was to add to the vision of the City. Chair Ellsworth reviewed the results, and noted that some of the reasons why residents enjoy living in Sunset include parks, schools, close-knit feeling, small city life, city services, and down-to-earth community.

Council Member Bangerter found it interesting that as indicated from the survey, the citizens perceive that there is a low crime rate in the City. He mentioned that throughout his political career in Sunset, he has also heard complaints of an opposite nature with regards to crime. Mayor Macfarlane stated that last year Sunset City was voted the safest City per capita in the State of Utah. Chair Ellsworth agreed that the perception has improved over the years.

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With regards to the negative aspects of Sunset City, Commissioner Weller commented that rentals are increasing on his street, and his observation has been that renters tend to not care as much about maintaining properties. The Commission discussed that there are a lot of run down business fronts, streets, sidewalks and pipes in the City. Secondary water was also frequently mentioned in the citizens' survey, but the Commission noted that Sunset does not have the gravity to bring in a secondary water system. The City's culinary water system was then discussed. Mayor Macfarlane mentioned that the Public Works Department is currently working on a map of the City's water lines, which will be used to determine which lines need to be repaired first. Similar maps for the City's roads and sidewalks are also being developed for the same purpose. Junk ordinance citations are also being made to assist in beautification efforts throughout the City.

Council Member Bangerter remarked that Sunset is an older City, and there hasn't been very much growth throughout the years because it was originally built to house military personnel and their families. He explained that there are several considerations to make when updating the General Plan, because they will want to consider what types of developments will generate the desired growth for the area. Commissioner O'Connell-Torgersen commented that this is where the presentation from Strong Towns will be helpful. While many would argue that the big box stores are the best way to develop a City, Commissioner O'Connell-Torgersen stated that they will not bring in long term, constant revenue. She would like to see the RV park turned into a single family residential development.

Note: Strong Towns is a 501 (c) (3) organization whose mission is to support a model of development that allows America's cities, towns and neighborhoods to become financially strong and resilient. More information on this organization can be found at www.strongtowns.org.

The next question on the survey related to amenities and/or features in other towns that the citizens would like to see in Sunset. One such item is a welcome sign. Council Member Bangerter stated that one concern with a welcome sign, especially coming southbound to northbound, is that it would not be owned by the City; therefore, they wouldn't have very much control over it. If the City were to purchase property northbound to southbound, then they could probably put in a sign. Council Member Bangerter explained that several types of signs have been considered in the past, and that he personally thinks an arch would be especially nice because it would also be visible from the highway. The citizens also indicated on the survey an interest in having a splash pad as well as park restrooms. Council Member Bangerter stated that construction of park restrooms is currently underway, and made additional remarks pertaining to other park improvements that could be made to enhance the quality of life for Sunset residents.

Speaking to beautification efforts, Mayor Macfarlane stated that she has asked Council Member Noyes to gather more volunteers for the Beautification Task Force Committee. They are brainstorming other ways to recognize beautiful yards and holiday décor, such as using door hangers.

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Council Member Bangerter explained that as 1800 North develops into a five lane road, they need to protect the small town community atmosphere. The Planning Commission should consider whether or not additional pedestrian crossings will be needed. He made reference to St. George Boulevard, which is a large road that the City of St. George has made work for their citizens by installing proper pedestrian crossings. There was continued deliberation on how to maintain walkability along 1800 North as expansion takes place in the future. Chair Ellsworth stated that in the last Commission meeting, Commissioner Stevenson was asked to assess cross sections for roads. Chair Ellsworth noted that he will work with Commissioner Stevenson in putting together a few alternatives, including some of the elements that can be found on St. George Boulevard. Council Member Bangerter noted that 1800 North is only half a mile long, whereas St. George Boulevard is four miles long.

Council Member Bangerter reported the Council's feedback regarding the General Plan. The Council indicated that they want to maintain a "small town feel" and a walkable community. Furthermore, they would like 1800 North to attract new businesses, a City Center that is full of activities, more homeowners and less renters, and improved property values. Another Council Member commented that they would like to see a development come in that will take Sunset out of the 1960s. This would involve a developer coming in and purchasing large parcels. Council Member Bangerter then listed areas where the Council would like to see improvements take place, and noted that three out of five Council Members provided responses to the survey.

Chair Ellsworth explained that in looking at the General Plan and redevelopment around the City, it is always recommended to have market studies done. Sunset City has had two market studies conducted, one of which was done by Shared Solutions for free. Zions Bank also put together a market study which showed Sunset's economic strengths and weaknesses. Chair Ellsworth noted that Sunset is very competitive in comparison to Clinton, Roy and Clearfield.

Mayor Macfarlane mentioned she has had discussions with Davis County regarding the Military Installation Development Authority (MIDA), which as Council Member Bangerter noted, is essentially the governmental entity of Falcon Hill. Mayor Macfarlane and Council Member Bangerter both stated that Sunset City currently does not have any representation on MIDA. Mayor Macfarlane added that once a development comes in on 1800 North which directly affects Sunset City, MIDA will request representation from the City to participate on their board. The County has indicated that Sunset might be able to sell their services across the highway. Furthermore, Sunset may be able to attract a multi-use development in that area due to the affordable cost of the land. Mayor Macfarlane explained that she also spoke with the City Planner in Syracuse City, and he mentioned that they have a strip mall that has never done very well because they do not have a main anchor store with which to attract shoppers.

Note: Commissioner Stevenson arrived at 7:10 pm.

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Chair Ellsworth explained that another factor in commercial development is that of neighboring residential development. Developers will move on if they recognize that there is insufficient residential development in surrounding areas. Council Member Bangerter commented that mixed use developments are advantageous in that they combine both residential and retail elements, and in theory they support one another. Commissioner O'Connell-Torgersen explained that it is important to look at how those projects are financed between the City and the developer. As a City they need to be sure that they pursue the right deal, otherwise they run the risk of making a decision that is financially detrimental to the City 15 to 20 years down the road.

The Commission then further discussed the option of bringing an anchor store. Chair Ellsworth mentioned that according to the market study from Zions Bank, it isn't possible for Sunset to bring in a large anchor store because they don't have sufficient acreage. The minimum amount of space that a big box anchor store will require is 9 to 20 acres. However, there might be other options to consider with the space available at the RV Park. Chair Ellsworth reiterated that Sunset is limited in terms of what businesses they can attract, and whether or not they can provide the necessary acreage. Furthermore, sufficient parking needs to be provided for new developments. Council Member Bangerter asked if the Planning Commission plans to more firmly define the requirements for making improvements as developers approach the City with proposals, to which the Commission responded affirmatively.

Chair Ellsworth explained that the market study from Shared Solutions focused on land use and different scenarios that would affect the City's future. They proposed land use changes that include mixed use development such as a town center boulevard community, which could act as a launching point for some of the ideas that have been discussed in this meeting.

In speaking about cross sections on roadways, Commissioner Stevenson suggested using 300 West as a model for how the rest of Sunset's roadways should look. He stated that 300 West was recently rebuilt, but the actual cross section did not change. One of his pet peeves is continuous rather than undulating sidewalks. If they followed the same model as 300 West, there would be a pavement width of about 28 feet and an additional 20 feet for the sidewalk and park strips. Commissioner Stevenson mentioned that there are many streets in Sunset that already have this typical cross section. He stated that he hasn't looked at 1800 North yet because it is a State route, but the Commission can make considerations for the types of cross sections that are desirable for that roadway. Commissioner Stevenson explained that they can also address what they would like to see as far as side treatments are concerned.

Commissioner O'Connell-Torgersen reviewed what she would like the General Plan to accomplish for Sunset City. She would like more single family homes, a more solid tax revenue base with respect to the trends for favorable, small community future growth, avoidance of blight and loss of fiscal strength, and accountability over the long term. Furthermore, she would like to see walkability and active parks. Commissioner O'Connell-Torgersen stated that 15 to 20 years down the road, the City should be solvent with strong

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infrastructure that is more mass transit friendly. She feels that they could capitalize on small business commerce, in that they would offer something unique to the area rather than store fronts that can be found anywhere.

Chair Ellsworth noted that in the Zions Bank market study, one of the goals that they suggested for Sunset City was to try and encourage home occupations to move into a commercial space. Commissioner O'Connell-Torgersen expressed that she would like the General Plan to reflect the kind of freedom that is required for small business owners to occupy a structure that has both commercial and residential space. She stated that every zoning ordinance should encourage sustainable energy solutions, such as the installation of solar panels. Mayor Macfarlane commented that they have spoken with a solar company and they will be installing solar lighting in the parks, as well as on Main Street. Furthermore, they have changed street lights to LED bulbs. The Commission further deliberated upon the issue of sustainability, and how strongly the City's ordinances should encourage home and business owners to move in this direction.

Commissioner O'Connell-Torgersen stated that there should be more lighting throughout Sunset, and explained that she recently heard a presentation on how lighting affects crime within a City. Mayor Macfarlane stated that Rocky Mountain Power owns the street lights, and the City pays the power bill. Council Member Bangerter suggested that as the Planning Commission develops the General Plan, they can include certain distance requirements between lights as part of the construction of new developments.

Lastly, Commissioner O'Connell-Torgersen commented that other cities are starting to allow limited livestock in residential neighborhoods, namely chickens. There were mixed responses from the other Commissioners on this topic, and they agreed to look into what allowances other cities make in this regard.

Commissioner Stevenson stated that he would like to pursue medium density and mixed use developments along Main Street. He would prefer to steer away from homes doubling as businesses in the commercial areas; in other words, actual homes that are used for business purposes. Commercial businesses should occupy commercial structures. Commissioner Stevenson explained that if land is lost and can't be replaced with usable space as 1800 North is widened, they should focus on the town center. Safety should be a priority, as should be reducing tenant turnover. Lastly, they should focus on cleaning up apartment areas throughout the City. Commissioner Stevenson remarked that in 20 years he would love to see Main Street changed into an actual commercial corridor with off-street parking and lighting.

Chair Ellsworth provided an overview of responsibilities for each Commissioner. Mayor Macfarlane thanked the Planning Commission for all of their work, and remarked that she is impressed with the progress that is being made.

The meeting adjourned at 8:15 p.m.

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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.