

**SUNSET CITY CORPORATION  
PLANNING COMMISSION MINUTES  
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Minutes of a Planning Commission work meeting held **April 13, 2016** at Sunset City Hall, 200 West 1300 North, Sunset, Utah; Chair Ellsworth presiding.

**Planning Commission Members Present:**

Jonathan Ellsworth	Chair
Scott Stevenson	Commissioner
Brad Weller	Commissioner
Annie O'Connell-Torgersen	Commissioner (Alternate)

**Employees and Officials Present:**

Chad Bangerter	Council Member
Linda Youngdell	Treasurer/Office Manager

**Excused:**

Brian Parker	Commissioner
Jason Gabbert	Commissioner

Chair Ellsworth called the meeting to order at 6:30 p.m. He recognized Commissioner O'Connell-Torgersen as a voting member for the proceedings.

**Approval of Minutes:** Commissioner O'Connell-Torgersen made a motion to approve the minutes of March 9, 2016 as presented. Commissioner Weller seconded the motion. The motion passed unanimously.

**Approval of Minutes:** Commissioner Weller made a motion to approve the minutes of March 23, 2016 as presented. Commissioner O'Connell-Torgersen seconded the motion. The motion passed unanimously.

- 1. Discuss Future Zoning Changes:** Chair Ellsworth explained that he has been in contact with Better Cities, the company assisting in the sale of Sierra RV. Based on their discussions, they have created language for a new mixed use zone called T5 Main. Chair Ellsworth presented the proposed language to the Commission, and explained that the first two pages of the document outlined specific requirements of the zone such as setback and parking requirements.

Councilmember Chad Bangerter arrived at the meeting.

Commissioner Stevenson commented on Part E of the documents where it states that no parking spaces would be required for residential uses. He asked how this statement would work with the form based code. Chair Ellsworth explained that the zoning language relates more toward building and construction than parking requirements. He stated that there had been some discussion of eliminating parking minimums in the code in general, which would allow the market to determine necessary parking. Commissioner Stevenson wasn't sure if

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eliminating parking minimums was a good fit for Sunset City, and Chair Ellsworth assured him that more research would be conducted in this area.

In response to a question from the Commission, Chair Ellsworth confirmed that the zone requirements for the new zone would apply to new construction. If the use of a building changes other standards such as signage would apply.

Commissioner Weller asked Chair Ellsworth where he found the information for this proposal, and he stated that he researched cities such as Cincinnati, Saratoga Springs, and Denver. He stated that there was a lot of open source material online for this type of code.

Commissioner Stevenson commented that the zone seemed to reflect what he envisioned for all of Main Street and not just the Sierra RV property. Chair Ellsworth agreed that the majority of Main Street could benefit from this kind of standard, although there were still things to be researched and written into the proposal. The Commission then discussed possible front setbacks for retail development in this zone.

Councilmember Bangerter commented that 800 North would shortly be redone, so the City Council would like to see nice buildings going in as well. The residents in that area don't like the developments that are there currently, but they may be open to a multi-use zoning. The Commission then discussed possible locations where this zoning could apply.

Commissioner Stevenson felt that the potential zoning looks and sounds like what the Commission and City Council intend for Main Street development. Chair Ellsworth commented that the advantage of laying this over a commercial zone is that it would allow residential uses in the areas where commercial or retail uses would not flourish well. There was also a potential for getting some of the home based businesses to move into a piece of property along Main Street and out of residential neighborhoods.

Chair Ellsworth suggested that the Commission examine each line of the document in detail before making a recommendation to the City Council. The potential buyers of Sierra RV are eager to begin their process, but the adoption of a new zone should be considered carefully. Councilmember Bangerter believed that the City Council would be in favor of this proposal, but he recommended that they present what they have to the Council before diving too deeply into discussion. It would be unfortunate if the Commission spent so much time on the language if the Council wanted to move in a different direction. Councilmember Bangerter explained that the Council had been discussing the C-2 zone and had considered tightening up the requirements. Currently the code was too flexible and allowed for a large number of variances. The Council would like to see a multi-use zoning along 1800 North that was less broad than the C-2 zone.

Treasurer/Office Manager Youngdell commented that the City also has a C-1 zoning ordinance, which is more restrictive than the C-2 zone. However, there are no areas in the

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City that currently bare that zoning. She suggested that the City consider rezoning some of the C-2 areas to C-1.

The Commission agreed to present their information at the next City Council meeting. The Commission also scheduled a work session for April 27, 2016 at 6:30 p.m.

**Motion:** Commissioner Stevenson moved the Planning Commission table the discussion on the future zoning changes until the Planning Commission Work Meeting on April 27, 2016. Commissioner O'Connell-Torgersen seconded the motion. The motion passed unanimously.

- 2. General Plan Update:** Chair Ellsworth asked the Commissioners to report on their various assignments in regards to the General Plan update.

Commissioner Stevenson presented his research regarding potential cross-sections for the City Center area. He began by showing images of cross-sections from other cities and explaining how they could be incorporated into Sunset. Commissioner Stevenson stated that he has been seeking out something that was more of a complete streets concept, which would include travel lanes, a bike lane, potential parking, and wider sidewalks for pedestrians. Some of the concepts presented would be better suited to smaller roadways such as 300 and 250 West, and those included narrower travel lanes with parking areas only on one side of the street. He then suggested that the Commission approach UDOT with these ideas so that they know what the City would like to see with the reconstruction.

There was a discussion regarding speed limits. The Commission agreed that they would like the City Center area to be walk able and pedestrian-friendly, but this would require the current speeds to be slowed. UDOT may not be willing to reduce the speed limit, but the City could incorporate other traffic calming measures into the General Plan. The Commission discussed traffic calming methods such as narrower travel lanes, shoulders and medians.

Council Member Bangerter commented that these decisions would be incorporated into the General Plan, and that's why the Council has been pushing the Planning Commission on this issue. Once the information is solidified in the plan, UDOT will have to respect what is outlined. He was happy with the progress that had been made so far.

Commissioner Stevenson agreed to be present at the next City Council meeting to discuss this issue and obtain feedback from the Council Members.

Commissioner Weller reported that he was still working on his assignment and would have more to report shortly.

Commissioner O'Connell-Torgersen presented some figures she had researched regarding the cost of signing and painting bike lanes throughout the City. She estimated a cost of \$3,000 for the project. Chair Ellsworth suggested that they present this information to the

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City Council before moving forward with it, or including the project in the general plan. It was commented that Mayor Macfarlane requested that the information be considered, as she was a proponent of having a good bike trail system throughout the City. Councilmember Bangerter confirmed this, and stated that they needed to include some language about safe bike routes throughout the City in the General Plan.

Chair Ellsworth stated that they would discuss the General Plan update again during the upcoming work session.

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Commissioner Weller expressed a concern about the lack of attendees at the Planning Commission meetings. The Commission discussed potential ways to get the residents more involved in their discussions. It was also mentioned that there were two Alternate Commissioner positions open that needed to be filled.

The meeting adjourned at 7:50 p.m.

These minutes have been read and approved at the Planning Commission meeting held May 11, 2016.

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Jonathan Ellsworth, Chair

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Linda J. Youngdell, Treasurer/Office Mgr.