

**SUNSET CITY CORPORATION
PLANNING COMMISSION MINUTES
July 17, 2014
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Minutes of a Work Planning Commission meeting held **July 17, 2014** at Sunset City Hall, 200 West 1300 North, Sunset, Utah; Chair Stevenson presiding:

Planning Commission Members Present:

Scott Stevenson	Chair
Jason Gabbert	Commissioner
Brad Weller	Commissioner
Jonathan Ellsworth	Commissioner

Excused

Brian Parker	Commissioner
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Employees and Officials Present:

Beverley Macfarlane	Mayor
Jake Peterson	Council Member
John Watts	Sunset City Resident
Andrea Bruening	Planning Commission Secretary

Chair Stevenson opened the meeting at 6:30 p.m., welcoming everyone in attendance.

Minutes: Commissioner Weller made a motion to approve the minutes of May 15, 2014 as amended. Commissioner Ellsworth seconded the motion. The motion passed unanimously.

REGULAR MEETING

Motion: Commissioner Weller made a motion to enter a Work Meeting. Commissioner Ellsworth seconded the motion. The motion passed unanimously.

WORK MEETING

1. Update the Vision Map of Sunset City

Chair Stevens explained Mayor Macfarlane has asked the Planning Commission to put the General Plan into a more visual format, such as trails as different CAD layers or GSI layers on Google KML file. Commissioner Weller stated all he needed was source data to be able to get the trails drawn onto a map. Chair Stevenson stated he didn't think what Mayor Macfarlane wanted to accomplish would be able to be accomplished on a paper map. The map needs to be in a digital format so the different intersections and components of the map can be turned on and off depending on what the individual is using the map for. Commissioner Ellsworth stated the challenge to this map is almost presenting an alternate idea or plan to the General Plan that has already been adopted and there are processes that need to be followed such as public meetings before some of these things can be adopted into the General Plan. To adopt the General Plan into a visual interpretation is beyond the scope of the Plan as it is currently adopted and is more of a Master Plan. They need to make sure to

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just use the current zoning, the current police and current land use. But they probably shouldn't do anything for the future. There is a map section in the General Plan and there are place holders there for each section of the General Plan so they could start doing maps for each section of the General Plan, for example Community Services, Economic Developments, Parks and Transportation. Chair Stevenson asked all the Commissioners to start getting Commissioner Weller data sources and general descriptions so he can start getting things mapped out. Then they can present a first rough draft to the Mayor the first of August. Commissioner Ellsworth suggested they focus on one area then so they can make sure they are on the right path. They all agreed they should work on bike trail maps. Different bike trail paths were discussed and Chair Stevenson asked if the Planning Commission Members would please get possible bike trails to Commissioner Weller by Saturday July 26, 2014 so they would be able to get a rough draft of possible trails and possible routes for the "Sunset City Bike Circuit" to Mayor Macfarlane by the first week in August.

2. Continue development and addition of lighting and architectural examples

Chair Stevenson asked if they wanted to add a section to the General Plan for the lighting standards that would be acceptable if and when the lighting in the City is replaced. In their last meeting the Planning Commission talked about having one type of lighting going along the east to west corridors and then another type of lighting for the north to south corridors. Commissioner Ellsworth stated lighting examples are something that would probably be an addendum to the General Plan instead of in the General Plan itself because addendums are easier to change and update. Commissioner Weller stated he had talked to J & J Nursery and Garden Center about the hanging baskets Clinton City has on their lights and they told him those types of baskets run about \$65.00 each. Chair Stevenson stated the Planning Commission can't dictate anything about the hanging baskets or even the lighting because there isn't a line item in their budget for those things; all they can do is make the recommendation to the City Council. Commissioner Ellsworth stated there are lamp posts that can hang both a banner and a flower basket so the City can get more use out of them. Chair Stevenson stated he would like to get started on writing the Architectural and Lighting Standard and asked if anyone would be willing to reach out to Sandy City and ask them if they would mind if the Planning Commission used their standards as a starting point as long as Sandy City was given credit for the source material. Commissioner Ellsworth stated he would be willing to reach out to Sandy City.

3. Update on the West Davis Corridor (WDC) Shared Solution and possible modifications to the City's zoning and land use to better facilitate growth

Chair Stevenson stated the West Davis Corridor presented two solutions in their Environmental Impact Statement and that neither of those solutions was fully bought off on by several large entities in the project areas. So the Shared Solution is trying to come up with a third solution with a no-holds-barred; anything goes solutions, everything is back on the table to see what else could then be developed. The Shared Solutions plan will then go against the 2 UDOT plans in scoring. There have already been two meetings held. The first one was a general meeting and the second was the roadways meeting. There is also going to be a transit and a land use meeting that will be discussing what other changes and

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modifications are out there that they can re-look at. The Planning Commission needs to look and see if there are any changes they can make to their zoning to help with this project. Commissioner Ellsworth stated the WDC is at about 4500 West and asked how that would impact Sunset at all. Chair Stevenson stated the impact is the WDC Shared Solutions wants to improve the existing corridors and not build the WDC at all. He thinks that by making 1800 West a larger corridor and extending it out past 3000 West and extending it to the west over or under I-15 it will open up the land for more development. Then the City can develop a City Center type area like the Gateway where you have commercial area with public open space where families can gather. Mayor Macfarlane agreed with Chair Stevenson that to have a commercial space with a Farmington Station feel would benefit the City. Chair Stevenson stated he would send out an email to the other Commissioners with the information he has gotten from the first two meetings.

Motion: Commissioner Weller made a motion to go out of a Work Meeting and into a Regular Meeting. Commissioner Gabbert seconded the motion. The motion passed unanimously.

REGULAR MEETING

Mayor Macfarlane stated she wanted to commend them for all of the hard work the Planning Commission has done for the City. Chair Stevenson asked everyone to support Sunset City Fun Days July 25, 2014-July 26, 2014.

Motion: Commissioner Gabbert made a motion to adjourn. Commissioner Ellsworth seconded the motion. The motion passed unanimously.

The meeting adjourned at 7:51p.m.

These minutes have been read and approved at the Planning Commission meeting held August 21, 2014

Scott Stevenson, Chair

Susan Hale, Recorder