

**SUNSET CITY CORPORATION
PLANNING COMMISSION MINUTES
August 14, 2008
Page 1 of 6**

Minutes of a Planning Commission work meeting held August 14, 2008, at Sunset City Hall, 200 West 1300 North, Sunset, Utah; Chair Cobb presiding:

Planning Commission Members Present:

Bryan Cobb	Chair
Jason Gabbert	Commissioner
Chris Haller	Commissioner
Brian Parker	Commissioner
Chad Bangert	Alternate Commissioner
Stephen Mullins	Alternate Commissioner

Employees and Officials Present:

Linda J. Youngdell	Treasurer/Office Manager
Cheryl Budge	Council Member
Ray Chapman	Council Member
Neil Coker	Fire Chief
Dan Gotchy	Mayor
Mickey Hennessee	Public Works Director

Excused:

Dee Sanford	Commissioner
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Others Present:

Garth Day	Day & Associates
Carla Wiese	Day & Associates

Chair Cobb opened the meeting at 6:35 p.m., acknowledging Mayor Gotchy, Council Members Budge, Chapman and Department Heads.

- 1. General Plan:** Carla Wiese introduced her nephew Kyle Tucker who is working on a merit badge and was required to attend a civic meeting. Ms. Wiese asked if Kyle could ask a couple of questions. The Planning Commission allowed the questions and answered them. Chair Cobb turned the time over to Carla Wiese who explained that the intent of this meeting tonight is that when the Planning Commission presents the General Plan to the City Council, they can cut down on the process of going back and forth between them. The Planning Commission has talked about some additional commercial zones within the City that would help as the City moves forward. They would like to spend some time with on the zones would be placed and what the uses would be. Garth Day introduced himself as the Principal in the Consulting Firm, Day & Associates which has been working with the Planning Commission on this project for far too long. This is not untypical of the General Plan; sometimes the Plan gets to a point where it stalls out and loses momentum. He feels this is what has happened here. Mr. Day explained that the Plan will be two pieces; the first piece is the draft document which is the policy and decision making tool. Ms. Wiese has done most of the work thus far. Mr. Day reported

SUNSET CITY CORPORATION
PLANNING COMMISSION MINUTES
August 14, 2008
Page 2 of 6

that the Planning Commission has been talking about a fairly unique concept. This is to identify four to five different Commercial Zones. He referred to the current zoning map. The concept of the new zones is centered on the corridors such as Main Street and the east/west corridors. He feels that most of these areas are filled with residential development, but could change in the future. These new zones would be like a performance zone.

Director Hennessee stated he would like to be brought up to date because it seems that the City goes through zoning changes every so often. He feels that in the past if there is large business that would like to come into the City, the City will look at changing the zones. Alternate Commissioner Bangerter believes that is part of the problem in General. The City always seems to adapt rather than a business meeting the standards that the City already has. They have seen that happen. What the Planning Commission is trying to set is something that will work for all. Alternate Commissioner Bangerter's concerns are the east/west corridors. As the City grows in traffic, those are going to change. He asked if the City wants 1800 North to look like Main Street, or does it want 1800 North to look something like the Gateway in Salt Lake. The City has ordinances and a General Plan, but he feels that sometimes they are ignored.

Chief Coker stated he has been with the City for a number of years and always hears people talk about beautification. He feels that this is what the General Plan needs to plan out and stay with. Mr. Day reported that the Planning Commission has spoken about design standards and design guidelines. The City can draft an ordinance to make new buildings follow the ordinance for design standards. Mayor Gotchy asked if a design standard was not implemented in the plan that the City has now. Alternate Commissioner Mullins replied that is was supposed to be, but it was never followed. The Georgian theme was put in because of the new city building, but no other business has been required to follow it. Alternate Commissioner Mullins would like the Planning Commission to come up with a solid plan for guidance and the City Council should implement ordinances to support the plan. If these are followed, it will not matter who is in Office, there will be a plan in place that will be active and followed. His emphases is 1800 North. He feels that there will be a four lane highway ripping the City apart. He would like a down town district on 1800 North. He feels this will lessen the impact of the highway going through the City. This would be done by rigid mixed use zoning, design standards and themes. The City can go after grants for this. Alternate Commissioner Bangerter and he met with Bim Oliver who encouraged them to focus on east/west corridors and get grants.

Mayor Gotchy commented, with the development at HAFB and in speaking to UDOT, he is concerned within five years that there will be an underpass under I-15 at 1800 North the overpass over the railroad tracks and widening of 1800 North of 100 feet. The impact study is going on now. Mayor Gotchy wants to know how many businesses could actually benefit by locating there between an interstate exit and an over pass in approximately ½ mile. Alternate Commissioner Mullins reported that he has came up

SUNSET CITY CORPORATION
PLANNING COMMISSION MINUTES
August 14, 2008
Page 3 of 6

with a multi mobile design. This would consist of 1800 North as the main road with smaller access roads that run along the sides. Business access could be located either in the front or the rear of the business. This would create a buffer for the traffic and the residents. Chief Coker feels if they wide 1800 North by 100 feet, it will take out one side that is currently zoned commercial. It appears to him that there is a lot more area that will be needed than the 100 feet. Alternate Commissioner Mullins answered yes, it could take another two lots deep. Chief Coker asked how many residents the City is going to lose. Alternate Commissioner Mullins stated that the City could adapt by offering mixed use, with businesses on the bottom, and residents above the business. He thinks the impact will be minor. Some of the residents will choose to move because they will be bought out. Gateway was once again used as an example. Chief Coker does not feel that Sunset can be compared to Gateway.

Mr. Day reminded everyone that the General Plan is a guideline. The difference now is the opportunities that the City has and follows up with an implementation of an ordinance. If the General Plan is created just because it is required, it will be just that. Mr. Day would like to get the ordinances in place and some do planning to make it happen. This meeting has jumped way ahead. There is a lot of work in between the planning and what happens when properties are purchased. Timing is important. A General Plan can have a lot of fancy wording, but you have to make it law by creating an ordinance. He is hoping to regain the momentum and get this project completed.

Mayor Gotchy reported that the West Side Development will create 21,000 jobs. Mr. Day agrees and stated that the market will drive the housing and business in Sunset and the City should be able to capitalize on it. Alternate Commissioner Bangerter said that there have been two major things happen to the City. The first is when I-15 was constructed and the other is the West Side Development. This has caused changes in Sunset due to the industry. The orchards and fields went away and houses were built. The Planning Commission can only try to plan for the future and setting the zones will help develop the City in this direction and not how 1800 North will be. This is the difference between the General Plan of 2000 and the General Plan that they are working on now. He would like to see some of this go into ordinance form where it is required. Alternate Commissioner Bangerter is in disagreement with existing businesses along Main Street being forced to change décor. He feels that if they are forced to change during remodeling, they may choose not to remodel. The change is going to happen and the Planning Commission feels that they need to study the zones, which will allow the Council to do what needs to be done. He likes the Commercial zone that the City currently has and not the multi zoning. There is a huge difference between the two zones.

Mayor Gotchy stated that Sunset is mainly residential. He wondered how much the City is going to take away from that with this Plan. He does not want to turn the City into a business town. Chief Coker stated that the City only has 5,000 residents, if the City loses 1,000 residents that is a huge impact. Mr. Day feels that is the beauty of planning. He also agrees with what Director Hennessee said earlier in the meeting about large business

**SUNSET CITY CORPORATION
PLANNING COMMISSION MINUTES**

August 14, 2008

Page 4 of 6

coming in and the changes that the City will do. Mr. Day is not proposing any re-zones that will come during the implementation phase. The City will have the zoning map and create an overlay for the land use on top of it. The City probably does not want to go through re-zoning at this time. This General Plan gives the marching orders of how to proceed when development does come into the City. Mr. Day drew on the zoning map showing how high density areas will be in the high traffic areas and then disperse from there.

Alternate Commissioner Bangerter asked Director Hennesse where things have failed. Director Hennessee is unclear what Alternate Commissioner Bangerter is asking, but did state that the City is built out. Everything within the City already exists. The City should not make existing businesses remodel a certain way. He feels that there is nothing that the City in the past has done such as Smith's development that they would probably change. Mr. Day suggested that there could be tools that they could use for incentives to help existing businesses conform. Alternate Commissioner Bangerter feels that this is where Sunset falls short due to not having a full time person to implement these programs. Mayor Gotchy asked, realistically with the changes that are going to happen, if they saw the Mom & Pop businesses or if they see large businesses pushing them out. Commissioner Haller would like to see the Mom & Pop businesses due to surrounding Cities that are built with large business. This gives a good balance to the area. Alternate Commissioner Mullins agreed with Commissioner Haller.

Chief Coker reported on a story that was on this news within the last week. This story stated that residents are healthier if they live in a walkable community with Mom & Pop businesses. Mayor Gotchy would like to know when enough is enough on expanding the residential community to businesses. Alternate Commissioner Bangerter replied that due to the rising cost, the City will be required to either promote a business district or raise property taxes to cover these costs. Mayor Gotchy agrees with that, but asked how much they are willing to take away from the neighborhoods and when do they say that they are not going to develop past a certain point. If big business comes in and the City folds, how far will they let it go. Alternate Commissioner Bangerter feels that it doesn't matter, because if the City had already done that, then they would probably be looking at changing it. Chair Cobb feels that it does matter due to the development to the east of I-15. Due to the location of Sunset, there is only so much that can be done. His biggest concern is 1800 North and what could be developed there that is already going to go into the new development on HAFB.

Mayor Gotchy gave them an update as to what he has been told will be located on the property that is being developed on HAFB. MIDA will receive 75% of the tax base and the surrounding Cities will divide the remaining 25%. Alternate Commissioner Bangerter stated that the existing housing stock is aging. He asked if in twenty years those houses would still be here or would they be rebuilt. Mayor Gotchy feels that they have an 1800 North zoned C-2 at this time and asked how far they are going to let it grow. Alternate Commissioner Mullins would like the City to explore the designs of the

SUNSET CITY CORPORATION
PLANNING COMMISSION MINUTES
August 14, 2008
Page 5 of 6

options they have. From these different designs they can determine how many lots will be taken. Mr. Day asked everyone not to be so focused on the boundaries. He does not know that the boundaries can be established because they do not know what the next big development will be. He advised that they address business, housing and job balance. What do they want the City to be? Do they want a bedroom community with 5,000 residents? The City could state that they want between 4,500 to 5,500 residents and work from there to develop the balance. They can then look at the tax base and how to find the balance that they want. Mayor Gotchy stated he would hate to see the City be a City Building with a bunch of businesses. Alternate Commissioner Mullins talked about small business on 1800 North with residences above the businesses. They all know that they are going to lose homes with the widening of 1800 North. He would like to see them offer the opportunity for residential and business combined. Mayor Gotchy stated that Sunset already has their abundance of rental properties and some of them are not desirable. Mr. Day stated the Mayor brought up an interesting concept with how much is enough. He has never thought of it in such a way. They would need to figure a way for the transition and the buffering. The Planning Commission continued to discuss the different options that they could look at for the economic development of this area and whether or not residences above businesses would be a good fit for Sunset. Mr. Day would need to get a feeling of how they want the corridors to look. Everyone seemed to agree that there should be no change in the residential area. The market will push for things to happen in the corridors within the City. Mr. Day gave the options of having a one size fits all zoning with a planned area overlay or have four to five different zones and zone them completely different from each other. There would also be a policy addressing the buffering of the different areas. Higher-end housing was discussed. Mr. Day suggested working on converting apartments to individual home ownership. Mr. Day will design a map with specific guidelines of how it is to look. Mr. Day suggested creating a new zone, such as a neighborhood community zone and a central business district (two layers deep). After tonight's meeting, he has a good idea what the Planning Commission, Mayor and Council would like to see.

Mayor Gotchy said that you can plan for the future or plan to fail for our future. The future is going to happen. Mr. Day reminded everyone that as 1800 North expands, there are people that are going to have to live next to it. Mayor Gotchy suggested that they look into requiring UDOT to build a barrier wall. Mr. Day doesn't feel that a concrete wall is something that the City wants to do, but there are ways to create barriers. Council Member Chapman tried to visualize what was being talked about with the widening and concrete barriers. No one present besides the Mayor liked the idea of a concrete wall running through the middle of the City. Mr. Day reminded everyone that they are talking zoning options and some design guidelines tonight. Alternate Commissioner Mullins does not feel that it is as ambitious as it seems. He is focused on creating a walkable district for the City along the 1800 North Corridor. He feels it will protect the integrity and create something that is beneficial to the City. Not a humongous development. There was a comparison of Sunset to Heber City.

SUNSET CITY CORPORATION
PLANNING COMMISSION MINUTES
August 14, 2008
Page 6 of 6

Council Member Chapman really would like to know what they are doing here tonight. He feels that they have talked from one end to the other end of the rainbow. Chair Cobb told Council Member Chapman that they are trying to draft a vision for the plan. The plan needs to have what type of zoning they should implement. Mr. Day clarified that the goal tonight was to provide for them some zoning options for what they think the City will look like based on what is happening. The Planning Commission has written the policy portion of the plan and now needs to have the map portion of the Plan. Mr. Day said that it looks like they want a couple of different options on the corridors which are commercially oriented. That is really the bottom line. They wanted to talk about how the commercial corridors will look. Tonight they have kind of made it look like a monster, but it really is not. The guidelines will not make it a Riverdale Road, but a walkable pedestrian friendly community. They also want neighborhood convenience and higher density. This was the purpose of tonight's meeting and he feels that they have accomplished a lot tonight. He knows that the Mayor is concerned about keeping the residential area of the City.

Mayor Gotchy told the Planning Commissioners and Day & Associates that he knows that they have been working on this Plan for a very long time. He really appreciates the extra effort that they have gone to, above and beyond what is required of them. Himself and the City Council really appreciate that Ms. Wiese gave the credit to the Planning Commission and said the Planning Commission needs to have a quality plan. Mr. Day stated that the Planning Commission wants to get it right because they have a real love for the City.

Commissioner Haller made a motion to adjourn.

The meeting adjourned at 8:15 p.m.

These minutes have been read and approved at the Planning Commission meeting held September 18, 2008.

Bryan L. Cobb, Chair

Linda J. Youngdell, Treasurer/Office Mgr.