

**SUNSET CITY CORPORATION
PLANNING COMMISSION MINUTES
April 18, 2013
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Minutes of a regular Planning Commission meeting held **April 18, 2013** at Sunset City Hall, 200 West 1300 North, Sunset, Utah; Commissioner Stevenson presiding:

Planning Commission Members Present:

Scott Stevenson	Chair
Jason Gabbert	Commissioner
Brian Parker	Commissioner
Brad Weller	Commissioner

Employees and Officials Present:

Ryan Furniss	Council Member
Ricky Carlson	Council Member
Jake Peterson	Council Member
Kevin Snow	Council Member
Neil Coker	Fire Chief
Linda Youngdell	Treasurer/ Office Manager

Excused:

Jonathan Ellsworth	Commissioner
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Chair Stevenson opened the meeting at 6:30 p.m., welcoming everyone and thanking the city representatives for being there.

Minutes: Commissioner Weller made a motion to approve the minutes of March 21, 2013 as written. Commissioner Parker seconded the motion. The motion passed unanimously.

Chair Stevenson moved into the work meeting agenda items.

WORK MEETING

1. Discuss with City Council future Developing and Planning:

Chair Stevenson gave a history on the proposal from Commissioner Ellsworth. Chair Stevenson advised that they were looking at dividing the city into 4 districts instead of having one master general plan. Chair Stevenson asked the City Council to give them guidance. He advised that they would like to make the General Plan more user friendly, creating some jumping off points for home improvements, such as landscaping, that fit along with the guidelines they would like to see for the City. Commissioner Parker said that they already have a map with 8 units already broken out. Chief Coker advised that the Fire Department uses this for emergency preparedness. This map uses the natural boundaries. Commissioner Weller questioned whether or not using the word district was correct, they decided sections would be better. Chair Stevenson addressed that Sunset is already a small City, so it doesn't make sense to make the City even smaller by dividing it. He advised that they already have two very large residential sections and then a mixed use corridor coming up

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1800 North and along Main Street. Chair Stevenson would like them to focus more on redevelopment areas over neighborhoods. Commissioner Weller advised that he likes the 8 sections because they show the development of the City and he thinks if they stick to that they will be able to develop things that are more common to those areas. Commissioner Parker thinks because Sunset is so small they should stick to residential guidelines and commercial guidelines instead of splitting into 8 sections. Council Member Furniss likes the separation on the guidelines for residential and commercial. He would like there to be minimum standards set forth in regards to the homes. Chair Stevenson advised that is the direction they are trying to go in as far as setting up basic guidelines for the neighborhoods. Council Member Snow was concerned about homes being stuck with the older look versus being able to be modernized. Treasurer/Office Manager Youngdell reminded them of the difference between the General Plan and ordinances. Chair Stevenson presented a slide show what the Gregorian design is. Commissioner Parker thinks it makes sense to match some of what Clinton City is doing in regards to design. Commissioner Weller prefers the style of Park City with more color schemes added. Council Member Furniss would like to see a uniform design. Chair Stevenson inquired whether or not the Council was okay with the Planning Commission moving forward with making recommendations in regards to commercial and residential guidelines. Council Member Furniss advised that they are currently working with Better Cities and thinks that this a good time to be working on this so that there are guidelines in place as the City begins to change. Council Member Carlson would like the Planning Commission to focus on the commercial side first since that is what is coming first and then review the residential areas later. Council Member Furniss stated that he thinks the City will need to eventually grow up, such as garages underneath taller homes. There was a discussion about possibly reviewing city ordinances in regards to mixed use property.

Chair Stevenson asked about thoughts on transportation/ bikes/ trails. Council Member Carlson thought maybe they should look at possibly moving to some one-way streets with narrow bike trails. Council Member Furniss would like them to come up with a way to possibly tie into the walking path that Clearfield has running near the freeway or into the Railway walking paths. Council Member Carlson said that there has been some discussion at MIDA in regards to having a rail and bus transportation that runs from Falcon Hills. Chair Stevenson thinks that the Planning Commission should identify the existing trails that are currently out there and where they break, then see if there is a way to join them.

Chair Stevenson discussed future direction in regards to whether or not there should be a park space added in between the roadway and sidewalk. Most of the lots in Sunset are small and could lose some of their yard if required to add a park strip. Council Member Peterson wants them to consider how much may be going into the 1800 North development before designating how much park strip and sidewalk will be required. Council Member Carlson advised that they have had some basic discussions in regards to making 1800 North look similar to St. George Blvd. Commissioner Parker stated that having a divided highway such as St. George Blvd also is a natural traffic control. Council Member Carlson said that it also

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provided refuge to pedestrians. Chief Coker stated that he understood the EIS for 1800 North has already been done and that they were too late to include a center divider. Chair Stevenson advised that the EIS did not determine the design. Council Member Furniss thinks that they should be considering maintenance when coming up with the design also. Council Member Snow thinks that in the EIS there has been a buffer included for a bike strip. Chair Stevenson said that they will identify where the trails exist and then see what makes sense to tie those trails together if that is a possibility. Council Member Snow would like to see the Planning Commission focus on developing the architecture style at this time until the Council gets more information from Better Cities. Treasurer Youngdell will send an email out to the Planning Commission when the next presentation from Better Cities will be updated at Council meeting.

2. Architectural and Landscape Standards for the General Plan

Tabled at this time.

3. General Information

Commissioner Parker thanked the Council for being present and appreciates the direction given.

Chair Stevenson advised that the General Plan on the website is still from 2008. Treasurer Youngdell advised that she would get that updated. Commissioner Parker inquired whether or not hyperlinks could be added to the General Plan.

Commissioner Weller inquired about the budget for the Planning Commission. Council Member Carlson inquired whether or not they had the opportunity to attend training. Council Member Furniss advised that they had learned that the Planning Commission is required to have open meeting training annually. Two have been budgeted for at this time.

Motion: Commissioner Parker made a motion to adjourn. Commissioner Gabbert seconded the motion.

The meeting adjourned at 7:25 p.m.

These minutes have been read and approved at the Planning Commission meeting held July 18, 2013.

Scott Stevenson, Chair

Linda Youngdell, Treasure/Office Mgr