



# Planning Commission Work Session

MINUTES

JULY 19, 2011

6:20 PM – 6:51 PM

COUNCIL CHAMBERS

<b>FACILITATOR</b>	Chairman Kenneth Hellewell
<b>NOTE TAKER</b>	Judy Merrill
<b>ATTENDEES</b>	Tyler Bodrero, Braxton Schenk, Dale Rackham, T.J. Jensen, Gregory Day, Curt McCuistion, Michael Eggett, and Kent Andersen

## ITEM 1: DISCUSSION OF PROPOSED AMENDMENTS TO INTERMITTENT COMMERCIAL USES

Kent explained that City staff had been looking at different ordinances for modification and incorporation into the Land Use Ordinance to better regulate intermittent commercial uses. They selected ordinance language from three other cities: Springville, Holliday, and Clearfield. The language before them tonight was much longer than the current Ordinance language comprised of only six paragraphs. One concern with the current Ordinance regarded the need for the City to sponsor the uses if they deviated from the required standards, such as fireworks stands. The proposed language would allow those seasonal events to be legal on their own and give staff clear direction to provide potential applicants.

Gregory asked what triggered this amendment. Mike explained that it was fireworks stands every year and then an incident that occurred earlier in the year. Bullfrog Spas wanted to conduct business on the Don's Meats property and then in the Syracuse Retail Subdivision of the Syracuse Town Center. The current language did not provide City staff with the means to deal with their request, so his Department tried to accommodate them as best as possible through the policy utilized to allow fireworks stands with the understanding that City Council would need to revise that Section of the Ordinance for future applicants.

Tyler agreed, stating that this modified language identified temporary uses much better, such as snow-cone shacks, and allowed them to operate in a manner that would not cause the City issues. Kent concurred, stating that health and safety was a big concern that the current Ordinance did not address. This amendment also shifted the burden onto property owners. Mike used the snow-cone shack in the Syracuse Town Center as an example, because they did not have authorization to conduct their business on that lot from the property owner.

Gregory referred to the sentence requiring a temporary business license and asked if the City currently issued such licenses. Kent advised him that the current fee for a temporary business license was \$25. Gregory then referred to the shed on Antelope Drive, owned by Dahls, used for repeated garage sales. Kent referred to the proposed language that restricted them to only residential zones and asked if they wanted to allow them in agricultural and commercial zones as well without a temporary business license. Kenneth did not have a problem with garage sales in agricultural and residential zones but worried about them turning into flea markets if allowed in commercial zones. Tyler pointed out that the other standards in the proposed section would prevent flea markets by limiting such events to only four per year, which protected the City.

Curt asked how the City would handle haunted houses, corn mazes, etc. Kent believed the requirements for large scale special events would cover those uses. Kenneth asked about the value of having applicants come before the Planning Commission for extensions of up to 30 days for special events. Braxton expressed concern for needed clean up on events lasting that long. Kent pointed out that the proposed language also required temporary uses to conform to all City ordinances, which would refer to the nuisance ordinance and

outside storage. He then suggested leaving it up to the Community Development Director to approve such extensions. TJ believed that any business conducted longer than two months was permanent and should come before the Commission. Mike reminded them that the Commission could be the appeal authority relating to the Director's decisions and recommended allowing one extension at the Director's discretion. Kent could not imagine 60 days not being long enough for any special event. Mike offered to place this proposed amendment on a future agenda for a public hearing.

#### ITEM 2: DEPARTMENT BUSINESS:

Mike reported on their marketing efforts, referring to a City pamphlet Troy created as a tourism booster at Antelope Island and the Davis Convention Center. Troy was also working on a business guide to promote existing businesses and attract more businesses through the right networking as well as feature some attractions at the Island. The initial printing would be about 2,000.

Mike continued by stating that they held a tourism meeting earlier that day in order to try and get some of the City's businesses to participate in an event held in Layton called *The Taste of the Town*. The Antelope Island Stampede Festival would be held some time in September, around Labor Day, and they anticipated up to 25,000 visitors this year. It would be well promoted with a preview held at the community center of the kite flying portion of the festival. They were working closely with Angie Osguthorpe of the Davis Chamber of Commerce to sponsor a trail race at the Island.

Kent asked again for clarification on whether the Commission wanted to allow garage sales in agricultural and commercial zones as well as residential zones. Gregory pointed out the frequency of large garage sales at department and grocery-store parking lots. Tyler voiced his lack of concern to allow them in all zones subject to the parameters listed in the proposed ordinance. Kenneth pointed out the fact that the City would not know whether garage sales in commercial zones were complying with such a proposed ordinance if they did not need a license. Kent suggested adding different requirements for garage sales in commercial zones. Kenneth concluded by stating that, as long as the sponsors had permission from the property owners and a way for the City to verify that permission, he did not foresee problems with allowing them in all zones.

Mike reported on the awarding of the RFP contract for the SR193 development plan to the Grassli Group. The grant the City received would fund the entire planning project. They would be holding a meeting later this week, and their timeline for completion was about 120 days from start to finish. City staff would probably be involving the commissioners for input.

Based on a question from T.J., Kent went over a traffic calming project in the Antelope Run Subdivision due to speed and traffic volumes. Staff had been working with the residents on negotiating ways to potentially slow the traffic. With 1475 West as the primary ingress and egress, they proposed striping that street from Antelope Drive to 1950 South with a center lane, 9-foot drive lanes, 4-foot bike lanes, and 7 ½-foot curb parking. It would give a visual impression of narrower lanes. They would add new speed-limit signs on 1475 West and a new stop sign at the 1950 South intersection, which should also help slow the traffic. They planned to meet again with residents on December 1 to see if any of these measures made any difference. TJ asked if there were plans to shift the crosswalk. Kent advised him that they planned to add a crosswalk at 1950 West with the new stop sign, since there was only a sidewalk on the east side of 1475 West and not the west side, and the crosswalk on Antelope Drive was on the west side of 1475 West, not the east side. So, the City would be approaching UDOT to see if they would move the crosswalk to the east side of 1475 West. Students could then cross right there at the new stop sign at the 1475 West 1950 South

intersection and follow the sidewalk all the way up to a crosswalk on Antelope Drive to continue to Cook Elementary without having to cross 1475 West again to the existing crosswalk on Antelope Drive.  
and

TJ reported on an issue Tex Couch, the Code Enforcement Officer, had been working on at Bluff Road and 1000 West, due to trees and weeds blocking the view of traffic at that intersection. The owner on 1000 West might be moving the trees out of the park strip to mitigate that problem.