



Planning Commission Work Session

MAY 15, 2012

7:03 PM-7:37 PM

LARGE CONFERENCE ROOM

FACILITATOR	Chairman Gregory Day
NOTE TAKER	Judy Merrill
ATTENDEES	Tyler Bodrero, T.J. Jensen, Dale Rackham, Curt McCuistion, and Gary Pratt
CITY STAFF	Michael Eggett, Kent Andersen, and Will Carlson

ITEM 1: EXPEDITED GENERAL PLAN AMENDMENT AND REZONE APPLICATION PROCESS

Kent presented the application he drafted for this combined process and said it was similar to the rezone application, such as the statement that application did not guarantee approval.

Gary asked if this was in line with what other cities offered. Mike and Kent both said they had not researched other cities, but Gregory said Layton City had a similar process and considered this helpful for land owners while protecting the City.

Kent pointed out that City Council would need to amend the fee schedule for this new application. While discussing the \$50 fee, some wanted it higher while others, such as Gregory, felt the higher fee gave applicants some sense of obligation on the part of the City to approve their requests, so he suggested lowering it even more.

Tyler preferred having separate applications so the public would not have to pay up front for a rezone and wait for a refund if the City denied their General Plan request. Although Gregory considered his point valid, he believed this process would be applicable for those who were ready to develop.

T.J. pointed out that public hearings cost a lot more than what the \$50 fee would cover. Mike convinced them to let City staff use the new form with the option to change the process in the future if it became problematic.

ITEM 2: GENERAL PLAN DISTRICT 1

Gregory asked how much discussion commissioners wanted to have on this item without the other two commissioners present. T.J. liked the current proposal, and so did Gary, but they both preferred to wait.

Gregory asked City staff to place this item on the next work session agenda so that the Commission had an opportunity to see what City Council did with their recommended Business Park zone prior to making their final recommendations on District 1.

ITEM 3: DEPARTMENT BUSINESS

Mike advised commissioners that Councilman Shingleton suggested last week, during their Council meeting, that, in light of recent issues relative to motions, the Commission look at their bylaws as they relate to legislative actions and align their rules of orders and procedures with the Council's once they finish their discussions and adopt a final version.

Gregory referred to an email he received from Mike Thayne inviting commissioners on a site visit to Tooele to see a similar development to the one they were proposing here. He asked if any of them wanted to attend on Friday, May 25, or in June around noon. None of the commissioners present were available to participate during the work week, except T.J.; however, T.J. pointed out that he would not participate simply because he was an adjacent land owner to the proposed site and would have to recuse himself from the item anyway. Tyler said he preferred reviewing a power point presentation to a site visit so far away.

Dale asked about the costs of City infrastructure to support such a development and for necessary emergency response efforts in cases of oil or fuel spills. Mike advised him that impact fees would address the infrastructure and that, in cases of necessary clean-up efforts, they might be able to bill for some or all of it. The Davis County Public Works Department had concerns with the project and made some strong recommendations that presented an uphill battle for the Thaynes.

Mike then reminded commissioners that there were two terms expiring at the end of June that the Mayor would need to reappoint or fill with the consent of City Council.

ITEM 4: NEXT AGENDA

Gregory said the next agenda so far only had the reconsideration of cul-de-sac lengths item for the regular meeting and General Plan District 1 for the work session. T.J. asked for a discussion item to further review and formalize a process for scheduling public hearings. Gregory agreed.