

Minutes of the Syracuse Planning Commission Work Session, November 3, 2015

Minutes of the Syracuse City Planning Commission Work Session held on November 3, 2015, at 6:00 p.m., in the Conference Room, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present:

Commission Members:	Ralph Vaughan, Chairman TJ Jensen Curt McCuiston Greg Day Grant Thorson
City Employees:	Jenny Schow, Planner Paul Roberts, City Attorney Noah Steele, Planner Stacy Adams, Admin Professional
City Council:	Councilman Mike Gailey
Excused:	Commissioner Rackham Commissioner Moultrie
Visitors:	Adam Bernard

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1. **Department Business:**

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a. City Council Report

Planner Schow stated the City Council discussed the skate park and potentially starting up a mentoring program to help guide the activity that is going on there and maybe eliminate some of the problems they are having with the skate park.

Another item from the Director was the water conservation plan was discussed which Council should be acting on December and this will give the City basically a 5 year guide for the water impact and how the residence can help with the impact and provide good water usage.

The City is potentially looking at updating the rules and procedures for public comment, there was some discussion on how public comments will be taken and held in the meetings, mainly effects City Council but if there are updates the Commission will want to look at it as well. Commissioner Jensen stated he did suggest to the Council that they use the same language the Commission uses in the general public comment section. Planner Schow stated it is easier to keep the procedures consistent between the two bodies, but it is not necessary that they are identical. The ice skating rink is coming back, the grand opening is scheduled for Saturday November 21st from 10-2 at Founders Park, in the Lyons Club pavilion.

The Mayor has scheduled a series of Town Hall meetings, basically broken the City down into 5 different regions and they will be inviting each region on a separate night to have discussions with the Mayor. The first meeting is scheduled for November 12th and the next one is November 18th at 630pm, the remaining 3 meetings will be held off until after the holiday season and will resume in January.

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b. City Attorney Updates

No updates from City Attorney Roberts

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c. Upcoming Agenda Items

Planner Schow stated there are two more site plans coming up, Lakeside Church on Gordon and Beehive Assisted Living on 1000 W north of the Elementary School.

Public Hearing for the General Plan Text and Map amendments for the Commission to potentially making a motion and recommendation to the City Council at the next meeting.

Public Hearing for two code amendments, Industrial Architecture and Minor Residential Subdivision at the next meeting.

2. **Discussion Items:**

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a. General Plan

Planner Schow stated Commissioner Rackham was not present, but Commissioner Rackham and Commissioner Jensen submitted one updated copy of the General Plan. The updated version was submitted to City Department heads and feedback is starting to come back and will be provided to Commission at the next meeting, basically just asking for

factual, accuracy type information as requested from Commissioner Rackham. Commissioner Vaughan asked when it comes back to them will it all have the same color code. Planner Schow stated yes, she will compile all the comments into one master document for simplicity. Commissioner Day suggested they should hold off until feedback comes in to discuss it, other than belabor it and really complicate it. Commissioner Jensen stated he did send his changes to Commissioner Rackham but they did not get incorporated into the document and was asked to try to provide a closing for the document. Commissioner Jensen stated he looked at a couple adjacent cities general plans and something that Clearfield did that jumped out, is they actually have a flow chart in their general plan that talks about the process to update the general plan, so one doesn't have to jump through code and figure out when the next update is, it is covered in the document. Commissioner Jensen stated he submitted an electronic copy to staff earlier and has handouts. Commissioner Jensen stated this closing section page would start at 9.1, the next page has a flow chart which shows the steps in the process of updating the general plan and the last page is closing statement which would go before the acknowledgments.

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Commissioner Vaughan asked if this was an addition to what had been submitted prior. Commissioner Jensen stated this is his proposed amendment. Commissioner Vaughan stated they have had an issue in the past where they get something at the time of the meeting and they do not have a chance to really study and read it out, it is kind of difficult for a Chairman to be able to conduct a meeting. Commissioner Jensen stated he did submit a less pretty copy to Commissioner Rackham minus the fancy flow chart but for whatever reason that did not get submitted with his changes. Commissioner Vaughan asked Commissioners Jensen when he submitted this update to Planner Schow and wondering why she wasn't able to get it out in an email before the meeting. Commissioner Jensen stated he submitted it to Planner Steele. Commissioner Jensen stated since this is work session and since they discussed it, it would be an addition. Commissioner Vaughan asked if this would be coming back to them in another work session as opposed to a readymade document. Planner Schow stated it was forwarded to her today at 4 minutes to 5 o'clock from Planner Steele. Commissioner Vaughan stated staff hasn't had a chance to review it. Commissioner Thorson stated they would address it at the same time they would address other staff comments. Commissioner Day agreed and that way they can all review it. Commissioner Thorson asked City Attorney Roberts if they tell people how they can change the plan in the plan and in the code, if one or the other changes or one and the other is different, is that a problem. City Attorney Roberts stated yes, they need to make sure they are accurate. Commissioner Thorson stated that is why he would tend to not say it twice, as an engineer, make a dimension and make it hard to find and it is never wrong, because it is only once. Commissioner Day stated he agrees, example Saratoga Spring has a flow chart on their wall that is so complex and convoluted and to try to figure it out, inherently they are going to make a mistake in the future, perhaps not this Commission but someone else and it will have something conflicting, thinks it is a great idea, but thinks they need to contemplate it deeper.

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Commissioner Jensen stated his thoughts on it were basically it is the general plan, it should be a one stop document. The problem with the code right now is there are so many cross references to stuff and sometimes stuff gets mixed because it is not all in one section. What we are starting to do in the code is we are referencing the code section it comes from but we are also making sure to include a brief summary of the code of whatever section we are dealing with to try to reduce that cross referencing, that has been kind of our tendencies in some of our recent code resolutions and this is kind of going with that. Seen at least one other general plan where they do exactly this, they have the procedure in there, that way the public when they are looking at the document.

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Commissioner Day asked City Attorney Roberts if the code and the general plan are in conflict, which one would succeed. City Attorney Roberts stated the code would probably prevail. Commissioner Thorson stated one way to make it work would be to the method to change the plan is in this code and generally is this process and be vague. Commissioner Jensen stated he tried to stay away from specific dates in the flow chart. Another thing we could do, and maybe something the Council may suggest if they adopt the Title X changes, essentially since they are talking about locking down the general plan, should add that appendixes to that plan can be amended at any time, since it is a data document it is not a law document it is just basically data and stats, this could be an appendix, not included in the general plan itself but text stating see appendix 1 and see flow chart and if the City Council ever needs to change the flow chart they can but don't need to open the general plan. The flow chart is just reflecting what is in Title X right now.

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City Attorney Roberts stated another option is the general plan is going to be on the website, they could have a document like this just next to it, so it is not adopted but it just there for reference f people want to see how the process is. Commissioner Vaughan asked if they have any idea what type of format the Mayor wants to adopt for his presentation, something like this might be nice to have up on the wall, as an example of how things can be done, copies or salient points of the general plan to hand out, especially the basic philosophy of what the plan is. Do we have any idea how the Mayor is going to handle that, with what the Mayor is going to have, a chart like this can be very helpful and some of the recommendations that have been proposed by the Planning Commission are available also to be discussed at that time might be good for additional comment to come in to see, not knowing how detailed or expansive the Mayor wants his presentations to be, whether working with staff or by himself. Planner Schow stated he is talking with staff to have a platform for the meetings, with handouts and maps and possibly a questionnaire involved.

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Commissioner Jensen stated if they take the future updates to the general plan and generalize it to say that the process is outlined in Title X and also a flow chart on website, take it out of the general plan itself but mention it exists and then the closing statements, if everyone is good with that. Commissioner Thorson asked if the closing statement goes into the text. Commissioner Jensen stated yes. Commissioner Thorson asked if the text is just a build up to the chart. Commissioner Jensen stated it is basically explaining to people that there is a process to update the general plan, but will change the language to say as reference in Title X whatever. Commissioner Day stated he likes the chart and think they could put it in the Planning office so people can see and on the website, that is what the purpose of the chart is. Commissioner Jensen stated the goal is since they are going to hard closing, people will understand how that process works that is the purpose of the chart. Commissioner Jensen stated there is one other change he'd like to see to the language, this compliments a resolution City Council passed earlier this year, it is a minor change.

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Commissioner Vaughan stated any time they have submissions on this, they need to be submitted in a more timely fashion so staff has an opportunity to review them in advance and get them posted. Commissioner Jensen stated his instructions were to submit to Commissioner Rackham and so he submitted the version of this without the flow chart to him last Monday and thought he was working on this and was submitted in the packet, but looked at the packet yesterday and saw it was not in there. Commissioner Day stated his suggestion is to table this until they get all the comments in, because it is really unproductive to come in and get comments at 5 o'clock, table the discussion for tonight, get all the comments in, Commissioner Rackham should be the point man on this, it should be handed back over to staff, he's done with the committee, it should be closed down, table it for tonight and wait until after all the comments are in.

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Commissioner Jensen stated they still need to make a recommendation to the City Council at their next meeting, they have asked for one. Commissioner Day stated he is okay with that, but can't give stuff at 5 o'clock and then say we have to get to it. Commissioner Jensen stated he followed procedure and unfortunately that Commissioner didn't follow through. Commissioner Day stated they are all imperfect people here working at this. Commissioner Vaughan stated they are still bound by what the rules of staff and submission and it is just difficult and tough, would have certainly liked to have had a lot more time to review this rather than being handing it to at the meeting. It didn't get into the packet, but this is critically important and studied what is in the document there may have been some additional comments on it. City Attorney Roberts stated that was his thought also. Commissioner Vaughan stated it happens. Commissioner Day stated at some point they have to draw a line in the sand and say they are not going to take more comment on this. Commissioner Jensen stated as a Commissioner he can submit an amendment, which is what he has done. Commissioner Day stated he understands that and they are all trying to do their best to get it going, for practical, being very pragmatic if we have a recommendation at the next meeting, at some point we have to say all comments have to be in by such a date. Commissioner Thorson asked if they are supposed to give the City Council a recommendation on this. Commissioner Day stated that is what he just heard. Commissioner Jensen stated they will be voting on it first of next month. Commissioner Vaughan stated they are trying to, but as an applicant themselves if they are not complying with the applicant rules, the rules are it wouldn't be accepted, staff is not going to put it on an agenda if it is not ready. Commissioner Day agreed. Commissioner Jensen stated this is why he is proposing it as an amendment. Commissioner Vaughan stated approve it for the next opportunity when it is ready so they do have complete packets. Commissioner Vaughan stated he hopes that everyone had a chance to review 10.20.060, there is some heavy stuff in there. Commissioner Jensen stated he thinks that City Council will be voting on it at their next meeting. City Attorney Roberts stated it will be in their meeting in December, they will review them all at once.

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City Attorney Roberts stated some changes had been made at the request of the Mayor and City Manager at the Council level. Planner Schow stated there were a few changes, the Commission already acted and made a motion on it. The Mayor and City Manager wanted to meet to discuss what the Planning Commission was forwarding to the City Council so they were on board. There was a recommendation that they define applications for the open amendment period verses applications when it was closed so the content is the same it just makes it clear. City Attorney Roberts stated the effect is basically the same they were trying to soften it up a little bit so the developers don't think they are not interested. Planner Schow stated it is not different content it is just broken down, open amendment period and closed amendment period, so it is very clear how to apply during which part of the cycle. If the Commission would like it to come back for them to review, it can be put on the next meeting agenda to look at and re-do their motion or if they are comfortable with that change. Commissioner Vaughan stated it sure would be nice to know what the Mayor and City Manager are thinking on that. Commissioner Jensen stated he wouldn't mind seeing it come back, if they aren't going to approve it until their meeting in December. Planner Schow stated she can add it to the agenda and notice it tomorrow and the Commission can do another recommendation on it. City Attorney Roberts stated it was a draft and he didn't believe anyone had a chance to comment on it yet. Planner Schow stated no one had, it is the same content from what they had already approved, but if they would like to review it. Commissioner Jensen stated if it is ready, we can leave it to the Chairman's discretion, if it is not ready.

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Commissioner Jensen stated there is one other thing he wanted to point out, in the flow chart, there is section that talks about if the Planning Commission has their scheduled openings which have to give a 90 day notice, but if the City Council opens, there is no talk about the noticing on that and think that does need to be defined in some way, whether

that is upon the City Council deciding to open, the Council will give 2 week notice or 4 week notice or whatever it is that they are giving of that opening, not currently in the ordinance. Planner Schow asked City Attorney Roberts if he was okay with bringing it back even though they have made a recommendation on it. City Attorney Roberts stated they can always bring it back to review. Planner Schow stated she will put it in the next packet and they will have time to review it and discuss it at the next meeting and make sure they are still comfortable with it. Commissioner Vaughan asked if it had ever been an issue with the City Council and the general plan before, as far as opening and closing. Commissioners stated it had always been open. Commissioner Jensen stated it is a paradigm shift from what they currently doing. Commissioner Day stated no, the way it previously was the City was divided into 10 districts, at each time the general plan was always open one district over a 5 year rotating period, they had to open it up every 5 years, so that is the way the previous Planning Director's way of doing it and a lot of people do it that way. Commissioner Jensen stated before that the general plan was opened once every 5 years that was when changes could be submitted, that was the only time it could be changed, that was how the City did it for decades. They started to do it by every district but that was when Ninigret and West Davis and everything else, they wanted to suspend that process and so the general plan has been opened ever since, it was never officially closed, because there has been all these amendments coming forward, which is completely different from how the City has handled it in the past. That was why the general plan committee wanted to go to a strict system that is defined.

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Commissioner Vaughan asked if that was something the City Council specifically requested or they said they did not want to do the district they want to run to a different standard or was it a previous Director. Commissioner Day stated it was the committee that was put together and there was a couple councilmembers who were on that committee, this was within the last year, Commissioner Rackham and the general plan committee put together the idea that it would be closed every 2 years. Commissioner Jensen stated the Council's main direction has been that every time he has had discussions with Council members is that they want the general plan to be closed, they don't want it to be perpetually open, they actually want it to be physically closed for a period of time, in that respect, the Council is in agreement with what the committee did. Whether the specific committee recommendation is what the Council wants they don't know yet, because they haven't voted on it. Commissioner Vaughan stated it would have been nice if the City Council had spoken as a body saying that Council wanted it closed as opposed to two members who were attending, not speculating, but given what today is and who those people are, they may or may not be around and hate to have a new Council come in to be bound by something that was done by people that are no longer with the City next year.

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Commissioner Jensen stated in the general plan language in section 5.2 goals, paragraph 3 talking about West Davis corridor. Planner Schow stated she thought they were going to hold the comments until the next meeting and move onto the next item, until they have everything together. Commissioner Day stated that would be his recommendation, unless they can move quickly. Commissioner Jensen stated this one is short, essentially since the Council put the resolution forward yesterday that they wanted to see the alternatives process for West Davis Corridor, they want to see that process continue to play out, they weren't necessarily happy with how it currently proposed but they still want to work with UDOT. Wanted to make the proposal at the end of the first sentence, add text 'in regards to the alternatives to the corridor'. Commissioner Vaughan asked how can they comment on that tonight, right now. Commissioner Jensen stated because it is in work session, that is what they do. Commissioner Vaughan stated it is open to discussion, but he is presenting definitive language and has staff seen the definitive language. Commissioner Jensen stated he is proposing it right now as an amendment. Commissioner Day stated take it down and put it in, take note and move on. Commissioner Day stated they are giving staff an impossible task of all these colors and they have to assign a color for each night and it is impossible. Commissioner Vaughan stated he is sorry staff has to do that but it is the most important document and it has to be letter perfect, it has got to be dead on. Commissioner Day stated he total agrees but they are making it so impossible. Commissioner Vaughan stated not making it impossible, they are making it specifically clear and readable for anybody who picks it up, but right now it is a basket case, colors all over the place and no one in this room hat knows what any particular section says all the way through.

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Planner Schow asked Commissioner Jensen to send an email with his changes. Commissioner Vaughan stated all Commissioners are invited to participate and send any thing in, but make sure it is in a timely fashion, get it into staff, so staff has the opportunity to get it out. Commissioner Thorson stated just understand it is going to get lumped in with all the other comments that they address at the end, not every time.

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Commissioner Vaughan stated the worst problem that they have here, is tonight they have 5 Commissioners, last meeting they had 4, half of that meeting is not here tonight. In the prior meeting where they discussed that, half of the people who are here where not there for that, we haven't gotten 7 people in how many meetings. Talking on attendance, was one thing he was going to bring up, they are talking about the most important document and they cannot get 7 people in the room at the same time, it is embarrassing for the Commission. Commissioner Jensen stated since they are talking about attendance, he wanted to point out that the 7 people attending their meetings has been a problem for well over a year now, there have been a few meetings where they have had full attendance, but in general they are always missing at least one Commissioner and this is why he really thinks they need to have an alternate because an alternate could be

there to vote and especially in light of the revelation they figured out last time, where they are supposed to have 4 affirmative votes to approve anything, which is according to Title III.

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Commissioner Jensen stated there is one other minor change he noticed under acknowledgements in the back, it says general plan committee, has his name at the bottom that should say advisory role, he was not a member of the committee, he was just there to advice.

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Commissioner Vaughan stated he thinks an alternate under the circumstances would be a very important thing and would like to see it as an agenda item to make a formal proposal to ask the Mayor and Council to reconsider the existing position if not having an alternate position. As an example at the last meeting, they had 4 members, if one person had decided to vote no on any of the items they discussed, it would have failed, even though it would have carried by a majority at that meeting, it still would have failed because 4 people which is the majority of the Planning Commission would not have heard it. If they had an alternate or they had increased attendance, they could have had a discussion on that and thinks it is one of the things they need to bring up at another meeting.

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Commissioner Jensen stated he would formally, even though it is just a work session and they are not voting, but he would very much like to see the Planning Commission formally make a request to City Council to get an alternate member, since the other Commissioners seem to be more busy these days and this is volunteer roles to get people to show up in the first place is nice and they do get a stipend, but it is minimal, the fact that they have 5 people at the meeting tonight that are willing to set aside their day, their Tuesday night s to come in to discuss City business, thinks that is great, it just hasn't been, they haven't had full attendance for a while and when they did have an alternate, until the alternate was removed last year, the alternate voted nearly every single meeting they had, the only time the alternate gets to vote is if someone is missing. The fact that he voted at almost every single meeting, over 2/3, not every single meeting, but the alternate was an active participate in the votes and think that in itself speaks volumes. It is great the City Council wants us to show up every time, it just doesn't happen.

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Commissioner Vaughan stated he didn't mean to side track on attendance and apologized, but thinks Commissioner Day has an excellent idea as far as keeping track on this, what else can they do to discuss these items. Commissioner Day stated he wanted to clarify, he thinks Commissioner Jensen's comments are great and wants participation in the general plan and thinks they are all kind of experiencing this as, they are sort of belaboring the general plan at a very extreme. It has been open for the last year and they've been talking about it, they need to draw a line in the sand and if they miss it this time they can add these texts or whatever the next time it is open in 2 years or whenever, it is not going to be amiss. Commissioner Thorson stated he has read the general plan and he would approve it right now as is. Commissioner Day stated quite frankly he would too, he would approve it tonight. Commissioner Thorson asked what are they supposed to be discussing regarding the general plan. Planner Schow stated if they had any other comments. Commissioner Thorson stated the status is, it is in staff comments and Commissioner Jensen made some comments. Commissioner Day stated take the comments and put it, at the Chairman's discretion move it onto the agenda and move forward.

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Commissioner Jensen stated as he pointed out last time, the main reason that we discussed having a meeting this time is Planning Commission hasn't had a chance to review the proposed map changes that was really the whole point of this meeting. Commissioner Jensen asked the Commissioners if they were okay with putting him as an advisory role for the general plan committee, because he didn't get to vote, they asked him suggestions and gave them to them, but let them make decisions. Commissioners stated they were fine with it.

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b. General Plan Map

Planner Steele stated he updated the existing general plan map with the changes summarized in 4-5 points. It was missing a lot of institutional uses, like schools and City buildings and open space zoned parks, those aren't proposing any zone change, just updating what is on the ground, just a matter if they ever wanted to change or a future vision of City owned land that wasn't zoned institutional. Planner Schow stated the added category for institutional is now blue. Planner Steele stated open space is light green. Out by the sewer district there was a big research park on the existing and since the sewer district does not want any development and wants to be a buffer zone out there, the committee felt that would probably not ever going to be feasible to have a research park out there, so change it to buffer as an open space. The other changes in the south east corner of the City, those are conservation or nature conservancy or URMCC, wetlands and other agencies which are lumped together as HATCH and wetland preserve. It is not very practical that there will be industrial or commercial in wetland preserve so proposed to change to open space. Along the south edge of Gentile, the committee felt that there is some potential for some agricultural uses out there, maybe even very large development. In general the south edge of the City needs to be, those views are beautiful and attracts a lot of bicyclists that come through and is an asset to the City. The other change is there is additional R-1 that is being driven by sewer serviceability, by Still Water. Minor changes and in the committee there was a lot of discussion about different neighborhoods and there really wasn't ever a consensus, in his opinion as a Planner thinks if there are more changes to the map and neighborhoods there should be some additional public input, some small area plans like intersection of Antelope and 2000 W, once West

Davis corridor comes in, that is going to change a lot land use plans as well and wanted to get the Commissions comments and thoughts on the appropriateness of changing the A-1 to R-1 and industrial, and the other changes.

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Scout Troop arrived. Planner Schow welcomed the scout troop and gave a brief explanation of the City maps and zones.

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Commissioner Jensen stated he wanted to propose two clean ups to the map. Basically where the additional A-1 is proposed, it is the north east corner of a lot, he would propose that would be extended all the way across that lot, since the corner is R-1 extend it to A-1. Planner Steele stated he can make that change to the map. Commissioner Thorson asked how it got drawn mid parcel. Commissioner Jensen stated he gave Planner Steele to put it at the half mile but wasn't sure where it ended, essentially the line is on 2500 W, having to do with the sewer line and how far south it can go.

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Commissioner Jensen stated the square parcel has been sold to Davis School District potentially for an Elementary school for future development. Planner Schow stated she would like to make a recommendation because of the changes they have forwarded on to the City Council for the R-1, because they have recommended to no longer allow the Cluster in A-1 Zone, it is a good idea to add R-1, following the sewer line may actually be limiting some future developers because they could potentially use the Ag zone if it were also R-1, they could be using as the agricultural preserve and still getting that density, which is the only way that the Cluster zone is going to benefit any developer that comes in. it is a great property for clustering development, to preserve that open space that possibly can't be served by sewer, not sure if they want to limit the R-1 to just the part that can be serviced, when they could find a density bonus and preserve the open space at the same time. Something to think about while they are making the changes to the map at this time, just because the land is not serviceable by sewer doesn't mean they couldn't get a great opportunity of getting that preserve or possibly developed into some useable open space for the City, since the recommendation submitted to the Council limited the cluster to the R-1 Residential. Commissioner Day stated the R-1 cluster would give more of an opportunity to the City to retain high quality open space in perpetuity. Commissioner Thorson asked if they didn't they would have to go get a portion of the A-1 rezoned or the R-1 would be limited. Planner Schow stated if they closed the general plan and make it so that it can only be opened every two years but they have a developer come, that land is for sale, nearly 300 acres is up for sale, if a developer comes in 2 ½ months with a deal and the general plan is closed, they have to open it. Commissioner Day stated what will happen is they will end up with for lack of better word, track housing on the R-1 side, otherwise it could be a nicer community with open space and would preserve the lower end, it would do both. Commissioner McCuiston stated it would relocate their densities.

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Commissioner Jensen asked if they were talking about extending it down to Gentile St and 3000 W. Planner Schow stated at minimum. Commissioner Jensen stated it will be up to the Commission, as one of the property owners affected there, trying to forward the committee's recommendations as to what was shown on the map, if the Commission wants to extend that recommendation that is certainly in their purview. Commissioner Vaughan stated he was not excluded from the discussion. Commissioner Jensen stated it is a gray area, he doesn't really want to have to vote on his own property. Commissioner Day stated he can't talk about it and then say he doesn't want to talk about it. Commissioner Jensen stated he'd rather step back from a decision. Commissioner Vaughan stated by him telling them exactly what his concerns are and explaining where his interests are that helps the Commission shows they are not doing anything for him. Commissioner Jensen stated in the interest of disclosure so everyone is clear he pointed to the map location where Jensen brother's farm and ranch was located as well as other property that is current up for sale. Commissioner Thorson asked what the negative impact would be making it all R-1 in the plan. Planner Schow stated they would still have to come in and ask for a re-zone and the Commission has every right to say no, so if it on the general plan as R-1 it doesn't mean they have to re-zone it as R-1. Commissioner Day asked about the sewer line is still limiting, most of that property they would need a sewer lift station and the sewer district currently does not allow. Planner Schow stated the City is not in favor as well. Commissioner Day stated the best thing for that owner would be able to put the property that is not serviceable in open space. Commissioner Jensen stated to play devil's advocate, if they took one of the long parcels and do an R-1 cluster, what that is going to do is they are going to have 7,000 sq. ft. lots, some small lots among some of the larger lots in those other areas, so it kind of breaks it up. If the idea is to have an R-1 track verses the R-1 cluster is going to have half that land with very dense lots, which not necessarily opposed to, just pointing out that is going to be a side effect. Commissioner Day stated that would be the negative.

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Planner Schow stated they already have dense lots going in over there and that is the market trend, they have to consider what is selling out there, they have half acre subdivisions with plenty of available lots that have been there for years and years and have Still Water and Trailside Park and subdivisions like that that they can't keep up on them. Commissioner Day stated he lives directly adjacent to half acre lots and they are the lowest value homes. Commissioner Jensen stated probably since the mid 2000's doesn't think any large track A-1 have ever been developed, but we don't have a lot of people showing up to say they want large acre lots. Planner Schow stated they have had one development in 3 years that are half acre lots and that is Avery Gardens, there are 6 lots and not one has sold and they have 2 beautiful homes on them, they are great location, not what people are looking for right now, the majority, the right buyer will buy there. Planner Steele stated the two scenarios before them, they can strictly go by the division of A-1 and R-1, the R-1 will

develop they will maximize their density in the R-1 and then the remaining A-1 will be limited to 2 acre lots but not developable, may just end up with agriculture or fields forever down there unless there are ever lift stations allowed. The other option of the R-1 is they will have greater density on the north than what would have been with the normal R-1 because they will get cluster benefit of taking all that density of what is undevelopable anyway and putting up there. So they will get higher density than what they would, but there will be more imaginative design in the neighborhood which could be park spaces and open spaces that could be a nicer neighborhood, the density factor. Planner Schow stated another thing to consider looking at the larger lots, they have a bigger change coming through, so having some higher density along that isn't necessarily going to be a bad thing those big buffer zones break everything up naturally anyway. Planner Steele stated once a freeway interchange there probably going to want to change the land use anyway. Planner Schow stated probably not going to sell half acre lots with big fancy homes right by an interchange, so things to consider.

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Commissioner Jensen stated he had 2 other items he wanted to discuss, they still need to discuss if they want to extend it down to Gentile. Commissioner Vaughan asked if they could put together a Jensen map with the Schow exception Planner Schow stated it would just be expanding that one parcel, the rest is already outlined. Commissioner Vaughan stated just to show, he thinks there are some sympathetic people understanding what his comments are, like the idea of it. Commissioner Jensen stated they could have two proposals to consider and adopt map A or map B. Commissioner Vaughan stated it might be nice to see if it is possible what that winds up showing them, it would be easier to see it visually. Planner Schow stated City staff and Department head can create a proposal for that area for the Commission to consider. Planner Steele stated he can easily do those two things and thinks the longer they keep it in work session it will prolong passing it along to the Council. Planner Schow stated they can create that for the next meeting.

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Commissioner Jensen stated there are 2 other areas of the City he wanted to discuss. Regarding the City Center, he had a land owner talk to him about a parcel, across from the City Hall there are 4 parcels zoned for Professional Office, essentially facing the road and as far as developing the back part of the land, they have indicated an interest in having R-3 on the back 2/3 instead of Professional Office because if the houses stay there is going to be Professional Offices back there and they have had no interested in the back part of the parcel and it has R-2 next to it, approximately 4-5 acres total. They would like the Commission to consider it.

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Commissioner Jensen stated the other thing is along SR-193 and 2000 W. The general plan as it currently reads talks about this entire corridor, the commercial corridor, and thinks that since UDOT is going to eventually extend SR-193 but the WFRC has indicated the extension of SR-193 down to 3000 W, it is on their first priority list, they would like to see that as soon as possible. One of the things he had already discussed was along with when they start to tear 2000 W apart, they have discussed building SR-193 to 3000 W to help reroute traffic, for the people who won't be able to access 2000 W due to construction, they may put that road in fairly soon, he would propose that they talked about it anyway, using the parcel line and extending commercial all the way across off SR-193, 1000 feet off 300 W landing is, if that goes residential as it is zoned right now they are going to lose commercial opportunities for that and since they are discussing the general plan and since they have already rezoned others to commercial, it make sense to follow that all the way through. Commissioner Thorson stated to add that to the proposed map for the next meeting. Commissioners agreed they liked the idea and they had talked about it before, following the parcel line along there.

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Planner Schow stated the City is also looking at locations for a park and this is a general area for one of them that came back from the parks master plan, so would hate to change it to commercial and then the City have to buy commercial land back.

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Commissioner Jensen asked if the Commission liked the City Center change as well. Commissioner Vaughan stated they were all in agreement on that. Planner Schow stated she had been contacted by the property owner several times with the potential of them wanting to tie into Craig Estates with site plans to create two cul-de-sacs and possibly do the density of Craig Estates and actually buy into their home owners association. Adam Bernard stated he has talked to Planner Schow several times about the property. He stated they do not have the acreage to do the PRD type development with that density and so they are currently working with a developer to see how many lots they would be able to get with an R-3, since they would be long lots with the cul-de-sacs there, R-3 is probably the best they would be able to do at best and they would still be larger than 7,000 sq. ft. lots. Planner Schow asked if they were still looking to tie into Craig states. Adam Bernard stated they are still looking at that, he is meeting with the HOA to see what their conditions would be on that, either off that subdivision or off of 2000 W in between the residential lots. Commissioner Day stated to add it to the updates for the map at the next meeting.

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c. Code Amendment Minor Subdivision

Planner Schow stated she brought this idea to the Commission a few meetings back, they have been needing to do this for quite some time. The proposal is to do a minor subdivision process for 10 lots or less, State Code actually is even less restrictive than what they are proposing here for 10 lots or less. Researched a few city codes, this would basically be a new section of code to Title VIII, they would still have to follow all the rules and regulations of a regular subdivision just

that if it is 10 lots or less they would do concept and final, instead of concept , preliminary with Planning Commission, preliminary with City Council, final Planning Commission, final City Council, skip the preliminary stuff and do it all at once. They still have the same abilities, just don't have to make them come twice for something. Commissioner Thorson stated the State is less restrictive, how many lots do they allow. Planner Schow stated the State does 10 or less, they don't even require them to do a recorded plat, which it is cleaner to have a recorded plat just for the City's end. Just proposing that they have this process so they can skip one step. Commissioner Thorson stated 10 or less in an R-1 would be 3-5 acres or so. Commissioner Jensen stated when they discussed it previously was the 10 number they all agreed on, he thought maybe it was 4 or 5. Commissioner Day stated 10 is a common number. Planner Schow stated there was never a hard number, 10 is where the State divides it. Commissioner Jensen stated he wanted to point out where it states less than 10 lots, he is good with that as long as it is less than 10 in the entire text. Planner Schow stated in the definition it is referred to as small subdivision and is proposing to change that to minor and will change the text to 10 or less throughout. Planner Schow stated they would do concept with staff and then they would bring them to the Commission for recommendation to the Council and then they would go to the Council for a final, just one time instead of twice, saving the applicant some fees and City staff some time.

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3. **Commissioner Reports:**

Commissioner Vaughan stated there were a couple things that he mentioned at the last meeting that he wanted to bring up, they talked about attendance and then the other thing he wanted to talk about was term of the Chair. In their Bylaws right now it shows the first meeting in July and thinks they should move it to the last meeting in June. It was mentioned possibly the first meeting in January but then if a person is in the middle of their term and they do not get renewed or half way through the year they would be faced with finding a Chairman in the middle, so the last meeting in June and the basic thinking behind that is this would give everybody on the Commission would be experienced with the performance of the people that would possibly be nominated as opposed to someone that is coming in and doesn't know anybody and would be voting on something that they are not quite sure on. Planner Schow stated she would put the Bylaws on the work session for the next meeting. Commissioner Thorson stated then they are stuck with a Commissioner they didn't get to vote for, for a chairman they didn't vote for. Commissioner McCuiston stated every item he's seen it happen they just follow with whomever. Commissioner Vaughan stated it isn't officially in the Bylaws for the Planning Commission as far as when they only have a minimum number of members, it might be codified in the Bylaws so they know specifically that should they run into that situation. Planner Schow stated if any of them have anything in the Bylaws they would like to be amended or changed email them and will put them on for the next work session.

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Commissioner Jensen stated the other issue is in Title III which relates to their Bylaws, because the Bylaws say with the majority of Commissioners present to support a motion it passes, Title III says four Commissioners must support any action they take, that usually means 4 have to vote aye, where there is 4 there or 7, they need to discuss and ask the Council to change Title II so it can say the majority of Commissioners present or if they want it to say 4 or better. The Bylaws either need to reflect Title III or they need to change Title III to reflect the bylaws. Commissioner Vaughan asked City Attorney Roberts which he preferred and he stated it is a policy question, there is no State law governing that, the City Council has a law, but the Commission as far as they have a quorum they can have the majority of the quorum. Commissioner Vaughan asked to have it added to work session with a recommendation to have it follow Title III. Commissioner Jensen stated they would have to have 4 people vote aye, he would rather it be majority of Commissioner resent, that makes more sense. Planner Schow stated if they have any other recommendations for the Bylaws send them in by Tuesday the 10th by 5pm to be included in the packet for the next meeting, so staff can try to get the packet out on Wednesdays consistently has not been happening with all the different submittals coming in late.

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4. **Adjourn**