



MINUTES
Planning Commission
Regular Session
Tuesday, October 25, 2022

IN ATTENDANCE

Commissioners Present: Chair Karen Ellingson, Genevieve Baker, Michael Farrer and Brett Nelson

Commissioners Excused: Rod Parker and Kay Heaps

City Staff: Josh Yost, Community Development Director
Carla Wiese, City Planner
Heather Goins, Executive Assistant

City Council: Matt Packard

CALL TO ORDER

Chair Ellingson called the meeting to order at 7:02 p.m.

APPROVAL OF THE AGENDA

Commissioner Farrer moved to approve the agenda as written. Commissioner Anderson seconded the motion. The vote to approve the agenda was unanimous.

APPROVAL OF THE MINUTES

September 13, 2022

Commissioner Anderson moved to approve the September 13, 2022 meeting minutes. Commissioner Farrer seconded the motion. The vote to approve the meeting minutes was unanimous.

CONSENT AGENDA

No Items

ADMINISTRATIVE SESSION

Josh Yost, Community Development Director, and Carla Wiese, City Planner, presented. They gave an update on the following current planning projects: Reframing Downtown, Active Transportation Plan, 1600 South Corridor Plan, Station Area Plan, General Plan, North Main Street Plan. The presentation slides are attached.

Director Yost introduced plans and had the Planning Commissioners categorize them.

He said the things to be discussed tonight are in the General Plan and Master Plan areas. Some are specific and some are more general.

Reframing Downtown

Carla Wiese, City Planner, presented. It is a small area plan for a small area in the City. The study goes from 400 N to 800 S. There are draft recommendations. There will be upcoming meetings with Design Workshop and the City, in November, but more likely in December. The Draft Plan to come early 2023.

She discussed survey results in regards to Downtown. She proposed the question 'why now'. It will ensure Main Street is more than just a street. We have made changes in last few years and there have been economic changes. Now we are at Stakeholder meeting #4.

Throughout the study small town feel came up a lot. This is defined as art, character, historic and food. Other top answers included more restaurants and entertainment downtown and making Art City more than just a name.

Chair Ellingson asked about Rivoli theater and SOS pharmacy. Ms. Wiese said Mellissa closed on the Rivoli. She has talked about the programing and what it can be used for. Performance, music, theater groups that are partnering with her to make it interesting. We are waiting to see what is going to happen there.

Active Transportation Plan

Director Yost talked about the Active Transportation Plan. It started in fall of 2020. Now we are working on addressing staff concerns and working to unite positions from the departments and staff members. It is a well written plan and we are spending time to make sure it is feasible.

1600 S Corridor Plan

Director Yost said we now have a draft plan. He showed graphics of the trails and road connections. There will be commercial uses adjacent to the freeway and 1200 W and 1600 S hub for the RC zone. SR- 51 and village mixed commercial surrounding those areas. To the very South there will be lifestyle village type uses. The Transportation Plan builds on the existing Transportation Master Plan.

Commissioner Baker asked if some of the lines on the iteration are trails. Director Yost said yes and explained the connections. Chair Ellingson asked about the trail on SR51. Director Yost said it will connect.

It will be January 2023 before this gets to Planning Commission.

Ms. Wiese presented the rest of the items.

Station Area Plan

Ms. Wiese said the plans have their own geographic area or subject matter, but their synergy is crucial. When we talk about one plan, we discuss the others.

For the Modern Income Housing plan, the Station Area Plan has to be looked at in a ½ mile radius. UTA is leading the project. HB 462 requires station area plans. Then they say what you have to do in them.

Required elements are to have vision, a map and implementation plan.

We did the procurement and the contracting with the consultant.

Chair Ellingson said if UTA is ready to put the station in, if the landowners aren't ready, does that change it? Ms. Wiese said that we are working together with them now. They come to biweekly meetings. Commissioner Nelson asked if they are amicable. Ms. Wiese said yes, they have been open and willing to express concerns. It has been amicable and a good working relationship. They wanted to be involved in the process.

General Plan

The RFP and general scope are finalized. The Community Board was the primary steering committee. The Mayor has requested this to start in Quarter one of 2023. This is the Granddaddy of all plans. We have a mandate from the State to have a scope for 20-25 years and reviewed and updated every 5 years. General Plans have required components. One is a land use element. The other is a transportation element. We now have to include water and Modern Income Housing in the General Plan. We have presented that and it will be part of the larger planning effort.

North Main Street/Gateway Small Area Plan

MAG Technical Assistance to Government Grant. We had to submit a letter of intent. Invitations to apply were due December 2022. Award of funding will be in Spring 2023. The funds will be disbursed July 2023. There is a match of 13%. It runs from 1400 N to 400 S.

The money is not guaranteed yet, but we feel we will get some of it. Commissioner Farrer said has to be given to any communities. Ms. Wiese said they have a finite amount of money, but they have a lot of money. Commissioner Farrer said it is \$50 million. Ms. Wiese said it is a good chunk. That was their point of the letter of intent. To see what the requests would be and then decide how to divide it. We have had good discussions with MAG.

Chair Ellingson asked about the timeline and when the Planning Commission will we be dealing with these. Ms. Wiese said the Active Transportation Plan and Main Street Plan would be the soonest. One will be the initial draft and then final draft for Active Transportation Plan. The Station Area Plan is a little way out. Probably start seeing that in chunks in the Spring. The General Plan will be at least a year before adoption. North Main Street will be as soon as we know more about it, we will be working on it, probably the 3rd or 4th Quarter of 2023. The 1600 South project will be coming soon.

Commissioner Nelson asked about the timeline for 1600 S construction. Director Yost said UDOT is doing frontage roads and ramps in the Spring. They should be out and done by early 2026.

Chair Ellingson asked if we get the money from MAG, when will we need to use it. Ms. Wiese said we want to use it soon.

Director Yost announced news received yesterday. Ms. Wiese submitted projects to the APA and two were awarded. Ms. Wiese said she can't take credit they were done before she got here. She just submitted them. The awards ceremony will be sometime in

December and the time is set for 11:30 a.m. to 1:00 p.m. They were for the Westfields Central New Neighborhood Plan Lakeside Overlay on an achievement and one for merit.

LEGISLATIVE SESSION:

No Items

With nothing further to discuss, Commissioner Farrer moved to adjourn the meeting. Commissioner Anderson seconded the motion. Chair Ellingson adjourned the meeting at 7:54 p.m.