

## Syracuse City Planning Commission Meeting December 20, 2011

1. Meeting called to Order and Adoption of Agenda

Planning Commission Chair Gregory Day called the meeting to order at 6:01 p.m., indicating that City staff posted the agenda 24 hours prior to the meeting and delivered copies to all Commission members. Gregory Day offered the prayer, and Curt McCuistion led the pledge of allegiance.

Members Present: Chairman Gregory Day, Vice Chairman Gary Pratt, Kenneth Hellewell, Tyler Bodrero, T.J. Jensen, and Curt McCuistion as well as City Planner Kent Andersen, City Engineer Robert Whiteley, and Administrative Secretary Judy Merrill

Excused: Braxton Schenk and Dale Rackham

Visitors: Dale Cook	Julianne Griffin	Michael Gailey	Jay Bollwinkel
Will Springmeyer	Chaz Bollwinkel	Chris Cave	Shilo Weaver
Shane Crowton	Dean Rasband	Holly Rasband	Brad Frost
Shawn Kearl	Veronica Johnson	Carl Cook	Steven Davis
Pat Zaugg	Ray Zaugg	Robert Favero	Wade Stoker
Jerry Stoker	Branyn Bodily	Craig Johnson	David Griffin
Jolene Goff	Brad Taylor	Tom Freeman	Lurlen Knight
Mark Bailey	Ross Thurgood		

Commissioners reviewed the December 20, 2011, Planning Commission meeting agenda.

T.J. JENSEN MOVED TO ADOPT THE DECEMBER 20, 2011, AGENDA AS OUTLINED, SECONDED BY KENNETH HELLEWELL; ALL VOTED IN FAVOR.

2. Approval of Minutes

Commissioners reviewed the minutes of the December 6, 2011, meeting and work session.

T.J. JENSEN MADE A MOTION TO APPROVE THE DECEMBER 6, 2011, MEETING AND WORK SESSION MINUTES AS WRITTEN, SECONDED BY GARY PRATT; ALL VOTED IN FAVOR.

3. Public Hearing: Proposed Amendment to Land Use Ordinance for Cluster Subdivisions

Chairman Day explained that this Section of the Ordinance had already gone through several revisions and considerations in several meetings. Planner Andersen summarized the two major changes proposed. The first would reinstate the R-1 zone to qualify for clustering, up to 4.75 units per net acre. The second amendment specified development-agreement requirements and their need for approval by the Planning Commission and City Council.

Chairman Day reconvened the public hearing, tabled during the December 6, 2011, meeting. No one came forward, so he closed the public hearing.

GARY PRATT MOVED TO RECOMMEND APPROVAL OF THE PROPOSED AMENDMENTS TO CHAPTER 16 OF TITLE 10, THE LAND USE ORDINANCE, REGARDING CLUSTER SUBDIVISIONS, SECONDED BY T.J. JENSEN. GREGORY DAY, GARY PRATT, CURT MCCUITION, TYLER BODRERO, AND T.J. JENSEN VOTED IN FAVOR, WHILE KENNETH HELLEWELL VOTED AGAINST.

4. Public hearing: Discussions and recommendations of Districts 1 and 2 of the General Plan.

Chairman Day provided some background on the creation of the 200 South Committee to consider potential land uses in that area. The Commission held a public hearing on Districts 1 and 2 of the General Plan on December 6, 2011, and continued it until that evening, when Chairman Day would be reconvening the public hearing for further comments and possible recommendation.

Planner Andersen referred commissioners to their packets, explaining that staff added an economic analysis from MGBA for review. The City hired MGBA to study the SR193 corridor and its impacts on the region. The analysis included research that would be helpful for commissioner and others present to see.

MGBA held a stakeholders meeting, with property owners in the affected areas, on December 15, and planned to hold two public hearings in January.

Will Springmeyer, from Bonneville Research, stood before commissioners to explain the analysis. They looked at three main uses: 1) the business park with its job creation, 2) housing, and 3) the commercial element. The Ninigret Group planned to purchase two major parcels from PRI for the development of a business park. The resulting jobs would create a major economic engine for the region by driving housing and commercial development. They would probably build about 2 million square feet of industrial space, producing between 1500 and 1800 jobs with a wage scale of \$20-\$40 per hour. In order to make commercial uses more viable, the area would need more housing. At this point, there would not be enough rooftops to support a grocery store at the corner of 2000 West 200 South, which would be the most likely spot for such an anchor tenant. When asked about a destination store, such as Costco, he explained that those types of uses were a regional draw that required even more houses. This location would have a lot of competition with the Syracuse Wal-Mart. Because of the number of immediate households, he believed the corner location would most likely be a local grocery store. Commissioner Bodrero asked him to explain the difference between required number of housetops for regional and local retail stores. Mr. Springmeyer told him it depended on drive times and number of households located within those drive times. The ranges went from convenience to regional draws, with about 50,000 rooftops required for regional stores and 10,000 for neighborhood stores. An isolated grocery store needed about 4,000 rooftops within a 6-minute drive. He then referred to Sandy City as an example of a municipality very against multi-family housing. Many of their residents' children moved to other more economical places, resulting in a loss of population and a demographic shift. If Syracuse planned correctly, they could capture the younger generations, as well as seniors, with multi-family housing. When asked to identify the area planned for higher-density housing, he pointed to the area furthest west but stated that PRI still owned the 32-acre corner they were retaining for future commercial use. Planner Andersen explained that staff submitted a request to PRI for comment on the type of land use they would propose for that corner, and he would share their answer with commissioners when staff received it.

Chairman Day explained that The Ninigret Group came forward before the Commission closed these districts, while commissioners waited for reviews from the 200 South Committee and MGBA. The Committee presented their findings, but MGBA had not yet completed their study. Vice Chair Pratt pointed out that, in conjunction with these planning groups and within the scope of their research analysis, MGBA had also been talking with the other adjoining cities regarding the amount of impact this project would have on their communities. Commissioner Hellewell asked staff to project the 200 South Committee's map on the large screen, and he identified the various selected uses, particularly the R-1 and R-2 residential zones. The proposed Business Park zone the Committee wrote was new, which the Commission would consider again in the future for possible adoption. The red areas would be commercial, and green would be recreation for a large park around the high school. The intended goal was for an aquatic center in conjunction with the school district for shared use. He pointed out the marked difference between the Committee's proposal and The Ninigret Group's proposal.

Chairman Day reconvened the public hearing, tabled during the December 6, 2011, Planning Commission meeting, and invited all interested parties to come forward and comment.

Lurlen Knight, 400 South 2000 West, pointed out that he had been part of the 200-South Committee and that the subject land was surrounded by residential and the high school. Even with the industrial zone on the northeastern portion of the municipal boundaries, they hoped for something that would fit into the City better. He expressed several concerns with The Ninigret Group's disinterest in trails or walkways and with the rail and truck traffic. With the SR193 improvements, 200 South would be busy, and now 700 South would, too. The Governor, County Commissioners, and Mayor wanted to promote jobs so that residents did not have to drive to Salt Lake, but this development as proposed would distort the community. It only created production jobs and apartments, and apartment jobs were not what Syracuse wanted. Those types of wages would not sustain and support families in single-family residential homes. Rather, it would produce jobs for a job center that would then need housing for its employees. He asked commissioners to please consider the Committee's adopted plan and not let this developer decide how the community would look. He still believed Syracuse would get jobs without making the whole area an industrial park. Ninigret Park in Salt Lake had no

residential nearby and was a good place for that type of business, because it was land not fit for any other use. However, the 200 South area was all fields and a residential community.

Shawn Kearl, 1669 West 925 South, stated that he was not a long time resident like the farmers in the subject area, but he had a young family and planned to stay in his current home for his children to attend Syracuse High School. After studying the proposals and looking at different business parks in Utah, he had a great deal of concern for the high volume of vacancies, even in newer facilities. If this were to happen in Syracuse, the developer would not be able to fulfill their promise of bringing good paying jobs to stimulate the City's economy. According to the General Plan, the median annual household income in 2007 was \$75,165 and the moderate annual household income was \$60,132. The jobs this development expected to attract would pay approximately \$20-\$40 per hour. The smaller community feeling was what drew him to Syracuse. He believed such wages would change the perceived value of the City. The General Plan also stated that "the remaining three corners of (the land area adjacent 700 South and 2000 West)...should be planned for commercial developments that are congruent with the local residential communities as well as the high school." He understood that industrial parks, due to their nature of use, were too dangerous to integrate walkways throughout their developments for the general public. He then asked how that would be congruent with a high school and its students walking to school every day and how it could maintain the safety of this community by having roads dumping out high volumes of traffic onto 700 South and the other directions. He encouraged commissioners to think about how the plan proposed by The Ninigret Group would meet the City's goals outlined in the General Plan with residential uses on all three sides and a high school right in the middle of it.

Ray Zaugg, 1593 West 700 South, addressed commissioners by citing the fact he was a member of the 200 South Committee and lived very close to the affected property. The Committee tried to listen to the will of the residents in that area as well as residents in general by looking for a safe recreational area for children. There was not a better location than by the high school. The hope was to develop a baseball complex, soccer and football fields, and other park amenities for relaxation and family gatherings as well as a place to hold the City's Heritage Days' events, such as the fireworks. The Ninigret Group's Salt Lake facility had salt grass and standing water surrounding it, which was a perfect place for their industrial-type uses that covered it with concrete buildings. However, this particular area had been farmed for many years with nutrients continually put back into the ground, which made it shovel ready for park land with a walking path around the perimeter. As time and money permitted, the City could develop it into a recreation center that included participation by the School District for construction of a pool for their swim team and the general public. He suggested selling a portion of the Jensen Park land, since the West-Davis Corridor would probably go through it. The City could then use that money to pay off the deficit in the Park fund and use the balance for trading and acquiring a portion by the high school for a park. The school and park could then share parking to save on asphaltting valuable land. He referred to the promise of 1200-1800 jobs but pointed out Ninigret's study results regarding commercial and retail uses on 200 South and the already overabundance of vacant commercial and retail buildings in the City. With that many new jobs, he believed the increase of people would certainly warrant retail on 200 South. He suggested they look at that again and plan for commercial uses along 200 South to attract traffic from Syracuse and West point. One of the Committee's objectives for that area was to develop quality, high-paying jobs rather than \$40,000 a year wages, which he considered medium pay. He asked commissioners to adopt the recommendations of the Committee and integrate the plans by approving the necessary zoning designations and overlay plan.

Pat Zaugg, 1593 West 700 South, came forward next to emphasize the fact that she had been to every SR193 meeting and participated in the planning meeting held at the community center with other Syracuse, Clearfield, and West Point residents, City officials, and university planning students. They sat at tables with big aerial maps and discussed and planned what everyone wanted developed there. City officials then presented those maps and formed the Committee on which both she and her husband participated. Committee members proposed good ideas knowing full well that the end product would not include 100% of their requested goals. Since they completed their plan last April, she asked why the Commission had not yet reviewed and adopted it so it could have been in place before this property became available for sale.

Chairman Day explained how the City received a grant that allowed MGBA to study the area as a whole, encompassing land in all three cities, which delayed the Commission's consideration of the Committee's plan until after MGBA concluded its findings. Mrs. Zaugg expressed concern with the Commission not

being able to consider the Committee's proposed zones now that The Ninigret Group knew the General Plan was open and could request whatever zoning they desired. She asked if they were aware the City might not approve industrial zoning throughout that entire area. Chairman Day told her he could only assume they were aware. Mrs. Zaugg referred to a meeting she attended the previous Thursday with many residents who had concerns regarding the industrial/business park, which they believed would be more of an industrial than business park, so close to the high school and residential areas west of the power lines. Although there should not be any truck traffic on 700 South, since the road would not have a wide enough turn radius, they were certain the number of employees would have a huge negative impact on traffic. She referred to The Ninigret Group's proposed map with a road going south from SR193, just east of the ball park, which she believed was a huge mistake. Traffic was bad already, and the City should not allow an increase of vehicles to dump onto a narrow two-lane road. The residential areas needed larger buffer zones if the industrial park extended all the way to the school property line, and she did not consider parking strips and a few trees as adequate buffering. Her husband grew up there, and they planned to stay. These proposals all affected them greatly as well as others living nearby who purchased nice homes and did not want to relocate. She referred to the impact on property values with an industrial park across the street. She served on the community council of the high school, and the council had concerns with students walking on that road. She heard more screeching tires again just that morning and afternoon. If The Ninigret Group built 600 apartments by the high school, which would average 4 people per apartment, they would house up to 2400 people. The FBI's recommended number of police, based on population, would require the City to hire three more full-time officers and purchase all the related equipment, which would be a huge expense. She encouraged them to look at the zoning carefully and keep the desires of the citizens in mind, rather than allowing development of an industrial park by the high school. They attended the meetings and saw what The Ninigret Group wanted. When asking other cities about the affects of these types of developments within their boundaries, they cited problems with drugs and with the gangs that tended to congregate in such areas. If this were a professional business park, she did not believe the residents would have any issues adapting, but she did not believe the subject area was well suited for industrial uses.

Brandon Bodily, 1654 West 770 South, came forward stating that he had been living near the subject area for about 9 years. His ancestors were the first to build a cabin here, and he enjoyed the culture and community. The worst part of living in Syracuse was traveling through Clearfield to get here. The apartment complexes and industrial parks were eyesores. The first house he purchased was within a high density area with condos and townhouses in North Ogden. It was the slums of the City. No matter how nice the apartments, it was just a matter of time before they turned into slums. He did not necessarily oppose apartment complexes, but he opposed locating them next to a high school. He viewed the proposed industrial park as simply an extension of the Freeport Center, because it would not take long for it to deteriorate into the same type of look and feel. Professional complexes would bring in daily populations that could support new restaurants. He believed that partnering with Clearfield on the planning of this area was a big mistake.

Carl Cook, 2458 West 700 South, explained how he drove 700 South, heading east and west, every day and could not wait to get through Clearfield and back to his nice bedroom community. He did not want to see something developed here that discouraged people from putting down roots and staying here. He saw this project as the first step to forcing good people out of the area and causing this great City to become an extension of Clearfield. If Syracuse needed high-paying jobs, they should work with the neighboring city by getting on board with the Falcon Hill project. It would provide thousands of such jobs, requiring a much easier commute than Salt Lake, without impacting the lives of residents here. He expressed support for the Committee's plan and asked commissioners to consider that first, because it was not put together by consultants or other cities. It would be a better fit for residents.

David Griffin, 2480 West 700 South, approached commissioners with concerns about the need for a new school and asked if it would be due to the development of cluster housing. Commissioner Hellewell explained that Syracuse Elementary was on a year-round schedule and that Cook and Buffalo Point would probably follow suit. The only reason a school reverted back to a traditional schedule was when the District built another school in the same city. Regardless of whether or not Syracuse allowed apartments, Davis County said they would still need another school.

Jolene Goff, 1865 South 2350 West, spoke as a representative for the Syracuse High School Community Council and resident in that area. Her son moved out of Clearfield and to Syracuse, because he wanted the home and lifestyle available here. As their Council met last week about the potential population increase from apartments, they identified many concerns. Traffic was already terrible on 2000 West during the school commutes while having to jockey with trucks going to Wal-Mart. Apartments would simply exacerbate the problem. She asked how the City would control the traffic and where they would place crossing zones. They shared the same concern for 700 South 1000 West, due to several accidents there, because teenagers were not the most alert drivers. The accesses were small, with no natural left-hand turn lanes or buffer zones for people needing to drive back and forth. Approving an industrial zone on 1000 West would have a negative impact on the commute times of most working people and on the safety of their children. The church house on 700 South was a natural crossing zone for students walking from the south. She heard students continually saying how they were almost killed on their way to school. The area right around Antelope Elementary used to be a very nice bedroom community. When the City allowed all those apartments, the school went from a normal elementary to one with a 100% turnover, which meant that 100% of the children attending at the start of the year would not be back the following year. This was a big concern for Davis County, the teachers, and families, because it meant no continuity for the community. The developer of the apartments put in a nice park with walkways, but nice amenities did not prevent people from moving in and out. Syracuse would be creating the same problems here.

Dale Cook, 2436 West 700 South, stood next and voiced agreement with the previous comments. The subject area was the very last open space in Syracuse and would deeply impact the residents. The traffic from Freeport Center was extremely difficult, and he could not imagine the City allowing that type of traffic here. Whenever his co-workers looked for homes or places to build, Syracuse was always on their lists. Although he appreciated the need for new jobs, Syracuse offered an environment of open space, top-notch schools, and places for residents' children to live and spend money. He grew up here, lived in the same home, and had no plans to leave. He loved the area and its history. Many great things developed in Syracuse, and one of them was the beautiful high school. It was a crown jewel that needed development around it that ensured it stayed that way. He expressed support for the Committee's recommendations. That area had a lot to consider with no short-term solutions. He believed putting high-density housing there would be short sighted, and commissioners needed to consider future plans more cautiously.

Ross Thurgood, 2418 West 700 South, cited some very visible examples of what the industrial park would look like in 20 years—Freeport and the ATK missiles plant. He asked why commissioners would not want to keep Syracuse the most beautiful City. Residents did not need an industrial park that erased the last of its open space. Traffic would not get any better. He could not back out of his driveway at 7:10 a.m., due to the high school commuters. He asked if commissioners really wanted to compound that issue. The potential of another elementary school would impact traffic even more. He understood concerns for the economy but advised them to step back and make sure they were doing the right thing so that Syracuse did not have to look back in 10 years and realize they made a mistake. Freeport jobs were great for younger people, but residents would not want to live by Freeport. Everyone was asking commissioners to consider their comments and put the right uses in the right places and require a buffer zone by the school to make sure the students would be safe and residents could live in a community that others would like to live in as well.

Brad Taylor, 897 South 2500 West, hoped the City would keep the community and its desires in mind. Although a \$40,000 salary sounded fine, he pointed out that the Federal free/reduced lunch program based their qualification level on a \$41,000 salary. He, too, had concerns with the road running east of the baseball fields and asked them to please put in more thought for a buffer zone.

Vice Chair Pratt stated that the Commission had been eliminating all the high-density zones in the City for the last couple of years, and there would be no place in Ninigret's plan for high density housing unless the City changed its Land Use Ordinance. He then pointed out that younger people usually had double incomes so that, together, a family most likely earned \$90,000 between them. Those families who did not have two incomes would most likely rent in Clearfield rather than any high-end apartments that might be built here. The City would be adding a Business Park zone to entice businesses for corporate headquarters and high-end manufacturing, light manufacturing, and high-paying assembly jobs within a nice looking business park rather than industrial park like Freeport Center. Industrial parks could look nice, which was

what The Ninigret Group specialized in. He then pointed out that The Ninigret Group was not there due to any negotiations from Syracuse, Clearfield, or West Point. Davis County and the State did the courting. What the City wanted compared to what The Ninigret Group proposed appeared to be diametrical. He assured the residents that the Commission was not ignoring any of their concerns and that the first presentation given them regarding this proposal was only a couple of weeks earlier. He thought commissioners made it clear to The Ninigret Group that the Commission liked the 200 South Committee's plan and, in order for them to proceed, they needed to consider the residents' desires. Although they were in the business to make money, they were a first-class, well-managed operation that only employed professionals to put these things together. Commissioners could not ignore the potential of such a development and would work to maintain it within the framework of traffic safety, needs of the schools, and desires of the residents. Syracuse needed some kind of income source to improve roads, the parks, and get out of debt to avoid raising taxes.

Lurlen Knight, 400 South 2000 West, stood again to point out that the northeastern portion of 1000 West was already zoned Industrial, so The Ninigret Group could break ground and start construction at any time. Once begun, it would gain momentum. It would not be hard to get the existing rails up and running again. Vice Chair Pratt was confident that The Ninigret Group would not move forward with such a small parcel of property.

Chairman Day then closed the public hearing.

Commissioner Hellewell expressed great disappointment in not having the 200 South Committee's plan in place before a developer came forward. If they had been able to approve it beforehand, this developer would already know what the City wanted.

**KENNETH HELLEWELL MADE A MOTION TO RECOMMEND APPROVAL OF THE GENERAL PLAN AMENDMENTS AS PROPOSED BY THE 200 SOUTH COMMITTEE AND CLOSE DISTRICTS 1 AND 2, AND FORWARD IT TO CITY COUNCIL.**

Vice Chair Pratt questioned the ability to recommend approval of a plan that included a new zone not yet adopted. Commissioner Hellewell advised him that the Commission could recommend approval of the Business Park as a draft zone. Vice Chair Pratt asked about the possible impacts such a recommendation could have on The Ninigret Group's decision to move forward. Commissioner Hellewell stated that they would have to follow the plan as laid out. Planner Andersen reminded them that The Ninigret Group could come back and request that the City reopen District 1 of the General Plan for another review. Chairman Day voiced concern that the current land owners were not involved in the Committee's discussions, even though they chose not to participate. Because it affected such a large tract of land without applicable input, he did not believe it prudent to plan for a City park on someone else's property. It was a great idea but somewhat impractical. Commissioner Jensen agreed and expressed discomfort with the large amount of recreational area proposed, although he did want a buffer around 200 South and the high school.

Chairman Day considered \$20-\$40 per hour wages as good and asked to know the Committee's expectations. Commissioner Hellewell told him they wanted something similar to Legacy Park. Chairman Day questioned whether the wages of the employees within Legacy Park were any higher.

Commissioner Bodrero believed that commissioners were spending too much time speculating and getting off base. He did not think it wise to forward a recommendation onto City Council. Although the Committee's plan was applicable at the time, he believed the additional study by MGBA and the desires of a potential developer warranted further consideration. The Committee had been unaware of how many acres a business park would support.

Commissioner Hellewell expressed concern with the current C-2 zone and simply proposed the General Plan amendments to get rid of it, which would allow the City to then discuss and negotiate changes with a potential developer after City Council approved them. The Ninigret Group would then work with the City, because a more appropriate General Plan would be in place that dictated the desires of residents. He believed it shortsighted not to include any commercial.

Planner Andersen considered the recommendation of the proposed amendments as currently presented would be premature, based on conversations with The Ninigret Group. From a staff member's perspective, he considered it unwise to forward a recommendation, knowing more information would be forthcoming and that they would have to return to this same point for the same discussion and considerations.

From a planning perspective, he believed it made more sense to have all the information first before they forwarded something to Council.

Chairman Day stated that the Commission had a standing motion by Commissioner Hellewell and asked if there was a second. Because there was none, the motion failed.

Commissioner Hellewell asked commissioners if they would have any concerns with a motion on just District 2. Planner Andersen stated that, based on comments received from the economic group regarding the amount of general commercial the City could support, he felt there should be sufficient concerns that warranted further discussions. Most commissioners agreed that they wished to wait until after MGBA and The Ninigret Group submitted more information after the public hearings.

TYLER BODRERO MADE A MOTION THAT THE COMMISSION TAKE NO FORMAL ACTION AS IT RELATED TO DISTRICTS 1 AND 2 UNTIL AFTER HAVING FURTHER DIALOGUE WITH THE NINIGRET GROUP AND RECEIVING INFORMATION FROM THE MGBA STUDY. T.J. JENSEN SECONDED THE MOTION.

GARY PRATT MOVED TO AMEND THE MOTION SO THAT IT DID NOT PRECLUDE COMMISSIONERS FROM DISCUSSING WITH STAFF OR CITY COUNCIL THE PROGRESS OF THE NINIGRET GROUP. TYLER BODRERO SECONDED THE AMENDMENT. GREGORY DAY, GARY PRATT, TYLER BODRERO, T.J. JENSEN, AND CURT MCCUITION VOTED IN FAVOR. KENNETH HELLEWELL VOTED AGAINST.

#### 5. Stoker Gardens PRD Subdivision Final Plans

Planner Andersen first introduced the City's new Public Works Director, Robert Whiteley, who was transitioning between working in the same capacity as the former City Engineer, via a consultant with JUB Engineering, and the responsibilities as the Public Works Department Head. The engineering concerns for this development, located at approximately 2040 South 1000 West, were highlighted in yellow. Planner Andersen and Engineer Whiteley went over the outstanding issues, which included the need to ensure maintenance in the development agreement of the public open spaces. Vice Chair Pratt voiced concern with development agreements that outlined landscaping but not replacement of trees and other items that died. Planner Andersen explained that the landscaping maintenance would become the responsibility of the HOA and that the City would not approve a building permit before approval of CC&Rs.

Planner Andersen then explained that, during review of these final plans and the Land Use Ordinance, staff identified an issue with the building heights. The PRD zone required heights to be "equal to the horizontal distance from the nearest zone boundary with a maximum height of 30 feet to the top of the roof ridge." Since the rear setbacks were only 21 feet on the south side and 15 feet on the north side and the height of the buildings were 26 feet 3½ inches, the developer would need to reduce the height, reduce the depth, or eliminate units to increase the setbacks from property lines. However, staff realized that the PRD zone's height requirements were much stricter than any other zone in the Land Use Ordinance:

- A-1, R-1, R-2, and R-3: "As allowed by current adopted building code," which was 35 feet.
- P-O, GC, and C-2: "The height of buildings over 35 feet may be equal to the horizontal distance from the nearest zone boundary line. Buildings 35 feet high or less may be located within 10 feet of the zone boundary line."
- Research Park: "Building height shall generally be no greater than 45 feet. However, building heights in excess of 45 feet may be equal to the horizontal distance from the nearest zone boundary line. Buildings within the zone may be no closer than 15 feet from the zone boundary."
- Industrial: "35 feet for buildings from 0 to 100 feet from the zone boundary; 55 feet for buildings from 100 to 200 feet from the zone boundary; 100 feet for buildings more than 200 feet from the zone boundary. When an industrial lot is adjacent to or faces upon another non-industrial zone, the yards in the industrial zone that are adjacent to or face upon the other non-industrial zone shall be a minimum of 20 feet on all sides. Exceptions to this requirement may be granted by the Land Use Authority for industrial zones that are adjacent to other industrial zones or agricultural zones if all proposed structures on the industrial property meet minimum fire protection requirements..."

Considering the fact that buildings in the adjacent A-1, R-1, and future GC zones could include buildings as close as 10 feet and up to 35 feet high and, in R-2, as close as 8 feet to property lines, this

building-height requirement seemed particularly onerous in nature to PRD developments. Therefore, City staff recommended consideration of a proposed amendment to this zone's building height standards to match those of other zones. If commissioners agreed, the Commission could recommend approval of the proposed amendment and final plans for the Stoker Gardens PRD Subdivision in their January 3, 2012, meeting. The original elevations did not include colors, so staff also requested an updated colored elevation and details on the parking areas, lighting, and signage. The plans also needed to include measurements on the identified clear-view area. When Planner Andersen mentioned the need to remove the landscaping requirement along the southern boundary line, so as not to conflict with the existing utility drainage pipe, Vice Chair Pratt asked if that would be setting a precedent that would affect adjacent properties. Both Planner Andersen and Engineer Whiteley did not believe it would have any impact on other developments, because the City needed to protect its storm drain, which was a vital part of the City's infrastructure to prevent flooding upstream. The storm drain was about 6 feet down with 3 feet of cover. Even a pine tree grew deeper than 3 feet. Commissioner Jensen agreed. Commissioner Bodrero suggested relocating that landscaping requirement somewhere else in the development. Mr. Hamblin agreed to that suggestion.

Planner Andersen then pointed out Director Eggett's comments, in red, in the development agreement document, which did not address the cell phone tower.

Chairman Day asked if Lot 68 would be considered a flag lot, which the City did not allow. Secretary Merrill explained that it would be a flag lot in any other zone; however, the PRD zone had no lot-width requirements. Therefore, it only needed frontage on the road, which this lot met.

Commissioner Jensen asked about the height requirement. Because Engineer Whiteley served on the Commission for many years, he recalled the reasons for recommending such a requirement because of some developments proposed with very tall buildings for high density, which produced an outcry from the citizens and its ultimate demise. In order to prevent that from happening again, commissioners looked at setbacks and buildings heights and recommended these requirements without actually putting them into place. Looking at it now, with a two-story development in a PRD zone abutting different residential boundaries, the City could relax that setback to be more compatible with other residential and commercial zones.

**T.J. JENSEN MADE A MOTION TO EXTEND THE MEETING BEYOND 9 P.M., SECONDED BY TYLER BODRERO. GARY PRATT SECONDED THE MOTION WITH AN AMENDMENT TO INCLUDE A 5 MINUTE RECESS. ALL BUT KENNETH HELLEWELL VOTED IN FAVOR.**

Commissioner Hellewell preferred requiring the setbacks on the north and south to be the same.

Mr. Hamblin explained that he spoke with City staff about the building standard and believed their development would have over the minimum-required percentage of rock and HardieBoard. The units fronting or having the sides face the public road would have a 4-foot wainscot. Their other developments had close to 50%. He then asked about the concern for the amount of parking and handicap stalls. He asked if the City wanted a stall or two dedicated for handicap. Chairman Day suggested he allow some stalls to be handicap accessible but not necessarily marked as such. Vice Chair Pratt suggested not putting one in unless requested by a potential buyer, because they would most likely be in the wrong places wherever they put them. Planner Andersen encouraged Mr. Hamblin to put it in the CC&Rs.

Commissioner McCuiston questioned the grading plan that showed some minimum .5% slopes on asphalt. In his experience, they usually ran into problems designating anything less than 2% and typically wanted a waiver for drainage. The parking lot areas had half a percent running almost an asphalt swale and spilling out over a sidewalk. One way to handle that type of slope would be with a concrete waterway, which provided a hard edge to pave up to with asphalt as well as increasing the asphalt's longevity. The grading on the east end, where the existing building sat, looked as though it had a lot of water draining to lots 1-4. The property seemed to generally drain to the west, so he asked if they planned to put in a swale and run it to the south or west between lots 4 and 5. Chris Cave, of Reeve & Associates, agreed to look at that and propose changes.

**T.J. JENSEN MOVED TO TABLE THIS ITEM UNTIL THE JANUARY 3, 2012, PLANNING COMMISSION MEETING, BEGINNING AT 6:00 P.M., IN ORDER TO CONSIDER REVISIONS TO THE LAND USE ORDINANCE SPECIFIC TO HEIGHT REGULATIONS IN THE PRD ZONE. GARY PRATT SECONDED THE MOTION; ALL VOTED IN FAVOR.**

6. 2012 MEETING SCHEDULE

Vice Chair Pratt asked that the Commission receive a request when City Council needed to bump them out of the Chambers for one of their regularly-scheduled meetings.

GARY PRATT MADE A MOTION TO KEEP THEIR MEETING SCHEDULE AS OUTLINED IN THE PLANNING COMMISSION BYLAWS, SECONDED BY T.J. JENSEN; ALL VOTED IN FAVOR.

7. Adjournment

GARY PRATT MOVED TO ADJOURN AT 9:20 P.M.; ALL VOTED IN FAVOR.

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Gregory Day  
Planning Commission Chair