



Planning Commission Work Session

MINUTES

MARCH 1, 2011

6:39 PM – 7:31 PM

COUNCIL CHAMBERS

FACILITATOR	Chairman Kenneth Hellewell
NOTE TAKER	Judy Merrill
ATTENDEES	Vice Chair Tyler Bodrero, Gary Pratt, T.J. Jensen, Dale Rackham, Gregory Day, Curt McCuiston, and Michael Eggett

ITEM 1: COMMITTEE REPORTS

Gary reported on the Syracuse City Center Corridor Committee. He stated that Dale volunteered to work on that Committee as a co-chairman. A comment was made from the general public and his Committee about an email from the Mayor and City Manager, sent to them and the Commission Chairman requesting the suspension of the Transportation Committee until further notice. This was confusing to him, because he believed that each committee had a key component of transportation in it. If they wanted to suspend one, they should have suspended all of the committees. He then referred to some maps Mike gave the commissioners that evening asking for input. He made the point that either the City wanted or didn't want their input. Kenneth advised him that, once City Council made their recommendation, they planned to unsuspend the Transportation Committee, but he gave no public explanation as to the reason for the City's decision. Gary explained that, because of these decisions, their Committee was unable to submit any feedback through the Planning Commission regarding UDOT's proposed West-Davis Corridor options. Other than that, he had nothing new to report. Kenneth then encouraged everyone to submit their individual comments directly to UDOT concerning the Corridor.

TJ explained how Commissioner Braxton had been facing a temporary crunch in his work schedule and unable to meet. However, TJ pointed out that, even though the West Davis Corridor affected the general transportation of the City, the location of the Corridor would not be that much of an impact as would be the location of the interchanges. As discussed in the last City Council meeting, Syracuse needed an interchange at Gentile for emergency response and commercial development in that area. Four miles between the two exits would just be too much. There was nothing new to report. They had the master transportation plan that Robert Whiteley helped them put together, and they would be fine tuning that and the purpose and needs as well as addressing some other issues they discovered over the last couple of weeks. T.J. invited Curt to join their committee, and Curt accepted.

Kenneth asked Greg to be on the 200 South Committee. Tyler then stated that they had nothing new to report since their last meeting. The next planning meeting would be Thursday, March 3, at 6:30 p.m. in the community center to go over the overlay zone.

ITEM 2: DEPARTMENT BUSINESS

Kenneth reported on last week's City Council meeting. He then passed out assignments for the Commission's public meetings and asked them to let him know if he needed to make any adjustments.

Mike pointed out some Stoker family members present who wanted to discuss a proposed development on their property. In the past, they attempted to rezone it residential and still wanted to apply for a similar zoning. City staff would be meeting with the potential developers the next day to discuss their options and would probably be presenting to the Commission some amendments to Title X and the General Plan for their consideration in the near future.

Mike then referred to a meeting earlier that day with Clearfield and West Point cities regarding the SR193 road improvements to discuss some regional planning efforts they were pursuing while incorporating any comments and thoughts from the sub-committees and direction from the Planning Commission itself. They were moving forward with an RFI and would forward that to the Commission Chairman for review and dissemination. Staff would put it out for bid fairly soon and try to get it advertised in April.

Mike referenced the West Davis Corridor next, stating that staff had been dealing with some very involved studies and reviews of everything UDOT put together. Staff came up with some interesting information that they would be putting together with a report including West Point's thoughts on the Corridor. He thought it very likely they would have a meeting with UDOT prior to the next City Council work session to review some of staff's concerns that had become apparent. He strongly encourage those who had not yet looked at UDOT's finding to review the preliminary wetlands report and learn how they came up with their concepts and visions. Staff would be presenting their findings on Tuesday before City Council.

Lastly, Mike reported on his meeting with the Mayor, City Manager, and Davis County Community & Economic Development staff last Friday in an effort to have them assist Syracuse with the 200 South projects coming through EDCU Utah and to use them as a resource to promote Syracuse. They would also help with any serious retail efforts the City made by supporting, attending, and participating in those processes. He displayed a brochure he had to share with commissioners on the County's prospectus, vision, and goals.

ITEM 2a: GENERAL PLAN OVERVIEW

Kenneth referred to Mike's advice to open only sections of the General Plan for review when needed, rather than the entire document every time. Staff suggested opening three to four sections each year and the master transportation plan on the fourth year. He agreed that this process made a lot of sense and would be easier on the Commission. Land owners would also know when the City would be considering their area.

Mike reminded commissioners of the small training he conducted, during their last meeting, on how to deal with general plans. They now had the City's General Plan in their packet along with the General Plan map to see how they related with each other. The General Plan document included very interesting language on the City's mission and goals for wisely balancing the needs of agricultural preservation with development. Based on the 2010 census information, the City grew 158.7% during the last ten years, from 9,500 to 24,300, which was significant and telling of the challenges facing their municipality. The Commission needed to look at the General Plan in depth, in an analytical way, and break it down into pieces. He discussed his proposal of opening only sections of the General Plan per year with ULC&T member Meg Ryan who said such a process would be legal and very practical, and she was supportive of the idea. Kenneth asked if they needed to add any language to the General Plan text in order to follow such a process of review. Mike told him no but that the Commission needed to be clear as to how they would be opening it up and their priorities. Staff circled the ten districts, or neighborhoods, in red ink on their General Plan maps, and he suggested opening areas 1, 2, and 8. He saw no reason for the Commission to keep any areas open for more than 3-6 months if done properly. Each calendar year, the Commission needed to establish a timeline for General Plan openings for the public.

ITEM 2b: GENERAL PLAN TIMELINE

Kenneth clarified the fact that opening up the General Plan did not mean they needed to change it. He then recommended opening all three areas together and closing them at the same time.

Mike advised commissioners that the Stoker family was under some sense of urgency for a possible change within District 8. Kenneth stated that City Council needed to approve their proposed business park and overlay zones prior to opening up districts 1 and 2, so he suggested opening District 8 first, possibly in their next meeting, and opening 1 and 2 in July. Mike suggested looking at changing the language of the Land Use Ordinance first.

T.J. knew of a property owner looking to develop in area 10. T.J.'s main concern with that region regarded the current configuration for commercial, some of which was now owned by the Nature Conservancy District, so the City lost some potential commercial land there. With the sewer line going down to 1500 West, there were opportunities to rezone different land to commercial on the south side of Gentile. They were not very deep, basically 300-1300 feet depending on how far east you began measuring, but they might be worth considering, especially since that area was basically the federal gateway to the City. Kenneth suggested putting District 10 on next year's plan after Syracuse had a better idea of where the West Davis Corridor would run through the City. T.J. stated that area 10 was part of the City's buffer zone to try and maintain that agricultural feel, and he did not believe the current A-1 clustering had been very helpful for development, so he suggested consideration of a new zone for development in that District that provided more reasonable densities.

Kenneth recommended opening districts 1, 2, and 8 this year, districts 3, 6, 7, and 10 next year, districts 4, 5, and 9 the following year, and the master transportation plan after that, with an option to switch if necessary.