

Planning Commission Work Session

JUNE 21, 2011

6:08 PM – 7:03 PM

COUNCIL CHAMBERS

FACILITATOR	Chairman Kenneth Hellewell
NOTE TAKER	Judy Merrill
ATTENDEES	Tyler Bodrero, Gary Pratt, T.J. Jensen, Curt McCuiston, Michael Eggett, and Kent Andersen

ITEM 1: COMMITTEE REPORTS

Kenneth asked Mike to go over the five proposed changes to the General Plan as discussed during their last meeting.

Mike referred to Area 1, the Stoker property, proposed to change from R-3 to PRD, and draft language to the General Plan document. City staff added PRD language to District 8, representative of Area 1. Commissioners would also be considering a change for Areas 2 and 3 from PO to GC. The draft misidentified Area 4 as an amendment from C-2 to a Business Park, and Kenneth explained how the business park was just one component of the new zone. Commissioners also proposed a change to Area 5 from PRD to GC.

Mike then referred to a request submitted to City staff just earlier that day from Mike Bastian on behalf of Bill Childs. The letter requested a change to the General Plan in District 8, from R-2 to PRD, for land adjacent the RC Willey property. Mike Bastian came forward to explain their request, stating that Child Investments owned this ground on the east and south sides of RC Willey. Mike Bastian's company leased the property, but they had no intentions of submitting plans for development right away. They simply wanted to propose a change in the zoning designation on the General Plan from R-2 to PRD, since the layout of the land did not lend itself well for development of single-family dwellings, other than twin homes. Dennis Higley owned a small parcel on the south that they hoped to include in their project plan. With that additional piece, the subdivision would involve 16 acres. Kenneth stated that 16 acres would qualify for a PRD. Mike Bastian added that such a change to PRD would blend with neighboring uses, such as the twin homes along 2700 South owned by Clint Sherman.

Kenneth asked commissioners if they had any concerns with entertaining this new request. Gary expressed support given the fact that many of the older homes along 2700 South were rentals and the location of the Linda Vista Park would serve the higher density well. He then asked how the proposed subdivision would affect RC Willey's parking. Mike Bastian explained that such planning would be handled in the future if they were given the opportunity but that they could spruce it up quite a bit with a nice development going in there. He also mentioned the need for a secondary access, which would also contribute to the development of those entrances.

Mike referred to Area 3, explaining that previous commissioners designated that land as PO, because they were not sure the lots were deep enough for commercial. Gary pointed out that the potential interchange for the West Davis Corridor might end up at that nearby intersection, which made those lots more valuable to the City as commercial property.

Kenneth then went over the changes that the 200-South Committee discussed for Area 4. The land east of the power corridor, indicated by the dotted lines from 200 to 700 South, would be the new business park. The northern portion, from 200 South to approximately 600 feet southward from the west side of the power corridor to 2000 West, would be GC. The high school would remain the same, and the rest would be open space and recreational use, such as a complex shared with the high school and a large City park similar in size to Ellison Park in Layton. Then, in District 2, the C2 would change to GC along 2000 West, and the C2, R-2, and R-1 along 200 South would also change to GC in varying depths of 1,000 and 600 feet from 200 South southward. The large piece of R-2 would change to R-1 as requested by the family. And finally, Area 5 would change from PRD to GC, with everything else remaining R-1. TJ asked for a letter from the property owners of that large R-2 parcel, since the City, if approved, would be downgrading the zoning designation from R-2 to R-1. He wanted the letter for future reference so that the City had documentation that the family requested it. Kenneth stated that two Cook family members sat on the 200-South Committee, so he would ask Carl Cook for that letter. Kenneth continued with their Committee's vision for that area, stating that the business park would include an office complex mixed with restaurants, similar to Legend Hills. Because of the current Industrial zone, the City could not prohibit industrial uses in that portion of 200 South at this time. With the new planning, they hoped that some businesses in the Freeport Center would move their headquarters to Syracuse while leaving the manufacturing sides in Clearfield. Kenneth admitted to plagiarizing a lot from West Bountiful. Tyler added that such an overlay zone could work in other areas of the City as well.

When asked about the PRD zone in Area 5, Kenneth explained how he requested a change in the zoning designation to GC years ago, but the Community Development Director at the time told him that he would not accept such a change. Therefore, they left it as PRD. When UDOT improved SR193 and the West Davis Corridor, they would probably meet at Area 5 and cut that parcel in half, so GC made more sense.

ITEM 2: SCHEDULING PUBLIC HEARING DATE FOR DISTRICT 8 OF GENERAL PLAN

Mike advised commissioners that staff already scheduled the public hearing for July 5, 2011, because of noticing deadline requirements.

ITEM 3: DISCUSSION OF FUTURE PROPOSED AMENDMENTS TO LAND USE ORDINANCE

Kenneth discussed a proposal to repeal the C2 zone and merge parts of it, which the City wanted to keep, into the GC zone, such as development agreements. The C2 included a residential component that did not make sense for Syracuse, because they only worked around certain infrastructures (i.e. public transportation—FrontRunner or Trax stop), which they were certain UTA would likely never locate in Syracuse.

Mike assured commissioners that staff had been working on addressing Gary's suggestions regarding signage and intermittent commercial uses, which they hoped to bring before the Commission sometime in August. They were also looking at creating language for site triangles relating to driveways and parking for conditional uses regarding residential dwellings. Commissioners then discussed distance requirements for beer licensing, which the City Council had been reviewing under Title 5. Gary encouraged Mike to make signage a priority, since the Commission had three Districts of the General Plan open that impacted most of the City's commercial properties. He expressed particular concern for temporary signs and special events the City did not need to sponsor as well as building permits. He later recalled how Cottonwood City contracted with their nurseries and sponsored an event each year for residents to get special deals on appropriate park-strip trees. This was a proactive approach that brought awareness about the need for planting only city-approved trees in park strips.

ITEM 4: COMMITTEE REPORTS

Gary reported on having emailed thank you messages on behalf of Kenneth and him to committee members for their participation and to identify the Committee as inactive. That way, the Planning Commission could contact them at some point in the future, if a need arose, to reopen the Committee for any reason, and they could decide whether to become involved again.

TJ reported on the Transportation Committee as it related to Antelope Drive and the trail system.

Kent reported that the City Council did approve the repeal of the R-4 zone.

Mike had a meeting with Clearfield City regarding a slight boundary adjustment along 200 South, where UDOT would construct the new sound barrier wall, because it did not make sense for Clearfield to retain that skinny piece of land. Part of that meeting included a discussion on a possible boundary adjustment for the City's cemetery property, located in Clearfield, in which their city manager responded very favorably.

Mike then encouraged commissioners to visit Antelope Island. He and part of his staff went on a tour the day before with the new park ranger, who seemed very progressive. This ranger had plans to do more out there to provide opportunities for activities that would bolster the City's partnership with the County in stimulating the economy of Syracuse as well as theirs, such as kayaking, opening the west side of the Island that was formerly private land, putting in more trails to provide more accessibility, and planning events for the White Rock Bay site and even at the ranch. He asked commissioners to submit suggestions to him that would help maximize this relationship's potential. Kent added that the lake had enough water now for boats to dock and to let him know if they could think of anyone who might want to rent those slips.

Mike ended with a reminder about Heritage Days and encouraged them to go out and enjoy all the fun activities, such as the carnival, vendor booths, parades, magic show, movie, entertainment, and fireworks. He was able to print a large stack of Heritage Days agendas for Antelope Island to hand out with their entrance brochures. The other big event was the bike ride by moonlight on July 15. The City worked out an agreement to sponsor a tailgate party before the ride, in conjunction with the Harry Potter premier that evening, and they were anticipating about 1300 participants.