

Syracuse City Planning Commission Meeting June 7, 2011

1. Meeting called to Order and Adoption of Agenda

Planning Commission Vice Chair Tyler Bodrero called the meeting to order at 6:07 p.m., indicating that City staff posted the agenda 24 hours prior to the meeting and delivered copies to all Commission members. Braxton Schenk offered the prayer, and T.J. Jensen led the pledge of allegiance.

Members Present: Chairman Kenneth Hellewell, Vice Chairman Tyler Bodrero, Braxton Schenk, Gary Pratt, T.J. Jensen, Dale Rackham, Curt McCuistion, and Gregory Day as well as Community Development Director Michael Eggett and City Planner Kent Andersen

Visitors: Jerry Stoker Wade Stoker Kyle Hamblin Greg Haws

Commissioners reviewed the June 7, 2011, Planning Commission meeting agenda.

T.J. JENSEN MOVED TO ADOPT THE JUNE 7, 2011, AGENDA AS OUTLINED, SECONDED BY BRAXTON SCHENK; ALL VOTED IN FAVOR.

Chairman Hellewell arrived at 6:10 p.m., at which time Vice Chair Bodrero conferred the chairing of the meeting over to him.

2. Approval of Minutes

Commissioners reviewed the April 19, 2011, regular meeting and work session minutes.

T.J. JENSEN MADE A MOTION TO APPROVE THE APRIL 19, 2011, REGULAR MEETING AND WORK SESSION MINUTES AS WRITTEN. GARY PRATT SECONDED THE MOTION; ALL VOTED IN FAVOR, WITH KENNETH HELLEWELL ABSTAINING.

Commissioners reviewed the May 3, 2011, regular meeting and work session minutes.

T.J. JENSEN MOVED TO APPROVE THE MAY 3, 2011, REGULAR MEETING AND WORK SESSION MINUTES AS WRITTEN, SECONDED BY GARY PRATT. ALL VOTED IN FAVOR.

Commissioners reviewed the May 17, 2011, work session minutes.

T.J. JENSEN MADE A MOTION TO APPROVE THE MAY 17, 2011, WORK SESSION MINUTES AS WRITTEN. GARY PRATT SECONDED THE MOTION; ALL VOTED IN FAVOR, WITH TYLER BODRERO ABSTAINING.

3. Public Hearing to Consider a Proposed Repeal of the R-4 Zone

Director Eggett reviewed the history of the Planning Commission's directive to consider a repeal of the R-4 Zone from Title X of the Land Use Ordinance by referring to the Commission's discussion of amendments to the PRD Zone and recommendation for allowing an increase in density based on specific criteria. Based on such changes, commissioners struggled with the R-4 density and the community's negative reaction to each new proposal within that zone. This agenda item before the commissioners gave them an opportunity to recommend, on behalf of the citizens, a repeal of the R-4 Zone as a legal use, which would not damage the integrity of the existing R-4 zones. It would simply prohibit the establishment of new R-4 Zone developments.

Chairman Hellewell opened up the meeting to public hearing. No one came forward, so he closed the public hearing.

Commissioner Schenk voiced concern for the possibility of a gradual relaxation of the PRD zone, with more and more amendments, to eventually achieve the same allowances within the current R-4 zone but under a different name in order to avoid the negativity created by the R-4 term. Director Eggett reminded commissioners that the PRD Zone produced better products because of the City's involvement through development agreements, clearly-established criteria, etc. The existing R-4 Zone did not require a lot, other than the submittal of a design plan and other simple regulations. The City then had to work with such developers to help them accomplish their plans. The PRD Zone provided more exposure in ways that resulted in preferred developments. Commissioner Pratt agreed, stating that PRD Zones provided full control over developments as far as what they looked and felt like, whereas R-4 Zones had none of that. Developers simply submitted a plat and the City had to give approval if it met all the basic requirements.

GARY PRATT MOVED TO RECOMMEND A REPEAL OF THE R-4 SINGLE-FAMILY RESIDENTIAL ZONE FROM TITLE X, THE LAND USE ORDINANCE, AND FORWARD IT TO CITY COUNCIL. BRAXTON SCHENK SECONDED THE MOTION; ALL VOTED IN FAVOR.

4. Public Hearing to Consider Amendments to the General Plan relating to Districts 1, 2, and 8

Chairman Hellewell gave a brief explanation as to why the Commission was opening only certain districts for consideration. He then went over the anticipated timeline for the General Plan, stating that commissioners would consider Districts 1, 2, and 8 in 2011, 3, 6, 7, and 10 in 2012, and 4, 5, and 9 in 2013. This would allow the Commission to review the General Plan carefully over the course of three years and then the Master Transportation Plan in 2014. Director Eggett added that the Commission would complete an overview of the General Plan in 2015, minus items already reviewed over the previous four years. At that point, the Commission would repeat the process again, with any desired changes, between 2016-2020 and every five years thereafter.

Chairman Hellewell went over the 200 South Subcommittee recommendations. Their proposals included a conversion of the existing C-2 Zone to a newly proposed Business Park Zone, with varying lengths of commercial, from 600-1000 feet, along 2000 West from SR193 to 700 South. They also recommended a ball park around the high school, similar to Layton's Ellison Park in size, with commercial in front, on 2000 West, along both sides of the street. Once SR193 extended further west, past 2000 West, they recommended commercial fronting SR193 down to 3000 West with residential behind the commercial on 2000 West. He then asked Commissioner Pratt to review the 1700 South Subcommittee recommendations.

Commissioner Pratt referred to the Professional Office designation along the north side of Antelope Drive, stating that the Subcommittee recommended a change to General Commercial based on feedback from committee members and property owners. As Antelope Drive developed, it would open up possibilities for business partners or developers to join a lot of single land owners together to put in strip centers. Commercial zoning would not exclude PO, but PO excluded commercial, and they wanted the option for both types of uses. Committee members believed that most people would gravitate to this area due to the type of potential buildings and nature of facilities for parking, open space, food, and other services. The West-Davis Corridor would be a major impact on this street that would contribute to the amount of traffic their planning would try to generate while marketing the City, Antelope Island, and Davis County. He had two owners of property along the Antelope Drive corridor that spent a lot of time looking into the developability of the lots along that street for commercial, based on depth and other criteria, and were very strong proponents of that change in zoning designations.

Director Eggett asked about a comment made by the Antelope Drive Subcommittee regarding the cemetery. Commissioner Pratt explained that they wanted to look into the zoning around the cemetery based on a presentation given by the ULC&T during a land-use training on May 26. He referred to an example shown where a city had some commercial zoning right next to their cemetery. Unfortunately, the store built on that property was a Bed, Bath, & Beyond, so it was a rather inappropriate utilization of that area. Commissioner Hellewell pointed out that the land surrounding the City's cemetery was already built out, except for a parcel owned by Syracuse City.

Planner Andersen pointed out an additional submittal the City received earlier that day from the Stoker family and Castle Creek Homes to change their zoning designation on the General Plan to PRD. Chairman Hellewell emphasized the fact that the Commission would simply be making a recommendation on these changes to the General Plan and that City Council would be the approving body. He then reminded commissioners of the plan to close each district separately, with District 8 being first. Director Eggett cautioned commissioners against rushing through districts 1 and 2. He considered it important for them to allow a lot of discussion and deliberation with the many parties involved since property owners had a very vested interest in the outcomes. He anticipated those districts needing to go through a multi-month process. Chairman Hellewell did not anticipate closing those districts any sooner than October and possibly as late as July of the following year.

Chairman Hellewell opened up the meeting for public hearing. No one came forward, so he closed the public hearing.

Commissioners asked about the need for a motion to officially open the General Plan, and everyone agreed that they needed to vote on it.

GARY PRATT MADE A MOTION TO OPEN DISTRICTS 1, 2, AND 8 OF THE GENERAL PLAN TO CONSIDER ALL PROPOSED CHANGES THERETO, SECONDED BY TYLER BODRERO; ALL VOTED IN FAVOR.

5. Adjournment

TJ JENSEN MOVED TO ADJOURN AT 6:38 P.M.; ALL VOTED IN FAVOR.

Kenneth Hellewell
Planning Commission Chair