

Minutes of the Syracuse City Planning Commission Work Session held on December 18, 2012, at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present:

Commission Members: Kenneth Hellewell, Chairman
TJ Jensen, Vice-Chair
Gary Pratt
Dale Rackham
Curt McCuiston

City Employees: Michael Eggett, Community & Economic Development Director
Will Carlson, City Attorney
Sherrie Christensen, Planner
Noah Steele, Planner
Jenny Schow, Administrative Professional

Excused: Tyler Bodrero

Visitors: Ray Zaugg Pat Zaugg

1. Department Business

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Planner Christensen discussed the requirement for the Army Corp Engineer letter and said it makes more sense to be required at preliminary plat approval and not sketch. Commissioner Hellewell said that is consistent with the practice they have been following. Attorney Carlson said in chapter 4 of Title 8, the feasibility report requires identification of any potential wetland areas but does not require an Army Corp Letter at that stage.

Director Eggett wished everyone a Merry Christmas

Commissioner Jensen discussed the City Council Agenda item regarding the recommendation to remove a Planning Commissioner. Commissioner Jensen reviewed the bylaws and pointed out the Commission has the ability to recommend removal of a member. He reminded the Commission of the professional manner and conduct that they should uphold in all public interactions. He read from the Syracuse City Policy and Procedures Manual and argued that as a Commission they should uphold the same standards. Commissioner Jensen stated that our free speech should be tempered with good judgment. He also recommended to addressing the contradiction in the bylaws. Commissioner Hellewell stated bylaws are on the list of items to address. Monica will add the bylaws and employee manual to Dropbox for review.

Commissioner Hellewell inquired about progress with the Syracuse Fun Center. Director Eggett stated the owner is still working out financing options and resources.

Commissioner Jensen asked about developments with the pipeline and updates for US Cold Storage. Director Eggett speculated a site plan for the US Cold Storage will likely come in February.

The Commission discussed the recently constructed red barn and how City Ordinance has no maximum height limit. This lot in question is a large lot for the R-2 zone and the barn meets all City Ordinances. Director Eggett suggested a height restriction in the R-1 and R-2 zone. Commissioner Jensen recommended a maximum building height on buildings less than 200 sq'

Director Eggett informed the Commission that construction has started on the SR 193 corridor.

Hammon Acres was approved and the road issues were reconciled.

1000 West will go under construction to replace waterlines.

Commissioner Jensen asked about the road work on 3000 and Bluff. Director Eggett said that Robert Whitely and the Public Works calendar on the City website is the best source for information regarding road projects.

Director Eggett guided the Planning Commissioner's to direct issues with the tree cutting to public works.

Pat Zaugg, 700 S and Banbury, discussed an issue with the tree cutting regarding her neighbor who had a hardship due to an ill husband. She suggested the City make personal contact and not just put a letter on the door. Director Eggett said that Robert Whitely is really good to work with people when issues have been brought to his attention.

2. Discussion proposed C-2 Amendments

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Commissioner Hellewell has been approached with concerns regarding the density allowances. He said they are concerned that the Commission is violating the intentions created when the Residential R-4 zone was removed. He was questioned if the need for C-2 can be met with the General Commercial and PRD zoning. He suggested that City maintain control of residential development rather than the developer.

Commissioner Bodrero said that as he drives I-15, he looks at developments and has seen some good developments. He envisions the C-2 being located appropriately around central hubs within the City and located along the West Davis Corridor. It will be logical to locate C-2 off the interchanges of the high transportation corridors. The growth is coming and it's the Planning Commission's job to plan for that growth. If C-2 is going to be a viable option for strategic planning, the density needs to be higher, not multifamily. He said that if the Commission was going to argue between 6 and 8 plexes, then we should pull the plug because they are wasting their time. Clinton will continue to get the Commercial if we don't plan for it. The report from MBGA consulting discussed the drive for rooftops. He foresees the day for a Hotel on Antelope Drive.

Commissioner Hellewell recalled his days working at the grocery store Hamblins and people asking for a hotel. Commissioner Hellewell said he understood what Commissioner Bodrero was saying, and he also understands what some concerned residents are saying. Commissioner Hellewell wondered how many developers are actually building mixed use. Commissioner Bodrero said that is usually done as a joint venture. Commissioner Hellewell suggested separating the uses into two separate zones.

Commissioner McCuiston said that Syracuse is already changing and we need to plan for smart growth. The Cities lack of commercial is resulting in the burden of higher taxes. Commissioner McCuiston would like to see a mixed use component in the City. Commissioner Hellewell discussed putting an acreage limit on it, and buffering it. Commissioner Bodrero said that the City needs to look at the zoning map and possibly make some changes. He is advocating that the City needs a zone that allows for a higher density mixed use development. Commissioner Hellewell suggested it would be appropriate to locate near interchanges.

Commissioner Jensen said he is trying to look at this from the big picture. There is roughly 130 acres around the high school. The general consensus is that professional offices are more acceptable than the apartments. He presented a breakdown of 30 acres at 12 units/acre calculated to be approximately 360 rooftops. The residential section on the other side of 700 south is approximately 120 acres with a combination of residential R-2 and R-3 and an average density of 4 units per acre. There are approximately 640 rooftops. Developing at R-1 would have more rooftops. The city is saturated with large homes, and the subdivisions that are succeeding right now target smaller houses. He said we want to encourage ownership. The City currently has more commercial space than we can fill. Commissioner Jensen said Layton Transit Development is aiming for 60 units per acre, and that is not what Syracuse is after.

Pat Zaugg, Syracuse resident, discussed the issues of parking in Farmington. She pointed out that our neighboring Cities have all been adding apartments and she questions why we need them in Syracuse when there are so many located all around us. She is located on 8/10ths of an acre, and has difficulty envisioning 12 units on a lot similar to her property.

Ray Zaugg, Syracuse resident, discussed the planning in Utah is aimed at higher density. His personal feeling is that UTA is building the higher density to support their corridor. The definition of higher density is different to each individual. He used the example of Walker Estates and that it has a good feeling of openness. Commissioner Hellewell said it is 5-6 units per acre, approved as an R-2 cluster. He asked the Commissioners to be sensitive to the owners in the area. Mr. Zaugg referred to Ed Gertge and comments he has submitted to Commissioner Hellewell. Commissioner Hellewell said that Mr. Gertge indicated he would like to maintain the option to develop housing.

Director Eggett said that this group has maintained the need and desire to establish open areas.

Mrs. Zaugg is on the Syracuse High School Community Council, she said the council and the school administration are not in favor of high density being located near the high school. She said it brings a transient element which is difficult for schools. Commissioner Hellewell discussed the developments located around the other high schools is Davis County and the negative impacts that have resulted.

Commissioner Bodrero says there is a need for C-2 in the near future, he is not advocating the need for it near the high school, but the city does have a need for it in other areas. He said that the commissioners have invested a lot of efforts into building a good outline for this need in the City. Commissioner Hellewell suggested keeping this language for another zone this city adds to the map.

Commissioner Hellewell discussed the history of the C-2 area established prior to the existence of the High School. The development agreement provides the ability to require professionally managed open space.

Director Eggett suggested the option of placing a moratorium on the C-2 area.

Planner Christensen explained the General Plan does not grant a rezone, the Commissioners still have the ability to question if the time is right.

Commissioner Rackham is in favor of striking the C-2 proposed changes and starting over.

Commissioner Pratt discussed the need for retail. He stated that while they have been building a toolbox for commercial the arguments for C-2 are weak and speculative. The corridor will provide growth in the city, but it is years down the road. His preference is to wait and see where the road corridor is going and then evaluate the needs brought in by the road. He explained that high density development is occurring around TRAX Stations because the density supports TRAX therefore creating the need. No TRAX spurs are in the offing for Syracuse, not that this alone would be sufficient reason to entertain high density housing. The need to find a developer who will develop commercial and residential together will be hard to find considering the number of acres available. The developers doing this kind of work put large retail centers and multi story high density housing together. Commissioner Pratt said that while Planner Christensen has shown some great examples of mixed use developments, Syracuse has not been proven to be a destination city that would attract such a center and currently has no zoning changes that the citizens would be willing to support for it.

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Commissioner Jensen made a motion to extend the meeting until 9:15. Commissioner Bodrero seconded the motion. Commissioner Rackham voted nay, Commissioner Pratt voted nay, Commissioner Hellewell voted yay, Commissioner Jensen voted yay, Commissioner Bodrero voted yay. The motion failed.