



Planning Commission Work Session

APRIL 17, 2012

6:01 PM-7:30 PM

LARGE CONFERENCE ROOM

FACILITATOR	Chairman Gregory Day
NOTE TAKER	Judy Merrill
ATTENDEES	Kenneth Hellewell, Tyler Bodrero, T.J. Jensen, Gary Pratt, Braxton Schenk, and Dale Rackham
CITY STAFF	Michael Eggett, Kent Andersen, Will Carlson, and Robert Whiteley

ITEM 1: AMENDMENTS TO SUBDIVISION ORDINANCE SPECIFIC TO CUL-DE-SAC LENGTHS

Kent explained that the Stoker Gardens Subdivision was the first development to bring this issue to light, and then Robert showed him on Google Earth some existing cul-de-sacs within various subdivisions of Syracuse in violation of the City's Ordinance. UDOT initially wanted to cul-de-sac the north end of Bluff Road for the West-Davis Corridor's interchange, but City Code did not allow cul-de-sacs longer than 400 feet. Ninigret also wanted a change to the Ordinance for their development.

City staff identified some of the subdivisions with noncomplying cul-de-sacs: Bumbleberry, Miller Springs, Eagles Nest, Walnut Grove, and King's Court. The proposal was to increase the allowable length of cul-de-sacs from 400 to 650 feet with another option for exemptions upon recommendation by Fire and Public Works departments. Robert discussed the merits he would use to recommend an exemption: long water lines prohibited flows, so they would need looping, and City personnel needed places for plowed snow, so there would need to be easements. Braxton expressed concerns with exemptions, because he felt they were too arbitrary. He preferred using a different term than exemption or variance.

Robert pointed out that the fire code maximum was 750 feet and, if a cul-de-sac were to exceed that, it needed special approval from the fire district.

T.J. recommended requiring any cul-de-sac over 650 feet to loop water lines and have signage identifying them as not through streets. Cul-de-sacs longer than 650 feet, up to a maximum of 900 feet, required additional reviews by Fire, Police, and Public Works as well as other requirements, such as road widening, feasibility study, etc. Will advised them that those departments would need to justify their decisions based on national standards.

Gregory directed staff to put this item on the next regular agenda.

ITEM 2: PROPOSED FLEX DEVELOPMENT ZONE

Gregory encouraged commissioners to finish their discussions on this proposed zone so they could make a decision soon on the matter. Kent then went over the changes made to the proposed language via two drafts. Dale asked if commissioners could choose just one to discuss, and he, Gregory, and Kenneth chose Draft B.

Gregory recommended requiring any building adjacent to residential to elevate its architectural standards via the Architectural Review Committee, such as 100% masonry. T.J. also recommended requiring that all loading and unloading be done inside a building. Kent referred him to look at 040(G)5, which referred to the design and dock orientation.

Braxton wanted a maximum building size. Kenneth agreed if it was adjacent to residential.

Gregory recommended 100,000 square feet and requiring City Council approval for anything larger. Braxton preferred a formula to prevent buildings of that size within even 200 feet of residential. Kent suggested a 150-foot distance with a building maximum size of 40,000 square feet and 35 feet high. Mike asked if commissioners would be fine with a 45-foot height at a distance of at least 200 feet. T.J. suggested a maximum 40-foot height at a setback of 150-200 feet.

Dale asked why the proposed zone included agriculture. Mike gave him some examples of applicable uses, such as the retail sale of feed for livestock or a gardening nursery. Dale read the definition in Chapter 2 and pointed out that those uses did not match the definition. He recommended moving bottling of a chemical or substance to conditional uses as well as commercial bakeries and adding data processors and professional offices (for lawyers, engineers, and architects) to the list of permitted uses. He then asked if the storage facilities and industrial warehouses listed under permitted uses would allow conveyors. Kenneth recommended striking that from the list. Dale continued by stating that he did not consider Syracuse big enough for chemical manufacturing and storage and asked to strike that from the list of conditional uses. Everyone agreed. After some discussion regarding daycares, Dale suggested allowing them only as a part of the main use. He then recommended adding non-hazardous laboratories (testing, experimental, and scientific) to the list of conditional uses and removing paint manufacturing. In 040(D) for side yard setbacks as required by site plan review, he suggested replacing it with 15 feet from sidewalk or neighboring Flex-zone structures. T.J. disagreed and

preferred 25 feet. Dale ended with the second paragraph under building height. He suggested making the reference to adjacent zones as a new subheading and that all windows be non-glare.

T.J. believed this zone had value, particularly next to the research park.

ITEM 3: GENERAL PLAN DISTRICT 1

Kenneth distributed a modified option for District 1 that designated 42 acres as GC, 34 acres as residential, and 115 acres as BP. The north side contained the boundaries for GC and BP, which would give access into both areas. It was 800 feet deep and then proceeded east to about 1465 South on the Clearfield side and continued to 700 South. Everything east of that would be BP with an R-1 cluster on the east side of the high school to give open space. Commissioners discussed his proposal and then adjourned to regular meeting without an opportunity to address Item 4.

ITEM 4: PROPOSED NEIGHBORHOOD SERVICES/LIGHT INDUSTRIAL ZONE