

Minutes of the Work Session of the Syracuse City Planning Commission held on August 21, 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  
Dale Rackham  
Tyler Bodrero  
Braxton Schenk  
Gregory Day

City Employees: Sherrie Christensen, Planner  
Jenny Schow, Administrative Professional

Excused: Curt McCuiston  
Gary Pratt

Visitors:

Johnny Wood	Julie Wood
Mike Velasquez	Sheila Velasquez
Ed Gertge	Robert Gardner
Lori Gardner	Laura Streeter
Duaine Saurez	Rita Wingert
Lance Pealer	Jo Huahe
Matt Gertge	Clint Sherman
Joe Slinquist	

### **Item 1: Department Business**

[7:44:35 PM](#)

Commissioner Jensen encouraged the Commissioners to attend the next city council meeting to listen to UDOT's updates on the reintroduction of route B. It was clarified that UDOT would not be making a presentation at the next City Council meeting.

Planner Christensen updated the Planning Commission regarding future agenda items, including the application for Hammon Acres Sketch, Trailside Phase 3-Preliminary, C-2Zone and the General Plan Amendment for District 8 and 2. for a total of 5 public.

### **Item 2: Discussion of modification of the C-2 Zone**

[7:46:49 PM](#)

Chairman Hellewell went over the permitted uses with retail trade and suggested adding outlet and warehouse stores. Commissioner Jensen would like to see more specifics addressed. Commissioner Schenk asked if they were covered under the square footage. Commissioner Hellewell doesn't believe there is a square footage requirement in the C2 Zone.

Commissioner Jensen would like to see Industrial Performance Standards of the C2 Zone to include noise and pollution.

Commissioner Hellewell addressed adding the wording for design pattern books, similar to Business Park.

Planner Christensen asked if the C2 is supposed to be more intensive than the General Commercial Zone.

Commissioner Hellewell explained that C2 allows some residential. Commissioner Day stated that 6 units per acre are too low. Commissioner Hellewell stated they wanted PRD to be the highest density Zone, which are 8. Commissioner Day stated that the max density of 4 attached units makes it hard or impossible to achieve the allowed density. Commissioner Day should be the C2 Zone should be similar to PRD. Commissioner Bodrero stated he envisioned the PRD to act as a template for the C2 zone. Commissioner Day suggested to provide higher residential as an incentive and allow the residential based on a percentage of the commercial completion. Commissioner Jensen stated the C2 Zone allows 20 percent to residential. Commissioner Hellewell suggested changing the ordinance to say the 20 percent of the Residential can follow the PRD standards, based on a breakdown of commercial completion. Planner Christensen suggested a market analysis for each development providing for a tiered flexibility for phasing to follow the market. Commissioner Jensen believes 30 percent is a good threshold. Commissioner Hellewell asked Planner Christensen to put a plan together. Commissioner Day suggested referencing a recent development in Bountiful. Commissioner suggested a cohesive theme between the residential and commercial. Commissioner Hellewell asked if 10-19-60 already covers that. Planner Christensen stated it is too vague. Brief discussion on a sound ordinance per the Gertge Plan concerns.

### **Item 3: General Plan District 8**

[8:01:34 PM](#)

Commissioner Hellewell stated changes were on the Rentmeister area, converting from General commercial to neighborhood services. He asked if the two large lots to the east should be included. Planner Christensen stated she met with a property owner in the area who is interested in bringing in a gymnastics studio and would like to rezone to Neighborhood Commercial. Commissioner Jensen wanted to make sure of the square footage requirement for the potential applicant. Planner Jensen wanted to clarify the intent for the public meeting. Are we noticing specific property changes or proposed.

Commissioner Jensen discussed with the Commissioners the changes of the Stoker property. The request is to rezone approximately half of the area to R3 to provide a buffer between the exiting R2 and Industrial Zone.

**Item 4: General Plan District 2**[8:06:22 PM](#)

Commissioner Jensen requested a letter in the packet from the property owner if we are downgrading from R2 to R1. Commissioner Hellewell stated the Area Plan Committee looked at this land and recommended a change to General Commercial all the way down on the north side of 200 South and the bottom corner of PRD would change to commercial. This will allow for commercial on both sides of the future 193 hwy. Commissioner is good with the recommended changes. The other change is the Cook property changing from R2 to R1, with commercial property fronting 193. The commercial would be as deep as the current C2 to the east. Commissioner Jensen questioned how much land the City will lose to Highway 193 expansion, he suggested 800 feet of commercial.

**Item 5: Discussion of future topics for review of Planning Commission Schedule**

Commissioner Hellewell recommended cancelling the currently scheduled on January 1<sup>st</sup>. Commissioner Jensen mentioned possibly cancelling the meeting on Election Day.

Commissioner Jensen discussed private road standards. He suggested making a ski lake zone. Commissioner Hellewell stated this would be an example of Form Based Zoning, not a bad idea for the area. Planner Christensen stated there is not a resolution for the road improvements as of yet. The county drain is an issue. The storm drain line is not an easement. It is owned by Davis County. The Thayne's will be required to purchase that property to make the Ski Lake project work. Commissioner Jensen confirmed and stated The County is holding off on discussion of sale until further information is available on West Davis Corridor.

**Work Schedule**

- Add Industrial Performance Standards
- Will decide cancelling on the Election Day Meeting at the first meeting of October
- Bylaws for the Planning Commissioners are currently scheduled for October 16<sup>th</sup>
- Get a recommendation for the ARC Bylaws by October 16<sup>th</sup>
- Change the C2 to match Business Park, there are two separate bodies governing Architectural Review Committee Appointments

**Item 6: Next Agenda was reviewed**[8:25:32 PM](#)

Motion to Adjourn by Commissioner Jensen