

Syracuse City Planning Commission Work Session
August 7, 2012

Attendance: Kenneth Hellewell, Chairman; TJ Jensen, Vice-Chair; Gary Pratt, Commissioner; Curt McCuistion, Commissioner; Dale Rackham, Commissioner; Tyler Bodrero, Commissioner; Michael Eggett, Community Development Director; Sherrie Christensen, Planner; Will Carlson, City Attorney.

Excused: Gregory Day, Commissioner; Braxton Schenk, Commissioner

Visitors: Councilman Craig Johnson

Item 1: Department Business

Mr. Eggett updated the Planning Commission regarding future agenda items, including the Family Fun Center expansion.

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

Chairman Hellewell went over his suggestions for the C-2 zone changes as a starting place. (attached) The reason that he suggests these changes is because of a discussion that the PRD would be the most dense zone. He thinks that the proposed changes would keep it less dense than that. He noted that housing above commercial counts as part of the 20%. Commissioner Pratt likes the density to be less than PRD and likes that the developer can put it over the top of the commercial development. Mr. Eggett suggested that the Planning Commission might want to look at the permitted and conditional uses for some changes as well. Commissioner Pratt remembered that drive thrus and small auto repair might be appropriate and suggested we look at the work session that the Council held. He also suggested looking at businesses that have had issues in the past. This could be the middle zone. Commissioner Bodrero wanted to see incorporation of the development agreements into the code and that the design pattern book be used. Want to give more leverage to allow it but gives the Planning Commission some control over the design. It was suggested there should be controls and constraints that benefit both the developer and the City. Commissioner Jensen would like to see the design pattern language. Mr. Eggett pointed out that at City Council the ARC (Architecture Review Committee) appointment process is different, so we need to make it consistent.

Commissioner Pratt suggested that staff draft up some suggestions as a starting point.

Item 3: General Plan District 8

District 8- discussion of the Rentmeister area and the uses in that area that are commercial but not in commercial district. Chris Thurgood had a proposal to change a portion of his property to R-3 to transition to the R-2 zone from a PRD zone. The Planning Commission recommended that this be put on their future agenda with a public hearing on September 4.

Item 4: General Plan District 2

It was noted that some of the Cook property owners don't want the Planning Commission to talk about their property. However, it was also noted that 2 of the owners were members of the area committee. The Planning Commission asked for legal advice on the issue, does the Planning Commission have the right to talk about and plan for this property. Attorney Carlson explained that it is legislative discretion to plan and zone property under state law, regardless of the owners expressed concern. An aggrieved property owner would have to file an appeal to district court and have a finding of being arbitrary and capricious, which is unlikely. The Planning Commission wanted to know if there are action requests in this area. Mr. Eggett commented that there are none at this time. He thinks that when this goes out for public hearing there may be some requests come forward. Chairman Hellewell reviewed some of the committee recommendations. The Planning Commission directed staff to review the committee recommendations and have an additional public hearing scheduled.

Item 5: Future topics for review

The following items were discussed:

1. Language with light manufacturing regarding design and engineering departments. Cradle grave in the intent statement.
2. Review buffering requirements between residential and industrial and update if needed and other areas buffer table needs to be cleaned up.
3. Review bylaws
4. Update title 8 regarding traffic studies and when they are required
5. Update title 8 to correct cul-de-sac wording and review length and how this applies to private roads that could one day become public roads; change may language to shall language
6. General Plan districts 2 and 8
7. C2 zone, update or delete
8. Update title 8 to indicate completion of a approval phase is required before moving to next phase. For example, sketch plan needs to be completed and comments incorporated before PC will consider preliminary. Same would apply to final. So that sketch and preliminary could not be considered on the same night.
9. Update/change title 8 with relation to building standards and what materials are used.
10. General Plan areas 3, 7 & 9 opened next rather than the way the calendar is currently. Revised proposed calendar.
11. Granny apartments in A-1 zone
12. Lighting of cul-de-sac. End of cul-de-sac. Mid block light to intersection
13. Streamline of uses matrix
14. Private Road Standards

The Planning Commission would like to have a work session on August 21 to discuss some of the above issues and a timeline to address when the issues can be brought forward. With a public hearing on September 4 for the most pressing issues.