

Minutes of the Work Session of the Syracuse City Planning Commission held on September 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
Dale Rackham
Tyler Bodrero
Curt McCuistion
Gary Pratt

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

Excused: Braxton Schenk
Gregory Day

Visitors: Noble Bakken

Item 1: Department Business

Director Eggett discussed the proposal to change the Planning Commission meetings from Tuesday nights to Thursday nights. Commissioner Hellewell mentioned that the Planning Commission meetings have been held on the same nights for more than 30 years. He also said the recent conflicts have occurred when the City Council scheduled extra meetings. Commissioner Jensen suggested that the City Council hold additional meetings on a different night. Attorney Carlson suggested the conflicting meetings could just be sporadic but that it could also be due to City growth. The change would extend a developers waiting period by five days. Planner Christensen discussed the complications created with 5 weeks in a month. Commissioner Bodrero said when establishing and scheduling a special meeting then the City should take into consideration in the regularly scheduled meetings. The Planning Commissioners respectfully suggest that extra scheduled meetings be scheduled on a day other than Tuesday and the Planning Commission meetings remain on Tuesdays.

Planner Christensen, Commissioner Bodrero and Commissioner Jensen reported on League Training, the session was very successful, highlights include the following:

- Seismic awareness, FEMA has a smart phone app for building assessment, which guides rescue personal in an emergency.
- Cost of development, current development patterns were compared to a ponsi scheme. Encouraged Cities to have new development pay for the infrastructure, instead of trying to live off of impact fees.
- Strong Towns discussed the pattern of human settlement and difference between high densities vs. rural development. The speaker encouraged bringing people to the city and then the development base will come.
- Sustainable mixed use involves paths designed for walking and biking to amenities. Includes flexible street standards & alternative parking methods. Allowing solar power & windmills. Water recycling, using gray water for watering and allowing rain barrels, and using storm water from the detention basins. Portable power to maintain services to the City's citizens, during a natural disaster, including pharmacies, major grocery stores.
- City ordinance regarding chickens should include requirements to protect the chicken feed from vermin
- Parks Service has funding for cities if they partner up for trail development.
- Wide developments patterns kill off tax base and require twice as much infrastructure.
- Development Credits, allowing for the transfer of densities to preserve farm land.
- Determine build out and allow density transfers for road expansion of SR 193 and West Davis.
- Emails do not constitute a meeting
- The City has instituted a lot of the items that were discussed.

Director Eggett discussed the latest release from UDOT regarding the West Davis Corridor, there are forthcoming refinements, and preliminary alignment is set for the spring of 2013. Commissioner Jensen said that is would the city's advantage to move the corridor to the west or east of the City Public Works buildings.

Director Eggett reminded the Commission about the Wasatch Choice 2040 Consortium on September 27th at 8:30. Pumpkin Fest is October 25-27th, with vendor Booths on the 27th. Black Island Farm is now open.

Item 2: Discussion regarding proposed C-2 Amendments

Commissioner Hellewell said to have the ARC committee be established as separate chapter in Title 10. Planner Christensen suggested updating the proposed changes first, and then creating a separate chapter in the future.

Planner Christensen gave a PowerPoint presentation on local examples of multifamily dwellings, including Daybreak-South Jordan, Pinae Gardens-Centerville, Courtyard Ln-Centerville, Village Square Rd-Centerville, Village on Main-Bountiful, Downtown Bountiful, Farmington Commons, Redstone-Park City. Features and Concerns include:

- Zero lot lines
- Alley driveway access maintained by HOA

- Guest parking on the road bump-outs.
- Single family lots at 6 units per acre
- Foupex with garages on the interior (Similar to Sunset Park Villas)
- Variety on facades made to appear like single family homes
- Multi-densities ranged from single family to 12plex
- Individually owned vs. professionally managed
- Modified form base code
- No garage forward

Director Eggett discussed streetscapes for the City center and SR 193 and establishing an identity for Syracuse. Commissioner Jensen discussed the differences between C-2 and General Commercial, and would like to see a distinction between the zones.

Commissioner Pratt suggested removing the residential over commercial allowance. He is also in favor of establishing a Syracuse City identity.

Commissioner Hellewell asked staff to put together a draft for the next meeting.

Item 3: Discussion of review/propose Title VIII Amendments

Commissioner Hellewell postponed discussion until the October 2, 2012 meeting. Kurt has a presentation for the next meeting. Amendments need to clarify 100' of asphalt for cul-du-sacs over 500 feet.

Item 4: Update on new electronic meeting policy

Electronic meetings policy allows each commissioner two voting meetings per year electronically, and unlimited work sessions. The City currently only has one line for conference calls. There must be a quorum at an anchor site. Electronic participation must be public. 72 hours notice is required.

Item 5: Update on Council Action-Agriculture Protection Area on Ninigret North Subdivision

Attorney Carlson said that State Code 17-41-306 allows a property owner to request removal of an Agricultural Protection Area Overlay. Ninigret made the request and City Council approved it.

Item 6: Next Agenda

Brighton Bank Rezone

Discussed Open projects including the Still Water Estates, Fox Haven, Trailside Side Park