

4. Public Hearing-Trailside Park Subdivision, Phase 3, located at approximates 2950 South 2000 W, Preliminary Plat
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Planner Christensen introduced the project. She stated to take note of the Landscape issues related to the entry, street trees and buffer area.

Commissioner Jensen discussed the need for a Landscape Plan. Director Eggett stated the density is based on all the phases together and the project is a Conditional Use, a permit will be necessary for final approval.

Brad Frost, Ovation Homes & Colonial Builders Group

Commissioner Day asked if there are single family lots in phase three or if they are pads. Mr. Frost stated they are pads. He stated that a bulk of the lots have been made into single family lots.

Planner Christensen stated that a temporary turnaround will be required.

Commissioner Jensen stated the entryway has a sign. Planner Christensen stated the secondary entrance will not be required to have a subdivision sign.

Commissioner McCuiston stated a gazebo has been removed, Mr. Frost confirmed.

Commissioner Jensen verified that two access points were required for the subdivision. Planner Christensen confirmed yes.

Commissioner Bodrero discussed a temporary turn around. Mr. Frost stated the engineer didn't think it would be a problem to provide a temporary turn around.

Commissioner Rackham stated the current plan does not show a detention basin. Commissioner Jensen stated the existing park constructed in Phase 1 and Phase 2 in Trailside Park should be sufficient, but that water will need to be able to gravitate to the existing basin. Mr. Frost stated that there is enough open space in the plan to direct the water appropriately.

Public Hearing Open

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Public Hearing Closed

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Commissioner Hellewell asked the applicant if they have prepared a landscaping plan. Mr. Frost said they will have it for final plat approval. He stated the Home Owners Association is having difficulty managing the extensive landscaping. The next landscaping plan will be basic, while still including a few trees, shrubs and grass, combining beauty and function.

Planner Christensen stated the cluster subdivision density was granted because of the enhanced landscaping. The buffer area in this phase will be located on individual lots, and maintained by the individual property owner. Mr. Frost stated he feels they have more than exceeded the landscape requirement already. Commissioner Day asked if a landscape plan was submitted with the previous approved sketch plan. Commissioner Christensen stated staff will have to confirm, but something was submitted by Land Design.

Commissioner Hellewell asked if the landscaping from Trailside Phase 1 and Phase 2 can be counted toward the landscape requirement. Director Eggett stated yes.

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COMMISSIONER DAY MADE A MOTION TO GRANT THE PRELIMINARY PLAT APPROVAL TO THE TRAILSIDE PARK SUBDIVISION, PHASE 3, LOCATED AT APPROXIMATELY 2950 SOUTH 2000 WEST, SUBJECT TO ALL REQUIREMENTS OF THE CITY'S MUNICIPAL CODES AND TO THE CITY ENGINEER'S REVIEW DATED AUGUST 27, 2012 AND THE CITY PLANNER'S REVIEW DATED AUGUST 27, 2012, INCLUDING A LANDSCAPE PLAN AND A TEMPORARY TURNAROUND. COMMISSIONER JENSEN SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.

5. Public Hearing-Proposed Amendments to the General Plan Map, District 2.

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Commissioner Hellewell introduced General Plan Map District 2. Current and proposed plans were available on the overhead. He stated the changes included an addition of Commercial along the State Road 193 corridor. He also stated that Mr. Cook requested his property stay at the current General Plan Residential R-2 zoning.

Public Hearing Open

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Ray Zaugg, 1593 West 700 South, stated it would be best to provide a commercial buffer between State Road 193 to the adjacent neighboring properties. He is concerned with the noise levels and light pollution occurring in the city and stated distance and nice landscaping are preferred. Mr. Zaugg stated IHC as a good example of buffering. He would like the City to use more buffering than the current table requires. He requested the City consider line of sight from residential areas. Mr. Zaugg asked the Commissioners to consider the height of the buildings. He stated that Wal-Mart buffer could still be improved.

Public Hearing Closed

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Commissioner Bodrero discussed the location of the commercial zone along 200 South. Commissioner Hellewell stated it was designated Commercial GC for the potential West Davis Corridor and the expansion of State Road 193. Director Eggett stated the area is in close proximity to Schneiters Bluff, which will provide a better use of the land as the roads are developed. UDOT has made it clear that State Road 193 will expand west to the proposed West Davis Corridor. Commissioner Bodrero discussed how far ahead the City is planning. Director Eggett stated that the new standard for long range planning is 25 years.

Commissioner Jensen discussed the need for an interchange where the roads converge. Commissioner Hellewell stated that UDOT will want to connect West Davis Highway with SR 193. Director Eggett confirmed the interchange.

Commissioner Schenk discussed Mr. Cooks understanding of the changes being applied to the General Plan. Commissioner Hellewell stated yes, Mr. Cook understands the purpose of the General Plan.

Commissioner Jensen discussed the establishment of 800 feet from the section line for the proposed Commercial GC General Plan change.

Commissioner Day discussed the transition of zoning. He stated it may not be practical to locate Commercial GC adjacent to the existing Residential R-2 zone. Commissioner Jensen stated there are several places in the city where Residential R-2 is adjacent to Commercial GC zoning. He recommended incorporating some building height restrictions to the buffer table. Director Eggett stated the buffer zone is set up to allow restriction on an individual development basis.

Commissioner Day asked if the affected property owners are aware of the proposed changes to the General Plan.

Commissioner Bodrero stated that it is property owner's right to keep their land use for as long as they like. He questioned if amending the General Plan to Commercial GC is the best use. He asked for clarification on the ramifications of the General Plan. City Attorney Carlson stated the first step for a property owner to develop is the current zoning. If the property owner wants to develop in a way that is not within the current zoning, but is within the General Plan, then it is easy to do. If it is not in the General Plan, an extra step is required to change the General Plan. Commissioner Bodrero stated he wants to be sensitive to the property owner's requests, but states that the Commissioners are responsible to make changes to benefit the City as a whole.

Planner Christensen stated that it is recommended to update the General Plan every 5 years. Commissioner Jensen stated it is in the City Code to review the General Plan every five years.

Commissioner Jensen stated this was initially considered a good district for the PRD zone. Commissioner Hellewell stated that the changes also matched up to West Point's zoning across the street. He stated that the Planning Commission requested the change to Commercial GC several years ago. Current Planning staff at that time refused to make the change. Commissioner Schenk discussed the current property owner's knowledge of the PRD zone changing to Commercial GC. City Attorney Carlson stated that the statutory noticing requirements have been met. Commissioner Schenk stated he does not believe the noticing requirements are sufficient and would like extra noticing for the affected property owners. Commissioner Hellewell stated that the property was zoned Commercial GC prior to being changed to PRD. He believes the Commercial GC zoning goes back 6-7 years. Commissioner Bodrero agreed with Commissioner Schenk and stated that the affected property owners should have more notice before making this significant change to the General Plan. He suggested tabling the item. He also discussed adding 200-300 feet of PRD as a buffer within the suggested Commercial GC zone change. Commissioner Jensen suggested a minimum of 300 feet would be necessary for the PRD buffer. Commissioner Pratt referenced that an idea was proposed for District 1 of a 300 foot PRD off of 700 South that would allow adequate access and a buffer to the property. Commissioner Jensen recommended adding additional buffer requirements.

Planner Christensen stated the City would need to re-advertise the public hearing if significant changes were being made to the General Plan Map. She stated the noticing options that are available to the public, and recommended to be cautious in requesting changes to the current public notice practices for a particular area. The City has an obligation to be consistent with all public noticing, in all areas of the City. Commissioner Bodrero requested a sign be placed on Bluff and 700 South. Commissioner Hellewell stated the majority of the land is owned by the LDS Church. Director Eggett confirmed the majority of land is owned by the LDS Church and the Cook family, UDOT has a right-of-way in place and there are a few smaller landowners as well. Planner Christensen stated that a sign on the property would be appropriate. Commissioner Jensen stated he would not be opposed to scheduling a second public hearing.

Attorney Carlson stated that noticing requirements must be consistent across the board. He discouraged extra public noticing to be extended for just these affected property owners. Commissioner Schenk stated he would not impose a request to notify individual neighbors. He is in favor of scheduling a second public hearing. He stated the change is significant enough that he would be willing to make a personal visit to one of the property owners and inform them of the changes and have them share the information with the neighbors.

Commissioner Bodrero stated he is in favor of having a 300 foot PRD buffer. Commissioner Hellewell suggested changing everything to the North of 700 South up to the Commercial zone as Residential R-2. Commissioner Day stated that changing the General Plan to reflect Residential Zone R-2 or R-3 will create problems similar to those generated from the Syracuse Family Fun Center. Planner Christensen suggested improving the buffer table and architectural standard requirements. Commissioner Hellewell agreed with Planner Christensen. Commissioner Jensen suggested a possible overlay. Planner Christensen stated it is better to apply a standard uniformity in the Commercial GC zone.

Commissioner Pratt stated the Planning Commission is a recommending body to the City Council. The City Council has the option to hold a public hearing where property owners would be allowed to comment. These amendments are just an idea, and the City has the right to change the General Plan at anytime. He stated there is a lot of unnecessary review being done. Large roads are expected to have commercial frontage along major roads in most cities. Property owner rights are not being removed.

Commissioner Hellewell stated that the PRD was established at a time when the State Road 193 and West Davis Corridor were not a part of the development plan for Syracuse City. At that time, PRD made sense for that area. The area no longer meets the intent for the PRD zone with the future road development.

Commissioner Schenk stated the item is not ready to move on to City Council.

Director Eggett stated that the City Council always schedules time for public comment at each meeting and residents always have an opportunity to speak, even if a public hearing is not scheduled.

Commissioner Bodrero asked if a motion was needed before the Planning Commission moved on. Commissioner Jensen stated the item is listed on the agenda for the Planning Commission Work Session meeting to follow the regular session, implying the item did not need a motion. Attorney Carlson stated it was the discretion of the chair to take a motion. Commissioner Hellewell allowed the option to make a motion.

[7:26:36 PM](#)

COMMISSIONER JENSEN MADE A MOTION TO TABLE THE PROPOSED AMENDMENTS TO THE GENERAL PLAN MAP, DISTRICT 2. COMMISSIONER SCHENK SECONDED THE MOTION.

Commissioner Day asked if the City website advertised the proposed changes to the General Plan. Director Eggett stated the item is on the City website. Planner Christensen confirmed that it was also posted on the Utah Public Notice Website, in the Standard Examiner and at the City Hall.

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COMMISSIONER PRATT REQUESTED AN AMENDMENT TO THE MOTION TO PASS THE AMENDMENTS TO THE GENERAL PLAN MAP, DISTRICT 2, TO THE CITY COUNCIL AS PROPOSED. COMMISSIONER JENSEN DID NOT ACCEPT THE AMMENDMENT.

Commissioner Bodrero stated that noticing has been amply given and needs to be applied uniformly. Commissioner Schenk stated there is more still to be discussed. Commissioner Bodrero stated he would like to see a recommendation for higher density than the current R-1. Commissioner Day stated we have had one property owner, Mr. Cook express his desire to leave the General Plan as is. Director Eggett stated PRI has remained neutral in regards to zoning in this area. Commissioner Rackham discussed the procedure for a property owner to develop in this area. Director Eggett stated they would follow current zoning and development procedures.

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COMMISSIONER RACKHAM REQUESTED A ROLL CALL VOTE FOR THE MOTION MADE BY COMMISSIONER JENSEN TO TABLE THE PROPOSED AMENDMENTS TO THE GENERAL PLAN MAP, DISTRICT 2, FOR FURTHER DISCUSSION IN WORK SESSION AND A POTENTIAL SECOND PUBLIC HEARING FOR SEPTEMBER 18, 2012. COMMISSIONER RACKHAM VOTED NO, COMMISSIONER PRATT VOTED NO, COMMISSIONER DAY VOTED YES, COMMISSIONER JENSEN VOTED YES, COMMISSIONER HELLEWELL VOTED NO, COMMISSIONER SCHENK VOTED YES, COMMISSIONER BODRERO VOTED NO, MOTION FAILED.

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COMMISSIONER PRATT MADE A MOTION TO APPROVE THE AMENDMENTS TO THE GENERAL PLAN MAP, DISTRICT 2, TO THE CITY COUNCIL AS PROPOSED, WITH THE AMENDMENT THAT THE NORTHERN PORTION OF THE COOK PROPERTY BE REZONED FOR COMMERCIAL C-2 AND THE BALANCE TO REMAIN CURRENTLY ZONED RESIDENTIAL R-2, AS IT EXISTS, ON THE MASTER PLAN. COMMISSIONER RACKHAM SECONDED THE MOTION.

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COMMISSIONER BRODRERO PROPOSED AN AMENDMENT TO THE MOTION TO CHANGE THE GENERAL PLAN PROPERTY SOUTH OF THE COMMERCIAL BAND, NORTH OF 700 SOUTH TO 3500 WEST, CURRENTLY ZONED R-1, TO RESIDENTIAL R-2 ZONE AS A DENSITY BUFFER. COMMISSIONER PRATT ACCEPTED THE AMMENDMENT. COMMISSIONER RACKHAM ACCEPTED THE AMENDMENT.

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Commissioner Hellewell restated the motion

THE MOTION IS TO APPROVE THE AMENDMENTS TO THE GENERAL PLAN MAP, DISTRICT 2, AS PROPOSED, WITH AN AMMENDMENT FOR THE LAND BETWEEN THE EDGE OF THE COMMERCIAL TO 700 SOUTH AND 3500 ON THE WEST, ZONED RESIDENTIAL R-1 TO CHANGE TO RESIDENTIAL R-2. COMMISSIONER JENSEN REQUESTED A ROLL CALL VOTE. COMMISSIONER BODRERO VOTED YES, COMMISSIONER SCHENK VOTED NO, COMMISSIONER HELLEWELL VOTED YES, COMMISSIONER JENSEN VOTED NO, COMMISSIONER DAY VOTED NO, COMMISSIONER RACKHAM VOTED YES, COMMISSIONER PRATT VOTED YES, THE MOTION PASSED.

6. Public Hearing-Proposed Amendments to the General Plan Map, Area 8.

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Commissioner Jensen pointed out the three areas being rezoned. The General Commercial area located along 2250 S and a small property directly south of that commercial area, currently occupied with a dance studio, is proposed as a General Plan change to Neighborhood Services. A Residential R-2 zone located along Allison Way and 2700 S is being proposed as a General plan change to Neighborhood Services, for the potential use as a gymnastics studio. The third area is a Residential R-2 zone located adjacent to the Stoker Gardens PRD with a proposed General Plan change to the Residential R-3 zone, for the future development of Harvest Point Phase 7.

Public Hearing Open

[7:47:57 PM](#) No public comment

Public Hearing Closed

[7:48:05 PM](#)

COMMISSIONER JENSEN MADE A MOTION TO GRANT THE PROPOSED AMENDMENTS TO THE GENERAL PLAN MAP, DISTRICT 8. COMMISSIONER PRATT SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.

7. Public Hearing-Proposed Amendments to Title X Municipal Zoning Ordinance, Chapter 19, Commercial C-2 Zone.

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Commissioner Hellewell stated the main changes regarding permitted uses. The recommendation is to add Outlet and Warehouse Stores as a specified permitted use. In addition Conditional Uses will change to allow four family dwelling units. The proposed ordinance changes also include a maximum allowance of 8 dwelling units per acre, calculated on 20 percent of the buildable land. Planner Christensen stated the development phasing is specified in Title 10-19-70, Development Plan. Commissioner Hellewell stated Title 10-19-80 shall be changed to match the Title 10-22-110. The Architectural Review Committee shall act as a subcommittee to the Planning Commission and be appointed by the Planning Commission Chair.

Public Hearing Open

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Terry Palmer 2486 West 1500 South, Syracuse, stated he is concerned with the 20 percent allowance for multifamily dwellings. He requested to take the 20 percent allowance out of the Commercial C-2 zone.

Ray Zaugg, 1593 West 700 South, requested clarification for the density allowed on a ten acre parcel. Planner Christensen stated to calculate residential allowance for ten acres you first subtract 20 percent of the land for roads. That leaves eight acres of developable land. 20 percent of eight acres is 1.6 acres. At 8 units per acres, a 10 acre parcel would be allowed a total of 12-13 residential units.

Public Hearing Closed

[7:54:29 PM](#)

Commissioner Jensen requested the specifications for the Architectural Review Committee be added to Title 10 as its own chapter, and not in the individual zones. Commissioner Hellewell agreed with the suggestion. Commissioner Schenk discussed why the ARC clause was listed in the Business Park zone. Director Eggett stated during development of the Business Park Zone, there was trouble with the ARC attendance and decisions regarding the body were unclear, so the language was added to start the process of setting standards for the ARC.

Commissioner Bodrero stated there is argument against lower density residential and yet the residents want future commercial development such as restaurants and other amenities. He stated that the dynamic of give and take requires the City to allow the development of higher density residential in order to generate and sustain commercial development. He also stated that the City can benefit from these proposed changes with the future road construction of the West Davis Corridor and the extension of State Road 193.

Commissioner Hellewell suggested that 30 percent of the commercial development must occur before residential development can begin. Commissioner Day stated two dynamics exist; the zone itself and where to place the zone. The objective is to obtain the correct commercial in the correct location. He stated the commercial restriction is discouraging. The problem with the Commercial C-2 zone is not the density. The City needs to refocus on the C-2 zone to find an incentive for developers. Duplex and single family homes are not the solution to the Commercial C-2 zone. Density bonuses are the way to incentivize. Commissioner Hellewell asked staff if a fourplex is the maximum residential allowance under the General Plan. Director Eggett stated that staff will have to research the language.

Commissioner Bodrero stated that Commissioner Day's comments are valid. The City needs to plan effectively in locating commercial zones. He confirmed that the future road growth will draw new traffic and having the correct zones in place is good planning practice.

Commissioner Hellewell does not believe this item is ready for voting. He stated more discussion is necessary on the proposed changes.

Commissioner Day suggested the City establish sixplex residential developments and increase the PRD to twelve units per acre, to strengthen the development plan. Higher density will benefit and increase the sales tax. Commissioner Hellewell discussed mirroring the PRD. Commissioner Day and Commissioner Jensen recommended keeping the PRD different than the Commercial C-2 allowances.

Commissioner Schenk stated that allowing residential in a commercial development helps to break up the commercial element.

Commissioner Jensen stated that it makes sense to locate the residents who will use the commercial closer to the commercial, while maintaining a buffer.

Director Eggett stated that the General Plan limits residential development to fourplexes in the Planned Residential Development and Cluster Subdivision chapters of Title X.

Commissioner Day stated that locating residential over commercial is not likely to occur. There is enough land to spread out development. Commissioner Hellewell agreed and stated a potential problem can occur if the commercial below goes out of business.

Planner Christensen stated she will provide visual examples of existing mixed use developments, containing different densities for discussion at the September 18th, 2012 work session meeting.

[8:19:52 PM](#)

COMMISSIONER JENSEN MADE A MOTION TO TABLE THE PROPOSED AMENDMENTS TO TITLE X, MUNICIPAL ZONING ORDINANCE, CHAPTER 19, COMMERCIAL C-2 ZONE. COMMISSIONER SCHENK SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.

8. Ed Gertge, Syracuse Family Fun Center, located at approximately 1806 South 2000 West, Consider Revision to Site Plan Approval

[8:20:08 PM](#)

Planner Christensen stated the amendment is for the addition of a lifeguard station, required by state law. She recommended in favor of the minor amendment to the Syracuse Family Fun Center Site Plan.

[8:21:28 PM](#)

COMMISSIONER SCHENK MADE A MOTION TO GRANT THE AMENDED SITE PLAN APPROVAL TO THE ED GERTGE, SYRACUSE FAMILY FUN CENTER, LOCATED AT APPROXIMATELY 1806 SOUTH 2000 WEST, TO ALLOW THE SUBJECT TO ALL REQUIREMENTS OF THE CITY'S MUNICIPAL CODES AND COMPLIANCE OF CITY STAFF REVIEWS DATED SEPTEMBER 4, 2012. COMMISSIONER DAY SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.

9. Adjournment-COMMISSIONER JENSEN MOTIONED TO ADJOURN

Kenneth Hellewell, Chairman

Jenny Schow, Administrative Professional

Date Approved: