

Minutes of the Syracuse City Planning Commission Work Session held on January 15, 2013, 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
Gary Pratt
Tyler Bodrero
Curt McCuiston

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

Excused: Dale Rackham

Visitors: Reva Laurella
Robert Gardner

1. Department Business

6:31:50 PM

- Director Eggett Introduced and welcomed the City intern Reva Laurella.
- A Training Meeting for Planning Commission and City Council will be held Tuesday January 22 at 6:00 pm in the Work Session Chambers, regarding Ethics Act and Open and Public Meetings Act from City Attorney Carlson.
- Update on the temporary detention basin on 1950 S in Antelope Run.
- Discussion proposed C-2 Amendments.
- Dr. Coleman's project is moving forward.
- Applications for the open seats on the Planning Commission have started to come in. The Deadline is Friday December 25th.
- The petition for annexation of the Weaver property that has recently transferred to the Thayne's. The Thayne's will need to apply for a General Plan and Rezone.
- Shoreline trails application is in development.
- Commissioner Petroff would like to see a trail along the canal between 2000 W and 3000 W.
- Syracuse will be hosting the next Davis County Trails meeting at Jensen Park in February.
- Trailside phase 6 will not move forward until the Developer obtains a letter from the Army Corp of Engineers regarding wetlands.
- Syracuse is running a Shop Local contest for residents with a \$25.00 prize.
- SBOSS is renting out the movie theatre for local residents to see Madagascar.
- Fund raising for the Cloe Sunshine playground is now taking brick pavers for contribution.
- The Standard Examiner website feed included a letter submitted by a resident about the importance of shopping local.
- ¾ percentage point for trail development along West Davis needs to be increased.
- The Layton Marathon is now going to be the Layton/Syracuse Marathon.
- Commissioner Hellewell confirmed the consensus on the cul-de-sac changes in Title VIII.

2. Discussion of proposed Chapter for Development Agreements & Architectural Review Committee

6:47:28 PM

Commissioner Hellewell introduced the discussion for the ARC criteria from each chapter and defining it as its own chapter in Title VIII.

Commissioner Hellewell suggested asking the Planning Commission applicants if they would be interested in serving on the ARC if they are not selected for PC.

The ARC must have an annual schedule posted; meetings can be listed as needed.

Planner Christensen discussed two types of design criteria; the design standards and the design guidelines to improve the quality and compatibility of the development. The design standards are requirements while the guidelines are set to help make suggestions.

The ARC should consist of 7 members, but the language is not in uniformity within ordinance, the most current language is in Neighborhood Commercial. The committee members are appointed by the Mayor for uniformity with Title 2. The Mayor makes appointments to all committees with the advice and consent of the council. 10-28-30 conflicts with Title 2. Title 2 would need to be modified for the Planning Commission Chair to appoint members to the ARC. Currently, the Planning Commission can give a recommendation. The ARC should consist of seven total members; two from the Planning Commission, one optional City Council member, one city staff member and three community members. Commissioner Hellewell asked Planner Christensen to prepare 2 drafts for City Council. References to ARC in the city code need to be amended.

Planner Christensen continued to read through each section of the proposed chapter for the ARC.

Commissioner Pratt asked if staff is putting together a design pattern book. Commissioner Christensen said yes, it is required.

The following changes were recommended:

10.28.050 Building Design

1. Context. Attorney Carlson suggested the text read, "The review shall be based on the development design pattern book and the following." Commissioner Jensen suggested it to read, "With consideration of the following:"
 - (d) Where proposed building designs closely copy or mirror surrounding development, the buildings vary colors, materials, or architectural elements. Planner Christensen explained the purpose of this sentence is to provide continuity without replication.
2. Entrances
 - Commissioner Jensen suggested wording for safety.
4. Height and Roofline
 - (b) and length, "...rooflines 50 feet length or greater;"
 - Add "elevations" into the first sentence, so the line reads "...and vary roofline variations in order to add..."
 - (d) – strike "for" in provide for screening to read, "provide screening".
6. Materials
 - Commissioner Pratt felt three colors are vague.
8. Signs should be numbered 9. Signs and 10. Windows.
9. Windows – Change the person to read, "The majority of windows shall relate to the scale of a person."

10.28.60 Site Design

1. Building Placement
 - (d) Building shall be located close.
 - (e) Change "can be" to "are located".
 - (e) Encourage placement of entrances toward street, not require them to place toward street.
2. Change the second line to read, "Additionally all developments shall consider integral features which will preserve, enhance, and contribute to the site."
3. Miscellaneous Site Considerations
 - Incorporate ADA accessibility.
 - (a) Bays cannot access a public road, remove "and major public streets".
 - Cross reference to the landscaping ordinance.
 - (e) Delete architectural design features.
 - (f) Consideration given to emergency generators for crucial services.
4. Landscaping has different requirements in each zone
 - (b) Strike the first sentence.
 - Amenities are encouraged to be located near the entrance
 - (c) Rewrite landscape and reference to the zones.
5. Lighting
 - Cross reference with zones check Business Park Zone and Town Center Overlay
7. Pedestrian Considerations
 - (c) Use term dissimilar materials.
 - (e) Use encouraged not required.
8. Security
 - Remove the reference to CPTED, change to read, "Security of the site shall be considered with the following principles:"
 - Suggest emergency power generators.

Update Craig Johnson on the conflicts with Title 2.

3. Discussion of proposed direction for C-2 Zone and potential Mixed Use Zone

The consensus was to strike C-2 and use the language as a basis for a new mixed use zone. If IHC wants to develop, they can use the existing language.

4. Next Agenda

The Crayon College
The Highlands Phase
ARC for work session