

Minutes of the Syracuse City Planning Commission Work Session held on October 15, 2013, at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present:

Commission Members: Curt McCuiston, Chairman
Tyler Bodrero, Vice-Chairman
TJ Jensen
Wayne Kinsey
Dale Rackham
Anne Greeson
Ralph Vaughan
Sean Dixon

City Employees: Sherrie Christensen, Community and Economic Development Director
Jenny Schow, Planner
Noah Steele, Planner
Clint Drake, City Attorney

City Council: Craig Johnson

Excused: Kelly A. Janis, Planning Administrator

Visitors: None

1. Department Business

Director Christensen - Hearing Officer – We have a request on a particular piece of property at the corner of 1000 W & 2700 S that is zoned PO Professional Office. When we came in and built the round-a-bout, we took a certain amount of property in order to increase the size of the round-a-bout. It has made it difficult for them to fit that planned building on that, so there is a need for a variance for the front setback; otherwise, they will not be able to fit there with the parking lot. We also have an inactive Board of Adjustments and their terms have expired. Attorney Drake and I have discussed that this might be the appropriate time to change from a board adjustment to a hearing officer where it is a judge and we schedule the hearings as needed and we hire them and someone who is already trained and versed in Land Use law and can address any issues that arise. This is what we plan to propose and it is in your dropbox.

Director Christensen - We need to have a new definition for an accessory dwelling unit. That is either a basement apartment or an apartment over a detached garage or both and have that be a permitted use if it meets a certain set of standards. Then changing when someone wants a two-family dwelling, which is a duplex, then the lot should be larger than a single family dwelling. The lot should be larger because of additional traffic and parking. We can also make it so that the lot has wider frontage. We need to discuss this and I need some direction from the Planning Commission as to what zones you want to allow duplexes in.

Commissioner Jensen – Are we going to have any repercussions if we only allow two-family duplexes in R-3 Residential?

Director Christensen – We can stipulate that the duplex be owner occupied in basement apartments if need be.

Commissioner Jensen – I do like the idea of making duplexes only allowed in R-3 Residential or lower.

Commissioner Greeson – Are we going to distinguish between single level duplexes and two-story duplexes?

Director Christensen – The way that I was planning to distinguish that is if you were building a duplex, we could define one as an accessory apartment, not as a duplex because a duplex is side-by-side.

2. Commissioner Reports

- None

3. Discussion Items

- None

4. Next Agenda Items

- None

5. Adjourn

[9:14:55 PM](#)