

Minutes of the Syracuse City Planning Commission Work Session held on February 19, 2013, at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present:

Commission Members: Kenneth Hellewell, Chair
TJ Jensen, Vice-Chair
Gary Pratt
Tyler Bodrero
Dale Rackham
Curt McCuistion
Wayne Kinsey
Brandon Haddick

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

City Council: Craig Johnson

Visitors: Reva Laurella

1. Department Business

- Davis County Trails Committee met at Jensen Park and did a fly through of the Shoreline Trail. The trail will run from North Salt Lake City to Weber County.
- Update on the sewer project. A public open house will be held on February 23rd.
- Syracuse 6 has transferred ownership. There is potential for interior updates to the snack bar and for expansion in the future. Commissioner Hellewell mentioned that the digital sign has been turned off for a few weeks.
- SBOSS event at the Theatre was very successful, with approximately 450 attendants.
- The waterline project on 2500 West will be starting soon consisting of a complete road and waterline rebuild.
- SR 193 is estimated for completion in the spring/summer of 2014.
- Code enforcement has turned over to the police department and will now be processed as criminal.

2. Discussion of proposed direction for C-2 Zone and potential Mixed Use (MU) Zone

Planner Christensen said she has briefed the two new commission members.

Chapter 20

Commissioner Hellewell suggested a change to make it clear that the MU zone is obtained through a legislative process. Attorney Carlson said he will work with Planner Christensen to establish the proper wording.

Chapter 10

(1) Commissioner Rackham recommended changing the word "encourage" to "allow".

(4) Commissioner Jensen recommended removing "to encourage".

(3) Commissioner Hellewell recommended removing, "including but not limited to, young professionals and older people".

Chapter 30

(3) Commissioner Hellewell recommended eliminating the C-2 Zone. Planner Christensen discussed the fact that the C-2 zone has a lot more options for commercial uses that should be considered before eliminating the zone.

Director Eggett recommended adding Business Park Zone. He suggested using the MU zone to create a common aesthetic quality between zones. Commissioner Hellewell did not feel that residential should be located in the Business Park Zone. He explained that the intent of the MU zone is to allow a residential component in addition to a commercial use. Commissioner Hellewell said he could see the MU zone in Professional Services and maybe Neighborhood Commercial. Commissioner Pratt said the scope of Neighborhood Commercial is too small. He said that C-2 was built around General Commercial. The MU overlay is a flexible alternative to C-2, which allows a developer the option to add residential to a commercial environment. Commissioner Bodrero said he could see Business Park working with a residential component. He suggested a structure or two of residential could work well within a business park and not necessarily residential located over the commercial as a second story. Commissioner Hellewell felt that if the MU zone is replacing C-2 then it should only be applied to the General Commercial Zone. Commissioner Pratt likes that the MU Overlay does not require a developer to construct both commercial and residential within a zone, rather allows the option. Commissioner Bodrero pointed out that it will allow development of mixed use on case by case basis.

Commissioner Hellewell felt there are a lot of great components within the C-2 zone that should be incorporated into the MU Overlay. Planner Christensen expressed concern that the C-2 Zone felt tainted. Commissioner Bodrero explained that the general consensus from the last meeting was to start fresh. Planner Christensen said she was willing to build on some of the ideas that the Commissioners want to carry over.

The commissioners discussed which zones to apply MU. The general consensus was to start small and limit the MU zone to Commercial and Professional Office, then adjust the overlay to include additional areas in the future, if needed. The areas were considered as follows:

- General Commercial - Yes
- C-2 – Strike
- Neighborhood Services -Potentially
- Business Park- Potentially
- Professional Office-Yes
- Research Park Zone-No
- PRD - No

Commissioner Jensen discussed changing the title to read, "Potential areas for the mixed use overlay zone" Planner Christensen and Attorney Carlson both said that "potential" is not exclusive and implies there are other zones available for the overlay. He advised the commission to restrict the zones that MU can be applied to. Commissioner Jensen was concerned that every developer will want to use the overlay. Attorney Carlson said it will be important to word section 20 so that the overlay is a legislative decision

Commissioner Hellewell discussed using the MU overlay to allow commercial into the PRD zone.

Chapter 40

Strike completely

The Commissioners discussed density allowances. Commissioner Hellewell suggested using a density similar to PRD and not going any higher than 12 units per acre.

Commissioner Hellewell expressed concerns with phasing. He would like to ensure that a developer does not build the residential component and then leave before building the commercial.

Planner Christensen suggested the Planning Commissioner give further consideration of the density that may be appropriate for the zone. Commissioner Bodrero said he does not see duplex, four-plex and six-plexes being a viable density for the MU. He asked about the density examples that Planner Christensen showed in a previous meeting. Planner Christensen said she would need to research the presentation to give the exact densities.

Planner Christensen showed an aerial of a lot on Antelope Drive and discussed different development options. She recommended not finalizing the density at this time. Commissioner Hellewell expressed that he would like to see a number of some kind, but he was open to discuss the options further.

Commissioner Jensen suggested the use of Transfer Development Rights (TDR).

Commissioner Bodrero does not feel higher density is appropriate throughout the city, but can see a need for it in the Town Center and along the south side of Antelope drive. Planner Christensen had the Planning Commission review Hunters Cove townhomes which zone allowed a density of 14.52, R-4 Zone. Commissioner Haddick said that this development is aesthetically pleasing. Commissioner Hellewell expressed concern that some residents are afraid our city center will look like Main Street in Clearfield. Planner Christensen asked if the concern is with the density or the quality of the product. Commissioner Hellewell said both, but primarily density. Commissioner Jensen discussed the potential for increased crime with higher densities. Commissioner Pratt said that the life cycle of apartment complex ownership transcends in the same patterns. Even when you build a building to meet a certain rent criteria, it only takes the transfer of one owner to throw the rules out the window and the apartment begins to degrade.

There was discussion on Clint Sherman's, Fox Haven duplex development; our code is stricter, so the new buildings will look nicer. Walker estates were presented as a nice example.

Commissioner Bodrero said it comes back to the discussion on creating code to require the product that is desirable. He sees higher density in the town center. He suggested looking at more examples so the Commission can clearly understand what they are looking for.

Commissioner Pratt said that high density housing is going up everywhere and the product is not desirable. He mentioned a development in Layton built by Pinnacle.

Commissioner Hellewell suggested a change in the town center to allow higher density and not throughout the city.

Commissioner Hellewell expressed his wishes to see all of the projects and ordinance changes that he has been working on with the Planning Commission, finalized and passed on to the City Council by May, prior to his term expiring.

3. Bylaws

Commissioner Hellewell reviewed the bylaws for the new Commission Members.

Commissioner Jensen apologized for the unintentional perception of misconduct by Gary Pratt during his passing on information regarding City Council and Mayor Actions and how our bylaws might apply. Commissioner Pratt had no ill will.

4. Next Agenda

- Chapter 28 - ARC
- MU
- Bylaws