

Minutes of the Syracuse City Planning Commission Work Session held on February 5, 2013, at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present:

Commission Members: TJ Jensen, Acting Chair
Gary Pratt
Tyler Bodrero
Dale Rackham
Curt McCuiston

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

Excused: Kenneth Hellewell

Visitors: Reva Laurella
Robert Gardner

1. Department Business

- Trails meeting at Jensen Park Thursday February 14th at 12:00 pm
- SBOSS is hosting a local movie night Saturday February 16th at 9 pm; tickets are available at local businesses.
- The Rib Shack is a new restaurant coming to Syracuse City in the old Gandolof's and New York Deli store fronts.
- Coleman orthodontics is moving forward and will have a co-tenant for physical therapy office.
- SR 193 will be holding a community meeting in the near future
- Drain lines are being ran on the West side of the Ninigret Property

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

Planner Christensen dispensed an outline for the Mixed Use (MU) Zone. She discussed the difficulty the City has come across in designating specific areas for an MU Zone. The purpose of the outline is to create the MU Zone as an Overlay Zone.

Commissioner Jensen relayed that Commissioner Hellewell is in favor of the Mixed Use Overlay concept. Commissioner Pratt said he is a proponent of the overlay idea. He said an overlay satisfies the need for a developer who may want to develop mixed use without making the city commit to it on a map.

Commissioner Jensen asked if there is a difference between a rezone and an overlay zone. Attorney Carlson said that we do have two overlay zones in the city that cover specific areas on the map. This overlay will be different as it will not correspond to a specific area. We are inviting the developer to collaborate with us, therefore we need to spell out the process. Commissioner Bodrero clarified that the option just stays in the legend on the General Plan until a developer requests the overlay and the overlay doesn't come into play until a developer submits an application or if the City can choose to apply to overlay zone to a specific area at a future date. Attorney Carlson said the Planning Commission will have the power to implement the overlay zone. Commissioner Pratt understood the overlay to allow the architectural review Committee and the Planning Commission to decide when and where the overlay can be used. Attorney Carlson said Planning Commission will need to be very specific with the criteria used for the overlay zone. Director Eggett said that that often other Cities will have a short paragraph explaining how the overlay is to be used, what the purpose is and where it is to be applied. He said it is important to provide a good strong code that is simple enough to be understood.

Commissioner Pratt asked where these options would be located. Planner Christensen explained that an applicant will have to apply for a zone change to apply the overlay zone on a parcel. Director Eggett said the criteria are a part of the Zoning Ordinance. Planner Christensen gave some examples of zoning criteria such as minimum acreage. Commissioner Pratt compared the examples to design standards. Director Eggett said that a purpose statement is often created, providing a yes or no as to whether the zone will fit on a specific property.

Commissioner Jensen asked if the zone can be written so that application is at the discretion of the Planning Commission and City Council. Attorney Carlson said that it will be the Planning Commission and City Council who will make the decision, but identifying that the Planning Commission is the body to make the decision isn't a factor whether or not the rezone can be approved. The approval must be made according to the identifying criteria. Commissioner McCuiston said that it really functions the same as a regular zone within the city. Attorney Carlson said this would be a little different, the criteria will be more important because there is not general plan to rely on. Director Eggett said the overlay can be utilized to blend zones together.

Commissioner Jensen said he would like to avoid every commercial zone being entitled to the overlay. Planner Christensen said the overlay zoning is not a conditional use rather a legislative action that has to take place by the Commission and Council.

Commissioner Bodrero asked if this was opening up the possibility that a developer can come in and say, I've checked all these boxes, you cannot deny. Attorney Carlson opinion was yes, that is why it is so important to establish the right criteria.

Commissioner Jensen asked why the town overlay zone cannot be applied elsewhere in the city. Director Eggett said the town center zone is bound by a defined geographic area.

Commissioner Bodrero said that is his concern the new zone is not bound by geographic area. He likes the idea and the approach, but he is not convinced the Commission will be able to establish enough criteria and maintain control. Planner Christensen explained the flexibility of a legislative decision.

Commissioner Jensen suggested the Commission select a small area of the city to apply the overlay and then designate additional areas at a later date. Planner Christensen discussed different options for applying the zone. Commissioner Pratt explained that he felt it made sense to add the overlay to commercial areas to accommodate housing to a commercial zone. Director Eggett said the purpose is to develop incentive for a developer while allowing the city to benefit in exchange. Commissioner Pratt recommended only applying it to General Commercial and Professional Office to start.

The commission was in agreement to explore the idea further and Planner Christensen was asked to start filling in the outline with subtitles.

There was a brief discussion on the proposed chapter for Development Agreements & Architectural Review Committee. The consensus is that the ARC Chapter is ready to move forward to the next regular meeting.

3. Next Agenda

- Highlands at Glen Eagle Phase 10
- Discussion regarding MU