

Minutes of the Syracuse City Planning Commission Work Session held on March 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
Dale Rackham
Curt McCuiston
Wayne Kinsey
Brandon Haddick

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

City Council: Craig Johnson

Excused: Tyler Bodrero

Visitors: Reva Laurella

1. Department Business

- Commissioner Jensen pointed out that the Planning Commission would like ipad covers.
- Easter Egg Hunt is on March 30th at 10am, there is be approximately 18,200 plastic eggs. Local businesses are able to donate up to 200 eggs with a treat and a small advertisement for their business.
- Davis County trails met last week in Farmington, they are currently working on a route map. As dirt road behind the sewer was reviewed for the Shoreline trail and the Committee is very interested in the location. It will run from the guard Shack to 2700 by 2014. CMAQ grant from federal government for air quality may help fund the trail.
- USTAR technological innovations update
- Commissioner Jensen gave an update on 3d printing and discussed adding it as a use in our commercial zoning.
- Director Eggett discussed the collapse of Letrono Cross Fit.
- Title 8 went to City Council Tuesday, March 12, 2013. Commissioner Hellewell gave updates. The title passed. Cul-du-sac requirements for neighboring cities were discussed by Commissioner Hellewell and we fall right in the middle. The section regarding sketch and final was stricken. City Council made a minor amendment making them to final body to decide on cul-de-sac exceptions. Commissioner Jensen and Hellewell explained the intent of the Planning Commission in regards to two specific projects including Still Water Lakes.
- Attorney Carlson gave an update on House Bill 88. He said the Senate proposed an alternative regarding mailings and protests.
- ULCT is scheduled for April 10-12th, 2013 in St. George.
- Utah Chapter APA will be hosting a free luncheon Monday April 8th from 12-1pm.
- Attorney Carlson explained that as law is created, often new loopholes are created.
- Commissioner Haddick expressed concerns with the City Council meeting and felt communication needs improvement. Commissioner Jensen suggested having a representative from the Planning Commission for future City Council meetings regarding large agenda items. Commissioner Hellewell discussed potentially having the Chair present the project. Attorney Carlson said it is not the duty of staff to make the laws. Planner Christensen explained that staff reports for City Council will not include staff recommendation, only the Planning Commission recommendation.
- Planner Christensen informed the Planning Commission how busy the workload is now.
- SR-193 brought in a request for a temporary batch plant, and the City turned him away.
- Grant applications are on the increase.
- Bluff road is closed on 1000 W,
- 1000 W will have a new waterline and road rebuild near the cemetery
- Commissioner Haddick asked about the existing problems with the town center. Commissioner Hellewell explained how the area was approved as two developments, and doesn't flow well. There were complications between the Planning Commission and City Council during approvals. Planner Christensen explained how the widening of Antelope wiped out the street parking, destroying the down town urbanism goal. Director Eggett explained there is RDA funding from the City for improvements and we are currently working with the owner to find a solution for the parking problems.

2. Discussion on Minor Subdivisions

7:19:12 PM

10-9a-605 State Code allows for streamlining subdivisions of 10 lots or less. Notice requirements and a public hearing are still applicable. Proposed subdivision must have existing infrastructure and r.o.w. Approvals by culinary and sewer are required.

The subdivision has to comply with current zoning and land use ordinances. The plat would have a signature block for the Land Use Authority's approval. Director Eggett said West Bountiful used this process while he worked there and explained how it benefit the City in time and reduce fees for the developer. Attorney Carlson said the PC can recommend a change in the City ordinance. Director Eggett said the City had a process in the past and it was scrapped. Commissioner Hellewell explained how the process was abused and why it was dropped. The Consensus was to work on a carefully written draft. Commissioner Hellewell recommended a 5 lot cap.

3. Discussion regarding General Plan C-2 Zone

[7:31:22 PM](#)

Commissioner Hellewell submitted a map of proposed recommended zoning changes for the current C2 properties. He made a recommendation to convert all of C-2 to General Commercial except for the area around the High School. He suggested the area around the High School to be zoned R-1 with the recommendation to cluster in order to obtain a potential park. The dividing line between zones is where the stop light for SR193 will be. Commissioner Hellewell said the corner is very valuable as a commercial hub to the City with the road expansion.

Commissioner Pratt explained that C2 was built to address a combination of residential and commercial but they feel that C2 is only successful in Cities where high density is in demand. Since then creation of C2, it has been expressed that high density commercial developments are not desirable in Syracuse.

Commissioner Hellewell said that Syracuse City does not have the transportation corridor set up that other Cities have. He explained that SR-193 will provide better to the area around the High School making that an ideal location for a larger company such as Costco. Commissioner Pratt was in agreement and explained the main commercial focus for Syracuse is along Antelope Drive. Commissioner Hellewell proposed a public hearing for the second meeting in April for the General plan amendments as a result of the decision on C2.

Director Eggett asked if the Planning Commissioners have discussed the proposed zoning changes with Ed Gertge. Commissioner Hellewell is open to discussion with Mr. Gertge. Director Eggett also encouraged the Commissioners to contact PRI and Ninigret. Attorney Carlson further encouraged the PC to have dialog with the current property owners prior to making any changes. Commissioner Jensen explained that discussions with local residents on 700 are in favor of Business Park zoning.

Planner Christensen recommended expanding the R-1 to the power lines with the allowance to provide the open space next to the power corridor as a buffer.

Commissioner Hellewell asked Council Member Johnson for his opinion. Attorney Carlson intervened and explained how that was against procedure.

4. Discussion of Proposed Mixed Use Zone

[8:01:53 PM](#)

Commissioner Pratt asked about a building size limit. He recommended making it a conditional use for buildings over a certain size. Planner Christensen explained that the use will come to the PC for site plan and that a conditional use may cause confusion.

Section (d) has store sizes and that should be applied to both types of stores and not listed by item. Director Eggett suggested doing further research. Planner Christensen suggested removing the limit. Commissioner Hellewell suggested letting the zone dictate the size and use.

The Commission discussed conditional uses and what type of businesses will create a synergy.

10-70 Development Standards—refer to ARC and Design Standards, Commissioner Jensen recommended Environmental Performance Standards.

Commissioner Hellewell said that density allowances need to be addressed and recommended the same allowance of PRD.

10_-10 2. Restate loop hole in a positive way or strike the sentence 4. Consolidate viable, remove term block size.

Design Principles-Refer back to ARC

Development Agreement-provide example

10-020 overlay zone typo, replace "prevail" with "control"

10-30 remove "within the Town Center" or "on Antelope"

5. Next Agenda

- Coleman Orthodontics Amendment
- Gertge Plat Amendment
- Gateway 5 final, Perry Homes
- Bylaws will be temporarily on hold

Package of what three items? Ask Sherrie.

Commissioner Jensen made a motion to adjourn