

Minutes of the Syracuse City Planning Commission Work Session held on April 2, 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
Curt McCuistion
Dwayne 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
 - Excused: Kenneth Hellewell
Dale Rackham
 - Chair Visitors: Reva Laurella

1. Department Business

- Director Eggett announced his resignation based on his recent job acceptance with Riverdale. The Planning Commissioners congratulated him and wished him well.
- City Attorney Carlson gave an update on the RDA agreement regarding the Family Fun Center Expansion. The RDA has agreed to reimburse the Fun Center a total of \$300,000.00 upon the agreement that they receive their permits by November of 2012 and finish construction by end of May 2013 which will not be happening. The new agreement says the RDA will forward \$100,000.00 to the developer and hold \$200,000.00 as a credit to be used for fees that are to paid to the City or other government agencies and we will credit against the \$200,000.00 until it is gone. Then if construction is complete by December 31, 2013, the RDA will provide a \$96,000.00 rebate in the spring of 2014.
- RDA comes from property taxes paid. The RDA consists of the City Council members. Taxes are collected within the town center zone.
- Planner Christensen will be acting CED director in the interim.
- UDOT will announce the West Davis Corridor preferred route in May.
- Approximately 22 home permits were pulled in March. Upcoming subdivisions include Trailside and Wasatch Villas. The current lot inventory is approximately 386.

2. Proposed Title X amendment adopting Architectural Review Committee and repeal conflicting sections

The main topic of discussion regarded the additional section for Industrial Zone Standards starting on Line 315. Planner Christensen read through the new ordinance and the following changes were made:

- Commissioner Pratt discussed different types of material for noise mitigation; Director Eggett explained there is a section on decibel levels in the Industrial zone.
- Line 381 attorney Carlson recommended to change 'and' to 'or' or must have at least 'two' of the following. Commissioner Bodrero suggested the sign and 'one' of the following. Planner Christensen recommended monument sign and ornamental landscaping. The consensus was to require a monument sign and one of the following....
- There was discussion on truck entry and exit ways. The Commission agreed that access to loading areas must be separate from parking areas.
- The Commissioners discussed adding similar traffic requirements to the main body of the ARC for all other zones.
- Commissioner Bodrero suggested a developer to indicate the WB (Wheel Base) rating on the site layout.
- Shift lines 394-401 to lines 284
- Line 404 remove 'large'
- Line 406, remove (usually over)

Planner Jensen gave a recap on the current topic for the new visitors who joined the meeting

- The Planning Commissioner discussed the tree requirement for parking lots. Commissioner McCuistion said that many cities require 30 percent landscape coverage in parking lots. Commissioner Haddick said that we should have requirements in parking lots to prevent trees that are not suitable to use. Director Eggett said that we only regulate street trees. Commissioner Bodrero suggested this language is soft but can generate discussion with the ARC and a developer.
- Attorney Carlson suggested cutting line 408-409

- 61 • Line 410 change 'should be' to 'are'
- 62 • Line 416 change 'and' to 'or' and remove 'must be used to the greatest extent feasible.'
- 63 • Line 426 Attorney Carlson recommended removing the term 'additional'. The current standard is 20 feet from all
- 64 adjacent uses. The Commission discussed changing line 426 to read if adjacent to a residential use, the building
- 65 setback shall be increased to 30 feet. The Commission discussed adding this update to the Industrial Zone
- 66 ordinance.
- 67 • Line 430 The Commission discussed the distinction between mass and scale as it relates to architecture.
- 68 Commissioner McCuiston explained that mass is perception and scale is measurable.
- 69 • Line 435 change 'and' to 'or'.
- 70 • Line 443 typo for must.
- 71 • Line 446 remove expansion joints
- 72 • 338-451 the Commission discussed the standard requirements and possibly moving these lines to the development
- 73 pattern book.
- 74 • Line 452-456 the Commission discussed type and location of temporary buildings. The consensus was to remove
- 75 and address it in the zoning ordinance as a conditional use
- 76 • Line 470 change shrub 'and' to 'or'
- 77 • Line 472 add: The use of 'a variety' of trees...
- 78 • Line 477 strike section
- 79 • Change to 'or'
- 80 • Line 490 Commissioners discussed an allowance for solid walls with architectural features. Administrative
- 81 Professional Schow introduced some language from Riverton City regarding fencing. The Commissioners agreed to
- 82 have Planner Christensen work on the language.
- 83 • Line 491, make chain-link its own sub-section (d)
- 84 • The Planning Commission discussed fencing requirements between Industrial and Residential
- 85 • Note: review the buffer table in title 10 chapter 6 and fencing requirements
- 86 • Line 503 change 'should be' to 'must'
- 87 • 513 change 'cannot be located out' to 'shall be located away from public streets'
- 88 • Schedule for public hearing for April 16, 2013.
- 89

90 Discussion of proposed Mixed Use Zone

91 [8:39:48 PM](#)

92 The Planning Commission reviewed the new strike outs and changes

- 93 • Planner Christensen will review the conditional uses
- 94 • Matrix is in the drop box
- 95 • Commissioner Pratt suggested to remove the section on Live/work
- 96 • 10-70 remove floor area ratio
- 97 • Density needs to be defined: The Commission discussed anything less than 10 acres allows 20% residential unless
- 98 you build the commercial first then you can increase the residential component to 30%. 8 dwelling units per acre
- 99 would be the base on a 50/50 residential/commercial. If a developer can increase commercial acreage then we
- 100 would allow an increase in residential density. Commissioner Pratt is in favor of using the PRD density as the
- 101 benchmark. Commissioner Bodrero explained that MU should allow a higher residential density than PRD, otherwise
- 102 there is no incentive to a developer. Commissioner Pratt said that the zone is commercial so PRD is not an option
- 103 unless there is commercial development. Commissioner Jensen said that the allowance in PRD is to gain the open
- 104 space amenity, but that requirement is not needed in MU.

105 The Planning Commission agreed the MU Overlay Zone is not ready for a Public Hearing.

107 3. Discussion on Minor Subdivisions

108 No discussion

110 4. Next Agenda

111 G&N Hansen Subdivision
112 Public Hearing for ARC