

Minutes of the Syracuse City Planning Commission Work Session held on July 2, 2013, at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present:

Commission Members: Kenneth Hellewell, Chairman
TJ Jensen, Vice-Chair
Gary Pratt
Wayne Kinsey
Tyler Bodrero

City Employees: Sherrie Christensen, Community & Economic Development Director
Jenny Schow, Planner
Kelly A. Janis, Administrative Professional
Steven Garside, Interim City Attorney

City Council: Councilman Craig Johnson

Excused: Curt McCuiston
Dale Rackham

Visitors: Mike Thayne
Taylor Spendlove

1. Department Business

Director Christensen – The department has been busy with a large amount of permits and we now have a new building inspector. We will also be interviewing for the Planning Commissioner positions next week; 3 positions. The job posting for attorney closed on the 28th.

Commissioner Jensen – If someone from Planning Commission could attend the interviews for the new commissioners, I believe it would be beneficial.

Chloe's Sunshine Park

Commissioner Jensen asked how the process on Chloe's Sunshine Park was going. **Director Christensen** stated that there would be a major announcement soon and that construction should start in the next couple of months. S.B.O.S.S. (Syracuse Business Organization for Strategic Synergy) was donating \$1.00 for every like on Facebook and gave \$1,000.00 to Chloe's Park Fund.

US Cold Storage

Commissioner Jensen – Do we have any information on US Cold Storage?

Director Christensen – We have had a pre-application meeting with their engineers over the phone in Florida. We expect their application in the next few weeks.

Ed Gertge's Family Fun Center

Director Christensen – The main building review is complete; the structural review had to be sent out to a structural review specialist. We are close to issuing a building permit.

Commissioner Jensen – Do you think they will be done November?

Director Christensen – They have until December 31, 2013. But it would be very difficult at this point. They are doing the work themselves. Once his architect corrects the structural issues that were raised by peer review, then we can issue the permit. The plat did pass and it was recorded.

R-4 Rezone

Commissioner Hellewell – We have a few lots left in the city, such as in Crofter's Cove, which are still zoned R-4, but there is no R-4 zoning in the books. When applicants come in and talk with staff, they have nothing to give them and no requirements, uses, setbacks, or regulations. Staff is asking for direction from Commission.

Director Christensen – We talked earlier in May about the possibility to rezone everything from R-4 to PRD. That would not be feasible due to the expenses involved and state requirements for noticing zone changes. The other alternative would be to readopt the R-4 ordinance with restrictions.

Commissioner Hellewell – We would need to specify which areas should be zoned R-4. We could possibly take some information from PRD to use in the new codes?

Director Christensen – We should evaluate the remaining lots that are zoned R-4.

Commissioner Hellewell - What direction do we want to give staff?

Commissioner Pratt – I think we should be specific about the remaining R-4 lots and keeping it very limited.

Commissioner Hellewell and Director Christensen talked about the possibility of rezoning the remaining lots in Crofter's Cove to R-3.

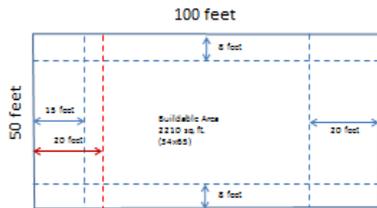
Cluster Ordinance

Director Christensen – I have drawn up some illustrations for you all to view.

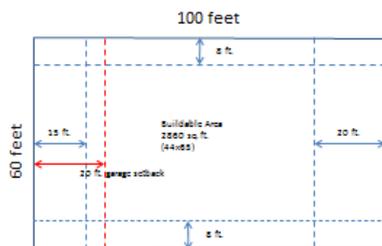
Director Christensen also gave a presentation on cluster subdivisions. This will not apply to existing applications.

Director Christensen asked the Commission for their ideas on what a cluster subdivision should look like. In addition, she talked about how much open space should be designated and showed examples of different subdivisions with open spaces, agricultural space, and development space.

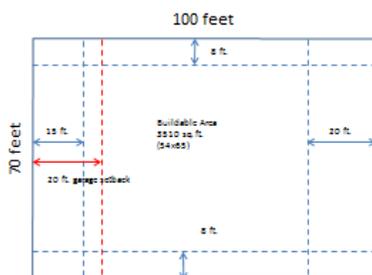
Director Christensen also presented the Commission with examples of lots with varying degrees of lots sizes and setbacks. Garage setbacks were also part of the discussion.



5000 sq. ft. lot



6000 sq. ft. lot



7000 sq. ft. lot



Commissioner Jensen inquired about park strips and sidewalks.

Director Christensen and **Commissioner Hellewell** discussed how far away the park strips should be from the property line. In addition, the size and distance of the park strips will vary depending on the lot size.

Commissioner Pratt expressed some concern about the density of the homes, especially on a 5,000 sq ft lot.

Director Christensen discussed the wording of the park strips in city ordinance.

Code Amendments

Director Christensen stated that the code verbiage needs to be more specific, primarily with the distance between homes. There was discussion on agricultural use, wetland use.

Commissioner Jensen would like to see more agricultural or open space uses in the code. There was also debate between the actual definitions of open space and common space.

Director Christensen wanted to change the verbiage from *Fully Functional Home Owners Associations* to *Professionally Managed Home Owners Associations*.

Director Christensen and **Commissioner Hellewell** discussed the specifics of Bonus Density in the City Code. There was discussion on the colors, elevations, styles, architecture, staggered garages, and architectural variety was discussed in reference to bonus density. Landscaping of the park strips was discussed; the majority of the Commissioners and staff agreed that they did not like the meandering sidewalks.

Director Christensen stated concerns in reference to affordable and moderate income housing.

2. Next Agenda

Code Amendments
Sketch Plan for Child Property
Conditional use permit for daycare
Zaugg Meadows
Moderate Income Housing

3. [7:23:32 PM](#) Adjourn – Motion by Commissioner Pratt. All in favor.