

Minutes of the Syracuse City Planning Commission Work Session held on September 3, 2013, at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present:

Commission Members: Curt McCuiston, Chairman
Tyler Bodrero, Vice-Chairman
TJ Jensen
Wayne Kinsey
Anne Greeson
Ralph Vaughan
Sean Dixon

City Employees: Sherrie Christensen, Community and Economic Development Director
Jenny Schow, Planner
Kelly A. Janis, Planning Administrator
Jo Hamblin, Deputy Fire Chief
Brian Bloeman, City Engineer
City Attorney, Clint Drake

City Council: Craig Johnson

Excused: Dale Rackham

Visitors: None

1. Department Business

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Architectural Review Committee

Director Christensen – We have been meeting with the Architectural Review Committee (ARC) and there are two members who have never been to a meeting and have asked to be replaced. There are supposed to be 2 Planning Commission members on the committee; Tyler Bodrero is on the ARC and we need another commissioner to attend the ARC meetings. A recommendation from Curt McCuiston is needed.

Summary and Other items

- Director Christensen addressed the Commission about who would like to serve on the ARC. Commissioners Jensen and Vaughan volunteered to join the ARC. Commissioner Bodrero stated he would like to remain on the committee, but will step down if need be. Director Christensen stated that the appointments for the ARC are from the Mayor and I will present those names to the Mayor. Commissioner Jensen offered to be an alternate appointment, should Commissioners Bodrero or Vaughan not be appointed.
- Director Christensen reminded the Planning Commission of the upcoming APA Conference on October 3rd & 4th and that there is money in the budget to send all of the Commissioners. Commissioners Jensen, Dixon, Greeson, and Vaughan expressed interest in attending.
- Family Fun Center – Construction continues.
- There is a public hearing on the 12th at the Sewer Board for some increases in rates and some projects.
- Smith's Interior Remodel – They do have a permit; there will be some changes inside the store as well as new signage.
- In 2013, 156 Single Family Dwelling Permits have been issued and more are in process.
- Letrono Crossfit is revising their site plans.
- Stampede Festival – Sherrie volunteered and stated the event was well attended.
- The marathon went well and there were many volunteers from the Planning Department and other city staff.
- If there are any problems with iPads, please see Sherrie.
- Wetlands Restoration Project that will be starting this week near the trail off of Bluff and Antelope to the south. Apparently there were some wetlands that we filled and the Army Corps of Engineers is requiring us to restore those wetlands.
- Clocks engraved for Commissioners Hellewell and Pratt for their service.

2. Commissioner Reports

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Commissioner Greeson – There is a remote possibility that some families may want to build an apartment in their basement and have a two family home, especially of families with aging parents and grandparents. I think this is an issue we should address.

Director Christensen – There are other regulations that we should have in our city code regarding two family homes, especially for size restrictions.

Commissioner Greeson – Stillwater Ski Lakes. It could be argued that we are providing the open space for the cluster homes because they are right near Jensen Park. Is there a potential legal issue that could be raised by someone else who wants to do cluster homes and insists we should provide the open space.

Director Christensen – We have done some revisions to the cluster ordinance and this is another topic we should discuss.

Summary and Other Items

- Commissioner Jensen mentioned that the parking ordinance in front of metal buildings needs to be discussed further. In addition, he stated that he regularly attends the trails meetings for Davis County and has been assisting with the Bonneville Shoreline Trail. Syracuse now has a museum that is attached to the trail. We are currently looking for funding to connect with the Great Salt Lake Trail.

General Plan Update

- Director Christensen created a survey questionnaire and this is a work in progress and has asked the Commission for their input and suggestions. This survey will address any concerns or issues our citizens believe need to be addressed.

What are the top three reasons you live in Syracuse?

Family, Lifestyle, Affordability, Job, Low Crime, Less Congestion, Environment, Scenery, Born Here, Schools, Outdoor Recreation, Property Rights.

Rate the importance of the following community values in Syracuse:

Preserving livable neighborhoods, Respecting the environment, Increasing alternate transportation options, Increasing transportation routes, Maintaining high aesthetic standards, Economic development, Jobs creation, Cultural heritage, Embracing diversity

Rate the following condition and services in Syracuse

Quality of life, Street maintenance, Culinary water, Secondary water, Sewer, Storm water, Senior Services, Law enforcement, Garbage collection, Recycling, Communication with citizens, Citizen Involvement, Fire/Ambulance service, City parks, Youth programs, Animal Control, Utility billing, Snow removal, Recreation programs, Code enforcement

What is your preferred ratio of future residential growth (please assign a percentage to each totaling 100%)

Low density ½ acre lots, Medium density 1/5 to 1/3 acre lots, High density 1/8 acre lots
Very high density Townhomes, Very high density Apartments

Rank where should future commercial growth be located?

Town Center (along Antelope drive), 3000 to 4000 West along Antelope, near the proposed WDC interchange, 2000 West 3200 South, near proposed WDC interchange, SR193 Corridor, north of High School, No new commercial growth

Rank where industrial growth should be located

SR193 Corridor East of power lines, West of power lines, Gentile & Bluff, 500 West & Antelope, No additional Industrial

How important is job creation in Syracuse City to you?

What are the top 5 types of commercial growth you would like to see in Syracuse?

Sit down restaurants, Shopping centers, Entertainment, Department stores, Eateries, Clothing, Guest/retail lodging, Books, Sporting goods, Movie theater, Medical care, Groceries, Fast food, Gifts, Gasoline, Hardware, Banking, Furniture, Auto repair, Dental, Appliances, Drug stores, Auto dealership, Insurance, Other

How important is creating bicycle/pedestrian walkways on major streets?

Where should multi-family housing be allowed in the City?

Town Center, Off Antelope Drive, Near WDC interchanges, North of the High School, Other, Not allowed

Should accessory apartments (basement or other secondary structures) be allowed in Syracuse?

What are the top 3 most appealing qualities of your neighborhood?

Good neighbors, Family oriented, Quiet/Peaceful, Safe, Close to everything/convenience
Well-kept landscaping/appearance, Sense of community, Other

What are the top 5 conditions that are problems in your neighborhood?

Unkempt lots, weeds, garbage, etc., Unattended dogs and cats, On-street equipment/vehicle parking, Abandoned or junk vehicles, Cost of housing, Conditions of housing, Crime, Vandalism, Vacant buildings, Incompatible land uses, Home occupations/commercial uses of residential property

What are the top 5 recreational facilities that should be developed in Syracuse?

Bicycle/walking paths, Library, Expanding Rec Center, Children's playgrounds, Handicap accessible playground (Chloe's Sunshine Park), Parks, Senior Center, Off-road vehicle

areas, Ice skating, Wildlife viewing areas, Racquetball, Skateboard park, Soccer Fields
Regional baseball/softball complex, Basketball courts, Golf course, Tennis courts
Equestrian facilities, Other, None

Summary and Other Items

- The Commissioners like the survey questions and would like to see references in the survey about density, taxes, open space sustainability, proximity to shopping, increasing alternate transportation options, bus and bicycle routes, tourism, agriculture, farmer's markets and local produce, mosquito abatement, community events, our trail system, walking routes to schools, entry level housing, traffic, noise, chickens and roosters, street maintenance and street connectivity, location of street lights, to develop or expand recreational activities, volunteer activities, collection of additional taxes for parks, etc, the City newsletter, how the City is going to pay for improvements, adult or senior activities, support groups, cultural events, social programs and an amphitheater. The Commission agreed that townhomes and apartments need to be separated. This will be an electronic online survey.

Director Christensen – We are required by the Federal Fair Housing Act and also by the state code to provide a moderate income housing plan, which we will have to update every 2 years. It cannot be just a plan; it has to be proactive things you do in your community. That could include apartments, mobile home parks, accessory apartments, or basement apartments. We need to provide some level of housing and we have to do a survey of what the need in our community is. One question that was brought up is how important is the sound barrier when WDC comes?

- Director Christensen requested that Councilman Johnson submit the preliminary survey questions to the Council.

3. Next Agenda

- Bring up the R-1 Cluster Update
- Section of parking for Industrial set back area
- Code Amendments
 - Plan submittal requirements 3 large and 1 small
 - Address fence ordinance – height
 - Clarification subdivision ordinance – construction drawings
 - Lighting chapter – no lighting in sign section
- R4 Zoning

4. Adjourn

Motion by Commissioner Jensen. All in favor.

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