

Minutes of the Syracuse Planning Commission Work Session, June 16, 2015

Minutes of the Syracuse City Planning Commission Work Session held on June 16, 2015, at 6:00 p.m., in the Conference Room, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present:

Commission Members:	TJ Jensen, Chairman Greg Day Dale Rackham Curt McCuiston
City Employees:	Jenny Schow, Planner Jackie Manning, Admin Professional Brian Bloemen, City Engineer
City Council:	Mike Gailey
Excused:	Ralph Vaughan, Commissioner Troy Moultrie, Commissioner Noah Steele, Interim Director of CED
Visitors:	Gary Pratt Patt Zaugg

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1. **Department Business:**

Planner Schow stated they did second interviews for the Community Economic Development Director, so she hopes they will be filling that position soon. Administrative Assistant Jackie Manning will be leaving to be the City Recorder for Riverdale City. Planner Schow stated the administrative position was advertised today. Planner Schow stated there is a Road Respect Day Event this Thursday at Jensen Park. Chairman Jensen stated the purpose of Road Respect is to bring awareness to bike riders on the road and to promote the health benefits of riding your bike.

Planner Schow stated they advertised for a city attorney. Chairman Jensen stated Commissioner Rackham and Commissioner McCuiston agreed to stay on for another term as Planning Commissioners. Planner Schow stated the Mayor is filling the remaining open position for the Planning Commission and is also filling an alternate position. Chairman Jensen expressed appreciation for the alternate. Planner Schow reminded the Planning Commission that the next meeting they will be electing a new chairman and vice chairman.

Planner Schow invited Commissioners Rackham and McCuiston to attend the next City Council meeting for their appointments from the Mayor.

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2. **Commissioner Reports:**

Chairman Jensen stated the Davis County Active Transportation will have a meeting this Thursday. The parks service has advertised for a grant proposal for trails. He discussed the trails it may impact.

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3. **Upcoming Agenda Items:**

- * Final phase 7 for Stillwater
- * Final Tivoli phase 2
- * Final Trails Edge 3-5
- * Subdivision amendment Ninigret North I
- * Code Amendment
- * Subcommittee general plan-Work Session Item

4. **Discussion Items:**

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a. **Presentation by the General Plan Committee.**

Commissioner Rackham discussed the presentation, as seen in the packet. He noted the General Plan Subcommittee included pictures for added enjoyment. The goals of the committee were centered from what is in the General Plan. Commissioner Rackham stated the updated version of the presentation did not make it into the packet and will be added as an attachment to the meeting minutes.

The General Plan Subcommittee made a recommendation to only allow amendments to the General Plan every other year. The general plan at that time will be open for no more than 6 months and there will be a 90 day noticing prior to the

opening. He stated this should help streamline staff work load and prevent single zone changes throughout the city which will allow for better planning.

Chairman Jensen stated there will be a way to open the General Plan Amendment period for a single project with a unanimous vote of the City Council. The committee wanted to allow for rare occasions where special projects may arise that would benefit Syracuse City.

There was a discussion regarding the City General Plan Map, which will be added as an attachment to the meeting minutes. Chairman Jensen commented on certain zones that cannot be developed due to nature conservancy.

There was a discussion on the commercial zones versus the residential zones. Commissioner Day commented they are going to see an increase in residential zones, because there are a lot of land owners that are struggling to sell property as commercial. He noted that just because something is zoned General Commercial does not mean it is developable or optimal for commercial development.

Gary Pratt, a member of the committee, referenced the 200 acres along Antelope Drive and noted that it was the same size property as the Smiths Marketplace in Bountiful, Utah. He noted the misplacement of some of the higher density developments, due to the commercial zoning being rezoned as residential. He stated higher densities are meant for a buffer to commercial zones, and with those being rezoned residential they are now out of place.

Chairman Jensen noted the map on the website and in the conference room needed to be updated, because it still reflects the November 26, 2013 map. Chairman Jensen stated SR-193 has been moved up to priority one from UDOT (Utah Department of Transportation) from 2000 West to 3000 West.

Commissioner Rackham expressed concerns regarding the City living off of impact fees. There was a discussion regarding the benefits of taxes from having commercial businesses throughout the city. It provides more stability and if they continue to develop residential zones and not have a balance of businesses it could impose an increase on taxes once the impact fees run out.

There was a discussion regarding the density for each zone, as seen in the presentation.

There was a discussion regarding set-backs with an emphasis on density. Planner Schow stated the volume local reduces the pavement and increases the park strip, so the set-back would remain the same. Chairman Jensen stated the developer would have to justify the low volume local.

Commissioner Rackham reviewed the density changes throughout each zone, as proposed by the committee. He discussed the set-back increases.

Commissioner Rackham discussed the noticing changes in relation to the general plan map.

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b. Title VIII Code amendments regarding construction specifications.

City Engineer Bloemen stated 4 years ago they broke out their engineer standards and created a stand-alone document that the City Council adopted by resolution. They would like to go and strike out everything that was there prior to in Title VIII to avoid any confusion for developers. He stated Title 8.4.050 would be deleted and reference the correct standard.

Chairman Jensen asked if those standards were land use standards. City Engineer Bloemen stated they pertain specifically to engineering. He stated they are available on the city website. Planner Schow referred them to the information in the packet.

Chairman Jensen invited Commissioner Rackham to present the recommendation of the committee at the next Planning Commission Meeting [July 7, 2015]. Chairman Jensen expressed appreciation to the General Plan Subcommittee for all their hard work and dedication throughout the last year. He recognized Commissioner Rackham for all his effort and time dedicated. Mr. Pratt discussed the process of drafting the new proposals and stated the newer version removed redundancies and allowed a smoother flow.

c. Title X Code Amendments: Metal buildings in Industrial Zone.

This item was not discussed due to lack of time.

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5. **Adjourn.**