

Syracuse City Planning Commission Meeting
January 18, 2011
Minutes

1. Meeting called to Order and Adoption of Agenda

Planning Commission Chair Kenneth Hellewell called the meeting to order at 6:09 p.m., indicating that City staff posted the agenda 24 hours prior to the meeting and delivered copies to all Commission members. Kenneth Hellewell offered the prayer, and T.J. Jensen led the pledge of allegiance.

Members Present: Chair Kenneth Hellewell, Vice Chair Tyler Bodrero, Braxton Schenk, T.J. Jensen, and Gary Pratt as well as GIS Specialist Troy Moyes and Administrative Secretary Judy Merrill

Visitors: Sheldon Peck Craig Johnson Shawn Murray Karson Murray
 Corbin Rich Doug Merrill Benson Merrill

Commissioners reviewed the January 18, 2011, Planning Commission meeting agenda.

T.J. JENSEN MOVED TO ADOPT THE JANUARY 18, 2011, AGENDA AS OUTLINED, SECONDED BY BRAXTON SCHENK; ALL VOTED IN FAVOR.

2. Approval of Minutes

Commissioners reviewed the minutes of the January 4, 2011, meeting.

GARY PRATT MADE A MOTION TO APPROVE THE MINUTES OF THE JANUARY 4, 2011, PLANNING COMMISSION MEETING AS WRITTEN, SECONDED BY T.J. JENSEN. ALL VOTED IN FAVOR.

3. Hammon Acres Subdivision Preliminary and Final Plans

Sheldon Peck, property owner and applicant, came forward requesting preliminary and final plan approval of the Hammon Acres Subdivision, located at approximately 1290 South 3700 West. Specialist Moyes reminded commissioners that they reviewed and recommended sketch plan approval of the proposed development on November 16, 2010. On December 7, 2010, the Planning Commission also forwarded a recommendation to City Council to rezone the subject property from A-1 to R-2. The City Council reviewed both requests on January 11, 2011, and granted approval as recommended. Epic Engineering reviewed the sketch plans for this proposed subdivision and provided comments in a letter dated November 9, 2010. Outstanding items from that letter, which the applicant has yet to address, were: **1) Submit a feasibility report indicating the method of connecting to City utilities. 2) Show existing buildings on the drawings, and identify those which shall remain and those which the applicant shall demolish. 3) Label existing street monuments, or show where future monuments are to be set. 4) The distance between the existing building on Lot 102 and property line is less than 8 feet, but the plan does not adjust the lot line to comply with minimum setback requirement or indicate demolition of that building. 5) Show existing natural features, drainage channels, or other topographical features for the area.** JUB Engineering reviewed the preliminary and final plans and advised the applicant to complete the items outlined in Epic Engineering's letter prior to the City granting final approval of the plat. The following comments were also a part of that review specific to the construction plans: **1) It appears there will be no land drains within the subdivision, which raises the question as to basement depths based on ground water elevation in the area. The developer needs to verify allowed basement depths for this Subdivision. 2) Grading of each lot must slope to drain toward the street to prevent ponding in rear yards and prevent draining onto neighboring properties. 3) The General Notes incorrectly list the secondary irrigation company as the Davis/Weber Irrigation Company rather than Syracuse City. 4) Asphalt cuts, trench repair, and asphalt patches must follow City requirements, with inspection tests for compaction submitted to the City, and should be indicated in the General Notes.** City staff believed the applicant could comply with all these requirements and recommended approval.

Commissioner Pratt voiced concern with the response on their revised plans regarding the drainage issues of the property, which simply stated that at one time there was an abandoned pipeline running through the property that was no longer on the map prepared and submitted. JUB Engineering brought up the same point again by stating that the developer needed to ensure proper grading, since there were no land drains proposed around these properties, so that the lots drained appropriately out to the street. Commissioner Pratt then asked to know what kind of preparations or details the applicant would provide to assure the City that

drainage would not be a problem. Dr. Peck referred to a conversation he had earlier that day with his excavator, Thurgood Construction, who advised him that they would be able to tie three of those four lots into the land drain. Chairman Hellewell advised him that it needed to be shown on the plans then. Specialist Moyes stated that there were no land drains in that area, just storm drains. Dr. Peck explained that Hammon Lane did not have land drains, but Doral Drive had them about 6 feet down, which was where they planned to connect. Chairman Hellewell pointed out that Lots 101 and 102 could tie into the land drain, but 103 and 104 would not have any access. Dr. Peck explained that those two lots would remain under the ownership of Sunquest Development and have recorded CC&Rs, of which Danny Hammon would be aware while utilizing that land. Chairman Hellewell instructed the applicant to update the plans to show those connections into the land drain, and then he suggested that the commissioners make that a stipulation in the motion. Specialist Moyes asked that the plans also show the other cross section in relation to the sewer line. Commissioner Jensen referred to the engineer's comment regarding the existing building on Lot 102. Since the plans did not indicate they intended to demolish or relocate the building, he asked to know their intentions. Dr. Peck explained that they did plan to demolish it since it sat right in the middle of buildable area, along with two other horse stalls encroaching onto that property.

GARY PRATT MOVED TO GRANT PRELIMINARY PLAN APPROVAL OF THE HAMMON ACRES SUBDIVISION, LOCATED AT APPROXIMATELY 1290 SOUTH 3700 WEST, SUBJECT TO COMPLIANCE WITH ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE AS WELL AS APPLICABLE REQUIREMENTS OF THE LAND USE ORDINANCE AND COMPLETION OF ALL ISSUES OUTLINED IN EPIC ENGINEERING'S REVIEW LETTER, DATED NOVEMBER 9, 2010, AND JUB ENGINEERING'S LETTER, DATED JANUARY 10, 2011, AND THE CONDITION THAT THE PLANS SHOW THE LAND DRAIN IN THE STREET ATTACHED TO LOTS 101 AND 102 AND THE DEMOLITION OF AN EXISTING BUILDING AS WELL AS THREE ENCROACHING STALLS IN THE EASEMENT OF LOT 102. BRAXTON SCHENK SECONDED THE MOTION; ALL VOTED IN FAVOR.

T.J. JENSEN MADE A MOTION TO RECOMMEND FINAL PLAN APPROVAL OF THE HAMMON ACRES SUBDIVISION, LOCATED AT APPROXIMATELY 1290 SOUTH 3700 WEST, SUBJECT TO COMPLIANCE WITH ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE AS WELL AS APPLICABLE REQUIREMENTS OF THE LAND USE ORDINANCE AND COMPLETION OF ALL ISSUES OUTLINED IN JUB ENGINEERING'S REVIEW LETTER, DATED JANUARY 10, 2011, PRIOR TO REVIEW BY CITY COUNCIL AND THE CONDITION THAT THE APPLICANT APPROPRIATELY ADDRESS THE LAND DRAIN ISSUE, AND FORWARD THIS ITEM TO CITY COUNCIL. GARY PRATT SECONDED THE MOTION; ALL VOTED IN FAVOR.

4. Adjournment

T.J. JENSEN MOVED TO ADJOURN AT 6:31 P.M.; ALL VOTED IN FAVOR.

Kenneth Hellewell
Planning Commission Chair