

Minutes of the Work Session of the Syracuse City Planning Commission held on November 6, 2012, 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
 Tyler Bodrero
 Gregory Day
 Curt McCuiston
 Gary Pratt
 Dale Rackham

City Employees: Michael Eggett, Community & Economic Development Director
 Sherrie Christensen, Planner
 Jenny Schow, Administrative Professional
 Brian Bloemen, City Engineer
 Jo Hamblin, Deputy Chief/Fire Marshal

Excused: Will Carlson, City Attorney
 Braxton Schenk

Visitors: None

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Item 1: Department Business

No Discussion

Item 2: Discussion of review/propose Title VIII Amendments

Commissioner Jensen asked what prompted the change in terminology from developer to subdivider. Planner Christensen said that attorney Will Carlson made the decision to use subdivider for consistency; both were being used throughout the text.

Planner Christensen brought to attention the warranty requirement. It was changed from a two year, to a one year warranty requirement per state code. Commissioner Bodrero requested an email reference to the state code.

Commissioner Hellewell asked why 'and conditions', was removed out of section 8.04.030 and 8.05.020, pages 24 and 27. Planner Christensen explained that City Attorney Carlson removed that section because some conditions cannot physically be met prior to Final Plat approval. She gave an example of play ground equipment installation. Commissioner Jensen recommended changing the text 'approval' to 'consideration.' Commissioner Day advocated removing the paragraph in both sections. He said the City could inadvertently delay development by using the language. Commissioner Hellewell said the intent is to try and prevent projects moving to final before they are ready. Commissioner Bodrero said if this language will prevent the need for multiple reviews, then it should be addressed. Commissioner Hellewell stated there have been several instances in the past and this language would help prevent projects moving through when they are not ready. Commissioner Jensen stated that is always easy to amend the agenda to take an item off, but we can't add an item after the fact. Director Eggett said that the dialogue strengthens our requirements and provides clarity for the developer of our expectations. Planner Christensen said the precedent allows for cleaner applications and projects. Commissioner Bodrero said he is concerned that the language is taking away some flexibility of the Planning Commission. Director Eggett said it does not limit the Planning Commissioners. Commissioner Pratt said the language sets a standard that we are going to treat everyone the same. He reaffirmed that staff is in favor and the city attorney has reviewed the language.

The majority consensus was to eliminate the language from section 8.04.030. Section 8.05.020 shall be amended to read 'All requirements of Sketch and Preliminary approvals shall be completed prior to the Planning Commission's approval of Final Plat'.

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The Planning Commission discussed the difference between max cul-de-sac lengths versus block length. The max length for a block is 1320 feet. Deputy Fire Chief discussed the safety issues for fire. There was also discussion on water quality. The consensus was to strike the dead end reference in Section 8.03.013

The Planning Commission briefly discussed private streets tying into a minor collector.

Commissioner Hellewell said Title VIII Amendments will need further discussion at the next work session and is not ready for a public hearing.

The Planning Commission discussed lighting standards regarding cul-de-sacs and dog legs. The primary function of lighting is to guide motorists. Crime prevention is still an issue for lighting in some areas of the city.

Item 3: Discussion of proposed C-2 Amendments

No discussion

Item 4: Next Agenda

- Hammon Acres
- Desertscape Subdivision Amendment
- Trailside Park Subdivision Amendment
- Townley Cup Two-Family

Meeting adjourned at 7:32 p.m.