

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on December 18, 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
Gary Pratt
Tyler Bodrero
Dale Rackham
Curt McCuiston

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

Excused: None

Visitors: Terry Palmer Ray Zaugg Pat Zaugg Brad Frost

1. Meeting Called to Order

- a. **Invocation or Thought-** Commissioner Hellewell
- b. **Pledge of Allegiance-** Commissioner McCuiston
Commissioner Jensen congratulated Commissioner McCuiston on his appointment to a full Planning Commission Member.
- c. **Adoption of Meeting Agenda-**

[6:08:27 PM](#)

COMMISSIONER JENSEN MADE A MOTION TO ADOPT THE MEETING AGENDA FOR DECEMBER 18, 2012. COMMISSIONER BODRERO SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.

2. Approval of November 20th Regular Meeting and Work Session Minutes

- Line 70, change 3000 to 2000 W.
- Line 161, change the word pointed to point

[6:09:22 PM](#)

COMMISSIONER PRATT MADE A MOTION TO APPROVE THE DECEMBER 4, 2012 PLANNING COMMISSION REGULAR MEETING AND WORK SESSION MINUTES AS WRITTEN AND AMENDED. COMMISSIONER RACKHAM SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.

3. Public Hearing-Ovation Homes, LLC, Trailside Phase 3 Amendment located at approximately 2950 S. 2000 W. Plat amendment creating phase 3, 4, & 5

[6:09:55 PM](#)

Planner Christensen explained the amendment is to split Trailside Phase 3 into three phases for development.

Public Hearing Open

[6:10:59 PM](#)

No Comment

Public Hearing Closed

Commissioner Jensen asked Brad Frost, the applicant, if he had read the City Engineers Review and will comply with the requirements. Mr. Frost confirmed yes.

[6:12:17 PM](#)

COMMISSIONER PRATT MADE A MOTION TO GRANT AMENDMENT APPROVAL TO THE TRAILSIDE PARK SUBDIVISION AMENDMENTS PHASE 3,4 AND 5 LOCATED AT APPROXIMATELY 2950 S. 2000 W. SUBJECT TO ALL REQUIREMENTS OF THE CITIES MUNICIPAL CODES AND TO THE CITY ENGINEERS REVIEW DATED DECEMBER 14, 2012 AND THE CITY PLANNERS REVIEW DATED DECEMBER 14, 2012 AND ALL PREVIOUS REQUIREMENTS AND CONDITIONS OF PHASE 3 APPROVALS. COMMISSIONER RACKHAM SECONDED THE MOTION, ALL VOTED IN FAVOR, THE MOTION PASSED.

4. Public Hearing- Ovation Homes, LLC, Zone Change located at approximately 3000 S. 2000 W., from A-1 (Ag) to R-1 (Residential)

[6:13:00 PM](#)

Planner Christensen stated that this property is in conformance with the general plan. In addition the alignment of the West Davis Corridor does not cross through this property. She showed a diagram of the corridor on the overhead.

Commissioner Jensen made sure the applicant was aware of the potential options the proposed interchange could provide to his property. The Developer was aware and wanted to continue with the R-1 zoning request.

Public Hearing Open

[6:15:46 PM](#)

No Comment

Public Hearing Closed[6:15:56 PM](#)

COMMISSIONER JENSEN MADE A MOTION TO RECOMMEND TO CITY COUNCIL APPROVAL OF THE REQUESTED ZONE CHANGE FROM A-1 (AG) TO R-1 (RESIDENTIAL) LOCATED AT APPROXIMATELY 3000 S. 2000 W., SECONDED BY COMMISSIONER BODRERO; ALL VOTED IN FAVOR, THE MOTION PASSED.

5. Public Hearing-Ovation Homes, LLC, Trailside Phase 6, 32 lots located at approximately 3000 S 2000 W. Sketch Plan[6:17:05 PM](#)

Planner Christensen explained that the sketch plan only covers the northern 8 acres of the 16 acre parcel. The lower 8 acres will be developed as a future phase. Phase six is 32 lots. The layout opens from 2000 West and connects into phase 5 to the north. The neighbor to the North of the 2000 W connection has come into the City. Her yard encroaches into the 60' row for the proposed road. The City would like to applicant to review the park strip design carefully and see if the existing trees on her lot can be incorporated into the park strip design. The letter from the Army Corp of Engineers has not been submitted for the Sensitive Wetlands Overlay Zone. The last item for review includes the request from the applicant to include the open space from the first five phases toward the requirement for phase 6 allowing phase 6 full membership into the HOA.

Brad Frost, applicant, requested to proceed with sketch and preliminary plat approval at the same time. He is ready to order the geo-tech study.

Applicant Brad Frost stated staff has been wonderful to work with, Planner Christensen took the time to look at design alternatives. The design they have is the most efficient for infrastructure costs and obtaining more units per acre. They are willing to implement design recommendations from City staff. Commissioner Hellewell asked about the depth of the knuckle. Planner Christensen said it is about 100 feet from the centerline of the road.

Public Hearing Open[6:21:29 PM](#)

No comment

Public Hearing Closed[6:21:48 PM](#)

Commissioner Jensen asked for a discussion on the possibility of realigning the road and the boundary issues along 2000 W. Planner Christensen displayed a map and indicated where the property lines run and where the residential yard encroaches beyond the property line. She said that the property lines appear to be off and a survey will need to occur to verify the property boundaries. The property will likely become legal nonconforming; driveway access will need to be provided for both residential properties adjacent to the proposed road into the subdivision. Commissioner Jensen asked the developer if the road is projected to have 300 cars or more a day of regular traffic. City Engineer Bloeman, said he would not anticipate more than 300 cars per day on that road for this development, but that we need to plan for the future development of the property to the East. Commissioner Rackham asked how deep the front yard will be, Planner Christensen said roughly 18', assuming the property lines are accurate on our Google Earth map.

Commissioner McCuiston questioned the piece of land that is part of lot 32. He said that it seems to cut off parcel 0092 access to the proposed road. He asked the applicant if they have approached the home owner to see if there is interest in purchasing that land. Mr. Frost said at this point in time, they do not have any interest. Planner Christensen proposed a lot line adjustment.

Commissioner Bodrero asked who owns the property to the east. Planner Christensen responded that RC Willey is the owner. She also said that there is approximately 750 feet from the property line to Bluff Road.

Commissioner Jensen and Bodrero asked if there were any other outstanding issues. Planner Christensen stated the only other issue at hand is if the Planning Commission is willing to allow this developer to include the open space from the first five phases toward the requirement for phase 6 Trailside Park. Commissioner Jensen said he does not have a problem with the request. Mr. Frost said it helps the HOA and lowers fees. Commissioner Bodrero said the improvements installed in the last year along the trail way have been nice.

Planner Christensen requested the developer to change the lot numbering to start with 58 as a continuation of the previous phases. She also said a temporary cu- de-sac will be required at the east stub street.

Planner Bodrero read 8-4-3 which indicates they should take action on this item. He said he would be willing to recommend an approval with conditions, to allow the developer to move to the next phase of development. The applicant would have 90-100 days to complete his due diligence. Commissioner Hellewell confirmed with Attorney Carlson the ability to approve with conditions.

Planner Christensen reminded the Commission of the last applicant they required to submit the Army Corp letter prior to preliminary plat consideration. Planner Christensen stated that she is confident the Army Corp will provide the necessary documentation.

[6:38:33 PM](#)

COMMISSIONER JENSEN MADE A MOTION TO GRANT SKETCH PLAT APPROVAL OF TRAILSIDE PARK SUBDIVISION PHASE 6, LOCATED AT APPROXIMATELY 3000 S 2000 W, SUBJECT TO ALL REQUIREMENTS OF THE CITY MUNICIPAL CODES AND TO THE CITY ENGINEERS REVIEW DATED DECEMBER 6, 2012 AND THE CITY PLANNERS REVIEW DATED DECEMBER 7, 2012 WITH THE CONDITION THAT WE RECEIVE THE LETTER FROM THE ARMY CORP OF ENGINEERS BEFORE CONSIDERING PRELIMINARY PLAT. COMMISSIONER PRATT SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.

6. Planning Commission, consideration of proposed amendments to Title VIII (Subdivisions) of the Syracuse City Municipal Code.[6:39:16 PM](#)

Commissioner Hellewell gave a brief introduction to the Title VIII amendments. Planner Christensen pointed out some minor issues including items 12 and 13 on the summary of changes. Item 12 regards plat amendments which only go to the Planning Commission, therefore the signature box was changed to reflect a signature for the Land Use Authority and not two separate signature boxes for the Planning Commission and the City Council. Item 13 regards a change in the language of the last section of chapter 8 to clarify that a public hearing is required by the Planning Commission and the notice is 10 days.

Commissioner Hellewell made aware the term dog leg in Item 6 summary and the need for the change.

Commissioner Hellewell discussed changes that will need to be made in Title X to comply with the changes with Title VIII, including the land use chart. Planner Christensen said there are a few other issues in the chart that will need to be addressed, including a change in the noticing requirement for plat amendments from 15 to 10 days.

Commissioner Rackham discussed a change to the language of 8-3-12a. He recommended a change to provide a limit to cul-de-sac length, not allowing them to exceed the maximum block length. Commissioner Jensen discussed cul-de-sac as a dead end street. Commissioner Bodrero read the definition of cul-de-sac and determined that it is not defined the same as a dead end street. Commissioner Hellewell was ok to add the max length to the language. Commissioner Jensen suggested wording as max block length and not calling out 1320'. Attorney Carlson discussed dog leg cul-de-sacs and verified that a maximum length with no exceptions is the intent of the discussion. Commissioner Hellewell suggested addressing the issue in 8-3-13 to read, when a dead end street or cul-de-sac reaches the maximum block length of 1320 feet. Commissioner Bodrero and Attorney Carlson discussed the parameters set in 12 a-c and felt they give the Planning Commission the ability to control cul-de-sac length. Commissioner Rackham discussed the possibility of a developer building their own obstructions. Commissioner Hellewell said the hardships must be preexisting. Commissioner Jensen recommended reformatting 12 to include: Exceptions to the maximum length of a cul-de-sac may only be granted by the City Council, after receiving a recommendation from the Planning Commission for an exception if: a. The Planning Commission must conclude that an exception is necessary to maximize the approved uses for the property allowed by zoning and the General Plan.

Commissioner Jensen also recommended a change to 8-3-13 removing dead end, so the ordinance reads: When a street reaches its maximum block length... to simplify the issue with a maximum length for cul-de-sacs. Commissioner Hellewell discussed Dallas street as an example and was concerned that the change would be limiting. Attorney Carlson explained the intent of the language was not to impose a cap beyond the 500' length but anything that went beyond the 500 feet would already have had all concerns addressed by the planning commission.

Commissioner McCuiston said he feels it is taken care of in the definition of maximum block length. Commissioner Pratt is ok with the way the ordinance is written and does not want to make it more complicated. He feels there are enough barriers to restrict the length to 500 feet. Attorney Carlson stated Commissioner Rackham did point out where a developer could create a hardship for themselves. Commissioner Pratt used the example of the ski lake proposal. Commissioner Hellewell discussed the potential for including self-imposed hardship. Attorney Carlson said if you shift the term existing to the first part of the sentence, then it would cover self imposed hardships. Commissioner Rackham was ok with that change.

Commissioner Jensen asked Attorney Carlson if the Planning Commission has the ability to dictate location of roads within a proposed development. Attorney Carlson explained that if a developer brought in a request for a cul-de-sac, the Planning Commission has the authority to ask the questions laid out in the ordinance. Commissioner Jensen said he was speaking of roads in general, not just cul-de-sacs. Commissioner Hellewell said we don't have the authority because the City does not have a roads plan. Director Eggett said the hope is that staff would have vetted the subdivision thoroughly and discussed second outlets required by code. Planner Christensen said that staff also reviews surrounding property to ensure that a landowner doesn't become landlocked.

Commissioner Hellewell reviewed the changes to the ordinance. He said there are two changes; move item a down to where it says, an exception is maximized, and make the rest part of paragraph 12. Second change is to move the word existing to the beginning of item b. Preexisting barriers or preexisting developments...

Attorney Carlson stated some references to the old coding section in chapter 4 need to be updated.

Director Eggett further clarified the change for the signature block.

Commissioner Jensen said he is dissenting on the language: All requirements of sketch and preliminary plat approval shall be completed prior to the Planning Commission's consideration of Final Plat

[7:09:16 PM](#)

COMMISSIONER RACKHAM MADE A MOTION TO RECOMMEND TO THE CITY COUNCIL, THE PROPOSED AMENDMENTS TO THE MUNICIPAL CODE, TITLE VIII, WITH FINDINGS THAT THE PROPOSED CHANGES ARE MADE IN CONFORMANCE WITH THE CITY MUNICIPAL CODE, SECTION 10-4-070(E) APPROVAL STANDARDS, AS AMENDED. COMMISSIONER PRATT SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.

7. Adjournment[7:10:26 PM](#)

Commissioner Jensen made a motion to adjourn, all voted in favor.