

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on June 5, 2012, at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present:

Commission Members: Gregory Day, Chairman
Gary Pratt, Vice-Chair
Kenneth Hellewell
TJ Jensen
Tyler Bodrero
Braxton Schenk
Dale Rackham
Curt McCuiston

City Employees: Will Carlson, City Attorney
Michael Eggett, Community & Economic Development Director
Kent Andersen, Planner
Judy Merrill, Administrative Professional
Brian Bloemen, City Engineer
Eric Froerer, Fire Chief
Robert Whitely, Public Works Director
TJ Peace, IT Director

Visitors: Brandyn Bodily Lori Gardner
Ray Zaugg Keith Sorenson
Kyle Hamblin

1. Meeting Called to Order

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- a. **Invocation or Thought**- Commissioner Bodrero
- b. **Pledge of Allegiance**-Commissioner Jensen
- c. **Adoption of Meeting Agenda** – The agenda was amended to say Wasatch Villas Phases 7 and 8.

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COMMISSIONER JENSEN MADE A MOTION TO APPROVE THE AGENDA FOR JUNE 5, 2012 AS AMENDED IN ITEM 6 TO REFLECT WASATCH VILLAS PHASES 7 AND 8. COMMISSIONER SCHENK SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.

2. Training by IT Director Peace on use of I-Pads for Planning Commission packets

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Director Peace instructed the Commissioners to use Dropbox to access packets. Viewing and notes can be done using PDF notes free. Pencil with a mark out symbol will give a tool bar. He discussed highlighting and pinch zooming. The tool bar times itself out to allow full document viewing. Packets can be downloading using Wifi and the passwords are encoded. Planner Andersen said that the Commissioners are to bring their I-pads to each meeting. One extra paper packet will be available at the next Planning Commission meeting as a courtesy.

3. Reconsideration of Motion regarding Agenda Item 4 of the May 1, 2012, regular meeting agenda pertaining to proposed amendments to the Subdivision Ordinance specific to cul-de-sac lengths

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Public Works Director Robert Whitely said staff recommended a cul-de-sac length of 650 feet with a cap of 900 feet. Currently the City Ordinance allows 400 feet. Director Whitely said the majority of cul-de-sacs in the City are around 600 feet. He referenced fire code allowance of a 750 max, with anything larger requiring approval from the fire chief. Things to consider are water length and snow storage. Director Whitely is not in favor of long cul-de-sacs. He also stated that anything beyond 650 feet should require a second water loop. Commissioner Bodrero discussed the logistics of a cul-de-sac cap based on water, access, safety, and existing infrastructure and that allowance for longer cul-de-sac lengths should be a limited exception. Commissioner Hellewell discussed the concerns of creating a cul-de-sac from an existing road. Director Whitely said that the road would still need to maintain current connections. Commissioner Pratt discussed the issues with lighting in Cul-de-sacs. Ordinance requires one every 500 feet and said there should be some requirements for extra lighting when cul-de-sacs extend past 500 feet. Commissioner Schenk suggested a light be required at the end of every cul-de-sac.

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Fire Chief Froerer said the key requirements for life safety include width and turnaround space for the fire apparatus. Current code requires 26 feet street width and turnaround of 100 feet. He said cul-de-sacs above 650 feet should require additional review by Public Works and the Fire Department. Long one way distances are problematic for fire access.

Commissioner Pratt discussed the federal recommendation of 750 feet. Commissioner Day discussed the number of homes/lots on a longer cul-de-sac. Commissioner Jensen requested the draft proposal recommendation to City Council. Commissioner Pratt discussed the cul-de-sac he lives on. He said it is 600 feet and feels it is too long. They incur traffic safety and lighting problems. Commissioner Day discussed staying within the Federal guide line for 750 feet. Commissioner Bodrero is in favor of staying within 500 feet. He recommended adding road widening as a potential requirement for longer roads. Commissioner Pratt suggested signage indicating "Not a Through Street". Commissioner Rackham is in agreement with 750 feet being the maximum.

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COMMISSIONER BODRERO MADE A MOTION TO AMEND THE MOTION UNDER AGENDA ITEM 4 OF THE MAY 1, 2012 PLANNING COMMISSION REGULAR MEETING MINUTES REGARDING THE PROPOSED AMENDMENTS TO THE SUBDIVISION ORDINANCE, SPECIFIC TO CUL-DE-SAC LENGTHS, TO APPROVE IT AS DISCUSSED WITH THE FOLLOWING CHANGES, THE LAST SENTENCE OF THE SECOND PARAGRAPH OF ITEM L READ, TO RECEIVE AND EXCEPTION IN THE MAXIMUM LENGTH, AN APPLICANT MAY BE REQUIRED TO PROVIDE, BUT IS NOT LIMITED TO THE FOLLOWING. THE SECOND CHANGE IS ITEM 5, SECONDARY EMERGENCY ACCESS AND/OR ROAD WIDTH AS REQUIRED BY FIRE DEPARTMENT. COMMISSIONER SCHENK SECONDED THE MOTION; COMMISSIONER RACKHAM REQUESTED AN AMENDMENT TO THE MOTION TO CHANGE THE WORD MAY TO SHALL. COMMISSIONER BODRERO AND SCHENK DENIED THE AMENDMENT. COMMISSIONER PRATT REQUESTED AN AMENDMENT TO THE MOTION TO INCLUDE A DEAD END SIGN INSTEAD OF A THROUGH STREET SIGN. COMMISSIONER BODRERO ACCEPTED THE AMENDMENT, COMMISSIONER SCHENK ACCEPTED THE AMENDMENT. COMMISSIONER PRATT VOTED NO, THE REMAINING COMMISSIONERS VOTED IN FAVOR; THE MOTION PASSED.

4. Approval of May 1 and May 15, 2012, regular meeting and work session Minutes

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Commissioner Hellewell requested a change to Commissioner McCuiston as a voting Member on Item 4.

COMMISSIONER PRATT MADE A MOTION TO APPROVE THE PLANNING COMMISSION MAY 1, 2012 MEETING MINUTES AS AMENDED. COMMISSIONER BODRERO SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.

COMMISSIONER RACKHAM MADE A MOTION TO APPROVE THE PLANNING COMMISSION MAY 15, 2012 MEETING MINUTES, COMMISSIONER SCHENK SECONDED THE MOTION; ALL VOTED IN FAVOR THE MOTION PASSED.

5. Public Hearing: Syracuse Tanner Clinic, located at 2038 West 1900 South, Site Plan for building expansion

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Planner Andersen introduced the project as a 6900 square foot expansion. He discussed the additional parking needs. He said staff would like to see an access easement to the west.

Architect Keith Sorenson, presented the project to the Planning Commission. He said the original building was designed with the expansion for future growth, including 20 additional doctors. The Landscape requirements are met. The office will continue to have an after-hours on call doctor for emergency.

Public Hearing Open

[7:43:02 PM](#)

No Public Comment

Public Hearing Closed

[7:43:22 PM](#)

Director Eggett clarified the recommendation for a motion.

Commissioner Rackham discussed the limit to 82 parking stalls. Planner Andersen said it was based on City Code 10-8-040.

Commissioner Day asked staff if there were any negative impacts created by allowing additional onsite parking. Planner Andersen said he only see the additional parking as a positive allowance.

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COMMISSIONER SCHENK MADE A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL FOR THE EXPANSION OF THE SYRACUSE TANNER CLINIC, LOCATED AT 2038 WEST 1900 SOUTH, SUBJECT TO ALL APPLICABLE REQUIREMENTS OF THE LAND USE ORDINANCE AND CONTINGENT UPON SATISFACTION OF CITY STAFF COMMENTS. COMMISSIONER JENSEN SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.

6. Wasatch Villas Phases 7 and 8 Subdivision, located at approximately 3700 West 2700 South, Preliminary Plan review

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Planner Andersen explained this subdivision previously received approval under the name Harvest Lane. Staff noticed no public hearing was held. It is a 35 unit subdivision separated into two phases. He wants the applicant to clarify the extension of 500 west to allow access to proposed 3100 South. There are concerns with additional access. The applicant has proposed a 435 foot cul-de-sac. Staff has requested individual lots to show easements. Minimum lot standards are not being met at the side yard setbacks. Building heights have not been given and staff is requesting a typical elevation concept including height.

Kyle Hamblin said that Castle Creek Homes is in the process of purchasing the development. He said that they will not be developing along 3700 West. He stated they were told one access would be ok. The side yard setbacks will comply. Phase 7 will have cul-de-sac access. Commissioner Day discussed the requirements for the road improvements on 3700 South. The consensus is that the road improvements will not be made by this developer.

City Engineer Bloemen said the underground utilities are in, curb and gutter are not installed. Lighting will be located at the back of the cul-de-sac. Commissioner Day asked about the 18' culvert pipe. Mr. Hamblin said he is still working on that. Commissioner Pratt asked if the homes will be presold or spec. Mr. Hamblin said presold is their preference. Commissioner Day asked if there are existing covenants. Director Eggett said no. Mr. Hamblin said they do not have a record of covenants, but the City requirements out scale any covenants that would have previously been set.

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COMMISSIONER JENSEN MADE A MOTION TO RECOMMEND PRELIMINARY PLAN APPROVAL OF THE WASATCH VILLAS PHASES 7 AND 8, LOCATED AT APPROXIMATELY 3700 WEST 2700 SOUTH SUBJECT TO ALL APPLICABLE REQUIREMENTS OF THE SYRACUSE LAND ORDINANCE AND SUBDIVISION ORDINANCES AND CONTINGENT UPON CLARIFICATION OF THE CONSTRUCTION OF 3700 WEST. COMMISSIONER BODRERO SECONDED THE MOTION. COMMISSIONER HELLEWELL RECOMMENDED THE ADDITION OF COMPLIANCE WITH THE CITY ENGINEERS LETTER AND CITY STAFF. COMMISSIONER JENSEN ACCEPTED THE AMENDMENT, COMMISSIONER BODRERO ACCEPTED THE AMENDMENT. ALL VOTED IN FAVOR, THE MOTION PASSED.

7. Public Hearing: Proposed amendment to Land Use Ordinance specific to Site Plan approval process

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Planner Andersen said there were a number of changes made in the process for Site Plan approval. The changes recommended in 2010 were adopted to remove City Council as a land use authority. The proposal is to remove the line, "Upon approval by the Planning Commission, the Site Plan will be forwarded to the City Council for final approval," from Title 10-4-090. Also in Table 1 of chapter 4, Under Vacations or Amendments, change City Council will be the appellate body and external will be the District Court.

Public Hearing Open

[8:09:56 PM](#)

No Public Comment

Public Hearing Closed

[8:11:05 PM](#)

COMMISSIONER PRATT MADE A MOTION TO ADOPT THE CHANGES TO SYRACUSE CITY ORDINANCE TITLE 10 CHAPTER 4, AS DISCUSSED AND OUTLINED, INCLUDING THE ATTACHMENTS AND A RECOMMENDATION FOR APPROVAL TO CITY COUCIL. COMMISSIONER JENSEN SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.

8. Adjournment-COMMISSIONER JENSEN MOTIONED TO ADJOURN

Gregory Day, Chairman

Date Approved