

Minutes of the Work Session of the Syracuse City Planning Commission held on September 4, 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
 Dale Rackham
 Tyler Bodrero
 Braxton Schenk
 Gregory Day
 Curt McCuiston
 Gary Pratt

City Employees: Will Carlson, City Attorney
 Michael Eggett, Community & Economic Development Director
 Sherrie Christensen, Planner
 Jenny Schow, Administrative Professional

Excused: None

Visitors: Sheldon Peck Mary Hammon
 Mike Thayne Ray Zaugg
 Terry Palmer Pat Zaugg

Item 1: Department Business

[8:34:31 PM](#) Motion to start meeting with Item 3 on the Agenda.

Item 3: Discussion of review/propose Title VIII Amendments

[8:35:06 PM](#)

Director Eggett stated that it has recently come to the Cities attention that our current water share Code is not in compliance with the State standard. State code requires that we determine water shares based on need and the type of development, allowing different requirements for residential versus commercial, etc. Our code needs to allow Public Works and/or the City Engineer to determine water shares needs based on the development.

Attorney Carlson stated that State Code allows the City to require waters as a condition of subdivision approval. The City initially did that by establishing 3 acre feet for each acre of development. The State code does not allow for exacting anything. The City needs to establish an essential link between a legitimate government interest for the transfer of water and rough proportionality both in nature and extent to the impact of each development. In the minutes when the 3 acre feet were passed the legislative body made it clear that there was no proportionality. Attorney Carlson recommended that the City cease exacting as a condition of subdivision approval until the City Code is changed.

Commissioner Hellewell requested staff to draft the ordinance changes for the next meeting, and hold a public hearing. Commissioner Jensen stated he would like to see this made a top priority.

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Mr. Thayne, representing the Ski Lake development, stated his project has have tabled twice due to the issues with the standards for private roads. He stated that City code does not private road standards. He requested a gated private community. The main concern is the 60' right-of-way width and length. He stated one option is to put a bridge at the end, but he preferred to stay away from that option. He requested flexibility with the right-of-way. Commissioner Jensen asked Mr. Thayne if he was ok with the paved width per code. Mr. Thayne stated yes.

Director Eggett stated that engineering standards will allow for a variation on the paved width. The paved width can be reduced to 28 feet, consisting of two 14 foot lanes of asphalt and a required sidewalk on one side.

Planner Christensen referenced her earlier conversation with Robert Whitely and Brian Bloemen in regards to the road length. She stated the looped waterline and the snow easement need to occur regardless of the road length. The extension from 500 feet to 800 feet is ok.

Commissioner Hellewell stated the private road should be built to the City standard, in the event the road turns to City ownership. Commissioner Bodrero stated the road should meet City standards.

Commissioner Jensen stated the right of way should be established at minimum, as a failsafe should the HOA fail. This would give the City the ability to make the improvements in the future, as needed. Commissioner Day stated 60 feet is wide. The road should be similar to our city cross section. He state the road should meet Fire Code. A sidewalk is important, maybe only on one side.

Applicant questioned exactly what standard does the City want then.

Commissioner Jensen asked for the front yard requirement in a cluster subdivision. Planner Christensen stated it is between 25-30 feet. Director Eggett stated in R-1 25 feet is the recommendation.

Mr. Thayne asked if it needs to become a public road, or just meet the standards.

Planner Christensen stated examples from surrounding cities. Cluster subdivision must have components connecting to trail system. She discussed the turnaround for fire trucks and circulation issues for an emergency.

Joe Hamblin stated he is concerned with the access road width. The minimum asphalt requirement should be 28'. Water supply lines are 5 inches and aren't easily driven over in case of emergency. Adequate turning radius at the end of the road should be a minimum 100 feet of asphalt. The water supply lines are the biggest concern. Road length of 500 is ok to back out, 800 feet is too long to back out.

[8:57:10 PM](#)

COMMISSIONER BODRERO MADE A MOTION TO EXTEND THE WORK SESSION TO 9:15 PM. COMMISSIONER JENSEN SECONDED THE MOTION; SIX COMMISSIONERS VOTED IN FAVOR, COMMISSIONER PRATT VOTED NO, THE MOTION PASSED.

Commissioner Day stated the allowable length has been inconsistent. Mr. Hamblin stated there is no set standard to the length. Turning and adequate water pressure will determine a safe road length.

Commissioner Jensen stated the difference between City standards is based on the length of the Fire Truck. Mr. Hamblin stated he could provide 100' of asphalt turning radius in the cul-du-sac.

Planner Christensen discussed evacuation procedures.

Commissioner Pratt suggested zigzagging the fire hydrants, and adding additional hydrants to provide adequate water supply. Commissioner Jensen discussed the location of hydrants on the city roads. Mr. Hamblin stated they are generally on the same side of the road.

Mr. Thayne discussed having an option for a narrower right of way. Planner Christensen stated there is a standard in code for a narrower road. Director Eggett advised to contact Robert Whitely

Mr. Thayne stated he will follow the City standard for road compaction and construction.

Commissioner Pratt discussed the proximity of the houses. Mr. Thayne stated the lots are approximately 170 wide. Restrictive Covenants were discussed along with setbacks.

Mr. Thayne stated he will meet with Robert Whitely to address the road requirements. He also stated he is still working out issues with the County.

Additional items for Title VIII Amendments were discussed for the next work session.

[9:13:20 PM](#)

Director Eggett stated the Syracuse Assisted Living Center Development is requesting a 6 month extension; the item will be on the agenda for the September 18th meeting. Planner Christensen discussed additional items for the next meeting.

[9:15:25 PM](#)

Commissioner Jensen made motion to adjourn.