

Minutes of the Syracuse City Planning Commission Work Session held on November 5, 2013, at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present:

Commission Members: Curt McCuiston, Chairman
Tyler Bodrero, Vice-Chairman
TJ Jensen
Wayne Kinsey
Dale Rackham
Anne Greeson
Ralph Vaughan
Sean Dixon

City Employees: Sherrie Christensen, Community and Economic Development Director
Jenny Schow, Planner
Kelly A. Janis, Planning Administrator
Clint Drake, City Attorney

City Council: Craig Johnson

Excused: Noah Steele, Planner

Visitors: None

1. Department Business

COMMISSIONER BODRERO MADE A MOTION TO MOVE ITEM 3 TO THE BEGINNING OF THE WORK SESSION. COMMISSIONER RACKHAM SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.

[8:31:10 PM](#)

Commissioner Jensen recused himself this item.

[8:31:26 PM](#)

2. Commissioner Reports

None

3. Discussion Items

a) Still Water Lake Estates

Director Christensen – Mr. Thayne has revised the plan, moving things around based upon the original sketch plan design. The single family lots meet all the 5000 sq ft requirements and the 55' of frontage. Moving townhome units to eastern side of property; Jenny and I like the plan and it flows better from densities. We are bringing this forward to you to get your feel about this design idea. There are a total 241 dwelling units. They are looking for feedback from PC.

Planner Schow – What do you propose there? Fencing?

Mike Thayne – We will have a fence on each side.

Director Christensen – We will talk about that and other items in the development agreement.

Commissioner Bodrero – It flows from density. The access ways to the trail system is great. We got rid of those alleyways...I believe that traffic will flow better from here. The lot sizes all meet recommendations of PC.

Commissioner McCuiston – What I am seeing is a 6 ft sidewalk up against the curb and gutter. Is there plan to make that more of what the trail is now?

Pat from Brighton Homes – We do not have a lot of detail yet, but we would like a landscape buffer there, but we have not placed a lot of thought there yet.

Mike Thayne – The trail will be 10 ft.

Commissioner McCuiston – We want to avoid a corridor that looks like a concrete jungle.

Mike Thayne – That's why there is the space there.

Planner Schow – I would give some thought into how those lots are going to be done and if your HOA will have to maintain them.

Director Christensen – I do not want it to turn into something people hate.

Commissioner Rackham – I am still trying to understand. With the open space for a cluster, it almost looks like it is two separate subdivisions.

Planner Schow – I think that this is not what we intended as a cluster. What happened is that our code did not specify. That is why we are making the changes to the cluster.

Commissioner Rackham – I do not like the townhomes; I think they should match the rest of the subdivision.

Commissioner Dixon – I think it is the best use of that strip. There is a market for those homes.

Planner Schow – I agree that the market exists and we should allow it somehow. I like the location. They have come a long way and they have complied with the lot sizes that you approved. Do we want to allow them to go forward to Preliminary?

Commissioner Bodrero – I think that if this came back to PC, we would need the amendment, letter from Army Corp, size of lots, and where the fire access will be.

Planner Schow – The alleyways are gone and we will require the Army Corp. letter before we proceed.

Mike Thayne – I appreciate your input, is there any room to allow a 50 ft wide lot, still meeting the 5000sf requirement and a 5 ft side yard setback?

Commissioner Bodrero – Currently we have agreed with a side yard setback of 8' & 8' and now you are asking to go to 5 & 5? From 16' to 10'?

Planner Schow – Why are you asking to reduce the lot width?

Mike Thayne – Response was inaudible on recording.

Commissioner McCuiston – What is going to be the traffic impact on gentile? I am very upset that there is large open space for a select few.

Commissioner Rackham – That almost falls under a PRD.

Mike Thayne – We are looking for your feedback.

Commissioner Bodrero – I didn't voice those concerns, I felt that the proposal coming forward did not meet the intent of the code. We erred on the side of caution. We have fixed that and it will not occur again. It is far from what we would encourage. I do not know if allowing those lots to narrow up the footprint to stay the same on the smaller lots, the way it is now, with the side yard setbacks, do you get a claustrophobic feel as you drive down. I think there is a market for the variety that you are providing, but I am not in favor of narrowing those lots.

Mike Thayne – I want to talk about the ski lake; in terms of the open space, that is a huge amenity, especially with the park benches. We haven't decided, but we are not going to gate it...I do not think that any of us would want that to be a public lake. I hope that the City would not look at the ski lakes as a negative.

Commissioner Bodrero – I like the open space and having this development come to Syracuse is great, especially with different amenities. I think it will be great, but how is that open space going to be distributed?

Director Sherrie – It looks and feels crowded like in Crofter's Cove; opening that space up gives it more of an open feeling.

Commissioner McCuiston – It does look better.

Commissioner Bodrero – If you brought some details, I think that we are still concerned that we are moving away from what was originally approved.

Vaughan – I think you need some type of fence on the south side of the ski lake.

Motion to adjourn - [9:10:06 PM](#)

- b) General Plan Update
- c) Animals
- d) Metal Buildings in Industrial Zone

4. Next Agenda Items

5. Adjourn

Curt McCuiston, Chairman

Kelly A. Janis, Planning Administrator

Date Approved: **December 3, 2013**