



**Kristen Lanz** – I would like to open daycare probably starting on September 1, 2013 and starting out with 8 children and work up to 16. I am well aware that I will need help once I do have more than 8 children.

**Planner Schow** - No comments have been received from the public notice letter that was sent out.

**Commissioner Pratt** – Did you finish the basement or was it already finished when you bought the home?

**Kristen Lanz** – My husband finished the basement.

**Commissioner Pratt** – Without a building permit?

**Kristen Lanz** – Yes.

**Commissioner Pratt** – One thing that comes up with daycares is signage. We want you to be aware that you can only have a sign in your front yard and a second sign somewhere else in the city, but for 30 days only. We have several daycares abusing that.

#### Public Hearing Open

[6:13:25 PM](#)

No Comment

#### Public Hearing Closed

[6:13:40 PM](#)

**Commissioner Pratt** – Is staff reminding these applicants about signage?

**Planner Schow** – No, but staff will from this point forward.

**Commissioner Rackham** – Is there an issue of approving a conditional use permit without the business license and building permit in place?

**Planner Schow** – No. She will not be able to get her business license without the conditional use permit approved. The business license will also not be given out without the building permit and all the necessary inspections as well.

**COMMISSIONER HELLEWELL MADE A MOTION TO APPROVE THE MAJOR CONDITIONAL USE PERMOR FOR A HOME OCCUPATION FOR KRISTEN LANZ LOCATED AT 3308 CANTWELL CIRCLE FOR A DAYCARE ALLOWING UP TO 16 CHILDREN. COMMISSIONER PRATT SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.**

[6:16:03 PM](#)

#### 4. Public Hearing-Country Fields Sketch Plan, Castle Creek Homes, located at approximately 1200 S 2750 W, R-1 Residential Zone.

[6:16:31 PM](#)

**Planner Schow** – This project we have seen previously for the rezone. This is now being called Country Fields Subdivision, formerly Elda Childs property. The subdivision is going to be in 3 phases. The items on staff report are minor and can be rectified prior to submittal. There are not any major concerns.

**Mike Bastian** – Do you have any questions?

**Commissioner Hellewell** – Have you seen the letter from the Syracuse Fire Department?

**Mike Bastian** – Yes I have and we do not anticipate any problems. We are reviewing the items from the fire department.

**Commissioner McCuiston** – Is the turnaround going to be an extension of the cul-de-sac that goes further into the other property or is that going to be an access?

**Mike Bastian** – We do not know that yet; the LDS church owns it. We have included the temporary turn around; currently a stub road. We will see what happens when the church decides to develop it.

**Commissioner Hellewell** – A few years ago, the church did get a conditional use permit for a building to go there, but the conditional use is probably expired by now.

#### Public Hearing Open

[6:20:44 PM](#)

**Director Christensen** – Many developers will do zone change and sketch in the same meeting so we combined the public hearing. They wanted to go forward with the zone change before they prepared any sketch; that is why we are having two separate public hearings.

**Pete Hansen** – On the sketch, it appears to be street improvements on 1200 South extending in front of Lot 51; will that entail tearing up the street to tie into existing utilities?

**Engineer Bloemen** - They should not have to touch existing streets.

**Pete Hansen** – Is there a time frame for each of these phases?

**Mike Bastian** – We anticipate to do it in 3 phases, as long as the market will bear the 43 lots at once. We plan on starting the 1<sup>st</sup> phase in Nov – Dec and having lots in the latter part of spring.

**Planner Schow** – Once final approval is received, the applicant has one year for all of road improvements. If they record all three phases at one time, they will have a year to get all of the road improvements completed.

#### Public Hearing Closed

[6:24:08 PM](#)

**Engineer Bloemen** – The one thing that I would like to see the Planning Commission weigh in on is the cul-de-sac length. Whether or not you will approve that, but from a public works standpoint, as long as our conditions are met, we are ok with that, but as far as public safety standpoint, I am not prepared to comment on that. The water line looping and snow storage easements will be required, but I think it would be beneficial for the developer to have an answer on that before moving forward.

**Commissioner Hellewell** – Do we violate the 500’?

**Engineer Bloemen** – It exceeds the 500’ but it is under the 800’ maximum.

#### Public Hearing Closed

[6:29:32 PM](#)

**Mike Bastian** – Right now, we would like to leave the cul-de-sac. There is that exception in the ordinance, because of the geographical reasons and because it is landlocked, a stub road would make us lose one of the lots. We would like to leave it; to loop the water line would be better for us.

**Director Sherrie** – The other alternative would be to take lot 37.

**Commissioner Pratt** – The exceptions that we discussed for two years, I do not buy into your idea that we have exhausted all of the exceptions. You realize that if we do not approve, you lose all of your lots, it is kind of an all or nothing. I would suggest that the long cul-de-sacs need to be readjusted to put in a stub road or I cannot vote it and I cannot support you.

**Commissioner Hellewell** – I agree, a stub road would be beneficial.

**Mike Bastian** – The 800’, we thought we met the requirements.

**Director Sherrie** – Cul-de-sacs (a street having only one outlet that terminates at the other end by a vehicle turnaround) shall be no longer than five hundred (500) feet from the centerline of the adjoining street to the center of the turnaround. Each cul-de-sac must be terminated by a turnaround of not less than one hundred (100) feet diameter, measured to the property lines. (Ord. 12-10)

Exceptions to the maximum length of a cul-de-sac may only be granted by the City Council, after receiving a positive or negative recommendation from the Planning Commission for an exception. In order to recommend an exception, the Planning Commission must conclude that: (Ord. 13-02)

- a. An exception is necessary to maximize the approved uses for the property allowed by zoning and the General Plan; and (Ord. 13-02)
- b. Existing Geographic barriers or existing developments prevent a subdivider from creating a street with more than one outlet; and (Ord. 13-02)
- c. Failure to create a cul-de-sac longer than 500 feet will result in islands of undevelopable property surrounded by developed property. (Ord. 13-02)

**Commissioner Hellewell** – It appears that this does not meet all of the requirements.

**Commissioner McCuiston** – Just below Lot 64, there is an orphaned parcel of land, have you thought of using this lot?

**Mike Bastian** – There is a fence there right now. We have talked to staff about it and someone will need to own and maintain it.

**Director Christensen** – A fourth option would be to approach the owner of Lot 64 and see if they would like to incorporate that into their lot.

**Jennifer Johnson** – We own Lot 64. Will there be a fence that surrounds the new development?

**Planner Schow** – The developer will not be required to fence by Lot 64.

**Jennifer Johnson** – Ours is already fenced there.

**Commissioner Jensen** – If the developer wants to maintain that curve, if they were to agree to put a curvy fence along there so you could take yours down, would you be interested in having them deed the property over?

**Jennifer Johnson** – Yes, if there was fence put up there.

**Commissioner Jensen** – What are your thoughts?

**Mike Bastian** – Right now we would like to review it, see the costs, and to see how it will look, to try to make it work for everyone.

**COMMISSIONER HELLEWELL MADE A MOTION TO TABLE THE SKETCH PLAN FOR COUNTRY FIELDS, CASTLE CREEK HOMES, LOCATED AT APPROXIMATELY 1200 SOUTH 2700 WEST UNTIL THE TWO ISSUES THAT HAVE BEEN DISCUSSED HAVE BEEN ADDRESSED, THE STUB ROAD THROUGH LOT 37 AND THE SMALL PARCEL OF LAND ACROSS THE STREET FROM LOT 34.**

[6:41:18 PM](#)

**Mike Bastian** – Instead of tabling, can we just agree to it right now that we will do the stub road and come back at preliminary with that stub road in? I just do not want to lose another month.

**Director Christensen** – That would be my recommendation.

**COMMISSIONER HELLEWELL AMENDED HIS MOTION TO GRANT SKETCH PLAN APPROVAL FOR COUNTRY FIELDS. COMMISSIONER JENSEN SECONDED THE MOTION; SIX VOTED IN FAVOR, NAY BY COMMISSIONER RACKHAM. THE MOTION PASSED.**

[6:42:27 PM](#)

**5. Zaugg Meadows Preliminary Plan, Zaugg Meadows LLC, located at approximately 700 S 1600 W, R-1 Residential Zone.**

[6:42:54 PM](#)

**Planner Schow** – After approval of sketch plan, we are now looking at the preliminary plan for Zaugg Meadows, located off of 700 South, approximately 1600 West. The subdivision in the drawings is broken down into two sheets, the first page shows the existing homes along 700 South and the other page is the extension. There are a few minor changes that needed to be addressed that were detailed in the staff report. I have been in discussion with the developer and they have changed some of the items already and we are working together to get the rest of them fixed prior to preliminary.

**Steven Fackrell , Pinnacle Engineering** – We have moved forward with the final design and working out issues with city staff in terms of storm drain issues, existing sewer and land drain, the abandonment of the irrigation line along the west side of the development, tying into many roads that stub into the development, and trying to come up with a plan for a safer traffic environment in terms of speed and fewer intersections. We have met all of the major issues that have been brought forward. We have been working with Brian Bloemen in reference to the storm drain issues, and placing a detention pond on site. We are ready to move forward.

**Commissioner Hellewell** – In between lots 33 & 32, it looks like a road. What are your intentions with that? I do not see a connection into the Zion's Crossing subdivision.

**Steven Fackrell** – Actually, there is between lots 33 & 32; there is an existing stub road.

**Commissioner Pratt** – Is that a stub road or an easement?

**Steven Fackrell** – A stub road. There is a physical road to tie into on the east side of the development.

**Commissioner McCuiston** – Over by lots 1, 2, & 3, there is an existing 18" irrigation line that is running through there and that is within the building envelope.

**Steven Fackrell** – No, it will be rerouted within the new road and we have shown that on the development drawings and it will come back down and tie into Heritage where it currently flows.

**Commissioner McCuiston** – Between lots 2 & 3, you show what appears to be a fire hydrant and a light post kind of in the same area. Is that correct?

**Steven Fackrell** – That is just a secondary water stub which is for secondary water service and there is a light pole there.

**Commissioner McCuiston** – Across the street, lot 36 there is an ADA ramp that is leading out into the roadway that really doesn't go anywhere, so that one might need to be removed. There is also a utility easement next to lot 21; can you tell me a little more about Lot 21?

**Steven Fackrell** – When the Zion's Crossing development to the east was developed, that required sanitary sewer and land drain to be built and constructed through that road alignment, so the easement was necessitated.

**Commissioner McCuiston** – Will the easement be vacated or will it be terminated once the road is dedicated to the plat?

**Steven Fackrell** – Yes.

**Director Christensen** – What lot are you doing the detention on?

**Steve Fackrell** – It will cover lots 25, 23, and 24 along the east border; it will be rectangular in shape and each lot owner will need to maintain a portion of that.

**Commissioner Hellewell** – Are there other privately owned detention basins where the landowner is responsible for upkeep and maintenance?

**Brian Bloemen** – There is one on 2700 South, and you can see the detention basin in their yard. We just require them to sign a maintenance agreement and we inspect them every five years.

[6:51:52 PM](#)

**COMMISSIONER HELLEWELL MADE A MOTION TO APPROVE THE PRELIMINARY PLAN FOR ZAUGG MEADOWS LLC, LOCATED AT APPROXIMATELY 700 SOUTH 1600 WEST, SUBJECT TO ALL REQUIREMENTS OF THE CITY'S MUNICIPAL CODES AND TO THE CITY STAFF REVIEWS. COMMISSIONER JENSEN SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.**

6. Motion to adjourn

[6:52:40 PM](#)

**COMMISSIONER JENSEN MADE A MOTION TO ADJOURN INTO WORK SESSION. ALL VOTED IN FAVOR.**

Adjourn

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Curt McCuiston, Chairman

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Kelly A. Janis, Planning Administrator

Date Approved: **September 3, 2013**