

Minutes of the Syracuse Planning Commission Work Session, January 20, 2015

Minutes of the Syracuse City Planning Commission Work Session held on January 20, 2015, at 6:00 p.m., in the Conference Room, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present:

Commission Members: TJ Jensen, Chairman
Ralph Vaughan, Vice-Chairman
Dale Rackham
Curt McCuiston
Trevor Hatch
Troy Moultrie
Greg Day

City Employees: Sherrie Christensen, Director of Community & Economic Development
Jenny Schow, Planner
Noah Steele, Planner
Jackie Manning, Admin Professional
Clint Drake, City Attorney
Jo Hamblin, Deputy Fire Chief
Brian Bloemen, City Engineer

City Council: Craig Johnson

Visitors:

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1. **Department Business:**

Director Christensen stated Lakeview Farms met with the city staff regarding their concept plan and it reflects the previously presented plans. Planner Schow stated Tivoli Gardens will be on the agenda in the near future. Director Christensen stated the Council wanted PRD (Planned Unit Development) back on the agenda. The City Council specifically asked the General Plan Subcommittee to review the densities.

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2. **Commissioner Reports:**

Commissioner Rackham stated the subcommittee met on January 14, 2015 and discussed the PRD changes. The minutes will be added as an exhibit. Chairman Jensen stated the committee suggested having an open house to allow for more citizens to participate. Chairman Jensen stated the Davis County Trails Map is now a printed document, but has not met for a few months due to the holiday.

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3. **Upcoming Agenda Items:**

Chairman Jensen suggested having the PRD on the next agenda for discussion. Commissioner Rackham had some suggestions for accessory structures that he would like to see in the second meeting in February. Chairman Jensen requested Director Christensen add the fencing ordinance on the Work Session to address the variance request from Ovation Homes. Director Christensen discussed the street naming process for developers.

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Discussion Items

a. **Title X Code Amendments: pertaining to the fence ordinance.**

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b. **Title X Code Amendments: pertaining to PRD, Planned Residential Development Zone.**

Chairman Jensen stated the City Council is adamant about striking any density above 8. Commissioner Rackham stated the General Plan Subcommittee proposed to keep the density 6 gross or below. Commissioner Day stated there are good town home projects that exceed 6 units per acre. Chairman Jensen clarified the subcommittee's recommendation is 8 net, which is 20 percent. He stated the subcommittee is recommending striking all references to net and just calculate under gross acreage.

Commissioner McCuiston stated the higher density should be allowed if someone comes together with a good plan. Commissioner Hatch stated he didn't have a problem with higher density than 8, but the citizens did not seem to want it. Commissioner Vaughan supported the idea of 8 density. Commissioner Rackham stated he supported no higher than 6.

Commissioner Rackham discussed the proposed PRD changes to the ordinance, which have been added to the minutes as an exhibit. He stated the majority of the subcommittee liked the development, Sunset Park Villas. Director Christensen inquired about the accessory structure language. She stated the building code stated 200 square feet and

greater required a building permit, and she asked if the ordinance could be congruent with the building code.

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MOTION TO EXTEND MEETING TO 9:15PM BY COMMISSIONER RACKHAM. THE MOTION WAS SECONDED BY COMMISSIONER VAUGHAN. COMMISSIONER MCCUITION AND HATCH VOTED NAY. COMMISSIONER JENSEN, VAUGHAN, RACKHAM, MOULTRIE, AND DAY VOTED AYE. THE MOTION CARRIED.

Commissioner Rackham discussed conditional uses in a PRD zone and the appropriate permitted uses. Commissioner Day inquired about section A-6. He didn't feel the paragraph was necessary. Commissioner Rackham stated he was fine with striking A-6, but in its place they allow 2 road entrances and exits minimum. Commissioner Rackham proposed only single story buildings. There was a discussion regarding variation in roof lines. Planner Steele stated they mirror the proposed design standards. Commissioner Day suggested end unit be single story with the option of two story units in the middle.

Chairman Jensen asked for a vote for one story versus two story. Commissioners Day, McCuiston, and Hatch were supportive of two story; Commissioners Moultrie, Rackham, and Jensen were supportive of one story. Commissioner Vaughan stated he liked the idea of one story without limiting the height. Commissioner Rackham stated basements were not excluded in the one story recommendation. Planner Show discussed the design for Fox Haven Estates.

There was a discussion regarding density versus architecture. There was discussion regarding open space and landscaping. There was a discussion regarding parking spaces for the community with an emphasis on two car garages, with side street parking.

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c. Title X Code Amendments: pertaining to the Architectural Review Committee and Design Standards.

Planner Steele stated the committee reviewed the design standards manual. The committee made the guide to allow for clearer standards for single family housing. Planner Steele referred to the guide in regards to commercial buildings and offices to ensure they are attractive and conform to the city ordinances. They want to review multi-family housing. He invited input regarding the proposed changes to allow the ordinance be forwarded to City Council. Chairman Jensen recommended the Planning Commission review the proposed changes and add the guide to another Work Session before adding as an action matter.

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4. **Adjourn.**

Subcommittee Meeting Minutes

Date: January 14, 2015

Location: Syracuse City Community Center

Minutes recorded by Dale Rackham

Attendees:

Dale Rackham (Chair)

Troy Moultrie (Vice Chair)

Kenneth Hellewell (Member)

Ray Zaugg (Member)

Pat Zaugg (Member)

Karianne Lisonbee

TJ Jensen

Noah Steele

Minutes:

1. The meetings will be held at the Syracuse Community Center from at 6:30 to 8:30PM with the following schedule:

January 28, 2015

February 11, 2015, February 25, 2015

March 11, 2015, March 25, 2015,

April 8, 2015, April 22, 2015

May 6, 2015, May 20, 2015

When review and submittal is completed, meetings will be cancelled

2. Held discussion on PRD zoning:
 - a. The maximum density for a PRD should be 6.0/ gross acre
 - b. Buildings should not have a common exterior wall
 - c. Building should have a variation in the roof lines so that it does not have a common single truss line
 - d. Landscaping should be such that it breaks up the look of having the same building style duplicated throughout the development
 - e. No more than 4 units per building
 - f. Buildings shall be single story

Chapter 10.75

PRD – PLANNED RESIDENTIAL DEVELOPMENT

Sections:

- 10.75.010 Purpose.
- 10.75.020 Permitted uses.
- 10.75.030 Conditional uses.
- 10.75.040 Minimum lot standards.
- 10.75.050 Development plan and agreement requirements.
- 10.75.060 Design standards.
- 10.75.070 Street design.
- 10.75.080 Off-street parking and loading.
- 10.75.090 Signs.

10.75.010 Purpose.

The purpose of this zone is to allow diversification in the relationship of residential uses to their sites and permit directed flexibility of site design. Further, its intent is to encourage a more efficient use of the land and the reservation of a greater proportion of common space for recreational and visual use than other residential zones may provide and to encourage a variety of dwelling units that allow imaginative concepts of neighborhood and housing options and provide variety in the physical development pattern of the City. This will allow the developer to more closely tailor a development project to a specific user group, such as retired persons.

The intent of this zone is to encourage good neighborhood design while ensuring compliance with the intent of the subdivision and zoning ordinances. All dwelling units are to be held in private individual ownership. However, the development shall contain common or open space and amenities for the enjoyment of the planned community that are developed and maintained through an active homeowners' association or similar organization with appointed management. [Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-15-010.]

10.75.020 Permitted uses.

The following are permitted uses by right provided the parcel and building meet all other provisions of this title and any other applicable ordinances of Syracuse City:

- (A) Accessory uses and buildings (~~Maximum under~~ 200 square feet).
- (B) Churches, synagogues, and temples.
- (C) Dwelling units, single-family (no more than four units attached).
- (D) Educational services.
- (E) Household pets.
- (F) Private parks.
- (G) Public and quasi-public buildings.
- (H) Residential facilities for persons with disabilities and assisted living centers. [Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-15-020.]

10.75.030 Conditional uses.

The following may be permitted conditional uses after approval as specified in SCC 10.20.080.

- (A) Day care centers (major).
- (B) Home occupations (minor or major).
- (C) Temporary commercial uses (see SCC 10.35.050) (minor).
- (D) Temporary use of buildings (see SCC 10.30.100(A)(9)) (minor). [Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-15-030.]

10.75.040 Minimum lot standards.

All lots shall be developed and all structures and uses shall be placed on lots in accordance with the following standards:

Comment [DR1]: I think conditional uses in a PRD should be removed.

(A) Density: ~~The City shall determine the dwelling unit density, building setbacks, and minimum lot size through a development plan based on the specific merits of the proposed development as well as on factors such as recreation facilities, greater open space, landscaping features, fencing type and design, signage, clubhouse provisions, homeowners' covenants, professional maintenance, trails/pathways, and quality of exterior building materials. However, condominium developments shall comply with the Utah Condominium Act, but in no case shall the overall density of the development exceed eight(6) dwelling units per net-gross acre, without recommendation for approval by the Planning Commission and the consent and approval of the City Council.~~

~~The overall density of the development may exceed eight dwelling units per net acre and increase up to a maximum of 12 dwelling units per net acre only after receiving recommendation for approval by the Planning Commission and consent and approval by the City Council. The Planning Commission recommendation and City Council consent and approval, for a developer to exceed eight dwelling units per net acre, shall be subject to the ability of the development plan to meet the following criteria:~~

- ~~(1) The development area shall be a transitional residential buffer to commercial, industrial, and/or retail zones, as established in the general plan;~~
- (2) The development shall provide a standard road right-of-way of 60 feet which shall include curb, gutter, and sidewalk improvements;
- (3) The development shall provide a minimum of 35 percent parks and/or ~~functional~~ open space within the development based on the net acreage of the proposed development;
- (4) The aesthetic and landscaping proposals shall provide ~~a superior residential development and environment; for trees and shrubs that break up the look of having the same building style duplicated throughout the development~~
- (5) The development shall provide adequate off-street parking area(s), subject to requirements of this chapter and off-street

Comment [DR2]: This was removed because they now have to come in and ask for PRD zoning

parking requirements as found in Chapter 10.40 SCC; and

(6) The development design shall include a direct connection to a major arterial, minor arterial, or major collector roadway.

(B) Lot width: determined by development plan.

(C) Front yard: 20 feet.

(D) Side yards: a minimum of 16 feet between ~~attached~~ units.

(E) Rear yard: a minimum of 15 feet.

(F) Building height: as allowed by current adopted building code, and shall be with a maximum height of 30 feet to the top of the roof structure~~single story buildings~~.

(G) Exterior: multi unit structures shall be designed so they do not have a common exterior wall and have variations in the roofline.

(G) Open space/common space: shall be a minimum 50 percent of the total ~~land area, excluding roadways, buildings, acreage and, excluding any~~ above-ground City infrastructure. [Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1998; Code 1971 § 10-15-040.]

10.75.050 Development plan and agreement requirements.

(A) Subdivision ordinance requirements shall generally apply to planned residential communities. The developer shall submit a residential development plan of all project phases for City consideration and approval and shall integrate the proposed development plan into a development agreement between the developer and City. The development agreement shall undergo an administrative review process to ensure compliance with adopted City ordinances and standards with approval by the City Council. The subdivider shall develop the property in accordance with the development agreement and current City ordinances in effect on the approval date of the agreement, together with the requirements set forth in the agreement, except when federal, state, county, and/or City laws and

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regulations, promulgated to protect the public's health, safety, and welfare, require future modifications under circumstances constituting a rational public interest. ~~The Land Use Authority shall use the submitted development plan and agreement with the design amenities and unique development features and merits of the development to determine overall development dwelling unit density up to a maximum of 12 dwelling units per net acre.~~

(B) A planned residential development must have a minimum of five acres ~~with a minimum of 20 percent of the acreage in common space area excluding required roadways, curbs, and other City infrastructure.~~

(C) The developer shall landscape and improve all open ~~space or common space~~ around or adjacent to building lots and common spaces and maintain the same through a lawfully organized homeowners' association, residential management company, or similar organization.

(D) The development plan submitted for review shall show the location and building elevations with exterior building materials, size, and general footprint of all dwelling units and other main buildings and amenities.

(E) The development plan submitted for review shall include landscaping, fencing, and other improvement plans for common or open spaces, with the landscaping designed in accordance with an approved theme to provide unity and aesthetics to the project. The plan shall include all special features, such as ponds, fountains, signs, walking paths, inviting entryways, etc., together with a landscape planting plan. Open-Common space ~~and recreational areas~~ should be the focal point for the overall design of the development, with various community facilities grouped in places well related to the commonse-open spaces and easily accessible to pedestrians.

(F) The proposed development shall show it will not be detrimental to the health, safety, or general welfare of persons residing adjacent to the proposed development.

(G) A planned residential community shall be of sufficient size, composition, and arrangement to enable its feasible development as a complete unit, managed by a legally established owners' association and

governed by enforceable, duly recorded CC&Rs. [Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-15-050.]

10.75.060 Design standards.

The Land Use Authority shall approve the required common building theme. The design shall show detail in the unification of exterior architectural style, building materials, and color and size of each unit; however, the intent is not to have the design so dominant that all units are identical. Residential dwellings shall comply with SCC 10.30.020. [Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-15-060.]

10.75.070 Street design.

The Land Use Authority may approve an alternative street design so long as it maintains the City's minimum rights-of-way. The developer shall dedicate all street rights-of-way to the City. [Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-15-070.]

10.75.080 Off-street parking and loading.

[For multi-unit developments; one additional off-street parking shall be provided for each unit of four dwellings.](#) Off-street parking and loading shall be as specified in Chapter 10.40 SCC; provided, however, that the City may limit or eliminate street parking or other use of City rights-of-way through the employment of limited or alternative street designs. [Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-15-080.]

10.75.090 Signs.

The signs permitted in this zone shall be those allowed in residential zones by Chapter 10.45 SCC. [Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-15-090.]

