

## Minutes of the Syracuse Planning Commission Regular Meeting, December 2, 2014

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Minutes of the Regular Meeting of the Syracuse City Attorney Clint Planning Commission held on December 2, 2014, at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

**Present:**

Commission Members:	TJ Jensen, Chairman Ralph Vaughan, Vice-Chairman Curt McCuiston Greg Day		
City Employees:	Sherrie Christensen, Director of Community & Economic Development Noah Steele, Planner Jackie Manning, Admin Professional Brian Bloemen, City Engineer Jo Hamblin, Deputy Fire Chief		
City Council:	Craig Johnson		
Excused:	Jenny Schow, Planner Dale Rackham Trevor Hatch Troy Moultrie		
Visitors:	Gary Pratt Patt Zaugg David Andreasen	Eric Rice Tyler Bodrero	Debbie Carroll Patrick Carroll

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1. **Meeting Called to Order:**

COMMISSIONER DAY GAVE THE INVOCATION. THE PLEDGE OF ALLEGIANCE WAS LEAD BY CHAIRMAN JENSEN. THERE WAS A MOTION TO ADOPT THE AGENDA FOR THE DECEMBER 2, 2014 PLANNING COMMISSION MEETING, BY COMMISSIONER DAY. THE MOTION WAS SECONDED BY COMMISSIONER MCCUISTION. ALL IN FAVOR, WITH NO OPPOSED, MOTION CARRIED.

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2. **Meeting Minutes:**

November 18, 2014 Regular Meeting  
November 18, 2014 Work Session

Commissioner Jensen expressed concerns regarding the quotes in line 72. He felt the quote was taken out of context, but would be willing to let the quote stand. He clarified he was essentially discussing planning commission roles, specifically the chair in recognizing audience members to speak to the commission.

Commissioner Vaughan requested a change to Line 74 and add Director Christensen in lieu of Sherrie, to clarify the reference. Chairmen Jensen agreed and asked that Director Christensen be added in parenthesis next to Sherrie.

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MOTION TO TABLE THE MINUTES FOR THE NOVEMBER 18, 2014 PLANNING COMMISSION MEETING, TO ALLOW VOTE FOR FULL ATTENDANCE OF THE PLANNING COMMISSIONERS, BY COMMISSIONER MCCUISTION. THE MOTION WAS SECONDED BY COMMISSIONER DAY. ALL IN FAVOR, WITH NO OPPOSED; MOTION CARRIED.

Commissioner Vaughan expressed concern regarding the motion being seconded by Commissioner Day, as he was not present for the Work Session Meeting for the minutes they were tabling.

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3. **Public Comment:** This is an opportunity to address the Planning Commission regarding your concerns or ideas, regarding items that have not been scheduled for a public hearing on this agenda. Please limit your comments to three minutes.

Gary Pratt, Syracuse, Utah made a point of order to recognize that the chair can invite audience members to speak and/or comment on items. He stated he will hold his comments until the pertaining agenda item is open to a public hearing.

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4. **Subdivision Plan Public Hearing:** Ninigret North II, located at approximately 1550 S SR-193, R-3 & GC Zone.

Director Christensen gave a summary of the Community Development staff memo:

Applicant:	Ninigret Construction Company North
Total acreage	16.7 acres
Proposed Lots	2

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The Preliminary Plan for Ninigret North II Subdivision includes two lots. The lot to the north is zoned General Commercial and the lot the south is zoned R-3. The developer is currently working with the Davis School District and the city to locate a charter school on the southern lot. Please see staff reviews for further information.

### Public Meeting Outline:

#### General Plan Amendment Approval

Planning Commission August 5, 2014  
City Council August 12, 2014

#### Rezoning Approval

Planning Commission August 5, 2014  
City Council August 12, 2014  
Concept Plan Meeting November 17, 2014

City Engineer Bloemen had no major outstanding concerns.

Commissioner Day inquired about the open space and potential city amenities. Director Christensen stated they are still in discussion and negotiation for the open space. She stated she knows it will be some form of recreational use. There was discussion regarding the shape of the open space and the reasoning behind it.

Eric Rice, from Ninigret, had nothing to add. Commissioner Day inquired about the traffic control methods and anticipated traffic impact. Tyler Bodrero, Syracuse, Utah discussed traffic control tactics. Specifically pertaining to location and design of drop off points, a traffic light installation (by Utah Department of Transportation at 1550 West), and an onsite stacking pattern that should help alleviate heavy traffic. Chairmen Jensen discussed the potential for 15 cars stacking at a time. Mr. Bodrero stated he is working with city staff to expedite the light at 3000 W. They will provide a traffic study to the Planning Commission shortly.

Commissioner Vaughan inquired about the hydrant on SR-193 requirement per the Fire Marshall request. City Engineer Bloemen stated did not foresee an issue with the hydrant in question. Deputy Chief Hamblin showed the Planning Commission the potential locations for the fire hydrant in question.

Commissioner Vaughan inquired about the lot sizes. Mr. Rice stated they are planning for one 5 acre lot at this time depending on marketing strategy. Commissioner Vaughan about how the hydrant would impact the lots if they decided to proceed with one acre lots. Mr. Rice stated he will be in discussion with the city to ensure they plan their lots in conjunction with the fire hydrant.

Commissioner Day inquired about the storm drain box movement. Mr. Rice stated the detention is typically designed as the lot develops and they will plan accordingly to meet city requirements.

Commissioner Vaughan asked if 1550 will connect to Monterey Estates and asked who would be finished with paving first. Mr. Rice stated they will pave to the end of the Charter School. He stated that Monterey Estates will be amending their plat to phase their development differently and will be pave as the phasing continues to the north. There was discussion regarding turn radius and access for the fire trucks throughout the phasing of Monterey Estates. Commissioner Vaughan asked the staff if they felt comfortable with the fire access arrangements. Director Christensen recommended a condition be placed for a temporary turn around or a secondary egress. Commissioner McCuiston inquired about a potential fire hydrant at 300 South. Mr. Rice confirmed.

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### Public Hearing Open.

Gary Pratt, Syracuse, Utah, suggested putting the fire hydrants in the front to allow for easier access on 300 South, versus 1550 West where access would be limited. He discussed the complication of potential fires, due to the set-backs. He stated in the original meeting for the proposed academy, the 1550 road was discussed as to whom would build the road. He stated the developer commented they needed the residential area and the value of the Academy in order to finance the road. He stated he understood it would be done in sections, but their idea on the road was that it was supposed to connect to 700 South. He stated that road should, as far as their development agreement, be such that when the residential site plan is approved the road is to go in paved, not graveled, and finish curb to gutter as they originally presented.

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Director Christensen discussed the locations of the fire hydrants as seen on the site plan.

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Mr. Bodrero further clarified the locations of the fire hydrants. .

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Patt Zaugg, Syracuse, Utah inquired about the stacking plan for the academy drop off. She asked the applicant if they took into consideration the residential development and the business park surrounding the school as far as traffic impact. She stated hopefully Monterey Estates will be using that road also, which also had her concerned regarding the space. She discussed the current back up problems on 1700 South. She stated in the initial site plan the developer agreed that the road would be paved all the way through and she asked if Monterey Estates was on board as well.

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Gary Pratt, Syracuse City, asked about details for the plans for the General Commercial north of the academy. Director Christensen discussed the plat amendment process.

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Public Hearing closed.

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Mr. Bodrero discussed traffic control. He provided an over-view of the stacking process to help alleviate extra traffic flow on 1550. He stated it will become more apparent when they present the site plan for the school. He discussed the phasing process with the development and discussed the developers follow through in regards to finishing the road for 1550 West.

Chairman Jensen reminded the commission they needed to view the application at hand and determine if it meets the Syracuse Ordinance. Director Christensen discussed the exemptions for schools from the state legislature. Commissioner Vaughan reminded the commission that this is a 2 lot subdivision and needed to be treated as such.

City Engineer Bloemen discussed temporary turn-arounds for 1550 West. He stated the application will be required to give the city an easement to bring in the utilities and they will reserve rights, within the easement, for ingress and egress. He stated he didn't feel a temporary turn around was necessary for this project.

Chairman Jensen inquired about Monterey Estates road base. City Engineer Bloemen discussed the easement in further detail. Commissioner McCuiston inquired about 1550 West streetlights. He inquired about the storm drain, and handicap access, and flow of egress. City Engineer Bloemen stated they will not permit a catch basin in the opening of the ADA ramps. Chairman Jensen inquired about trail connectivity. Director Christensen discussed the trail easement and pedestrian access on 1550 and the future locations.

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MOTION TO RECOMMEND APPROVAL OF THE PRELIMINARY PLAN FOR NINIGRET NORTH II SUBDIVISION, PROPERTY LOCATED APPROXIMATELY 1550 S SR-193, R-3 & GC ZONE, WITH THE FINDING THAT THE SUBDIVISION MEETS THE MINIMUM REQUIRED STANDARDS OF SYRACUSE CITY, THE RECOMMENDATION IS SUBJECT TO ALL APPLICABLE REQUIREMENTS OF THE MUNICIPAL CODE AND CONDITIONED UPON ONE OF TWO THINGS; EITHER A TEMPORARY TURN-AROUND BE PLACED THAT IS ACCEPTABLE TO FIRE, OR THE SECOND MEANS OF EGRESS BE PROVIDED THAT IS ACCEPTABLE TO THE FIRE DEPARTMENT, BY COMMISSIONER DAY. THE MOTION WAS SECONDED BY COMMISSIONER MCCUISTION. ALL WERE IN FAVOR, WITH NO OPPOSED. THE MOTION CARRIED.

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5. **Site Plan Public Hearing:** Syracuse Arts Academy, located at approximately 300 S 1550 W, R-3 Zone.

Planner Steele gave a brief overview of the site plan. He stated the school meets the requirements for the Syracuse Ordinance. He referred to the information provided in the packet for more detail regarding the school. He stated the seating capacity for the amphitheater is 500 seats, as well as a lawn area. Commissioner Vaughan inquired if the amphitheater will be open to the public for renting purposes. Planner Steele stated it is under negotiation. Commissioner Vaughan inquired about the parking requirements. Planner Steele stated the school met the minimum parking requirements.

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Tyler Bodrero, Syracuse, Utah discussed the additional onsite sidewalks, fencing, and gates. He addressed the parking and the noise projection management. Mr. Bodrero showed the area for the fire protection plan. He discussed the full fire access and turn around. Deputy Chief discussed the fire code pertaining to schools.

Deputy Fire Chief Hamblin showed the locations of the 5 fire hydrants on the site plan. He stated the FDC will require a sprinkler system. Commissioner Vaughan inquired about the 2 doors being adequate for emergency evacuations. Mr. Bodrero stated the building had more than 2 egress points; he stated at least 6 as well as gymnasium doors. He stated the full building plans go beyond the city municipality site plan approval to allow them to submit full architectural, mechanical, electrical, plumbing, fire suppression, fire alarm plans to the state officials. He discussed the process between the state and the city. Commissioner Vaughan expressed concern regarding the fire safety. Commissioner Vaughan asked for the location of the mechanical and electrical rooms. Mr. Bodrero stated they were located within the structure and reminded the planning commission, with all due respect, it is not within their purview to review or dictate where the building design occurs pertaining to the location of the mechanical and electrical rooms within the school.

There was discussion regarding public safety with an emphasis on the traffic flow for pick up and drop off for the school. Commissioner Vaughan inquired about fire response times for this location. Deputy Fire Chief Hamblin responded approximately 5 minutes depending on traffic flow.

Commissioner Vaughan inquired about pedestrian safety and inquired to the amount of anticipated children expected to walk to and from school. Mr. Bodrero stated they are still in the process of determining that number, because the enrollment will not open until January 2015. There was discussion on projected amount of anticipated drop offs per day.

Commissioner Day inquired about a shared use agreement for the amphitheater for public use. Mr. Bodrero stated there has not been a definitive agreement; they are still in the negotiation process. Director Christensen stated there are many factors pertaining to the agreement, so the city has been working with Syracuse Arts Academy in discussing terms for usage. She stated she didn't want to commit what the terms are as of yet, because they have to be approved by the City Council.

Commissioner McCuiston inquired about the water flow, for surface water drainage. Mr. Bodrero stated it should be picked up in the curb and gutter and run into the street. Commissioner McCuiston cautioned that if they are not separated there is a 6 percent down grade leading into the site on the northern end. He expressed concern regarding water back up in the system and described potential maintenance issues with the proposed pond. Mr. Bodrero stated he will give the information to the engineer and have him re-check the plans to ensure proper water drainage.

Chairman Jensen inquired about the electrical plans and location of the electrical room. Director Christensen stated under the state code the items within the city's purview relate to set-backs, height, bulk and massing regulations, off-street

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parking, curb cut, traffic circulation, and construction staging. Planner Steele stated the applicant provided electrical plans as far as the locations of light posts. There was discussion regarding Rocky Mountain Power and the process of new developments and power set-up. Chairman Jensen expressed concerns regarding electrical pertaining to fire safety. Mr. Bodrero stated the NEC (National Electrical Code) and Rocky Mountain Power dictate the electrical locations and plans. There was discussion regarding potential trail connections and locations.

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Public hearing open.

[8:13:50 PM](#)

Gary Pratt, Syracuse, Utah stated he had a procedural question for staff. He stated in Title 8 it reads the applicant goes to the City Council and the Planning Commission in the Work Session Meeting. He asked if that had been done. Director Christensen stated Title 8 is a subdivision ordinance, not site plan. Mr. Pratt asked if the preliminary approval had been done in regards to subdivision and site plan. Director Christensen reviewed the ordinance for Preliminary Approvals and indicated that the city took the appropriate steps for approval. Mr. Pratt stated he questioned the procedure on the agenda tonight, because it thwarts what Title 8 says as far as execution and procedure. He stated he knew they were sticklers for procedures. Mr. Pratt stated he had been speaking with Councilman Johnson, who also didn't feel they were following procedure.

Mr. Pratt discussed the academy on Hillfield Road in Layton, Utah and the stacking of cars occurred on the curb. He stated in order to alleviate that, they had to build an island in the middle of the road to prevent U-turns and avoid curb stacking. He didn't feel the applicant addressed the stacking against the curb issue. He stated this will affect activities in the amphitheater and any activities in the school. He said he loved the idea and wished they had 5 or 6 charter schools in Syracuse.

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Chairmen Jensen asked Director Christensen to pull up the matrix that showed the procedure for site plan approvals versus subdivision approvals.

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Commissioner Day asked if they should close the public hearing, if there were no further comments, to allow for further discussion amongst the Planning Commissioners. Chairman Jensen stated he had not yet asked if there were no more comments yet. He indicated he wanted Mr. Pratt's question answered first.

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Patt Zaugg, Syracuse, Utah, stated Councilman Johnson asked her to ask the Planning Commissioners if an applicant can do a site plan before a subdivision is finally approved. Ms. Zaugg asked about the height of the amphitheater and inquired if it would be similar to Layton City's amphitheater. She asked if there was adequate berming for water over flow that might go into the amphitheater area.

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Chairman Jensen invited Director Christensen to explain the differences between site plan versus subdivision. Director Christensen stated the site plan is reviewed by the Planning Commission with a public hearing and a notice. She stated in most instances the Planning Commission is the Land Use Authority and makes the decision depending on type of use. She stated this particular site plan is a little unusual because it is a public school. She stated with schools a lot of the processes, such as building permits, are done through the state. As she, the Mayor, and the City Manager reviewed the site plan they decided to process the permits simultaneously. She discussed the differences of a school site plan application versus a commercial site plan application and the review process therein. She discussed state code and the expedited regulations for cities when a school application is received.

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Chairman Jensen invited Mr. Bodrero to address Ms. Zaugg's questions. Mr. Bodrero inquired if it might be better to close the public hearing prior to addressing Ms. Zaugg's questions to ensure he addresses everyone's questions at once. Chairman Jensen stated it was his meeting and he wanted Mr. Bodrero to address the questions with the public hearing open.

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Mr. Bodrero stated the landscaped berm would be approximately 6 to 8 feet tall. There will be a landscape of trees that will be tall enough to avoid free shows or free ticket to the event at the amphitheater. He discussed state code in relation to schools. He stated the state code is approved and capped at a maximum of 700 students. The parking and seating is set to accommodate the maximum number of students.

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Commissioner Day asked if there was an intention to eventually expand this school. Mr. Bodrero stated if there was a need in the future to expand this building it would be a long process mandated through the state to acquire that approval. He stated part of the approval would be through the Planning Commission with a site plan application and they would have to essentially repeat the same requirements as the current site plan approval.

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Chairman Jensen expressed interest in reviewing the previous academy as far as how the previous Planning Commission handled the subdivision approval. He reviewed standard procedures, and questioned the commission if they were approving in the appropriate order and to the process.

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Commissioner Day asked for the process charter schools are required to follow per state code, specifically if they

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were required to get permission from Planning Commission and City Council. Mr. Bodrero quoted "Site Plan approval from the local municipality". He stated it is defined differently within each jurisdiction. He stated having met with city staff often, the process was determined to meet the state code.

Commissioner Day asked Chairman Jensen his reasons for declaring they were proceeding contrary to the City Code. Chairman Jensen stated technically they didn't have a subdivision in place yet. Commissioner Day stated the subdivision will be going through to the city council as well as the site plan for Syracuse Arts Academy. Chairman Jensen stated normally they have Preliminary and a Final on the subdivision approval, but in this case they don't technically have a subdivision approval and they are moving forward with a site plan approval.

Planner Steele stated ideally there is a subdivision first. He stated they could always put a condition that the approval is subject to the approval of City Council for the subdivision. Commissioner Day stated he did not see any benefit of tabling this Site Plan. Chairman Jensen wanted to ensure the Commissioners were clear and aware of the potential issues before they move forward with the school. Commissioner Day asked the chair if he would close the public hearing, to allow for a motion to be made.

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Public hearing closed.

[8:33:58 PM](#)

MOTION TO GRANT SITE PLAN APPROVAL FOR SYRACUSE ARTS ACADEMY, LOCATED APPROXIMATELY 300 S 1550 W, R-3 ZONE SUBJECT TO ALL REQUIREMENTS OF THE CITY MUNICIPAL CODES, AND CITY STAFF REVIEWS, BY COMMISSIONER DAY; WITH THE FINDINGS THAT THE NEED TO PROCESS THE SITE PLAN IN ADDITION TO THEIR COMPLIANCE WITH THE CODE. THE MOTION WAS SECONDED BY COMMISSIONER VAUGHAN. ALL WERE IN FAVOR OF THE MOTION; THE MOTION CARRIED.

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6. **Site Plan Public Hearing: Residential facility for persons with a disability, David Andreasen, located at 2075 S Bluff Rd, R-2 Zone.**

Planner Steele called attention to additional documentation for this application. The information will be added to the meeting minutes. He stated the applicant is converting an existing home into a residential facility for persons with a disability. He stated the only outstanding item was in regards to proof of licensing from all state entities. He stated there is currently a preliminary letter from the deputy director from Utah Department of Health stating they have received the supporting document, letter of intent, and the applicant is free to move forward. The applicant cannot move forward with the state until he receives approval from the City. Chairman Jensen stated they could make the approval conditional upon the applicant acquiring and showing proof of all state and federal approvals. Planner Steele stated he has not received any letters, phone calls, etc. regarding this application.

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Deputy Fire Chief Hamblin was invited to discuss his remarks pertaining to fire. Deputy Jo Hamblin stated per state code, assisted living will go to plan review for state fire marshal office. He stated this application has been reviewed with the state fire inspector. He stated there are many factors in determining the fire requirements that are based on the occupancy of the building.

David Andreasen, West Point, Utah stated it is an intermediate care facility program. He stated they are intended for people with long term disabilities such as, brain injuries, autism, or mental retardation. He referred to a graph that showed the lack of facilities in Davis County. He stated in 2012 the Health Department approved Syracuse City as the designated location for the facility. He stated it is a 12 person facility. He state architect that oversees all Healthcare licensed facilities, Andrew Baxter. He stated this facility was originally built as a neighborhood built assisted living program and it meets all the licensing requirements for an assisted living program. He reviewed the various requirements for the facility. He stated there are 5 exits. He stated there will be awake direct care staff 24 hours a day, 7 days a week. He stated there will be 4 staff providing service for 12 people. The state architect requested the applicant have a fully handicap bathroom. He reviewed the process with the Planning Commissioners. He stated he would like to convert the garage into a medical office.

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Commissioner Day inquired about wheelchair access to the building. Mr. Andreasen stated on the side of the garage there is a double door handicap accessible 6 foot double door to get to the first floor. Mr. Andreasen stated with this type of facility 10 percent of the facility needs to be handicap accessible and with this 2 level home the entire main level is handicap accessible. He stated the facility is more for persons with mental disabilities versus physical disabilities.

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Commissioner Vaughan asked the applicant if he was familiar with ADA and the percentage of home that is ADA compliant. The applicant confirmed he is familiar with ADA and 50 percent of the home is compliant. Mr. Andreasen stated the State Architect only requires that 10 percent of the building be ADA compliant, which is in compliance with ADA regulations.

Commissioner Vaughan reviewed the Syracuse Ordinance and questioned whether or not the facility was ADA compliant. (ORD 06-17; 06-27) Mr. Andreasen stated the facility meets the state and federal regulations.

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MOTION TO EXTEND THE MEETING TO 15 MINUTES AFTER 9 BY COMMISSIONER VAUGHAN. THE MOTION WAS SECONDED BY COMMISSIONER MCCUISTION. COMMISSIONER VAUGHAN, MCCUISTION, JENSEN VOTED YAY. COMMISSIONER DAY VOTED NAY. MOTION CARRIED.

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Planner Steele discussed the various rules and regulations of the state and federal government pertaining to ADA compliance. He stated the city ordinance refers to the federal code and states the site needs to meet and comply with the federal standards. Mr. Andreasen reconfirmed that he is complying with state and federal government regulations. He stated he is receiving funds from the federal government and the rules and regulations have to be met in order to receive the funds.

Commissioner Vaughan stated on the business license application there is a portion that states the applicant will comply with the American Disability Act. Commissioner Day asked if the entire building had to be ADA compliant. He stated it was his understanding that only a portion needed to be compliant. Commissioner Vaughan referred to the staff report in the packet. Mr. Steele clarified in the staff report, the portion in which Commissioner Vaughan references, pertains to parking. He stated it is referring to access into the building, but not the building itself. Mr. Andreasen reiterated stated the ADA standard is 10 percent, but his building more than exceeds with 50 percent. He reiterated it was certified by the state architect. Commissioner Vaughan stated there is an ADA inspection certification. There was discussion regarding ADA compliance.

There was discussion regarding the Fair Housing Act. Director Christensen reviewed the site plan requirements for the Planning Commission to review.

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Public hearing opened.

[9:08:42 PM](#)

Gary Pratt, Syracuse, Utah as a past member of the Planning Commission, he stated this has been reviewed and the city has set a precedence and they can talk about ADA all they want in the code, but the city has already approved a number of applicant outside of the perusal and interpretation of the code. He stated it is a site plan approval, not a building permit approval, so there is no jurisdiction inside the building on this application at this point.

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Public hearing closed.

[9:09:41 PM](#)

Commissioner Vaughan stated he felt there have been errors in the past with allowing businesses to proceed without ADA certification. He referred to the Syracuse Business License Application. He felt the current application did not meet the ADA compliance. He stated there is an ADA office in Salt Lake that verifies and certifies compliance. He stated he supported the site plan.

[9:12:04 PM](#)

MOTION TO APPROVE SITE PLAN APPROVAL, THE SITE PLAN FOR THE RESIDENTIAL FACILITY FOR PERSONS WITH A DISABILITY, REQUESTED FROM DAVID ANDREASEN, PROPERTY LOCATED AT 2075 S BLUFF RD, R-2 ZONE, BY COMMISSIONER DAY. THE MOTION WAS SECONDED BY COMMISSIONER MCCUISTION. ALL WERE IN FAVOR, WITH NO OPPOSED, SO THE MOTION CARRIED.

[9:12:31 PM](#)

7. **Code Amendment:** Title X, pertaining to accessory structures.

MOTION TO TABLE ITEM 7 BY COMMISSIONER DAY. THE MOTION WAS SECONDED BY COMMISSIONER MCCUISTION. ALL WERE IN FAVOR OF THE MOTION; THE MOTION CARRIED.

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8. **Adjourn**

MOTION TO ADJOURN BY COMMISSIONER MCCUISTION. MEETING ADJOURNED.

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TJ Jensen, Chairman

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Jackie Manning, Admin Professional

Date Approved: \_\_\_\_\_

## Subcommittee Meeting Minutes

Date: November 19, 2014

Location: Syracuse City Community Center

Minutes recorded by Dale Rackham

### Attendees:

Dale Rackham (Chair)

Troy Moultrie (Vice Chair)

David Jones (Member)

Kenneth Hellewell (Member)

Gary Pratt (Member)

Ray Zaugg (Member)

Pat Zaugg (Member)

TJ Jensen

### Minutes:

1. The December schedule at the Community Center will be as follows:
  - a. Meet on December 3<sup>rd</sup> at 6:30PM
  - b. Meet on December 17<sup>th</sup> at 6:30PM
2. Discussion on expiration for on the committee – the group felt that the time period should be extended until a summary of the recommendations can be provided to the Planning Commission
3. Review of the proposed changes that have been discussed to date for the zoning and General Map
4. Discussion on water and how it may impact developments – it was stated that a developer has to provide water shares with a new development, so it may not have immediate impact on us
5. Discussion about getting residents to make yards more water conservative
6. Discussion about reviewing General Plan and including them in an update to the plan.

### Action Items:

7. For the next meeting the following pages are to be reviewed and proposed changes provided for discussion:
  - a. Pg. 1-3 Kenneth Hellewell

- b. Pg. 4-7 Gary Pratt
- c. Pg. 8-11 Pat Zaugg
- d. Pg. 12-15 David Jones
- e. Pg. 16-20 Ray Zaugg
- f. Pg. 21-25 Dale Rackham
- g. Pg 26-30 Troy Moultrie

### **Subcommittee Meeting Minutes**

Date: December 3, 2014

Location: Syracuse City Community Center

Minutes recorded by Dale Rackham

#### Attendees:

Dale Rackham (Chair)

Kenneth Hellewell (Member)

Gary Pratt (Member)

Ray Zaugg (Member)

Pat Zaugg (Member)

TJ Jensen

Noah Steele

#### Minutes:

1. The next scheduled December meeting at the Community Center is on December 18<sup>th</sup> at 6:30PM.
2. The charter for the committee expires the end of December and the next PC meeting is not scheduled until January 6, 2015. At the time I will request an extension to the committee to allow us to summarize the proposed changes and present them.
3. Discussion and recommendation that staff do a better job of keeping the city website current, make it easier to navigate and get the search feature working.
4. Discussion on General Plan review included the following:
  - a. Park rate of 7.2 acres per 1000 residents. Is it adequate, is there standard and what is the current number
  - b. Currently 178 acres of property for parks, most of the land developed although a portion is not

- c. National association of parks recommends 6.5 to 10.5 acres per 1000 residents.
- d. City will need to acquire more property to meet the target at build out, it was suggested they act soon while they still can
- e. Suggest the city negotiate with power company to make a park area on the property under the power corridor
- f. The trails master plan and what is proposed for the city
- g. The city should look at adding street lights to older neighborhoods that are not in compliance with the street light requirement

Action Items:

- 5. For the next meeting the following pages are to be reviewed and proposed changes provided for discussion:
  - a. Pg. 4-7 Gary Pratt
  - b. Pg. 8-11 Pat Zaugg
  - c. Pg. 12-15 David Jones
  - d. Pg. 16-20 Ray Zaugg
  - e. Pg. 26-30 Troy Moultrie
  - f. Pg. 34-37 Kenneth Hellewell
  - g. Pg. 28-40 Dale Rackham