

Minutes of the Syracuse City Planning Commission Work Session held on April 1, 2014, at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present:

Commission Members:	Curt McCuiston, Chairman	
	Anne Greeson	
	Dale Rackham	
	Ralph Vaughan	
	TJ Jensen	
	Wayne Kinsey	
City Employees:	Sherrie Christensen, Community and Economic Development Director	
	Jenny Schow, Planner	
	Jackie Manning, Admin Professional	
	Clint Drake, City Attorney	
	Terry Palmer, Mayor	
City Council:	Craig Johnson	
Excused:	Tyler Bodrero	
Visitors:	Gary Pratt	Dru Thornley
	Dave Crawford	Gary Wright
	Matt Yeates	Steve Hobbs

A MOTION TO MOVE DEPARTMENT BUSINESS AND COMMISSION REPORTS TO THE END OF THE AGENDA WAS MADE BY COMMISSIONER JENSEN. SECONDED BY COMMISSIONER RACKHAM. ALL IN FAVOR. NO OPPOSED. MOTION PASSED.

1. Discussion Items

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a. General Plan Amendment, Mark Sandberg, property located at approximately 3728 W 700 S, requested change from R-1 Residential and PRD Planned Residential Development to R-3 Residential and GC General Commercial.

Planner Schow invited Mark Sandberg to present his project to the commission. Mark Sandberg, Syracuse, Utah, represents 5 different property owners that are concerned how the West Davis Corridor was going to affect their properties. Mr. Sandberg proposed that the placement of the West Davis Corridor should go through 200 South. Mr. Sandberg stated he believes it would be in the best interest of the city and the residents. He discussed the pros and cons of the placement. He expressed that the interchange would make it an ideal place for a commercial development. He wanted to tie in the surrounding properties and have the zone changed to commercial. He would like to change the lower end of the property to R-3 Residential to be used as a buffer between the commercial property and the higher density R-1 property. He expressed that all the property owners in the area have agreed to this recommendation. He envisioned that the interchange would not be developed for 15 to 20 years and mentioned that they were not interested in developing commercial property until the interchange happened. He added that when it happens, it will be a nice area for future developments for Syracuse City. He stated he believed the location to be ideal for a dynamic area for that area of the city. He would like to develop a trails edge to create more focus on the trail side of the property and also place higher end homes that would fit on the properties to create a really nice image for the city.

Commissioner Jensen commented that he really liked the proposal, especially pertaining to the through streets. He mentioned the boxed out properties on the presentation and wondered if the proposal had been discussed with the property owners. Mr. Sandberg stated that they were in the process of discussing the options of the potential development of those lots, and before they return with the lots as a subdivision review they will have that issue resolved. Craig Higley, Kaysville, Utah, stated that the side neighbor would be willing to follow the proposed plan. Mr. Higley had not been successful in finding the property on the West side as of yet.

Commissioner Jensen stated in 2006-2007 when the major revision was done on the master plan, that was the configuration that was being discussed. He continued to say that West Point was supportive of an interchange on State Road 193, or freeway. Commissioner Jensen stated the planning commission recognized that the area would go to some commercial residential.

Chairman McCuiston asked Mr. Sandberg if he had discussed his proposal with West Point. Mr. Sandberg stated he had discussed the plan with the Mayor and it was favorable, but it was not voted on because it is not something for them to vote on. Commissioner Jensen inquired about the stretch of 193 that goes through the golf course, wondering if the owners had said anything with Mr. Sandberg. Mr. Sandberg had not been successful in getting a hold of the owner of the golf course. Mr. Sandberg mentioned that he is attempting to contact UDOT to show them the presentation. Commissioner Jensen reviewed West Point's master plan and they did indicate that they wanted 200 South to crossover to 700, before it reaches 4500 and 4000. He stated that what Mr. Sandberg presented would be complimentary to what West Point is looking for.

Commissioner Vaughan inquired about the shape of the interchange, and asked about a cloverleaf design. He mentioned that the damage to the properties may be dramatically different with a cloverleaf. Mr. Sandberg stated that the design could be incorporated into a cloverleaf. He stated that cloverleaves took a lot of area, with a lot of impact, but the only reason they do them, was because they couldn't do something like what was proposed. He stated that with a cloverleaf housing would be destroyed, the church would be impacted, and Snyder's Golf Course would be impacted dramatically. He stated it would also impact the park, and essentially take out a lot of property. Commissioner Vaughan stated that the cloverleaf could have a smaller foot print and could be moved a lot more than 100 feet in either direction. Mr. Sandberg disagreed and stated that a cloverleaf would take a lot more ground. He explained that when you exit a cloverleaf you swing all the way around and change directions, and with 4 of those exits you would take a substantial amount of property. He stated that their use is to eliminate stop lights.

Commissioner Jensen stated that UDOT didn't like cloverleaves and that the reasons are: they take up a lot of acreage, with a lot of dead space in the middle of the cloverleaves that couldn't be used for anything, and you are more likely to get in an accident on a curve than on a straight line, and twice as likely to die in the accident. Commissioner Vaughan stated that the project could be done with a half cloverleaf, depending on the configuration and projected traffic flows, it may not qualify for the full 4-way cloverleaf. Mr. Sandberg believed that UDOT would not use a cloverleaf, because in order to address intersection and stop light issue a full cloverleaf would need to be used.

Commissioner Kinsey asked about input from UDOT. Mr. Sandberg stated that the only input that was given was the orientation of the corridors itself, being the exact location of the latest recommendation. Mr. Sandberg stated that the corridor had not been finalized, but that would most likely be the location. Mr. Sandberg stated that he felt this location for the West Point corridor because not only did it make sense, but all the property owners agree with the location.

Commissioner Jensen asked about the trail that was going to be extended to 193 and asked where it would connect to the Immigrant Trail. Director Christensen stated that it would go through the power corridor and skirt around the south edge of the golf course. Commissioner Vaughan stated that the trail will be impacted when this goes in, and believed it would be reorganized. Commissioner Jensen stated that UDOT would have the project (involving Antelope Drive) approved and completed by 2020 and he stated the overall project may be finished closer to 10 years.

Dru Thornley, a resident of Syracuse, stated that his family property is located right under the interchange on both sides of it. He stated the trail would be right next to the golf course and hook into the 193 extension. He stated that UDOT states they don't have any engineering in regards to the trail.

Mr. Sandberg stated that he would like to get the plan amendment done for the R-3 residential zone as soon as possible, and would like to have it in the next meeting. Commissioner Jensen stated that the original plan was to wait for the location and then they would address the zoning all along the corridor. He continued that he feels that Mr. Sandberg's request for the rezone may be premature. Director Christensen stated that Mr. Sandberg has filed an application and submitted a fee, which is why they were in the work session tonight, because the council requested that general plan items be added to work session prior to public hearing. Commissioner Jensen stated he was just pointing out the planning commissions thought process on this situation. Chairman McCuiston expressed that it may be premature for the amendment.

Commissioner Jensen asked Director Christensen if she had any discussions with UDOT regarding the trail on 193. Director Christensen stated that UDOT is not in the planning phases of that yet, and their first step would be to do an environmental impact statement. She continued that this may take many years to complete. Commissioner Vaughan stated that is the reason why they feel comfortable starting with the residential area now, because there is 600 feet of ground of that commercial area where that could end up going anywhere through there. He stated he did not feel it impacted the intersection or 200 South, so he felt that they could move ahead with the residential development and saw no reason to wait until 200 South and the interchange is designed, approved, and constructed. Commissioner Jensen asked about West Point's general plan regarding the commercial. Director Christensen stated that she would have to review their website to answer that question. Chairman McCuiston stated that it showed R-5 in the area.

Commissioner Jensen stated he doesn't see a problem with the proposed plan as long as the property owners agree. Commissioner Vaughan asked the staff how much lead time the city would have for the entire project, if it goes, where the interchange would be located. Director Christensen stated they would want to get a comment from UDOT, Randy Jeffries, just to ensure they were following the likely alignment. She continued that the alignment may be unknown for 6 to 8 years. Commissioner Vaughan asked Mr. Sandberg what would happen to the project if WDC went away. Mr. Sandberg responded that would be great, because his property wouldn't be taken from him, and it would be ultimately preferred. He stated the only impact would be 200 South connecting to 700 South.

Director Christensen stated that the West Point General Plan showed community commercial, professional office and R-4 directly north of that property. Commissioner Jensen stated he is good with seeing this proposal on the next agenda. He wanted to make sure all the residents are on board with the R-3.

b. General Plan Amendment, Mike Bastian, property located at approximately 2800 W 1200 S from R-1 to R-2 residential.

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Mike Bastian, South Weber, Utah, spoke about the piece of property, the Wilcox property, which is under contract. He stated that part of Country Fields is 4 acres of this parcel and the other 19 acres just became available to them. He stated that he wanted to change from an R-1 to an R-2 zone and amend Country Fields, but he believes it will allow for 1200 South to be a through street to 3000. Commissioner Jensen asked where the property was located in regards to Bluff Road. Planner Schow showed on the slideshow where it is located. Director Christensen stated that 1200 South would also be a through street to 3000 West. Mr. Bastian stated

that there was flexibility in the design of the road, as far as straight or curvy, because they had the property to do it.

Commissioner Rackham asked how far north the property was. Mr. Bastian showed the distance on the slideshow. Mr. Bastian stated that everything south in Syracuse drained southwest and the water went down through a ditch and returned north. He stated that this would allow the property to be farmed all year, which would make it possible for him to incorporate it all in the development. Mr. Bastian stated that the flow of traffic will be better. Commissioner Jensen stated he liked the sketch plan because it only had one cul-de-sac. Commissioner Jensen stated he felt that above the Bluff it should all be zoned R-2 residential, and below the Bluff is a little more open.

Mr. Bastian stated that the maximum allowed density with the R-2 zoning would be 72 lots, and that had 64 lots, leaving a lot of nice lots and big cul-de-sacs as well. Commissioner Vaughan asked about the location of the open space. Planner Schow confirmed that R-2 zoning did not require open space, but would require a detention. Commissioner Jensen asked about the location of the detention. Mr. Bastian stated the detention would be along 3000 West that would be connected to a ditch to help meter the flow, and it would flow down to Bluff. Mr. Bastian invited additional questions or directions that the planning commission would like to see.

c. Transportation Planning-TJ Jensen

[8:14:58 PM](#)

Commissioner Jensen showed a presentation discussing alternatives to the West Point Corridor freeway. Commissioner Vaughan asked Commissioner Jensen if the council wanted alternatives. Commissioner Jensen stated that the council wanted a recommendation that could offer alternatives. He stated that this is the first time it's been formally visited by the planning commission since 2011. He stated that no resolution by the city council on this subject has been made since 2011 and since that time refined alternatives have been offered. Commissioner Vaughan asked if Commissioner Jensen would be able to remain impartial given his knowledge and experience. Commissioner Jensen stated that he could abstain from the voting if that was an issue, but he presented the ideas as an alternative, not really pushing for, or committed, to any specific idea. Commissioner Greeson agreed that other options should be explored. Commissioner Jensen stated he would like to have additional discussions regarding alternatives. Commissioner Rackham inquired as to whether Layton had commented on his proposal. Commissioner Jensen stated that it had been on their radar to have the road connect to Bluff Road.

MOTION TO EXTEND TO 9:15PM BY COMMISSIONER JENSEN. MOTION SECONDED BY COMMISSIONER VAUGHAN. MOTION OPPOSED BY CHAIRMAN MCCUISTION, COMMISSIONER RACKHAM, COMMISSIONER KINSEY, AND COMMISSIONER GREESON. MOTION DID NOT PASS.

2. Department Business

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Chairman McCuiston asked if they wanted to continue to move the priority schedule to next planning commission meeting. Commissioner Greeson stated she would like to have priorities discussed next session so she can have complete data available.

Director Christensen went through department business.

- Next week the council will be addressing the C2 rescission and the General Commercial amendments.
- The council will also address the two family dwelling and accessory dwelling units.
- The council does not want twin homes, or two family dwellings in any zones except the PRD and cluster subdivisions.
- The accessory dwelling units in unattached buildings will be major conditional use permits, so those will be presented to planning commission.
- The mayor has asked staff to draft some amendments to address Title 8, the subdivision ordinance, to bring the county council's input earlier in the process. They are thinking of moving cluster subdivisions to Title 8, which is a subdivision ordinance, rather than making it a conditional use it will be a type of subdivision.
- The city code has been codified and being hosted online. The 2013 amendments that were made last year will be updated in 30 days. Director Christensen sent each commissioner an email with the direct link for the updated ordinances.
- There is a new development plat for the Gailey Farm Subdivision with a better alignment. There are no cul-de-sacs, and it has 39 lots.
- Judge Bean has been appointed to the Second District Court, so Syracuse will be getting a new district court judge.
- An email was sent to each commissioner regarding Noah's commuting patterns research as far as where Syracuse residents are commuting to work.
- The Easter egg hunt is Saturday, April 19, 2014.
- Planner Schow mentioned that new books will be provided once the code has been updated on Syracuse Website.
- The council has asked staff to review the PRD density and they specifically want staff to make a recommendation on reducing the maximum density to 8, rather than the 12. Director Christensen stated that according to her research this will be more prudent because you can't really fit 12 dwelling units per acre on it without going up and with 50

percent of open space it is too crowded, and nearly impossible to do. The draft will be presented by Director Christensen soon.

MOTION TO ADJOURN BY COMMISSIONER JENSEN. ALL IN FAVOR. MOTION PASSED. MEETING ADJOURNED.

Curt McCuiston, Chairman

Jackie Manning, Admin Professional

Date approved: _____