

Minutes of the Syracuse City Planning Commission Work Session held on April 15, 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
Tyler Bodrero, Vice 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:

Visitors: Dick Thornley Bill Bytheway
James Steadly Stephen Fackrell
Colby Bond Brad Frost
Norm Frost Mark Sandberg
Dave Galyen Troop 852

1. Department Business

8:11:00PM

- **Thursday is the Utah shake out drill for emergency preparedness.**
- **The landscaping bid should be going out from Clearfield for the SR-193 shortly.**
- **The Easter Egg hunt will be Saturday at 10 AM.**
- **RC Willey will no longer be hosting the Farmers market. The Museum board does not want to be in charge of the Farmers market, but they are willing to allow Syracuse City to use their parking lot and they will be open during the event. Please notify Director Christensen or Planner Steele for booth notifications.**
- **Secondary water will be charged next week.**
- **Both of the roundabouts are open.**
- **A full permit has been issued to the US Cold Storage.**
- **May 17 the city wide volunteer clean up at 8AM.**
- **May 17 the museum is holding an open house at 1PM to celebrate 138 years of farming in Syracuse.**

Commissioner Jensen asked Director Christensen if there was an update with what is happening at Cloe Sunshine Playground. Director Christensen stated she wasn't sure if the announcement was made whether or not they received the grant, so she didn't want to comment out of turn. She is fairly certain they are getting a grant and it will be moving forward. She stated as soon as she received concrete information she would be happy to report it then. Chairman McCuiston asked about the Easter Egg 5k. Director Christensen stated it was cancelled due to lack of participation.

2. Commissioner Reports

8:14:20PM

Commissioner Jensen stated that the trail committee discussed the idea to make the Davis County Trails Committee a formal body with official appointments; 2 people from each city. He stated that the mayor, or whomever can make the appointments. He stated they wanted to change the name to the Davis County Active Transportation Committee. He stated grant applications would be a benefit of having a formal body.

He stated the Davis County Shoreline trail had hit a few road blocks. He stated that originally they thought the National Environmental Policy Act (NEPA) process was going to be fairly cheap, but they found it will cost several hundred thousand dollars to go through the NEPA process, so it may be a little bit before they can move forward on the trail. He stated the process had slowed down, but they are still doing the private property acquisitions. He stated recently there was a tap fund approval for some trails and two trails were approved; one of them will extend the immigrant trail. He stated they hope to start construction on the next year or two. He stated that Planner Steele said with West Point putting in a trail between 2000, they may want to extend all the down to the Immigrant Trail. Commissioner Jensen stated eventually the trail will loop off of immigrant trail,

along SR-193, up to the rail trail, down to Kays Creek, and back to Immigrant Trail. He stated the map is pretty much done and they hope to have maps ready for distribution at one of their recent trade fairs. He stated they should be meeting next week for two.

Commissioner Vaughan stated that a few meetings ago, during the work session, he received the assignment to do a survey on Utah Boards of Appeal. He stated that survey has been completed with approximately 24 to 25 cities along the state, all of which are larger than Syracuse in population. He gave the information to Director Christensen and he will leave interpretation of the data to her.

3. Discussion Items

[8:17:43PM](#)

a. General Plan Amendment, Mike Bastian, property located at approximately 700 S 3000 W from R-1 Residential to R-2 and R-3 Residential.

Planner Schow presented the property and stated it was rezoned to R-1. She stated that due to the West Davis Corridor Mike Bastian would now like to look at rezoning the property. Mike Bastian, South Weber, Utah, stated the West Davis Corridor is impacting the subdivision quite a bit. He stated the property was large, but with what West Davis Corridor has proposed on their website, it left the property undevelopable. He stated they met with Utah Department of Transportation (UDOT) and Randy Jeffries, and they are currently appraising and assessing the property as far as what is developable and what is not. He presented a proposal that he believed UDOT will take. He stated with the West Davis Corridor going in that area, he felt it would be in the cities best interest in granting the R-3 to be used as a buffer between West Davis Corridor and both sides of the road. He stated it would transition into an R-2 Residential zone with bigger lots. He stated he spoke to staff about getting an easement with UDOT prior to selling the property to them. They are currently working with the Bureau, Weber Basin, to go over through their property to create a regional detention basin in Rock Creek Park, which will allow the storm water run-off on the Wilcox property. He stated the rest of the Wilcox property, the Briggs property, and all of the future ground to be developed will all be able to come down and be serviced by what they are talking about doing with the Steed property. Commissioner Jensen asked Mr. Bastian if the county was in the process of talking to him about using their right of way acquisition funds to support that, or will UDOT be purchasing the property. Mr. Bastian stated they are in the appraisal process currently, and so they are in close communication with UDOT. Commissioner Jensen asked if the strip of land that showed against the R-3 was the property that UDOT would be purchasing. Mr. Bastian stated it could vary, but they had given them AutoCAD files, so they felt confident with their design that it will be what they do. He stated that UDOT asked if they could switch the location of the utility out falls, because they would be 20 feet under the ground if something ever went wrong.

Commissioner Jensen stated that Mr. Bastian's proposed R-3 is near another developer's proposal of R-3, and generally the city liked to stack the R-3 residential zones against commercial corridors. He stated if the corridor did go through, then the R-3 may make sense, but with Farmington opposing the corridor very strongly, unless UDOT is willing to change their stance, there is a chance this road may not be built. He stated in that case they would have a strip of R-3 up against something, and he wasn't sure what to call it, if it didn't end up being a road. He stated where the R-3 is not against commercial, not directly adjacent to the other R-3 that was discussed, and where as the city council felt the planning commission had approved too much R-3 as it is, it is a good question if the R-3 will be approved when it goes before the city council.

Mr. Bastian stated when he talked to the mayor and a couple of the council members they recommended if he was going to develop something like that, to not ask for an entire R-3, a blended transition. He stated they really only gained 5 lots in that R-3, so it wasn't like they were getting a lot more density there along that one road. Commissioner Jensen stated that everything east of Bluff Road needed to be R-2 or better and it didn't make sense to have R-1 up there in the middle of the dense residential are. He stated the R-1 was really designed for the west side of the city and other commissioners may disagree with him on that, but he did not have a problem with the R-2 proposal there.

Chairman McCuiston asked the applicant when he would do something with the property. Mr. Bastian stated he wanted to start phase 1 right away, and he anticipated having it worked out with UDOT in a reasonable time frame. Chairman McCuiston wondered what the traffic impact would be to 700 South, currently a two lane road in each direction and they might want to get a traffic impact analysis or look at capacity to see how they were going to get all of those vehicles in and out of 700 South. Commissioner Jensen stated recently there was a bike trail lane along there.

Commissioner Jensen asked Mr. Bastian how it would change if they had to use Rock Creek as the detention basin. Director Christensen stated, not being an engineer, but having been in the room when it was discussed, she thought they said they would take the elevation down as far as the detention area. She stated they were more concerned with how that would work with the cell tower and whether it would work or not, but those were just some of the concerns. She didn't understand how big of an area it would be or depth, because she had not seen any plans. Mr. Bastian stated he spoke to City Engineer Bloemen prior to the meeting and was told he can only go up to two and a half feet before he hit ground water there in Rock Creek. He stated it could be something with a mix, going down and building a bit of berms on the side. He stated when they originally were doing the subdivision they had the storm water calculation run off of the Brigg's property and Wilcox property, and they were accounting for all of that. He stated they have their engineer looking at the feasibility of what that will look like with the park and doing regional detention down there. Commissioner Jensen verified that they are talking about having a long shallow detention basin. Mr. Basin responded it was probable. He stated something similar to Bluff and 2000. Commissioner Jensen stated that one was not shallow, it was kind of deep. Mr. Bastian clarified he meant large in size as far as the comparison. He stated Public Works has called for regional detention there at Rock Creek. Commissioner Jensen stated there was a brief discussion the previous year about going for an application about trying to link the Immigrant Trail with the trail that was going through Rock Creek and trying to get that trail down to 4000. He stated what they are doing as part of the detention

basin maybe they can get the trail linked at that time. Mr. Bastian stated he saw how it would work with UDOT with everything else that is going on.

Commissioner Rackham stated he was concerned with all the R-3 they are bringing in based on a road that may or may not happen. He stated the other concern is it would go up to 700, and living in that area, he felt they will go down to 3000 and up Antelope to make it worse. Chairman McCuiston stated there were two access points on 3000 already, so that was probably the route. Commissioner Rackham stated there was a firestation there. Chairman McCuiston stated one of the concerns would be the traffic and density and he wasn't sure why the applicant wanted R-3. Mr. Bastian stated more than anything with the West Davis Corridor going in that area he felt it would allow them with a little more density and they wouldn't build 350 or 400 thousand dollar homes backing up to Legacy, because he would not be able to sell them. He stated you can hardly feel the difference with the blend. He asked Planner Schow what subdivision she lived in. Planner Schow stated Antelope Run. Mr. Bastian stated that subdivision had an R-3 transition into an R-2 and you could hardly tell the difference. He stated it allowed for a couple more lots, and he could build houses that cost a little less and transition into the bigger houses.

Commissioner Jensen stated either way they are either going to have a strip of land there that has a freeway on it, or they are going to have a strip of land that is vacant for a long time and he felt there should be an R-2.5. He stated there are situations where developers are looking for a little more than R-2, but they don't need the full R-3 and they have a few lots that are going down to 8000 square feet, but they don't want the entire subdivision to go to 8000 lots. He said going from 3.79 to 5.44 is a pretty big jump considering they go from 2.9 to 3.79 with an R-1 to R-2. Director Christensen stated she didn't feel there needed to be another zone in ordinance because if you look at the actual density of an R-3 you could not get to the 5.44 with an acre of 8000 square foot lots with the infrastructure in the streets. She stated the infrastructure was taking up much more room than the density tended to be. Commissioner Jensen confirmed that 20 percent was inaccurate. Director Christensen confirmed it took up space more than 20 percent. Commissioner Rackham asked what the percentage would be. Director Christensen stated she would have to do an analysis, but that it would definitely be lower. She stated she didn't feel in any zone you could reach the maximum density, even an R-2, because it was difficult to achieve the density on the chart based upon the actual lot sizes as well as putting in the layout of the road. She stated this would be discussed in work session when they get to the subdivision ideas because of the issues with PRD. She stated when calculating density in the PRD if they take 20 percent out and just calculate the density, the infrastructure is probably more like 25 or 30 percent. She stated the density should be figured based on the actual net, after taking out the infrastructure. She stated the council are not even worried about the density in that zone, as long as the minimum lot size is 8000 square feet, the number of lots will depend on their design. Commissioner Jensen stated they should make the ordinance more user friendly and have specific minimum square footage for each zone. He gave the example: R-1 would be 12000 square foot lots, R-2 would be 10000 square foot lots, R-3 would be 8000 square foot lots, etc. Chairman McCuiston stated this was a good discussion for when they are talking about subdivision ordinances, but for right now they should address the proposed plan amendment. Commissioner Jensen stated he was trying to throw some ideas out for the applicant. Mr. Bastian stated that was why he attempted to do a blend, because he didn't want to ask for all, just some.

Commissioner Vaughan stated the other side of having R-3 up against a freeway, and having the larger lots against 3000 West, is normally you have smaller lots as the access into a trapped development like that and have the larger properties at the end of the cul-de-sacs and the long drive. He stated it is a choice of would you want to have the cheap houses against the freeway, or do you want to have them near the connection roads to other intersections. He stated 700 South isn't so bad, but 3000 West with the two driveways there, that row of houses going vertical on 3000 West are going to get a lot of traffic past those houses and he felt that is a negative for higher end houses. He stated he understood what the applicant was saying, but he felt it was a judgment call.

Commissioner Jensen verified the applicant added 5 lots to the R-3 area, taking the amount of lots from 45 to 50. Mr. Bastian stated they gained 5 lots. Commissioner Jensen stated they aren't talking about a huge difference, and made the point that the applicant is not going for the full R-3, he was just requesting a little wiggle room. Mr. Bastian stated they wanted to add a few more lots. He stated if you look at the lots overall they still have some 10000 square foot lots and they are talking about a general plan change, not a sketch plan approval. He stated they see the proposed list of what they are going to bring and work with. Chairman McCuiston stated another potential issue is there are several houses fronting on the 700 South, and that had been an issue for other applicants in the past. Mr. Bastian stated they are looking at turning those in and make adjustments prior to sketch. He had been talking to staff and they proposed a round-about in the corner of 700 South and 3000 West. He stated they are going to work through those issues with staff and accommodate where they can. Commissioner Jensen stated he would certainly prefer that. He stated he was less concerned about the face of 700 South here versus 2000 West. He stated the traffic builds up as you approach closer to the edge of the city.

b. Trailside Park Phase 8, Brad Frost, property located at approximately 1800 West 3000 South.
[8:39:23PM](#)

Brad Frost, Syracuse, Utah, stated that two and a half years ago he purchased the existing trailside subdivision that started back in 2004. He stated at that time the developer built approximately 57 homes on the plotted ground and they had a park with 45 percent open space. He stated that when they came in the developer had sold 17 homes in 7 years. He stated he worked with the city and he helped with the project, spending thousands of dollars and eventually bought out the developer to prevent any legal battles between the city and the developer.

He stated in a year and a half he has sold between 40 to 45 homes and completed the first 5 phases of the development. He stated the reason they developed it into 5 phases was because they were not sure how the market would take a development that had been there for 7 years with nothing selling. He stated they

view it as a great project overall that has benefited them and the city. He stated they have 34 lots, and the ordinance allows 4.75 units per acre, with 35 percent open space. He stated if you took the total acreage combined with all the phases they have 35 percent open space. He proposed 125 lots to keep the density lower. He has lots that range from 6600 square feet to 1400 square feet with the average lot size for the detached units being 8300 square feet. He stated that the detached units are a greatly needed because there are adults that cannot afford 260 or 300 thousand dollar home, or perhaps don't want something that big, so what he has created cater to those individuals. He stated with 1400 to 1500 square feet with plenty of open space, and price ranges from 180 thousand to 210 thousand, he felt it fit multiple needs.

He addressed a question that Commissioner Jensen asked at a previous meeting. He stated he is creating a product with public streets, well maintained, with the HOA fees having been raised they now have over 20 thousand in the account to maintain a project. He stated when he left a project he left it functioning very well. He passed out some pictures from a previous project that would have a similar design.

Commissioner Jensen stated when they approved his last phase he felt Mr. Frost's building design standards did not meet the requirements for the allotted .35. He stated that the density bonus should not be counted as part of the subdivision because (reading from the ordinance), "a common building theme shall be required and approved by the planning commission. The design shall show detail and unification of exterior architectural style, color, and size of each unit. However, the intent is not to have the design so dominant that all units are identical." He clarified what he said at that time, was he felt the subsequent phases did not really blend well with the existing lots. He stated the buildings were built differently with color variations, roof variations and where the planning commission had not been presented a common building theme, he had a problem granting that .35 credit. He stated that Mr. Frost needed to make that case to them to justify the extra .35. He commented that he liked what Mr. Frost showed in phase 8 where he is bookending the design a lot better than previous phases, but he would like Mr. Frost to present and show a common building theme to the planning commission.

Mr. Frost asked for a definition of "common building themes". He stated that one thing in phase 6 and 7 is they have different elevations that people can pay a little more for, with some currently being built now, that include hand craft options. He stated the hard part was his buyers want homes that are simplistic, easily maintained, which is why he has been successful. He stated he was open to change little things that made a difference, but couldn't change the overall concept, because he felt the current design worked. He wanted to find the middle ground.

Commissioner Jensen stated some houses were white, but most were the medium brown color, and others that did not blend well. Mr. Frost stated he would be willing to eliminate the lighter stucco. Commissioner Jensen clarified he wasn't stating eliminate them, he wanted Mr. Frost to demonstrate that all the buildings were following the same design standards and at that moment he didn't feel Mr. Frost was making a strong case for the planning commission to grant the extra .35.

Commissioner Vaughan asked about the projection showing the fourplexes, if the green area would be open space for the fourplexes or if it would be opened up to all of the lots within the vicinity. Mr. Frost stated it would be open space and the entire subdivision would be able to use it. He stated the detention area below it to the south would probably be expanded. He stated the park area was a good size that everyone would be able to use.

Commissioner Vaughan asked if it was going to be landscaped in such a way as to barrier that green area to the other residents so people coming down that cul-de-sac knew the area was private to the residents. He asked about an access pathway between units 113 and 114 to get to the big large Frisbee area. He stated that screams this is the access point because it had the wide curve exposure. He asked if there would be a pathway on the west end near lot 92. Mr. Frost stated it appeared on the furthest west side there would be a trail coming through. Commissioner Vaughan asked if it was intended to be a walkway access point and Mr. Frost confirmed yes. Commissioner Vaughan asked about the dotted line on the proposal. Mr. Frost clarified it was the trail and the location of the trail. He stated that a lot of folks didn't like to walk on sidewalks, but they love to walk on trails.

Commissioner Vaughan asked if they would have a walkway extending from the dotted line below building 121 and continuing up 13 and 14 or between 9 and 10. Mr. Frost stated they are totally open in working with staff on where they put that trail. He stated it was not set in stone and he would certainly take suggestions and go to work on it. Commissioner Vaughan clarified he was not suggesting, he was merely asking Mr. Frost his intentions. He stated his concern was whether or not lots 96 through 106 were going to be frozen out of the green area if it is being considered one development. Mr. Frost stated if you look at the overall project there was a lot of open space and so rather than have a trail, they could wander. He stated there were 30 or 40 feet and the residents don't need a trail to wander through there because there would be grass and a trail for those that want to walk on the trail. He stated the properties will not be fenced and enclosed in, so the space will be open to use whether the trail is in there or not.

Commissioner Vaughan asked if there will be Covenants, Codes and Restrictions (CC&R's) to that affect. Mr. Frost confirmed there would. Commissioner Jensen stated he was aware they hit Mr. Frost hard insisting that he had a hard connection to the trail. He clarified they wanted asphalt or concrete if he recalled correctly. He stated that between the houses he didn't feel Mr. Frost needed concrete to connect to the trail because it made more sense to use gravel and keep it a little more informal. He stated they did want to have that hard connection to the trail. Commissioner Vaughan stated as long as it was not a cluster development where it appeared as though 10 houses had 112 percent of the open space and the other 99 percent of the houses have .5.

Commissioner Rackham asked the length of the cul-de-sac. Mr. Frost stated it was currently being looked into and there maybe changes as they go through the phase. He asked the planning commission if they liked what they saw and stated he would be willing to make some changes with staff to ensure it met the ordinances. Commissioner Rackham stated they were discussing that prior to him being there is a pretty firm 500 feet for the cul-de-sac length. Mr. Frost said he would look into it and another option would be to do another amendment to phase 7 to make a road that goes around. Commissioner Jensen stated Mr. Frost could always take out lot 106 and put a temporary cul-de-sac there with the intention that the people to the east could use that road. Mr. Frost stated he wanted to get the idea that the planning commission was OK with the statement last time and with the design for the overall development increase the last phase a bit for density.

MOTION TO EXTEND THE MEETING 15 MINUTES TO 9:15PM BY COMMISSIONER VAUGHAN, MOTION SECONDED BY COMMISSIONER JENSEN. ALL IN FAVOR, NO OPPOSED, MOTION PASSED.

8:58:23PM

Director Christensen clarified that staff is looking for are a couple of things. She asked if they liked the idea of the fourplexes, and if they are Ok with the concept change from the other single family detached lots that have been proposed before. She asked if the planning commission asked, in regards to the overall density, if they wanted the development to stand alone in the density with a maximum of 4.75 assuming that they meet all the minimum qualifications to get the bonus density, or are they going to allow the density to be up to 4.75 on all of the combined phases 1 through 8. She stated that was really the sticking point. She stated the staff needed to know in order to give Mr. Frost direction.

Mr. Frost clarified he wouldn't be asking for the full 4.75. Director Christensen stated if you counted density based on phases 1 through 8 accumulatively Mr. Frost was not up to 4.75, but if you looked at phase 8 by itself, he would be exceeding 4.75 in that phase. She asked the planning commission if they wanted phase 8 to stand on its own, or are they going to allow the density to be accumulative over the entire project as an entire master plan. Commissioner Jensen asked Mr. Frost if it was 10 acres. Planner Schow confirmed that it was not 10 acres. Commissioner Jensen stated it had to be a minimum of 10 acres in order to be a cluster subdivision. Planner Schow stated that was why it was a phase of trailside. Commissioner Jensen stated if it were to stand alone it would need 10 acres by itself, so they needed to count it as part of the other subdivision. Planner Schow clarified that Director Christensen was asking if that was how the planning commission viewed the project.

Director Christensen stated the reason she asked was because the planning commission had said before they were not going to let Mr. Frost account the open space from the other phases in phase 8. Commissioner Jensen stated what he said was that he wouldn't grant him the .35 for the standard. Director Christensen stated that was something different and the comments were in the minutes that she typed up. She stated that is why she needed clarification, because they are saying Mr. Frost can't count the open space in phases 1 and 2 all throughout the phases, they needed more open space to make it more cohesive with at least 25 percent in that phase. She stated she wanted to know, regarding density, if this phase had to have their own density, or could density be counted overall. Commissioner Jensen stated the intent of the comments at that point was the open space was getting further and further away from each of the phases and where he said earlier that the applicant is bookending it and creating open space on the other side, he felt it was fine.

Commissioner Rackham stated he didn't like the change to the fourplexes. He stated he felt that Mr. Frost had already changed style once, and it would be nice to stay with the same style, to keep a consistent cluster. He stated as far as the density concern, the density should be counted as a whole project, not a stand-alone. Commissioner Kinsey stated there was a little discussion in the previous meeting about having the open space wrap around and tie into the other open space, which he thought would have been a nice idea. He stated that lots 70 through 80 and then 69 through 81 seemed to be kind of excluded from the open space and having that open space wrap around would make it nicer for all the residents. Chairman McCuiston asked if he meant to have the project wrap around through lot 106. Commissioner Kinsey confirmed that was what he meant.

Commissioner Jensen asked if Commissioner Kinsey meant making lot 80 and 81 open space and moving those lots into phase 8. Commissioner Kinsey stated that was correct and that in the previous discussion the open space would tie in the entire community.

Commissioner Bodrero asked Mr. Frost if he was still looking to acquire the land to the East. He stated at one time Mr. Frost showed a temporary cul-de-sac to the east. Mr. Frost stated that was a potential, but he wasn't sure where it would go. Commissioner Bodrero clarified that the option may still be there if Mr. Frost acquired the land. Mr. Frost confirmed yes.

Commissioner Rackham stated the discussion needed to address the first issue of the cul-de-sac length, because if it didn't meet the ordinance then the entire project would not go forth. Mr. Frost stated that was an easy fix for him and if he needed to he would lose a lot in phase 7 and take it north. Commissioner Jensen suggested he punch it through lot 86 and lot 101. Mr. Frost agreed. He stated, in regards to the cluster idea, part of what made it so unsuccessful in the beginning were people didn't want a cluster in that price range. He stated they wanted their own yards, and privacy, which was something that was difficult in the first phase, because they didn't have that. Commissioner Rackham stated he spoke to 2 people that were interested in buying there, and their concern was in regards to the poor quality of construction. He

stated that the homes Mr. Frost built were nicer looking, and they have resolved some of the exterior issues. Mr. Frost commented it was the previous developer that had the poor construction.

Commissioner Jensen stated in general he wasn't too happy about seeing the fourplexes, and felt that if Mr. Frost was going to continue with those he needed to match the architectural theme with the rest of the development. He stated if Mr. Frost could maybe have it tie into the arches that were in phase 1, so it looked a little more unified that might make it sale better.

Commissioner Vaughan stated he did not like the duplexes that were on the projector. Chairman McCuiston stated he didn't like them either. Commissioner Vaughan stated that they just had an ordinance in regards to duplexes. Mr. Frost asked if duplexes and fourplexes were considered the same. He stated they did not have duplexes, but they had fourplexes. Director Christensen stated the 2 units in the middle have single car garages and the 2 units on the outside of a double car garages. Commissioner Vaughan stated it looked like a duplex to him. Commissioner Jensen stated it looked like a fourplex to him, but he stated that the city council approved the changes to the duplex ordinances. He stated they took them out, but they kept the language for the cluster subdivisions, so the architectural design still applied to cluster subdivisions and PRD. He stated the ordinance would still apply there. The planning commission confirmed that the pictures were taken out of the ordinance.

Commissioner Bodrero stated that Mr. Frost's project was better than what was proposed before, which was no relief front to back. He stated he was for considering an entire density for the entire project, so he felt the bigger questions were layout, cul-de-sac length, and the lower unit. He stated the density worked because of the entire project, but looking to find the right feel to blend the project would be something to think about.

Commissioner Rackham stated he drove through Mr. Frost's subdivision the other day and someone stopped him and asked about dirt that was being dumped on their property by Mr. Frost. Mr. Frost stated he thought Commissioner Rackham might be related to the person maybe, but he wasn't sure who dumped the dirt, and he was in the process of moving it. He stated there had been so many trucks moving dirt in that area and he thought it may have been put in the wrong place.

Commissioner Jensen asked if they had any guidance on duplexes one way or the other. Chairman McCuiston stated he felt that the majority of people didn't care for them, because they look a lot like the duplexes that they opposed. Mr. Frost stated if they build duplexes they will bring something different. He stated he will bring in details to make the planning commission feel good if that is the course and direction they choose to go. Commissioner Jensen stated he liked the fact that Mr. Frost went with a pad concept at the other end of the project. He stated if Mr. Frost ends up doing twin homes, or something like that, it would carry a lot more attraction.

Commissioner Bodrero stated if Mr. Frost was going to look for something that might work a little better, he may want to work with staff and get some direction for places to find. He stated he knew that Day Break in the South Jordan, West Jordan area had some things that looked like a big two story home. Mr. Frost stated that his project was a concept from South Jordan area that he liked, but he can change some elevation. Commissioner Bodrero commented on the big long roof line. Chairman McCuiston stated the garages needed to be moved back. Director Christensen stated she received the floor plan and the garages were flushed with front pop-outs, so the only things that were recessed were the front doors.

Commissioner Jensen stated the rest of the development had forward garages, and if Mr. Frost were to put them back in phase 8, it might not be architecturally compatible. Director Christensen asked the planning commission if he was OK with the concept of attached units, but you want to see a better design, or pads and single family detached. Commissioner Rackham stated he wanted to see more continuity and no more than a duplex. Commissioner Jensen stated that was what he was eluding to. Chairman McCuiston stated he would like single family. Director Christensen stated she was trying to figure out how he would get the open space if he returned to the lots, which he can't. She stated he could only get the open space if there are either the pads or some sort of multi-family. Commissioner Jensen stated he was all about the pads.

MOTION TO SKIP TO ITEM E BY COMMISSIONER JENSEN. MOTION SECONDED BY COMMISSIONER GREESON, ALL IN FAVOR NO OPPOSED. MOTION CARRIED.

c. Prioritize 2014 Schedule

9:14:02PM

Commissioner Greeson there was a wide diversity of opinion in regards to importance and urgency on several items. She recommended that part of their working session would be discussion about where they stick those items in the priority list. She suggested they work through the list together. She stated the reason for solution roosters, the hearing officer, and PRD is because the city council has asked them to do that. She stated when something is added they needed to agree on the placement to see if it fell where they believe it should.

Commissioner Jensen stated he thought C-2 was finished and no longer an ordinance. He asked if they could strike that item. Director Christensen confirmed it was gone. She stated it was rescinded.

Commissioner Greeson stated it appeared they were going to review all of PRD and she felt that was a good idea. Director Christensen suggested getting through the agenda items more quickly to allow more time for the work session. She asked if staff needed to give the packet out earlier to give the planning commission time to review it, so they may call in advance with questions so as to save time for the meeting and then give a recap for the record. Commissioner Greeson agreed that was a great idea. Chairman McCuiston agreed. Commissioner Vaughan stated the sooner the packets get out, the better. He stated as far as the list of items are concerned, he felt staff was in the best position to decide what the priority list should be. He stated there have been some areas identified, but because staff works with the council and other members of the staff. He stated Director Christensen knows her staffs work load of the employees and so he felt the Director would be the best person to set the priority on the agenda for the planning commission.

Commissioner Jensen stated the council would like to see sketch plan after the planning commission holds the hearing. He stated he didn't feel they needed to change the entire ordinance, just to address the one issue. Chairman McCuiston suggested included the subdivision modification first.

d. Subdivision Ordinance

e. PRD density

9:11:39PM

Commissioner Jensen stated that the city council would like to see the language struck down to PRD 8, with all references to any density over 8 taken out of the ordinance. He stated he didn't have a problem with it. Director Christensen stated that she included the executive summaries based on the PRD density discussion as well as the subdivision. She stated when the packet was amended yesterday they were accidentally cut out, and not put back in. She presented them tonight. She stated the packet went into lengthy discussions regarding the issues with PRD, not just the density. She stated she agreed that the council wanted the density to go from 12 to the 8. She stated that even at 8 there are still some issues that need to be discussed, so she will email them out to the planning commission to give time for them to review. She stated she didn't believe the PRD were the highest priority on their councils list. She stated the subdivision process and being able to get them more involved in the process before final plat when they may have some comments and it is too late after they have already given approvals. She stated both issues are important, but she believes the council would like to address the subdivision issue. She will present her ideas more fully after reviewing them with the council.

Commissioner Jensen stated one thing they struggled with was the common open space versus the other open space. He stated if they could simplify the ordinance, that would be great. Director Christensen stated the memo she put forth talked about all the issues with solutions. She asked the planning commission to study them, so they can discuss them in depth.

4. Next Agenda Items

MOTION TO ADJORN 9:19:07

Curt McCuiston, Chairman

Jackie Manning, Admin Professional

Date approved: _____