

## Minutes of the Syracuse Planning Commission Regular Meeting, July 15, 2014

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Minutes of the Regular Meeting of the Syracuse City Planning Commission held on July 15, 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  
Troy Moultrie  
Trevor Hatch  
Dale Rackham

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

Excused: Greg Day

Visitors: Gary Pratt      Chris Cave      Norm Frost  
David George      Tyler Brodrero

### 1. Meeting Called to Order:

[6:14:29 PM](#)

- a. **Invocation or Thought:** Dale Rackham
- b. **Pledge of Allegiance:** Trevor Hatch
- c. **Adoption of Meeting Agenda:** Work Session will be held in the conference room.

MOTION TO APPROVE THE JULY 15, 2014 REGULAR MEETING BY COMMISSIONER VAUGHAN. SECONDED BY COMMISSIONER RACKHAM. ALL IN FAVOR NO OPPOSED. MOTION CARRIED.

### 2. Meeting Minutes:

[6:16:19 PM](#)

March 18, 2014 Regular Meeting

Line 89 change "flats" to "plats" requested by Commissioner McCuiston

March 18, 2014 Work Session

July 1, 2014 Regular Meeting

July 1, 2014 Work Session

Line 76 change "as build" to "as built" requested by Commissioner McCuiston.

Line 117 clarification by Commissioner Jensen to change "2000 West" to "Gentile Street."

Commissioner Vaughan requested the meeting be changed to include Commissioner McCuiston as Chairman for the first part of the July 1, 2014 meeting.

MOTION TO APPROVE REGULAR MEETING AND WORK SESSION MINUTES FOR MARCH 18, 2014, AS AMENDED BY COMMISSIONER MCCUISTION. SECONDED BY COMMISSIONER RACKHAM. ALL IN FAVOR. NO OPPOSED. MOTION CARRIED. Commissioner Vaughan, Moultrie, and Hatch abstained.

MOTION TO APPROVE REGULAR MEETING AND WORK SESSION MINUTES FOR JULY 1, 2014, AS AMENDED, BY COMMISSIONER MCCUISTION. SECONDED BY COMMISSIONER MOULTRIE. ALL IN FAVOR NO OPPOSED. MOTION CARRIED.

### 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.

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No public comments were made. Public Comment closed.

**4. Sketch Plan: Trailside Phase 8, Ovation Homes, property located at approximately 1900 W. 3100 S., R-1 Cluster Zone.**

[6:20:20 PM](#)

A staff memo summarized by Planner Schow in the Community Development Department explained: The Sketch Plan application came before the Planning Commission for a public hearing on June 3, 2014. The item was tabled to modify the configuration and stub a road to the south. The new layout consists of 34 units with 2.09 acres of developed open space. The density and open space requirements are calculated as follows:

Proposed Phase 8

|                                    |                             |
|------------------------------------|-----------------------------|
| Area                               | 7.28 acres                  |
| 20% infrastructure allowance       | 1.46 acres                  |
| Net developable area               | 5.824 acres                 |
| Minimum open space requirement 25% | $5.824 * 25\% = 1.46$ acres |
| Proposed open space                | 2.09 acres                  |
| Density allowance                  | 28 units                    |

Total Trailside Park Development

|                                |             |
|--------------------------------|-------------|
| Area                           | 36.96 acres |
| 20% infrastructure allowance   | 7.39 acres  |
| Net developable area           | 29.57 acres |
| Minimum open space requirement | 7.39 acres  |
| Density allowance              | 140 units   |

Density

|                           |           |
|---------------------------|-----------|
| Total units phase 1-7     | 91        |
| Proposed units in phase 8 | 27        |
| Total units of all phases | 118 units |

Planner Schow corrected the error in the staff report pertaining to density. She stated there are only 27 units in phase 8. She stated the total units of all the phases is actually 118 not 125. She stated the applicant turned in extra shares today for phase 7 and so the applicant will only be required to meet 19 acre feet for water shares in phase 8.

Chris Cave, Hooper, Utah, stated they reduced the lot sizes to allow for more open space. There was discussion regarding open space and the location, with mention of fencing. Director Christensen clarified the fencing and patio restrictions. Norm Frost, Kaysville, Utah, stated there would be benches on the trail for an added amenity. Commissioner Rackham asked about path access. Mr. Cave stated the 6 foot wide path will be asphalt and can be accessed between the homes, as there is 20 feet of space in between the homes. Commissioner Vaughan expressed concern with having a trail stub into a street. Mr. Cave clarified the trail will stub into the sidewalk.

Chairman Jensen asked when Phase 8 was included as part of the cluster subdivision. Director Christensen confirmed it happened during phase 7 final plat approval. She stated the planning commissioners allowed the developer to count phase 8 as another phase of Trailside Park as far as the overall density of the project, but they wanted to see it stand on its own as far as the 25 percent open space.

MOTION TO APPROVE TRAILSIDE PHASE 8, OVATION HOMES, BY COMMISSIONER MCCUISTION, PROPERTY LOCATED APPROXIMATELY 1900 W. 3100 S., R-1 CLUSTER ZONE, SUBJECT TO ALL APPLICABLE REQUIREMENTS OF THE CITY MUNICIPAL CODE. SECONDED BY COMMISSIONER VAUGHAN. ALL IN FAVOR. NO OPPOSED. MOTION CARRIED.

**5. General Plan Zoning Subcommittee discussion:**

[6:33:41 PM](#)

Chairman Jensen gave a brief history as to the need for the subcommittee.

**a) Appointment of Planning Commissioner Members to serve on subcommittee**

[6:34:11 PM](#)

Chairman Jensen invited Commissioner Rackham to Chair the committee. Commissioner Rackham

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accepted. Commissioner Moultrie also volunteered to serve on the committee. Chairman Jensen appointed Commissioner Moultrie as the Vice-Chair.

### **b) Define scope and duration of subcommittee**

**6:35:12 PM**

Commissioner Rackham suggested 6 members total. He stated he has asked 4 members already and they will meet twice a month on Wednesdays at 6:00PM. They will review the cluster subdivision and recommend changes. Commissioner Rackham asked if they were removing PRD's (Planned Residential Development). He inquired about the need to evaluate the PRD's. Chairman Jensen stated the subcommittee would review zoning and provide suggestions to the planning commission. He suggested they review the General Plan as a whole and provide guidance. Attorney Drake stated there may be others who want to participate and suggested they advertise to the general public to avoid conflict of interest and to avoid criticism.

Commissioner Vaughan suggested the Chair meet with staff and the city attorney to discuss the appropriate roles and duties of the subcommittee. He stated they didn't want to be subjected prejudice in anything the subcommittee may do. Chairman Jensen clarified that the subcommittee is formed through section 7 of the bylaws and as chair he has the authority to designate a chair and vice-chair for the subcommittee. He stated the various items the subcommittee will review. Director Christensen reviewed the bylaws pertaining to subcommittee.

Chairman Jensen stated the duration for the subcommittee members would be approximately a couple months. City Attorney Drake discussed the guidelines for the subcommittee. Chairman Jensen clarified this subcommittee was discussed with Mayor Palmer and City Manager Bovero. Director Christensen suggested a written scope to clearly define the perimeters. She stated the meeting may be subject to the open and public meetings act, so it may need to be advertised 24 hours in advanced, recorded, with minutes available.

MOTION TO ADJOURN TO WORK SESSION BY COMMISSIONER MCCUISTION. SECONDED BY COMMISSIONER VAUGHAN. ALL IN FAVOR. NO OPPOSED.

**Adjourn 6:54:54 PM**

\_\_\_\_\_  
TJ Jensen, Chairman

\_\_\_\_\_  
Jackie Manning, Admin Professional

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