

Minutes of the Syracuse City Planning Commission Work Session held on July 15, 2014, at 6:00 p.m., in the Conference Room, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present:

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

City Employees: Sherrie Christensen, Director of Community & Economic Development
Jenny Schow, Planner
Jackie Manning, Admin Professional
Clint Drake, City Attorney
Terry Palmer, Mayor

Excused: Greg Day

Visitors: Gary Pratt Tyler Brodrero Eric Rice
Gary McEntee David George

1. **General Plan Amendment Requests**
6:56PM

a. David George 3807 W. 2700 S. Amendment from A-1/Open Space to R-1, R-2 Residential for the purpose of annexation and single family development.

Director Christensen reviewed the staff report, as seen in the July 15, 2014 packet. She suggested putting a note on the plat stating the adjacent properties are protected by the nuisance act. She stated there will need to be a flood plain analysis.

David George, South Jordan, Utah stated the school district is thinking of putting a school on the south side of the area. Planned Residential Development would be an option to work with the wet lands in that area. Chairman Jensen expressed concerns regarding sewer fall. He provided a contour map from 1982 (The map has been added to the physical file). He stated the applicant will need to demonstrate how each property will be serviced in regards to the sewer. Chairman Jensen provided an explanation of the map and discussed sewer standards. An electronic copy of the map will be given as part of the record. Commissioner Vaughan stated the 1983 storm height was 4204, but the historical high was 4212. Chairman Jensen gave a brief history and explanation as to why Syracuse City is against lift stations. There was a discussion regarding lift stations, their function, cost, and maintenance needs. Mr. George stated he was not aware the city had a policy against lift stations.

Commissioner Vaughan stated Davis County will not put a school in the flood plain. He discussed the rules and regulations for Elementary Schools. Commissioner Vaughan provided the applicant with the national standard for Elementary Schools. He expressed concern regarding how raising one area of land will create additional flooding to adjacent properties. Mr. George discussed detention or retention options. Commissioner Vaughan stated Syracuse City does not allow flag lots. He discussed the need for secondary access to meet requirements for emergency vehicle needs. Director Christensen stated as soon as the applicant had 36 lots they would be required to have the secondary access.

Director Christensen discussed Annexation and the rules and regulations as pertaining to Planning Commissioners. There was discussion regarding open space and density. There was discussion regarding the practicality and preference of a cluster subdivision.

b. Ninigret 1550 W. 200 S. Amendment from Business Park Commercial C-G & Residential R-3 for purpose of commercial, institutional and single family development.

7:31PM

Director Christensen gave an overview of the staff reports as seen in the July 15, 2014 packet. Gary McEntee, Briar Cliff Manor, New York, stated they were approached by the Charter School and they considered how to develop the area. He stated in order to provide the land to the Charter School they need to develop the area as residential. He stated in order to support the infrastructure they need to have ready and willing buyers. The development would be similar to the Ivory Homes near that location.

Tyler Brodrero, Syracuse, Utah, gave a background for Syracuse Arts Academy and their plan for expansion and desire to open another school. He provided a copy of the plans for the proposed new school. He discussed the unique design of the drop-off to allow for optimal traffic flow. He stated this property is the schools top preference for a new location. The new school will open approximately 50 plus jobs for Syracuse City.

Chairman Jensen asked why the zoning for this area would be R-3 Residential. Director Christensen stated that the zone could be any zone, and this is what the applicant applied for. Chairman Jensen suggested that the commission needed to define the Institutional and Open Space zones.

Mr. McEntee discussed the street layout for the area. He discussed the access points. He stated the residential developer would work with city staff on the design. Commissioner Vaughan discussed the need for cross-walks. Mr. Brodrero discussed the program SNAP (Safe Neighborhood Access Program) and its functions.

2. **Discussion Items**
8:04PM

a. Request by the City Council and Mayor to the Planning Commission to consider the removal of the remaining undeveloped PRD zones from the General Plan.

Chairman Jensen reviewed the current General Plan Map with the remaining PRD (Planned Residential Development). Mayor Palmer discussed reviewing the 4 remaining PRD's and eliminating them with a potential for better planning for more appropriate locations in the future. Council Johnson stated he would like to see the remaining PRD's merge into the surrounding zoning areas. He stated they would take the PRD's on a case by case basis. There was discussion regarding the annexation agreement for the Wilcox property.

There was discussion regarding the proposed changes to the General Plan Zone. Director Christensen gave an overview of appropriate locations for PRD's. Mayor Palmer clarified they are not wanting PRD's removed from ordinances, but rather finding a more appropriate placement for the PRD's. They will take the PRD suggestions on an application basis.

Mayor Palmer suggested adding a new zone for Clustering and having it separate from R-1 Residential. He suggested using a moratorium for clustering. They discussed the different approaches. Chairman Jensen proposed they discussed Item C on the agenda, before discussing Item B.

b. Title VIII and X Amendments
8:24PM

Chairman Jensen stated the main focus on the amendments is for changing the procedures for Title VIII. Director Christensen referred to the packet for Amendment changes. She reviewed the proposed changes as were suggested and directed in the previous meeting. Commissioner McCuiston requested some additional wording to line 277, "should be prepared by a currently professional engineer, currently licensed to practice in the state of Utah...".

Director Christensen stated line 557 the changes made conform with the General Plans specifically pertaining to the park impact fee. Director Christensen stated line 903 pertains to the cul-de-sac exception and reviewed the changes. Chairman Jensen reviewed the suggestions made in the previous meeting. Director Christensen reiterated the advantage of having a set length with no exceptions for cul-de-sacs. Planner Schow suggested adding the wording "an exception as recommended by the City Engineer or Fire Marshall to alleviate public safety or traffic hazard." The majority of the Planning Commission decided to eliminate the exception for cul-de-sac length and have the length be a 500 foot length standard.

Director Christensen discussed the new line added to preserve existing landscape in regards to mature trees. The Planning Commission discussed the need for a City Forester. They discussed the legal enforceability of preserving the landscaping from developers.

There was discussion regarding additional meetings for Sketch and Preliminary. The majority of the Planning Commission agreed with the wording provided by Director Christensen. Director Christensen reviewed the change made on Line 10110 regarding packets. Chairman Jensen requested a copy of the developer's application to review when it is submitted to city staff. He requested it be delivered in the DropBox. Director Christensen stated she will send an email to the Planning Commission letting them know about new DropBox items. They discussed the deadline for developers to submit a complete application 2 weeks prior to the public hearing. Director Christensen stated this will allow proper staff evaluations and time for the developer to make the changes and comply before the public hearing.

They will review Title X next work session and do a public hearing for Title VIII on the next Regular Meeting.

c. General Plan Update-Suggested Timelines
8:18PM

Director Christensen referred to flow chart in the packet for a suggested process in General Plan Updates. She suggested setting up a formal meeting to allow further detail regarding procedure. She gave a brief overview of the flow chart and each step. She gave guidelines and suggestions for the proposed subcommittee.

d. Future Work Sessions/Training
8:20PM

Attorney Drake suggested doing 15 minute trainings each Work Session. He stated the training will be Planning Commission specific. He suggested for the first training topic they have Open Public Meeting. Chairman Jensen suggested the training be the second meeting in August. Director Christensen suggested having the training at the beginning of each Work Session Meeting unless there is a specific applicant seeking direction.

Chairman Jensen discussed moderate income housing and requested a copy of Director Christensen's report as soon as she has completed the study. She discussed what Moderate Income is.

3. **Department Business**
8:59PM

There was discussion regarding the amount of applications to be reviewed for the next meeting.

4. **Commissioner Reports**
9:00PM

There were no Commissioner Reports.

Adjourn.

TJ Jensen, Chairman

Jackie Manning, Admin Professional

Date approved: _____