
Minutes of the Syracuse City Planning Commission Work Session held on August 19, 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
Greg Day
Trevor Hatch
Troy Moultrie

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

Excused: Brian Bloemen, City Engineer

Visitors: Craig Johnson

1. Discussion Items

[7:17:15 PM](#)

a. Title X Amendments, Cluster Subdivisions

Director Christensen referred to the packet for 7/15/2014 for the title amendments. Chairman Jensen didn't feel the proposed changes for Cluster Subdivision were enough to make the ordinance do what they wanted it to do. He used the example of phase 8 for Trailside Park. He suggested they take out Cluster Subdivisions entirely, and let the subcommittee spend time and see what they can come up with.

Commissioner Day asked for specific bad outcomes regarding Cluster Subdivisions that the Planning Commission has seen. Commissioner Rackham referred to Stillwater Subdivision stating they did not have contiguous property, but rather a big cluster of homes and nice lake homes on the other side. He didn't feel the subdivision met the intent of the cluster ordinance. Commissioner Day asked if it was required to be contiguous. Commissioner Rackham confirmed the current ordinance does not require contiguous. Chairman Jensen gave a brief history of Stillwater Subdivision and Trailside Park. His idea of cluster is to create greenways and usable open space for the benefit of the community.

Director Christensen named the various cluster subdivisions: Rock Creek Park, Trailside Park, Stillwater Estates, Fremont, and Craig Lane. Commissioner Day stated he didn't want to revamp everything because of a bad experience on execution. Commissioner Vaughan stated nationwide basis commonly recognized by the American Planner Association is a common usage and availability to open space to everyone living in the cluster subdivision. He discussed the purpose of Cluster Subdivisions. Commissioner Day discussed the idea of adding the word contiguous into the Cluster Subdivision. Commissioner Moultrie stated there are circumstances where Cluster Subdivisions could be an advantage. Commissioner McCuiston stated the code as it stands is easily manipulated. He would like to review the code and make appropriate changes, such as adding contiguous open space accessible to all. Commissioner Hatch stated he lived in Fremont Estates and he discussed the benefits of living in a cluster subdivision. Commissioner Rackham brought up the issue of developers acquiring property and adding to their Cluster Subdivision. He recommended making it impossible for developers to add additional phases to the development after they have submitted and received approval to their original application.

Chairman Jensen discussed natural features and how they pertain to open space. He stated the Trails Master Plan is weak and most of the trails are along existing roads. He discussed the option and locations for a potential greenway. Chairman Jensen asked how the Commissioners felt about removing the Cluster from A-1, R-1 for now to allow more time to review. Commissioner Rackham agreed with Chairman Jensen's proposal. Director Christensen cautioned on removing the Cluster Subdivision without reviewing the proposed changes or amendments that could potentially address their initial concerns. Chairman Jensen stated he would like the subcommittee to go to work before they act on the ordinance. The general consensus of the Planning Commission was to review and work on the Cluster Subdivision versus removing it from the ordinance.

Director Christensen discussed open space amendments that have been adjusted. She explained the current ordinance pertaining to Clusters as an overlay zone. She reviewed the changes in the packet.

Chairman Jensen stated since this is an overlay zone he suggested taking out R-1 Residential and rewording it to Agriculture and Residential Zones, to avoid limiting it. Commissioner Vaughan stated if they restrict it to R-1, it would restrict it as to avoid an R-3 Cluster. Commissioner McCuiston stated he is not sure how an R-2 zone with bonus density would be received, if the residents and council do not want R-3 zones.

Commissioner Vaughan stated they need to review equestrian oriented developments. Director Christensen asked for direction regarding the specific of types of Cluster Subdivisions. She provided different scenarios of Cluster Subdivisions. There was discussion regarding the purpose of Cluster Subdivision and appropriate density bonuses for clustering. There was discussion regarding open space versus common space and the definitions of each. Commissioner Rackham suggested adding "and provide a common space for all residents." Chairman Jensen suggested setting aside whether or not they will have the common space in the opening paragraph while they consider that.

Commissioner Rackham asked about paragraph 030, he suggested adding "no additional phases after Final approval. Director Christensen discussed appropriate places to add Commissioner Rackham's suggestion. Chairman Jensen read section (A) "the statement which sets forth relationship for the proposed cluster subdivision with the General Plan" and suggested adding "and the Trails Master Plan." Director Christensen stated the Trails Master Plan is a part of the General Plan. Chairman Jensen stated if they call it out specifically they could see how the development lines up with the Trails Master Plan. There was discussion regarding specifically naming one individual plan such as Transportation Master Plan, Public Facility Master Plan, etc. as it could possibly be viewed that one Master Plan is more important than the other. Commissioner Day stated "less is more in this case."

Commissioner Vaughan stated the last sentence in subsection (C) where they discuss "necessary private services or maintenance of common open spaces" should either be "common" or "open". Director Christensen suggested adding the word "and" between common and open spaces.

Chairman Jensen suggested adding to "lot surface water drainage greenways in compatible with adjacent land users" in subsection (L). Commissioner Rackham suggested adding something about special consideration necessary for the upkeep and maintenance of the common space amenity. He suggested adding it as part of the site plan requirements. Commissioner Vaughan suggested putting the language with the HOA (Homeowners Association) information in section (J). Planner Schow recommended stating "requested by staff" in (M).

Chairman Jensen stated in Layton City they have a contingency for zone changes based upon plan approval. Director Christensen asked the City Attorney if they could apply that to Syracuse. City Attorney Drake stated he was unsure if it was contract zoning and it may be possible. There was discussion regarding zone change rules and regulations.

Chairman Jensen suggested addressing the other topics on the agenda before returning to Title X Amendments.

b. Priority of additional Title X amendments

[8:36:25 PM](#)

Commissioner Rackham stated there have been some sections in the Cluster Subdivision that need rewording. Director Christensen discussed minimum lot standards versus having the minimum lot density. Based on the previous discussion with the Planning Commission regarding minimum lot standards she has drafted the following: A-1 half acre, R-1 12,000 square feet, R-2 10,000 square feet, and R-3 8,000 square feet. The majority of Planning Commissioners like the 12,000 square foot minimum for R-1 Residential Zone.

Chairman Jensen and Commissioner Rackham stated they did not want to get rid of the density minimum requirement. Director Christensen discussed the advantages of simplifying and clarifying the code. Commissioner Hatch, Commissioner Vaughan, Commissioner Day, Commissioner Moultrie, Commissioner McCuiston all agreed on the minimum square footage as the standard and strike density calculations.

Craig Johnson, Syracuse, Utah, stated for A-1 Zones, a half-acre lot minimum you would need to take out the language that states you can't exceed half lots per net acre, which is 2 units, or the code will not make sense. There was discussion on ways to reword the A-1 to ensure it was both clear and eliminated the density requirement while maintaining the intent for lot size minimums.

c. Planning Commission Training Schedule

[8:25:05 PM](#)

City Attorney Drake proposed more in depth training regarding: open and closed meetings, ex-parte communication, gifts and favors, and the bylaws. Director Christensen asked the Planning Commission if they would be open to adjusting the Work Session schedule. She proposed having it begin at 6PM for an hour duration, with a 20 minute training session, and then adjourn to Regular

Meeting at 7PM. Chairman Jensen stated he was not ready to make that change due to the high work load. He requested the first training be on the next Work Session scheduled for September 2, 2014.

Director Christensen stated another opportunity for training is with the Utah League of Cities and Towns. She stated there is a Planner Day which is the Thursday of the conference and there is budget for that. She stated it is in the second week in September. She stated the first week of October is the Utah chapter of the American Planning Association, this year the conference is held in conjunction with the Western Planners Association which is a joint association from Montana to Colorado all the way to the coast of Planners and it will be held into Salt Lake City.

2. **Department Business**

[8:30:09 PM](#)

None.

3. **Commissioner Reports**

[8:30:16 PM](#)

- Commissioner Vaughan referred to Commissioner Greeson's status report that she created prior to resigning. Chairman Jensen stated it is on his list and they will discuss how to apply those and move forward with the items.
- Commissioner Vaughan complimented Jackie Manning regarding her performance in the Farmers Market.
- UDOT (Utah Department of Transportation) had the meeting for the Shared Solution with a focus on Front Runner. Front Runner is at 90 to 100 percent capacity in the morning and evening. There was discussion regarding Busing options. The next meeting is September 4, 2014 at the Syracuse Community Center.
- Davis County Transportation meeting is 8/20/2014.

4. **Next Agenda Items**

[8:29:14 PM](#)

Planner Schow stated possibly the Cooks will be on the agenda and potentially a new subdivision from Mike Bastian.

Adjourn.[8:57:59 PM](#)

TJ Jensen, Chairman

Jackie Manning, Admin Professional

Date approved: _____