

Minutes of the Syracuse Planning Commission Work Session, February 3, 2015

Minutes of the Syracuse City Planning Commission Work Session held on February 3, 2015, 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 Curt McCuiston Trevor Hatch Troy Moultrie
City Employees:	Jenny Schow, Planner Noah Steele, Planner Jackie Manning, Admin Professional
City Council:	
Excused:	Greg Day Dale Rackham
Visitors:	Patt Zaugg Eric Hazen

1. **Public Comment:**

Chairman Jensen opened up public comments. No comments were made.

2. **Department Business:**

Chairman Jensen stated there has been a change in department responsibilities. Director Christensen will be focusing efforts towards community development and no longer attending Planning Commission Meetings. Planner Schow and Planner Steele will hence forth be attending the Planning Commission meetings.

3. **Commissioner Reports:**

Chairman Jensen stated the Mayor would like to have a discussion privately with each commissioner to get feedback and direction regarding the Planning Commission.

4. **Upcoming Agenda Items:**

Planner Schow stated the following applications have been received: Preliminary Plan for Monterey Estates and Steed Farm Estates, as well as major conditional use application for a home daycare. Chairman Jensen stated there will be code amendments and discussions as well on the next meeting agenda.

5. **Discussion Items:**

a. **Title X Code Amendments: pertaining to fence ordinance.**

Planner Schow stated the fencing ordinance was amended approximately one year ago, and since the change complaints have risen. The city received an application from Norm Frost, with Ovation Homes, requesting to amend the fencing ordinance. A lot of residents feel as though they have lost a good portion of their back yard.

Norm Frost, Ovation Homes, discussed the reason for the initial code change. He understands the site triangle and clear view issues. He expressed concern regarding owners of corner lots not optimizing their entire yard and the 3 foot fence height requirement. Mr. Frost referred to the diagram in the packet and stated he agreed with the fencing ordinance overall with the exception of the language pertaining to corner lots. He felt it impeded property rights as far as privacy.

There was a discussion regarding the site triangle and the need for preservation. There was a general consensus among the Planning Commissioners to raise the height limitation for corner lots to 6 feet, while still preserving the line of site.

Chairman Jensen expressed concern regarding the line of site in relation to driveways. Mr. Frost discussed the possibility of angling the fences to help maintain the line of site. Chairman Jensen discussed the angle on Bluff Road and the need to adjust the language in the site triangle as the 40 feet does not seem to meet the intent for all land shapes and sizes.

There was a question from the audience as to what the next step is for amending the fence ordinance. Chairman Jensen discussed the process; giving a time frame of approximately one month. Planner Schow drew a diagram to help educate the residents on the line of site.

Commissioner Vaughan discussed the national standard for line of site; 40 feet as seen in the code. He provided examples that explained the reason for the standard to allow optimal time for breaking.

Chairman Jensen directed staff to draft the fence amendment for the next meeting. Planner Schow asked for clarification on the front yard. There was a general consensus from the Planning Commission to leave the front yard at 3

feet height maximum for fences.

b. Title X Code Amendments: pertaining to the PRD, Planned Residential Development Zone.

Planner Schow referred to the packet with the proposed amendments from Commissioner Rackham and the General Plan Subcommittee.

Commissioner Vaughan inquired about bonus incentives that would allow for developers to exceed the 6 units per acre. Commissioner Moultrie stated the subcommittee did not want bonus incentives, but rather a flat density number with the overall goal being less density. Commissioner Vaughan commented on the previous meeting with UDOT (Utah Department of Transportation) and the Shared Solution involving their assumption that Syracuse will have 12 units per acre in a PRD (Planned Residential Development) zone. Commissioner Moultrie discussed the importance of listening to the residents regarding the total density. Commissioner McCuiston clarified it was the Shared Solution that proposed the 12 unit density. There was direction to correct the meeting minutes to reflect as such.

Chairman Jensen asked for a vote regarding the 6 maximum density for the PRD Zone. Commissioner McCuiston felt it seemed restrictive. He expressed interest in seeing something that allowed for bonus density. Commissioner Vaughan supported the 6 maximum density and liked the idea of a clear solid number. Commissioner Hatch stated he was comfortable with more density, but the residents of Syracuse did not appear to want more than 6. Commissioner Moultrie stated he liked the 6 maximum density.

Eric Hazen, Syracuse, Utah, asked where the 6 units per density came from. Commissioner Moultrie stated that was a general consensus from the General Plan Subcommittee. There was a discussion regarding the reasoning and advantages for a straight density number and removing bonus incentives with the conclusion that it allowed for clearer language.

Planner Schow continued to review the proposed changes, as seen in the packet. Chairman Jensen requested section 2 be reduced from 35 percent to 30 percent. Commissioner Vaughan asked if there was a limit for basements to come above grade. He suggested they add a maximum height of 30 feet. Mr. Hazen provided clarity that the sewer impacts basements built above grade.

There was a discussion regarding the single story versus two story. Planner Schow asked if the intent was to lead for patio style homes. Commissioner Hatch stated he didn't have any issues with more than one story with a maximum height. Chairman Jensen suggested taking pre-existing grade into consideration when determining the maximum height. Commissioner Hatch suggested basing the calculation based on back top of curb. Commissioner Moultrie stated he likes single story homes and would like a maximum height of either 24 or 30. Commissioner McCuiston likes the option of two story homes and felt a height restriction is a good idea.

Commissioner Vaughan suggested restricting end units and allowing more flexibility for center units. Commissioner Hatch suggested having restrictions apply to PRD abutting Residential zones to allow for a more optimal blending design. Chairman Jensen stated he didn't have any issues with two story, but he liked the idea of having some architectural control. There was a discussion regarding mitigating the impact of PRD abutting single family residential to allow for a better transition between the various zones and to allow for optimal architecture. Planner Steele discussed the massing standards as presented in the packet for the Architectural Review Committee.

Patt Zaugg, Syracuse, Utah stated the subcommittee liked the Walker Estates subdivision and wanted to set the standards similar to that. Chairman Jensen stated this would need to be in the work session one more time to allow for more discussion regarding two story. Planner Steele liked the idea of a visual survey to allow for easier understanding of what the residents and the planning commissioners were seeking.

Chairman Jensen directed Planner Schow to reduce the open space to 40, with 30 percent being common space. Commissioner Vaughan suggested putting a time requirement on the grass for the open space. Planner Schow stated the warranty cannot start until the improvements have been made.

There was a discussion regarding the landscaping requirements in conjunction with phasing. Commissioner Moultrie suggested putting a percentage of the phasing for common space requirement, specifically 50 percent occupancy. There was a discussion regarding parking spaces and the complications pertaining to rental units.

Planner Schow asked if amenity was defined within the code. Commissioner Hatch stated there was a difference in taxing for purposes and recommended adopting a state definition for amenities. There was a discussion regarding required landscaping versus amenities. Planner Schow stated she will review state code and the APA (American Planner Association) regarding amenities.

Mr. Hazen inquired about the effect the proposed PRD density change would have on R-3 zones. He stated the density for R-3 is currently 5.44 units per acre. Chairman Jensen stated the planning commission will propose a density change for R-3 Zones from 5.44 to 4 units per acre.

c. Title X Code Amendments: pertaining Architectural Review Committee and Design Standards.

Planner Steele reviewed the proposed changes as seen in the packet. Chairman Jensen requested PRD zones be included for the standards. Commissioner Hatch inquired about the specificity of tree planting regulations. There was discussion regarding the city having an arborist as needed. Chairman Jensen discussed concern regarding trees in the park strip as it may impede in line of site and potentially damage utilities. Planner Steele clarified there is a planting tree guide available to help mitigate those potential issues.

Commissioner Vaughan commended Planner Steele on the ARC guide and didn't feel there was a better guide in the state. Chairman Jensen commended the group effort of the ARC.

d. Title X Code Amendments: pertaining to landscape buffer ordinance.

Planner Schow provided a summary as seen in the packet. Chairman Jensen asked if they wanted to give leeway to the smaller subdivisions. There was a discussion regarding non-climbable fence regulations for smaller subdivisions. The Cook Subdivision was discussed in regards for the landscaping buffer.

Commissioner McCuiston asked where they draw the line for smaller subdivisions. Commissioner Moultrie discussed the need for consistency. Commissioner Hatch inquired about minor changes versus major changes and how they pertain to code enforcement.

Planner Steele stated the biggest complaint for the buffer table is that there are too many options. He stated the City Council would like less options and more clarity to the options offered. There was a discussion regarding the benefits of having clear identifiable options to avoid confusion. There was a general consensus to not allow variances.

Commissioner Vaughan asked for minutes from the Council to get some direction. There was a general consensus they do not recommend a change. Commissioner Moultrie asked about the time requirement for fencing. Planner Schow stated it had to happen before the bond release and after the warranty. Planner Schow discussed the bonding process.

There was a discussion regarding a time limit, with a clarification that bond release was how they mitigated the enforcement. There was a suggestion and general consensus to remove "non-climbable" fence for properties abutting agricultural zones. Commissioner Vaughan cautioned on making a major change. Chairman Jensen suggested having this item as a work session item one more time, prior to scheduling a public hearing.

e. Title X Code Amendment: pertaining to Land Use Matrix.

Chairman Jensen suggested reviewing existing ordinance versus making a new recommendation. Chairman Jensen gave direction for the Planning Commission to consider what they want to see as a conditional use and what should be handled by staff versus the planning commission.

6. Shared Solution Discussion

The Planning Commission compared the changes of the maps from the previous work session to this work session as prepared by Horrocks Engineering. Commissioner Vaughan commented on the fact that Horrocks Engineering has consistently misspelled Syracuse City on the maps.

There was a discussion regarding the increase in traffic while still keeping the green status. There was a question if the change was significant enough. Chairman Jensen stated the numbers did not appear to be bad and appeared to work. Commissioner Hatch commented that he felt the numbers seemed a bit optimistic when pedestrian traffic is estimated at 6 percent.

Commissioner McCuiston commented that the numbers represented in Horrocks Engineering maps reflect the current zoning as where the numbers reflected in the Shared Solutions map reflect mixed land use and different distribution of zoning.

Commissioner Vaughan stated there are specific demographics for major employers and retailers to get qualified for a class A tenants and the north end of Syracuse cannot currently accommodate those demographics.

7. Adjourn.