

Minutes of the Syracuse Planning Commission Regular Meeting, April 7, 2015

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on April 7, 2015, 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
Dale Rackham
Trevor Hatch
Troy Moultrie

City Employees: Jenny Schow, Planner
Noah Steele, Planner
Jackie Manning, Admin Professional
Brian Bloemen, City Engineer
Jo Hamblin, Deputy Fire Chief

City Council: Mike Gailey

Excused: Greg Day, Commissioner

Visitors: Tyler Bodrero Sheldon Killpack Mike Bastian
Horrocks Engineering

6:01:15 PM

1. Meeting Called to Order:

Commissioner Moultrie gave an invocation. The Pledge of Allegiance was led by Chairman Jensen.

MOTION TO ADOPT THE PLANNING COMMISSION AGENDA FOR APRIL 7, 2015 MEETING, BY COMMISSIONER MCCUITION. THE MOTION WAS SECONDED BY COMMISSIONER MOULTRIE. ALL WERE IN FAVOR; THE MOTION CARRIED.

Chairman Jensen stated accessory structures were not noticed for a public hearing, so that item will be discussed during the work session meeting. He gave direction to staff to advertise a public hearing for accessory structures at the next meeting in April.

6:03:16 PM

2. Meeting Minutes:

March, 3, 2015 Regular Meeting

On line 64 Chairman Jensen requested the "parking plan" be changed to "drop-off and parking plan".

March 3, 2015 Work Session

On line 32 Chairman Jensen requested "trails committee" be changed to "Davis County Active Transportation"

On line 33 Chairman Jensen requested "Box Elder through Davis County" be changed to "Box Elder to Salt Lake County".

March 17, 2015 Regular Meeting

March 17, 2015 Work Session

6:04:26 PM

MOTION TO APPROVE REGULAR AND WORK SESSION MEETING MINUTES FOR THE MARCH 3, 2015 AND MARCH 17, 2015 PLANNING COMMISSION MEETINGS, AS AMENDED, BY COMMISSIONER VAUGHAN. THE MOTION WAS SECONDED BY COMMISSIONER RACKHAM. ALL WERE IN FAVOR; THE MOTION CARRIED.

6:04:37 PM

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.

No public comments were made.

6:04:55 PM

4. Final Subdivision Plan: Wilcox Meadows Phase 1 (name changed from Wilcox Farms) Castle Creek, located at 1200 S 3000 W, R-2 Zone. **Commissioner Hatch recused himself from item 4 and item 5.**

Planner Schow summarized a staff memo that explained:

Factual Summation:

Zone: R-2 Residential
Applicant: Castle Creek Homes

Minutes of the Syracuse Planning Commission Regular Meeting, April 7, 2015

Total Acreage	14.94
Net Acreage:	11.95
Allowed Lots (3.79 units/acre)	45
Proposed Lots	38

Public Meeting Outline:

General Plan Amendment Approval	
Planning Commission	May 6, 2014
City Council	May 13, 2014
Rezoning Approval	
Planning Commission	June 3, 2014
City Council	June 10, 2014
Sketch Plan Approval	June 17, 2014
Preliminary Plan Approval	
Planning Commission	August 5, 2014

Background:

This request is for final approval; the first phase of the Wilcox Farms Subdivision. This phase will complete 1200 South through to 3000 W. The development consists of two phases.

[6:06:22 PM](#)

Chairman Jensen invited questions. Commissioner Rackham inquired about 1200 South and the proposed connection to 3000 West. Planner Schow confirmed phase 1 of Wilcox Meadows will connect 1200 South to 3000 West. Castle Creek Homes purchased the Brigg's family property to allow for the completion of the road. Planner Schow referred to the site plan to indicate the designated road location.

[6:08:57 PM](#)

Commissioner Vaughan inquired about the engineer final plan review and asked if the applicant was aware of the additional condition as placed by the engineer. Planner Schow stated the city engineer and planner met with staff on site and agreed to the terms and conditions.

[6:09:39 PM](#)

Mike Bastian, South Weber, Utah, stated he understood and accepted the conditions as set forth in the engineer letter. Planner Schow stated Robert Whitely, Director of Public works, is allowing the applicant to use a land drain on lot 112. Planner Schow stated the applicant will need to review the use of the C900 on the gravity irrigation pipe. Mr. Bastian agreed to make it better.

[6:11:22 PM](#)

Chairman Jensen asked about getting access across parcel A. Mr. Bastian stated parcel A will be a detention basin as a means to avoid having an HOA (Homeowners Association). Mr. Bastian stated he has been in conversation with the land owner to maintain the property in exchange for having the extra property from Castle Creek.

[6:12:59 PM](#)

COMMISSIONER VAUGHAN MADE A MOTION TO RECOMMEND APPROVAL OF THE FINAL SUBDIVISION PLAN FOR WILCOX MEADOWS [PREVIOUSLY NAMED WILCOX FARMS] PHASE 1, CASTLE CREEK HOMES, LOCATED APPROXIMATELY 1200 S 3000 W, R-2 ZONE, SUBJECT TO ALL APPLICABLE REQUIREMENTS OF THE CITY'S MUNICIPAL CODES AND TO THE CONDITIONS THAT COMPLETION OF REQUIREMENTS OF ENGINEER PLAN REVIEW DATED APRIL 1, 2015. THE MOTION WAS SECONDED BY COMMISSIONER MCCUISTION. ALL WERE IN FAVOR; THE MOTION CARRIED.

[6:13:49 PM](#)

5. **Final Subdivision Plan: Steed Lake View Farm Phase 1, Lake View Farm I LLC, located at 700 S 3000 W, R-2/R-3 Zone.**

Planner Schow summarized a staff memo from the Community Development that explained:

Factual Summation

Zone:	R-2 & R-3 Residential
Applicant:	Lakeview Farm I LLC
Phase Acreage	10.442
Phase 1 Requested Lots	30
Total Acreage	47.2 acres
Net Developable Acres:	R-2 with 31.10 net developable area Density Allowed 31.10 @ 3.79 lots/acre=117 lots Requested 92 lots R-3 with 15.66 net developable area Density Allowed 15.66 @ 5.44 lots/acre=85 lots Requested 49 lots

Public Meeting Outline

General Plan Amendment Approval	
Planning Commission	May 6, 2014

Minutes of the Syracuse Planning Commission Regular Meeting, April 7, 2015

City Council	May 13, 2014
Rezoning Approval	
Planning Commission	June 3, 2014
City Council	June 10, 2014
Concept Plan Staff Meeting	January 14, 2015
Preliminary Plan Approval	
Planning Commission	February 17, 2015
City Council	March 10, 2015

Background

The Final Plan for the Steed Lakeview Farm includes two zones, R-2 and R-3. The R-3 zone was approved by the Planning Commission and City Council as a buffer to the anticipated West Davis Corridor that may run adjacent to the westerly boundary. The subdivision proposes to develop in 5 phases. The developer has worked with the city engineer to coordinate the road improvements that will be made along both 3000 W and 700 S. Please see staff reviews for further information.

Planner Schow stated there were no outstanding items from city staff.

6:15:00 PM

Commissioner Vaughan asked applicant if he accepted the terms as set forth in the engineer report. Mr. Bastian confirmed he accepted the terms.

Chairman Jensen asked the deputy fire chief if he had any concerns with the final plat. Deputy Chief Hamblin stated he was concerned with the placement of the fire hydrant at the end of the cul-de-sac. He stated in the winter the hydrants get buried in snow, but if they are moved out of a cul-de-sac you avoid that problem. Mr. Bastian stated he would move the fire hydrant.

6:16:41 PM

COMMISSIONER VAUGHAN MADE A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL, FOR THE FINAL PLAN OF STEEDS LAKEVIEW FARM I LLC, LOCATED AT APPROXIMATELY 3000 W 700 S, R-2 & R-3 ZONE, SUBJECT TO ALL APPLICABLE REQUIREMENTS OF THE CITY'S MUNICIPAL CODES AND TO THE CONDITION THAT THE ENGINEERING PLAN IS REVIEWED, LETTER DATED APRIL 1, 2015, AND THE REQUIREMENT OF THE FIRE MARSHAL TO RELOCATE THE FIRE HYDRANT. COMMISSIONER MOULTRIE SECONDED THE MOTION. ALL WERE IN FAVOR; THE MOTION CARRIED.

6:17:17 PM

6. **Public Hearing Site Plan: Syracuse Arts Academy Expansion, 2893 W 1700 S, A-1 Zone.**
Commissioner Hatch returned.

Planner Steele summarized a staff memo from the Community Development Department that explained:

Special Note: This City's role in the review and approval of this project is limited by Utah State Code 10-9a-305-3a. The City may not enforce landscaping, fencing, aesthetic considerations, construction methods, or municipal building codes. The City may however, enforce zone standards pertaining to project location, setback, height, bulk and massing, off-site parking, curb cut, traffic circulation, and construction staging.

Recommendation: City staff has reviewed this project for compliance with City land use ordinances and has found that the plan meets our current city ordinances to the extent that the city is legally allowed to enforce for a project of this nature. Staff forwards a positive recommendation for approval to the Planning Commission.

Summary: The applicant is requesting site plan approval for construction of two additions to their existing facilities. An approximately 9,076 square foot addition on two stories is proposed to be built on the north side of the Junior High School (western building in campus). Also, an approximately 5,511 square foot addition on one story is proposed to be built to the south side of the elementary school (eastern building on campus). The applicant has explained that additional students will not be enrolled and the additional square footage will be used to increase the level of service given to the children. Jr. High enrollment is chartered at 450 students and the elementary has a maximum of 525. As part of the project, 50 additional parking stalls and additional play asphalt/grass space will be added to the south of the school on City owned land. A joint use agreement is in place between the city and school for the shared space. Total square footage of the elementary will increase from 36,015 ft² to 41,526 ft² and square footage of the Jr. High will increase from 46,056 ft² to 55,132 ft².

6:19:21 PM

Tyler Bodrero, Syracuse, Utah invited questions regarding the application. Commissioner McCuiston cautioned the applicant regarding the northern access. He stated it appears they would be draining into the parking lot and recommended the applicant have his engineer review that area. Mr. Bodrero made note of Commissioner McCuiston's recommendation.

6:20:30 PM

MOTION TO RECOMMEND APPROVAL OF THE SITE PLAN FOR SYRACUSE ARTS ACADEMY EXPANSION, LOCATED 2893 W 1700 S, A-1 ZONE, SUBJECT TO SYRACUSE CITY MUNICIPAL CODE BY COMMISSIONER VAUGHAN. THE MOTION WAS SECONDED BY COMMISSIONER MCCUITION. ALL IN FAVOR; MOTION CARRIED.

[6:20:54 PM](#)

7. **Public Hearing Code Amendment: Title X, pertaining to PRD (Planned Residential Development) Zone.**

Planner Schow summarized a staff memo from the Community Development Department that explained:

The Planning Commission and General Plan Subcommittee have conducted a complete review of the PRD Planned Residential Development ordinance in Title X of the City Code. Please see the packet for their recommendations.

[6:21:55 PM](#)

Chairman Jensen opened the public hearing. No comments were made.

[6:22:12 PM](#)

Chairman Jensen invited discussion among the commissioners. Commissioner McCuiston referred to item C pertaining to HOA (Homeowner Association) and asked if Planner Schow had a chance to review the section. Planner Schow stated they are unable to enforce any provisions after the one year warranty period and recommended the wording be left as is. There was a general consensus among the Planning Commissioners to leave the wording as is.

Commissioner Vaughan requested that any written references to staff include their full name and title to allow for future clarity in the meeting minutes.

Planner Schow discussed open space and common space. She called attention to subsection number 2, "the development shall provide a minimum of 30 percent open space, based off of the net acreage". She stated there was an inconsistency with item H where it states "open space/common space shall be a minimum of 50 percent of the total acreage". Planner Steele inquired about interpretation of the referenced section. Commissioner Rackham referred to the definition of open space and common space as seen in the exhibit. Chairman Jensen clarified at least 30 percent must be open space. Commissioner Rackham stated it could be changed to say the common space shall be a minimum of 20 percent. Planner Schow noted the suggested change would be easier to understand and enforce.

Chairman Jensen referred to subsection number 2 and recommended they strike "net acreage" as they are getting rid of net acreage. Commissioner Rackham commented on the 20 percent common space and recommended it be moved directly under subsection 2. Planner Schow reconfirmed the commissioners requested 30 percent open space and 20 percent common space.

Chairman Jensen called attention to 10-75-080 "one additional off-street parking", should be changed to "one additional off-street parking *space*."

[6:30:30 PM](#)

Commissioner Vaughan referenced 10-75-040, section F pertaining to building height. He stated he performed a survey pertaining to building height that included various surrounding cities. He stated up and down the state virtually every city has, on average, a 30 or 35 foot height maximum for a single family residential unit. He stated the jurisdictions that have 35 feet are Provo, Orem, Salt Lake City, and Layton where they have a bench feature or large areas of slope.

Commissioner Vaughan stated Layton City also has a building height exception for lots greater than a half an acre, which allows the builder to increase the height of the building to 35 feet. For lots under 10 thousand square feet, builders are restricted to the building height of 30 feet. He felt given the results 30 feet is an appropriate height maximum for Syracuse City. Chairman Jensen thanked Commissioner Vaughan for his research.

[6:33:34 PM](#)

COMMISSIONER RACKHAM MADE A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL FOR TITLE 10 CODE AMENDMENTS PERTAINING TO THE PLANNED RESIDENTIAL DEVELOPMENT ZONE [AND THE DEFINITIONS FOR TITLE 10], AS AMENDED. COMMISSIONER MCCUITION SECONDED THE MOTION. ALL WERE IN FAVOR; THE MOTION CARRIED.

Commissioner Rackham clarified the definition section for title 10 was also included in the motion.

[6:34:41 PM](#)

8. **Public Hearing Code Amendment: Transportation Master Plan.**

City Engineer Bloemen stated they are updating their impact fees and the first step is to update the transportation master plan. In order to govern the future growth of the city, and accommodate the increased demand on our transportation system, the city has retained Horrocks Engineering to update the City's Master Transportation Plan. The referenced maps are available in the packet.

[6:35:43 PM](#)

Chairman Jensen referred to the numbers calculated by the city hired consultant with and without the West Davis Corridor and inquired if these configurations could be included in the Transportation Master Plan. City Engineer Bloemen stated they are using the most current information to assess the impact fees. He felt it would be more organized to only have the current information as opposed to both. He stated they could always update the plan in the future if UDOT (Utah Department of Transportation) decides to go a different direction.

[6:36:26 PM](#)

Commissioner Vaughan expressed concern regarding the impact, influence, and direction they have regarding future development on Antelope Drive and 2000 West. He referred to the maps in regards to additional lanes. He asked if they could make UDOT finish the roads. City Engineer Bloemen stated they could not. He stated the control the Planning

Minutes of the Syracuse Planning Commission Regular Meeting, April 7, 2015

Commission has is the zoning around the roads. Commissioner Vaughan stated you cannot get into Syracuse City without traveling on a UDOT controlled road. He stated it limits Syracuse best interest if the city cannot control the road use. City Engineer Bloemen stated 2000 West will be a 5 lane road and is funded for the next couple years. It will be widened from Antelope Drive to SR-193.

[6:39:33 PM](#)

Chairman Jensen stated he would like to see the full documentation for the Transportation Master Plan, and not just the amendment. He felt it was inadequate to have only the maps without the supporting information. City Engineer Bloemen stated he will provide a link to the commissioners for the entire packet, and stated it was not included because City Council votes on the financial portion of the plan.

[6:41:15 PM](#)

COMMISSIONER MCCUISTION MADE A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL FOR THE AMENDMENT OF THE TRANSPORTATION MASTER PLAN AS PROPOSED. COMMISSIONER HATCH SECONDED THE MOTION. ALL WERE IN FAVOR; THE MOTION CARRIED.

[6:41:37 PM](#)

9. **Adjourn.**

CHAIRMAN JENSEN GAVE DIRECTION TO ADJOURN INTO THE WORK SESSION, WITH A 10 MINUTE RECESS.

TJ Jensen, Chairman

Jackie Manning, Admin Professional

Date Approved: _____