

Minutes of the Syracuse Planning Commission Work Session, May 19, 2015

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

City Employees: Jenny Schow, Planner
Jackie Manning, Admin Professional

City Council: Mike Gailey

Excused: Noah Steele, Interim Director of the Community Development Department
Dale Rackham, Planning Commissioner
Curt McCuistion, Planning Commissioner

Visitors: Duncan Barlow Adam Bernard

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1. **Department Business:**

Planner Schow stated the city is still advertising for a new director of the community development department. The city has elected to extend the submittal deadline. Interim Director Steele is at the ICSC conference. Planner Schow informed the commission of the upcoming agenda items: 3 Subdivisions, 2 Preliminary Plans, and Final for Monterey Estates, and the potential for 2 Conditional Use Permits.

She stated the department is very busy with new applications nearly every week. She invited the Planning Commission to contact her with any questions regarding applications. Chairman Jensen inquired about advertisement for new Planning Commissioners. Planner Schow confirmed it was advertised in the Syracuse City Newsletter.

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2. **Commissioner Reports:**

Chairman Jensen inquired about the PRD (Planned Residential Development) ordinance in the Council. Planner Schow confirmed the City Council passed the PRD with some minor changes and tabled the accessory structure ordinance.

Chairman Jensen stated Planner Schow is still working on drafting the ordinance for minor subdivisions. He reminded Planner Schow the Planning Commissioners would like to see 5 lots or less and 2 acres or less. Commissioner Vaughan recalled the minor subdivision being 4 lots or less. Chairman Jensen inquired if Public Works were still drafting the cul-de-sac ordinance.

Planner Schow asked for patience regarding the requested code amendments. She stated she is currently tracking 27 different developments as well as reviewing new applications.

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3. **Upcoming Agenda Items:**

- * Final Plan for Monterey Estates
- * 3 Subdivision Plans
- * 2 Preliminary Plans
- * 2 Conditional Permits

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4. **Discussion Items:**

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a. **Concept Plan, Spring Haven Subdivision, Spring Haven Estates LLC, Josh Hughes and Chris Semrow, property located at 1840 S 3475 W, R-1 Zone.**

Planner Schow summarized a staff memo that explained:

Factual Summation

Syracuse City staff has conducted a concept review of Spring Haven Subdivision. Please review the following information. Any questions regarding this agenda item may be directed at Jenny Schow, City Planner. The property was already zoned R-1 Residential. The applicant has met with staff to ensure they are meeting codes. Preliminary Application was received today, so it will be on the next Planning Commission Meeting.

Subdivision Name: Spring Haven

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Location: 1840 S 3475 W
Concept Plan Review: May 6, 2014
Current Zoning: R-1 Residential
Total Area: 3.1 Acres
Net Developable Acres: 2.48 acres
Density Allowed: 7 lots
Density Requested: 7 lots

Summary

Staff is providing this report in accordance with Syracuse City Code Section 8.20.030:

8.20.030 Pre-Application Review.

The developer shall meet with City staff to review the plan of the proposed subdivision. The pre-application meeting shall be attended by staff from applicable city departments, special service districts, county agency and others as deemed necessary by the Community Development Director.

The Community Development Director shall report to the Planning Commission and City Council of pre-application meetings during regular work sessions.

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Mike Gailey, City Councilman for Syracuse City, asked if the name, Spring Havens, was a duplicate. Planner Schow stated the developers were required to check with Davis County prior to selecting a name to avoid duplicates. She stated there are similar subdivision names within the area.

Commissioner Vaughan inquired about the property directly above this project that fronts 1700 South. Would this property be developed in the future? Has there been any discussion in making that area a through street versus a cul-de-sac? He asked if anyone had contacted UDOT (Utah Department of Transportation) as to whether or not they would allow another through street from the south. Planner Schow stated the applicant did contact both property owners to the north and north east, but the owners were not interested in selling. Planner Schow did not believe UDOT would allow a secondary access, so there isn't anything they can do from developing as they meet the requirements of the code. There was a discussion regarding cul-de-sacs with an emphasis on placement and lengths.

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Chairman Jensen discussed the possibility of having a road located near the first lot along 1700 South and the road immediately to the east. He stated it may be an issue with the location being 200 feet of a UDOT intersection. He discussed other variations for adding an additional road within the lot configuration.

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Commissioner Vaughan expressed concern about the ramifications of the property owner to the north should this project develop. He stated he is looking out for property owners and for Syracuse and he did not like seeing islands being created; especially along a major road as 1700 South.

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Commissioner Day stated the property owner to the north will have the opportunity to come to the commission at the public hearing and he felt they needed to review the application at hand.

There was a discussion regarding the properties to the north and how they might be developed in the future in relation to the proposed Spring Haven Subdivision. Planner Schow stated the applicants have had similar ideas and concerns as the Planning Commissioners which is why the applicant contacted the property to the north. She stated at the next meeting they can properly address and discuss the attempted land purchase negotiations.

Commissioner Day inquired when the Spring Haven Subdivision public notice letters will be sent. Planner Schow confirmed this Friday. She stated she has spoken to Mrs. Jensen, property owner to the north, regarding potential options and what it would mean if her land was developed. Planner Schow stated Mrs. Jensen is aware of the possibilities.

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b. Title X Code Amendments: pertaining to metal buildings in the industrial zone.

Commissioner Day made the recommendation to forego this item, as Interim Director Steele was not in attendance and he is the drafter of the ordinance. There was a general consensus to review this item at the next Work Session, June 2, 2015.

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c. Title X Code Amendments: pertaining to the Land Use Matrix.

Chairman Jensen invited comment on conditional use. There was a general consensus to continue reviewing the Land Use Matrix at the next meeting.

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5. **Adjourn.**