Minutes of the Syracuse City Planning Commission Work Session held on July 21, 2015, at 6:00 p.m., in the Council Chambers, 1979 west 1900 south, Syracuse City, Davis County, Utah.

Present:	Commission Members:	Ralph Vaughan, Chairman Dale Rackham, Vice-Chair TJ Jensen Curt McCuistion Troy Moultrie Grant Thorson
	City Employees:	Brigham Mellor, Director of Community Development Jenny Schow, Planner
	City Council:	
	Excused:	Greg Day, Commissioner
	Visitors:	

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Work Session continued in Council Chambers

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Commissioner Jensen asked if Commissioner Day was going to return. Planner Schow stated he had left for the evening and Commissioner Rackham should be returning shortly. Commissioner Vaughan stated he had a family emergency during the meeting and graciously stayed to finish the meeting attending to his family.

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1. **Department Business:**

Planner Schow stated again wanted to reiterate how excited they are to have a Director back in the Community Development Department, Brigham Mellor. This is the first day working with him and the atmosphere in the office has improved dramatically already, so that's nice. Planner Schow stated as far as Department business goes we are also working on getting the Admin position filled, hopefully we'll have good news for that at the next meeting and that way we can get the minutes caught up and back before you for approval and get current back on those. We do not have any application in for business items for the next meeting, per discussion with our Chair, we are going to take some time to update our Director and then decide what we want to do with our time for the next meeting and whether or not we will hold that meeting.

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Commissioner Vaughan asked if the new Director would like to address the Commission. Brigham Mellor stated that he is excited to be here. The last 2 years he's been with Salt Lake County as the Economic Development Director for Unincorporated Salt Lake County, which is technically the 2nd largest municipality in the State. Prior to that, he worked for the State Economic Development Agency and was there for 5 years, he is happy to be here. Commissioner Jensen stated they are lucky to have him.

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2. **Commissioner Reports:**

Commissioner Jensen stated his usual one. The Davis County Act of Transportation Committee meeting for this month has been cancelled. Commissioner Jensen stated he noticed that UDOT has put out an update recently talking about the preferred alternative and also where they're at with the shared alternative solution as well. The other thing he wanted to point out really quick, he's not sure how many other Commissioner actually went, but a couple weeks ago, we had the Antelope Island ride by night, moonlight that happened and to those of you who still have rabbit ears, TV, you can tune into channel 19, there's a program called Crowd Surfing and the two people who do that program were out there interviewing the people that were there, including Barry Burton, from Davis County and Jeff Oyler was also there as well as Commissioner Petroff and new Commissioner Smith. If you want to watch some amusing TV and watch some people being silly in interviews and 'Back to the Future' costumes and such, tune into channel 19.

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3. **Upcoming Agenda Items:**

Planner Schow stated none. Lots of things on the horizon, just no official applications in at this time. Planner Schow wanted to take a minute to pull up Google Earth, regarding a call she received today on a property that is on 1000 W, it at one point had animal rights, the zoning is now R-2, just wanting to get the Commission's opinion on this as to. So this piece here, this northern long parcel with the open space and that kind of parking pavement in the back. The two parcels to the south of it have maintained animals on the property throughout the Re-Zone, this particular piece the animals have been off the land long enough that the grandfathering would basically be gone. They are wanting to sell and R-2 zone doesn't allow animal rights and they were asking how the City would feel about Re-Zoning it back to R-1 so that they could have animal rights to sell it that way. Not sure in how to answer their questions and wondered what the

Commission's thoughts were, because really can't do anything with it development wise, they'd have to come in as a group down the road.

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Commissioner Jensen's only thoughts on that would be essentially the houses around there have an R-2 density but guessing that particular parcel wasn't included when they added up their R-2, so personally wouldn't have a problem with downgrading the zoning, not sure how the other Commissioners would feel.

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Commissioner Vaughan asked if all the animals have been removed. Planner Schow stated on this lot, but the two lots to the south of it still have farm animals and it's still fenced and everything for horses, they just haven't been on there for a couple years, a few years. Commissioner Vaughan stated he just had attended a wedding reception on one of the houses on the street, I believe that's 2075 , the street to the north and there were lots of animals running around on those properties when he was there and that was a week ago. Planner Schow stated there are wild birds out there living on the property, but as far as actually owned by this particular property owner, there aren't any at this current time. Commissioner Jensen stated that per our ordinance, don't have anything in the ordinance that says any zone change has to conform with the General Plan, that's currently not languaged in our ordinance. That's something that General Plan committee is proposing going forward, but right now if they were to come in and ask for an R-1, if the City Council wanted to go along with it, there's nothing in the ordinance to stop them from doing that. Planner Schow stated thank you. Commissioner Jensen stated that he also believes it states in the code it says if they forfeited their right to be able to do something then they'd have to reapply and that's a precedence that's been set throughout the City.

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4. **Discussion Items:**

a. **General Plan Update**

Commissioner Jensen stated Planner Schow was getting some stuff that actually should have been in a packet two weeks ago, she can pull this up too. Commissioner Jensen asked if anyone knew where Commissioner Rackham went. Planner Schow stated she didn't know and wondering if someone should go check on him. Director Mellor stated he could do it. Commissioner Jensen stated that he wanted to point out that they talked about it last time, that there's actually a draft for the General Plan language itself, but apparently that hasn't made it into the packet or Dropbox and hopefully we can get that into the next packet. Cause we've talked about but apparently the Commission as a whole had not actually seen the newly drafted General Plan that's proposed, so that would be very good to have for discussion. Planner Schow stated it may even be prudent to conviene tonight and use the next meeting specifically for this project so that could maybe have everything put together properly, just a suggestion. Commissioner Jensen asked if she was proposing that they discuss the General Plan at their next meeting. Planner Schow stated they'll have time if that's something that the Commission would like to do. Commissioner Jensen stated that if everyone was looking at the 7 documents, if there were any documents that anybody wanted to open up at this time and discuss. 10.20.50 changes or the establishment zone, agricultural zone changes, etc.

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Commissioner Vaughan asked to take a 2 minute break to retrieve something from his vehicle. Commissioner Jensen stated no problem since they were still waiting on Commissioner Rackham.

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Continuation of General Plan Update. Commissioner Rackham stated it is a large document, 4GB. Commissioner Rackham stated they took the document and reworded everything, updated everything and then reformatted everything. So hopefully, they haven't had a chance to review it, but would you put that in their Dropbox, now they can see it for real. Planner Schow stated yes, she will have to step away for a moment to take care of that, but will be happy to go do it. Planner Schow also offered since they don't have any agenda items for the next meeting, that they could also postpone and do this at the next meeting as well, if everyone wants time to read it. Commissioner Rackham stated the rezoning, the zone changes, he thought they should go over those. Commissioner Rackham stated they just put in the introduction with the purpose, the mission statement, master goals and then for each area in the document, they tried to define what it is today and the goals of where they'd like it to be, so that's how it's somewhat laid out. It's a long document, we'll put it your Dropbox tonight and you can read it. As soon as Planner Schow comes back, we'll go to the Title X documents. Commissioner Rackham stated it was on the email. You'll notice some font change, this is where Commissioner Jensen had comments. Commissioner Jensen stated they'd get to that in a minute. Commissioner Rackham stated basically what they've done is say "A noticing 90 days prior to the General Plan review and a map review" so we separated the documents so the General Plan gets opened on a 5 year basis for review, the General Plan map every other year. We left it so a unanimous vote of the City Council can open it during an unscheduled opening. Basically if they want to change, they have to submit it at least 10 days prior and it will not remain open more than, the General Plan will not remain open for more than 6 months once it is opened. Separate from the map, it's opened in odd numbered years, for no longer than 3 months, the applications have to be in at least 10 days prior to the opening, which is advertised 90 days prior, January through March.

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Commissioner Jensen stated he had a couple changes to 10.20.080, but he'll send those to Planner Schow and she can include those in the next packet.

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Commissioner Vaughan stated at the very beginning they talked about authorizing the opening of the General Plan, who sets the date and says the General Plan is open, is it the Planning Commission, The City Council, the City Manager, Community Development Director or how is that done. Second, if it's not done by Planning Commission, do we have the opportunity to review everything before its submitted for the official opening. Commissioner Rackham stated there's a Utah Code that dictates how often you should review a General Plan, the Planning Commission can open it up and review it, they're the ones that can do that. The General Plan, if it's unscheduled off the 5 year or 2 year mark, then it's a unanimous vote by the City Council, they're the only ones that can open it, out of cycle. When it's in cycle the Planning Commission can open it. Commissioner Vaughan asked if there was a calendar date where they hit that cycle, hit it on the statutory requirement or as opposed to where we voluntarily want to open it. Commissioner Rackham stated he thought they said odd years for the map and then the General Plan itself is 5 years from the date it's closed. Commissioner Vaughan stated so whenever they decided to do it this year. Commissioner Rackham stated yes. Commissioner Vaughan asked if he would recommend that they review everything before we officially open it or should they open it and then look at it. Because this is a major rewrite, this isn't just substituting words, redlining 6 words and replace them with 3, we're doing a major rewrite and just thinking it might be nice to see what the changes are almost on a side by side comparison to see what before and what is now proposed so that when they do open it up, so he can feel like he's intelligent and can speak on the document when the public asks him questions. Commissioner Rackham stated as far as reviewing it before they open it, that would probably been a good idea, it would not have been opened so long, for what we have now just to review it. See if there are changes, if there are no changes, you don't have to open the document, if there are changes then you can open it.

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Commissioner Thorson stated nothing will be considered unless submitted 10 days prior. Commissioner Rackham stated no, that's the cut off, so they can submit it anytime during that whole time. Commissioner Thorson stated the 10 day cut off, is there any way for applicants to respond to each other's requests during the open time period. So applicant A adjacent to applicant B they need to either talk to each other outside or submit line and maybe modify their application during or not. Commissioner Rackham stated no, didn't think it's going to get into that depth. What you're going to get and this is 99.9% of what we have, they want to change the map to fit their zoning request and what we're saying is you either build what's in the current zoning or the General Plan zoning, they're not going to keep giving ya everything into R-3, that's what it's kinda saying.

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Commissioner Jensen stated it does raise an interesting point though, the way that the map timeline is supposed work is essentially January 1st of the odd numbered year is when the map would be opened and if there were no applications at that time, the Planning Commissioner could simply say, well we have no changes so let's go ahead and close it and that would be it. In that 2 year period between openings or well, let's say 21 months between openings it would be essentially, I'm sure you're going to have multiple people coming in with applications and the idea is that those will just be collected by staff until they're ready to do the next opening. It would be a very good idea to Commissioner Thorson's point is if maybe 30 days in advance, if there could be a map published that shows here's the changes we have to this point, if you have any other changes you'd like to see, you need to get them in, in the next 20 days.

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Commissioner Thorson asked if there's a way to make those applications public. Commissioner Jensen stated well essentially the changes on the map could be made public, but they wouldn't get the actual application necessarily, but essentially staff would put together a map saying here's the proposed changes and put that out for the public review and then, the reason to bring that up, if that goes out early enough then the neighbor your talking about says I don't know he wanted to get R-2, maybe I want R-2 too, that gives them a time period where they can try to get their application in before the deadline. Commissioner Thorson wasn't sure how they could do that.

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Commissioner Vaughan asked Planner Schow is there a noticing requirement, if there's a General Plan change request, it's got to be noticed. Planner Schow stated yes, it's the 10 days as it's outlined in here. Commissioner Vaughan stated they'll get it 10 days prior, that's the noticing requirement by law. Planner Schow stated we are required to notice all property owners within 300 feet of the requested property change. So we mail letters in addition we post a sign 10 days in advance on the property, every street frontage has a sign, so if it's a corner lot it has 2 signs on it at minimum. In addition, we put it on the City website, we put it on the Utah Public Notice website, we put it on a board in our office and also outside in front of City Hall posted on a board and that's all required by law. Commissioner Thorson stated but that notice only comes 10 days before and in 10 days the neighbors can't respond with a new application. Commissioner Vaughan stated that's all they get now, they didn't change it. Commissioner Jensen stated that the difference is that right now the General Plan can be opened at any time. Commissioner Rackham stated it can. Commissioner Jensen stated what he's saying is the neighbor next door puts in an application for R-2, he gets a notice 10 days in advance unless he goes screaming down to City Hall that day and say I want R-2 also and then the City has to notice that as well so there's a second set of noticing going out. That's why I think we need to have a period in here that says 30 days in advance. Commissioner Thorson asked if they've had troubles in the past, he's not sure if they'd run into them like they say, but he just sees that happening if they have if they have a group of people after 21 months that want to respond to changes in the world, that they have to coordinate with each other outside. Commissioner Rackham stated most of them are

developers wanting to develop their property different than what it's zoned. There's always the unanimous, they can go to the City Council and petition them to open it. Commissioner Jensen stated it is a valid concern. Commissioner Rackham is open to better wording.

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Commissioner Rackham stated on the font change, they took everything from 'net to gross', instead of deducting 20% off the number. Commissioner Jensen stated he thought that's what they currently do. Commissioner Rackham stated right now they take the gross acreage times .8 and then .8 times the density and so we just did the .8 in the density. Commissioner Jensen stated it doesn't happen until you hit those numbers. Planner Schow stated it's weird to see the 2.3. Commissioner Jensen stated that's just matched with the 3. . Commissioner Jensen said they could take it to 2.5, that would be a thought, their concern was taking it down to 2 was actually lower the density from the existing R-1. Commissioner Rackham stated 2 would be the preference but, we didn't change the number. Commissioner Jensen stated he was going to point out on the 3, that 4.0 is a little lower than the 5.44 but as he's pointed out in a couple Planning Commission meetings previous, because of the minimum lot size it was almost physically impossible for developer to hit that 5.44 anyways, they were getting closer to 5 and so that new 4.0 is basically comparable density to what they could actually hit. The only way they could hit the 5.44 before, was we were allow flag lots and things like that and that's actually not allowed in the ordinance right now.

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Commissioner Rackham stated they changed this, the heading to the fit the change they just talked about and then in accessory buildings we changed that to fit what was just approved by the City Council. That's the only changes to these documents. Commissioner Jensen stated there was one other change to it. Commissioner Rackham stated the front yard setback was changed, they talked about making it 30 feet. Planner Schow stated she's in favor of leaving it at 25 feet, for the record. Commissioner Rackham stated he is too, he knows Commissioner Day is also. Commissioner Rackham stated the committee voted, the committee voted and he was outvoted. Planner Schow asked if they had enough that want to recommend to change that back. Commissioner Jensen stated that the committees thought on that is that the reason they wanted to go to 30 is because it's a larger lot size, it can accommodate the extra 5 feet and for construction from here on out, the build out, the thought was that pushing the houses back a little further that would make those, that particular zone feel a little more roomy, they wouldn't have house so close to the sidewalk, that was kind of the intent of the committee there was just try to create a more open zone and that's also why they changed the minimum to 12 as well, to try to create that more open feel for the R-1, that's their thought.

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Commissioner Rackham stated that is another change, they went from 10,000 to 12,000 so there was more of a distinction from R-1 to R-2. Right now the only difference is the frontage. Planner Schow stated her only concern with pushing that back, is that we have a lot of areas with shallow service already and so to add another 5 feet in order to get service out that might cause problems. Commissioner Rackham stated one thing they might not be aware of it they're taking that setback from the back of the sidewalk. Commissioner Jensen agreed. Commissioner Rackham stated there is already 10 feet on it and on a cul-de-sac one, it's going to create a big problem, if ya don't deal with that cul-de-sac and ya make that change. Commissioner Rackham stated he is inclined to say 25 feet, if they wanted to take a straw poll.

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Commissioner Vaughan stated he shares the same concern, the problem is going to pop up on cul-de-sacs. Commissioner Rackham agreed they should do 25 feet. Commissioner Thorson stated in his neighborhood houses end up being longer and skinnier because they can't be deeper because of that and it looks like a more dense neighborhood, because the side yards shrink to minimum because they have to make the front yard deeper. Commissioner Rackham asked if everyone was okay with the 12,000. Commissioner Jensen stated the average lot size for R-1 is 15,000, just so everyone knows, it's like 15,280 or something like that. Commissioner Rackham stated that was it for that one. Commissioner Vaughan asked, it's really fine tuning, when they're talking about cul-de-sacs do you mean the entire street or just the bulb of the. Commissioner Rackham stated just the turnaround part. Commissioner Vaughan stated okay, just those lots that are on a radius. Commissioner Rackham stated once that radius starts, the house still has to go back and it gives them kind of a hard time to make the back yard and the front yard setbacks as they are. Planner Schow stated especially with the new width, it's really difficult. Commissioner Rackham agreed. Commissioner Vaughan asked if the language is in place here, that it specifically mentions the radius. Commissioner Rackham stated the radius is on the street ones, he believes. Commissioner Vaughan stated, he meant as far as the 25 foot setback applies only to those lots that are on. Commissioner Rackham stated no, the 25 foot setback is the whole development. Commissioner Vaughan stated the whole thing and there's no differentiation for those homes that are on the curve. Commissioner Rackham stated currently there is not. Commissioner Jensen stated if they wanted to do a compromise, they could say 30 foot for most of the subdivision but for those in the radius of the cul-de-sac get 25 feet. Planner Scow stated she would highly prefer that they don't do that, when they're doing building permit reviews, that would be so complicated. Commissioner Jensen stated that would be the compromise, but he thinks the Commission kind of say they want to leave it at 25 feet, so that solves that.

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Commissioner Rackham stated that was the only changes on there. Moving on to R-2, it's the same, they changed it from a 'net to gross', updated the accessory building and that was it for the changes. Commissioner Jensen said they made a couple changes on there. Commissioner Rackham stated on R-3, no that was it. Commissioner Rackham stated

and then on cluster. There was a recommendation, this is where there were some changes, there was a recommendation to eliminate cluster, there was talk about making an incentive if they wanted to add an amenity, which basically had conditional use cluster so left the cluster and cleaned it up. So there's a lot of changes, we took it out of A-1 and left it just in R-1, said it had to be contiguous property. Planner Schow stated she thought they had already amended that to make it contiguous and no additional phases, she thought they already did that when they did the amendment last time. Commissioner Jensen stated this may have been older language. Commissioner Rackham stated he didn't know, he pulled it off the website, if the website wasn't updated. Planner Schow stated she'll try to find the most current, because she's pretty positive that they had already done that, its fine, it's just reaffirming what we did before. Commissioner Rackham stated he thought they had too, but he knows they talked about it, he doesn't recall it being voted on. Commissioner Vaughan stated he thought they did it in between phases 18 & 19 on whatever that one division was out there by Still Water. Planner Schow and Commissioner Jensen both stated Trail Side. Planner Schow stated they did it after Trail Side 8 so that subdivision would be complete, but maybe we did it just as a part of that specific development. Commissioner Jensen stated he made the motion specifically for that development, maybe that's where we did use. Planner Schow stated they did do that. Commissioner Rackham stated okay, one of the changes went from 6,000 to 7,000 square foot lots, so a little bit bigger lots. They put in a corner side setback, because there was nothing in there. They increased the park width to 15 feet instead of 10 feet. Planner Schow stated in this case, that would put it at an overall 30 feet. Commissioner Jensen stated the idea is create a 10 foot park strip. Planner Schow stated 25 feet vs. 35 feet so it's still shorter, but it's nicer. Commissioner Rackham stated it puts it 30 feet back, which its fine, it's not as much as R-1, we can adjust that.

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Commissioner Rackham stated they cleaned up the common space and they have to have common space. Commissioner Jensen sated this was the definition, this is using the definitions that were approved for parity, correct. Commissioner Rackham stated those are using the approved City definitions now, so they cleaned that up to match what the definition section is. Planner Schow stated backing up just a second, to in the blue, let's just make that match what the public works standards are now called. That's what's you're referring to here, right, with pavement within utilities. Commissioner Rackham stated yes. Planner Schow stated let's just refer it to the public works standards. Commissioner Rackham stated they weren't sure exactly what it was called. Planner Schow stated she will get the proper wording for that, if that's okay. Commissioner Rackham stated Planner Steele thought that's what it was, I think, if it's not, that's fine, they can correct it. Commissioner Rackham stated one of the things is, they took out fencing. They're not allowed to fence in their yard, they're only allowed to fence in, put a cover around their patio and their patio can't be more than half their backyard, that's a lot of patio, but we had to put a limit on it, the width of the house and half the backyard.

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Commissioner Rackham stated they changed the densities up a little bit. The bonuses to fit the numbers above and took out the A-1. One of the things they did, and not sure where it is in here, is they said the developer has to come in with the entire development upfront, he can't buy property and phase in extra developments. Under the current cluster subdivision, you basically would calculate your bonus density and then you would multiply that into the entire acreage, but then you're only actually developing half of it, so you're in effect doubling the density on half the acreage with no density on the other half, so it's like you jump from a 3.0 to a 6. Commissioner Rackham stated the wording is calculated based on the 50%, not the 100% of the development. So 50% of it has to be common space, then you take that 50% and that's how you get the densities. Planner Schow asked them to confirm, if they have 10 acres, a 10 acre development, 5 acres has to be in common space or open space. Commissioner Rackham stated common. Planner Schow asked then the density bonus is applied to the remaining 5 acres. Commissioner Rackham stated yes. So in there it talks about that one, the very top of the document, they didn't put it in there, the maximum density is then multiplied by one half of the gross acreage. Commissioner Jensen stated that is significantly less than what is allowed now. Commissioner Rackham stated it is, what they tried to do in the committee was make cluster, what cluster was intended to be, not to pack in a whole bunch of homes and build a ski lake or a few. They wanted to create kind of a big open feeling and preserve that property. That's what cluster was intended, that's why they decided to work on cluster rather than throw it out and do other things. Planner Schow stated that they're really just barely getting over one unit increase, the only concern and not advocating for or against this at all by any means, but just wondering from a developers point of view is one extra unit density worth that 50% open space rather than just applying for R-3 like a lot of them have typically been doing. Commissioner Rackham stated that's what they've got to decide that they may own the whole thing but only a portion of its developed so, the Planning Commission can increase the bonus density based on the General Plan committee felt the City should have. Commissioner Jensen states that's certainly something that as a Commission they can discuss maybe bumping that number up. Commissioner Thorson stated it's a different lifestyle that's why it has an appeal to people. Planner Schow states it will definitely appeal to people, it will not appeal to a developer's pocket book. Therefore if they can sell the homes without doing all that, they will. Commissioner Rackham stated if they wanted to do what the intent of it was and that is to put half their development into a horse farm or half their development into ski lakes and then homes around it, that's what its intended for. Planner Schow stated it gives the option for that dreamer out there that wants to do that. Commissioner Rackham stated yes the one specialty one not one that wants to come in and pack the homes in and leave a little bit of open space.. Commissioner Jensen stated the other thing it does, not that we have very difficult terrain in Syracuse, but for that one weird property owner that's got part of his land that because of Army Corp of Engineers or whatever, he can't develop, this might be an option for him. Planner Schow stated she thinks they might want to look at the density just a little bit. Commissioner Rackham agreed. Commissioner Jensen stated he thought the 3.5 is a little bit

lower than what he'd like to see. Commissioner Rackham stated this is what they proposed, they voted on it. Planner Schow stated that's okay, she's not advocating one way or the other, just thinking like a developer for the moment, having to answer the developer's questions. Planner Schow stated she just wants to understand the code.

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Commissioner Rackham stated the open space, you can have a privacy fence around the patio. Planner Schow stated in that case you couldn't put a split rail fence around it, so it would still be open but somewhat sectioned off. Commissioner Rackham in the way it's written now, no, but if they want to make that change, this is document. Commissioner Jensen stated the intent of the committee here was is what they didn't want to see was partitioned off lots, so the idea of not having fences all the way through the subdivision, that creates partitioning, which defeats the purpose of what an open development, what the committee felt an open development should feel like. Planner Schow asked what about when it conflicts with our buffer zone that does require fencing against adjacent uses. Commissioner Rackham stated that's on the outside, the outside of the buffer zone, that's different all together. Commissioner Vaughan asked on 10.80.050 the patio, will they run into any conflict or difficulty should an applicant want to build a garage in the back corner of their property and then run a paved driveway. Commissioner Rackham stated a 7,000 square foot lot, they'd be hard pressed to do that. They wouldn't have the setbacks according to the 5 foot setback they have now. Commissioner Vaughan asked if there is a distinction between the patio and a parking pad for a vehicle. Commissioner Rackham stated no. Commissioner Vaughan stated so he can call it a pad to park my trailer on, my pop up trailer or a 3rd or 4th vehicle and it just happens to be directly beside what other people call a patio. Commissioner Rackham stated yes, he found a loop hole. Planner Schow stated they just need to define patio. Commissioner Vaughan stated or do they define driveway or parking area, just wondering how that would come up. Planner Schow stated they do have some definition for parking and driveway but not having it memorized them might want to take a look at it and then probably define patio. Vaughan in the interest of disclosure his current home has such a situation where he has a 2,000 square foot pad, a patio in his backyard, because he has a driveway and parking area going back and it just happened to be contiguous with a patio on one side. Commissioner Jensen stated he didn't think he was in a cluster. Commissioner Rackham stated the only thing it talks about is the patio itself can't extend past the house, no bigger than the width of the home. If they wanted to put driveway all the way back to the backyard. Commissioner Jensen stated as long as it's not chewing into the common space. Commissioner Rackham stated just they couldn't put a fence around that side. Commissioner Jensen asked if they had talked about accessory structures, wasn't there something the committee changed on that or cluster subdivisions. That might have been PRD. Commissioner Rackham stated it was PRD's that had the exception. Planner Schow stated they should take whatever they put in PRD and use that there as well, we can take a look at it, but it's probably applicable. Commissioner Rackham stated that one had quite a few changes. Commissioner Jensen stated where they took it out of A-1, he wanted to point out that most of the A-1 properties right now are in a situation where they only have sewer in about 1/3 of the property, a good number of them are half or something like that. In that incidence, cluster actually makes a lot of sense. The committee said no cluster in A-1 but thinks they do need to write up some type of thing to address that situation because there are multiple parcels of A-1 right now that are on the market, they could do the half acre lots on half of it and keep the other half open and try to make it fit into A-1 it is, the cluster subdivision ordinance really is well suited for that situation. Planner Schow stated she agrees with Commissioner Jensen, looking at some of the properties that have been coming in and meeting with her, west of the Bluff, there are quite a few areas that will fall into a situation where they could create open space and the cluster would apply to A-1. Commissioner Rackham stated they could either look at putting A-1 in or tell them. Planner Schow stated most likely they're going to rezone to R-1 to get higher density to begin with. Commissioner Rackham agreed that they would most likely do, go to R-1. Planner Schow stated this was the document that they don't have a side by side comparison for the changes, they were too extensive, it was easier to rewrite. Commissioner Rackham agreed. Commissioner Jensen stated they added pictures too.

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Planner Schow stated this would be good to read thoroughly before hand. Commissioner Rackham agreed. Commissioner Jensen asked if it can be sent to the Commissioners. Planner Schow stated it was already in the Dropbox, in the new General Plan update folder inside Packets folder. Commissioner Rackham stated what's not in there is General Plan map, he'll get with Noah. Planner Schow stated hopefully Planner Steele is going to start opening back up now that Brigham, so it's going to be more realistic to get him working back on this project again. Commissioner Rackham asked if there were any questions on anything. Commissioner Vaughan stated excellent job as usual. Commissioner Jensen stated they've got the usual ones that are loose ends. Metal Buildings and Industrial Zone that's out there and eventually tackle conditional uses, the General Plan takes precedence, definitely want to see those get done within the next year. Planner Schow wanted to put a request out there for each Commissioner individually, to email her on the ones they are interested in. There are some sign changes, maybe to look at some parking amendments, if they would all, it'd be a lot easier to track and then also bring new Director up to speed on some of the issue they've been wanting to tackle. Commissioner Jensen wanted to make a comment about something that came up on a recent application and pointed out at the last meeting and Commissioner Vaughan certainly responded to it on the Facebook, since they don't have a noise ordinance standard for residential right now, that's definitely they'll want to look at. If they were going to try to draft some sort of ordinance likes something that kicks into DB limit after a certain time like 10 o'clock at night or something and then stats enforced until like 6 or 8 in the morning. Not a 24 an hour a day ordinance, but thinks most people are going to complain if the people are running their chainsaw at 2 in the morning. Planner Schow asked Commissioner Jensen to email that to her. Commissioner Rackham questions he has on those updates they talked about, they are independent of the general plan, it was kind of involved with it, but they can stand alone without the general plan update. Planner Schow

stated they should adopt it all together. Commissioner Jensen stated they may come across some changes as they're looking through the general plan language that they might want, rather they'd tackle them, keep them all work session until it's all ready. Planner Schow stated they are just code amendments though so if they just want to move forward and make that recommendation to the Council. Commissioner Rackham stated they are and if they make a change to them, they just need to make sure the change doesn't impact the general plan and if it does, just make that amendment in the general plan. Most of the things in the general plan, they put lot size, densities, things like that, but they didn't do any setbacks, any other changes. They took out A-1 from the cluster. Planner Schow stated the cluster was the only one that had a significant number of changes in it, the others were pretty simple and straight forward. Commissioner Rackham stated his preference would be that they send them to the noticing and vote on them next time. Planner Schow stated she has enough time to advertise if that's what the Planning Commission would like to do. Commissioner Jensen would suggest maybe holding back the cluster but there's no reason not to put that through. If we're going to notice it, might as well notice it all at once get the maximum bang for out buck. Commissioner Rackham asked Commissioner Jensen if his changes that he's talking about in 10.20.050 and 060. Commissioner Jensen stated they are in 10.20.080. That they hadn't got into them yet, they're not included in the changes they have. Commissioner Jensen will send those changes to Planner Schow. They're essentially just breaking down, essentially saying that the general plan changes have to conform with the general plan map as far as on the second section, then the first, second, just minor adjustments to the language to dovetail with what the committee has proposed here. Commissioner Vaughan made a motion to adjourn.

8:00:55 PM

5. **Adjourn.**