

Minutes of the Syracuse Planning Commission Work Session, November 15, 2016

Minutes of the Syracuse City Planning Commission Work Session held on November 15, 2016, at 6:00 p.m., in the Conference Room, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present:

Commission Members:	Ralph Vaughan, Chairman Greg Day Curt McCuiston Gary Bingham
City Employees:	Noah Steele, Planner Stacy Adams, Commission Secretary
City Council:	Councilman Gailey
Excused:	Commissioner Thorson Commissioner Rackham City Attorney Roberts
Absent:	Commissioner Moultrie
Visitors:	None

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1. **Department Business:**

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a. City Council Liaison Report

Councilman Gailey stated wanted to thank the Commissioners who attended the City Council meeting last night and realize that they all have ample to do. His report is rather extensive tonight, was involved with the property that is currently being looked at in the Industrial zone that acted on with the Architecture Review and also Councilman Maughan was in the group there are some new materials, concrete form liner that was added to the list and would add some architectural variance to the surface of buildings that are there. This group is very concerned and seems to be very, would think that this change as very favorable. Have run it past the members of the City Council and saw no major objection to it, that is why sent it to the Commission for review. Need to report that last night the City entered an agreement with the North Davis Narcotics Strike Force and the Mayor was authorized to sign for the City allowing to participate in that strike force. Is party to some of the information that comes to the City on that strike force and is guessing that a couple times a month get information that involves some kind of a narcotic bust or something that Syracuse police officers participated in, not always in the City of Syracuse but somewhere. Last night adopted a Federal disaster mitigation plan that the State requires of Counties and the Federal government if are going to participate in FEMA, reconciliation after some major disaster there are some benefits for the City being in that. As part of that, one of the things that they were under the understanding that that did not bind them to any of the results of this study but some of the things that they talked about was looking at a satellite police station on the west side of the proposed North Davis Corridor and a fire satellite on the east side should there be a situation where emergency equipment is required and that piece of infrastructure were to go down where couldn't get equipment across and as part of a 10 year plan to look at that so may be coming back to the Commission with that in the future years looking at what ought to do to mitigate some of that. Some of the mitigation would involve also the replacement of steel pipe that is part of the sewer system in Syracuse and replacing that with PVC pipe which tends to do better in liquefaction and signed that agreement so could be in line with Federal disaster funds. Last night gave final subdivision approval to Jackson Court and allowed the City to sign the development agreement between the City and that development and appreciate the Commissions work on that. Also, talked about a right-of-way purchase from UDOT, there are 2 places on 2000 W where UDOT approached the City wanting to purchase a construction easement, one is at the Syracuse Elementary School and the other one is down further past Utah Onions, Heritage Parkway to round that corner out a little bit and gave permission for the Mayor to enter into that agreement with UDOT selling those public lands. The Council adopted the PRD changes that the Commission sent to them last meeting and thank you for your work on that and it was accepted heartily by all members of City Council. They worked on the RPC zone that was also sent to them and with some modifications that was approved, the modifications that were added to it last night although there were some minor changes think the biggest change last night was the tying of the developmental agreement to the land so that if the zoning, if the current developer where to walk away from that, anyone purchasing that would be tied to the development agreement and nothing else but that project could be developed. Now another developer could do it, but would be obligated to that development plan. They opened the General Plan last night to allow an application for Woodside Homes for that development and Annexation into the City. Also, approved a resolution last night one of the things that in this negotiation in Woodside Homes there are some items there that the City Council has obligated the City where there are time deadlines that have to meet or will be in breach of contract. So, have passed a resolution asking the Commission to be timely with their discussions on the Woodside development and in the case of a hung jury or something that the City Council would then reserve the right to come back and make the final decision on that but don't see that ever really playing out but were concerned that they placed the City in a situation where could be sued because couldn't meet the time deadline that is already agreed upon. They talked last night about the compensation and

retention plan for City employees, they did not resolve that issue entirely. There is still some discussion to be had on that but think that are very, very close to a resolution of that policy manual and it has been hard work, they have worked on that for guessing a better part of 9 months. Might mention to the Commission that the general feeling among the Council is great gratitude for the work of this body and what have done and what will heroically do in the next 6 weeks. They apologize for the time constraints that are here but they see the benefit of, they don't see another way of reaching the goal of a regional park in the City which has been the park survey they did, one of the number one issues on there was a regional park for the citizens and felt needed to do. Last night they had those that spoke against and had those that spoke for this park, probably an equal ratio but the feeling that has had from those that have contacted him that by in large the general population sees this as a boon to the City and without the free land and being able to take the 2 million dollars that were cashed because of the sale of the property at Jensen Park don't see the city being in a position to move or have this type of a park for 20 years, where this will allow them to move forward and be able to accomplish this particular wish of the City and residents.

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b. City Attorney Updates

None tonight.

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c. Upcoming Agenda Items

Planner Steele stated have Utah Onion Site Plan that will be December 6th and like Councilman Gailey was suggesting and what will talk about tonight is Woodside Development. They have a Concept Plan and General Plan. So, this is a little different than are used to, if remember back to their training the difference between a Legislative and Administrative decision can say no to Legislative decisions easier than Administrative decisions. So, the process has been consolidated to review the General Plan and Concept Plan at same time, so that the City knows what it is getting at time of approval, there has kind of been a sentiment of fear or just not happy with different conceptual plans that have been shown to the City at General Plan stage and then when actually get to the Administrative stage it changed but the City has felt obligated to continue through because it is an Administrative review. So, coming up have that Concept Plan and General Plan and then after that will have a Zoning and a Preliminary Plat so it is going to be very consolidated and think can get it done. So, what City Council is asking of us they are not requiring that they pass it, they just need this body to make a decision either way but only have 1 meeting for each one of those to have their opinion be heard.

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2. Discussion Items:

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a. Woodside Development

Planner Steele stated there is a zone for Woodside to apply for and so that is what is considering. December 6th as was referring to and then the next week December 13th City Council will look at that recommendation for Concept Plan. Then January 3rd after the holidays will have the Preliminary Plat polished and ready for review by the Planning Commission along with the Rezone application, so those are hooked together. Then on January 10th to City Council for the final zone approval and Preliminary Plat and then February 7th they would like to start the first phase on eastern most portion of development and then that would be approved with City Council on February 14th so are working through the winter here. What have the ability to comment on as a Commission, can talk about the layout of the streets, the location of zones, location of the different density zones, as the colors show different lot densities. 3500 square feet, 5600 square feet and 7000 square feet. They have located the smaller lots adjacent to the proposed freeway almost acting as a buffer and along the arterial road there. They have a clubhouse that are proposing and then 50 acre park land that they will be donating to the City, these improvements won't be done by the developer but this is just a concept plan of what is required. In the new zone, it is required to have 25% common space and so with that they will be able to meet that. Know that this has been a little bit of a controversial thing but like Councilman Gailey was saying the carrot that has been presented it the City is just too great to pass up and now do have an opportunity to look at the specifics of this design. Know it can be frustrating at times as a Planning Commissioner or as a recommending body but just need to embrace the role that are given and look at this as an opportunity to make a difference in the role that do have. This is the same design that was in the packet last time. Staff has been reviewing it and some of the comments that have had so far were regarding the shared driveways, the ordinance has a maximum number of shared driveways which is 6 and for the packet next week will put the new zone in there but if would like to review the new zone that was adopted by City Council that is on the City website under the City Council packets, and we can also put it in the Dropbox if want to review it before the next meeting and think that will be useful to give a heads up because a lot of what are reviewing here is to see how it meets the new ordinance. Some of the other items that have been looking at as the road comes in through there it takes a little bit of a right-hand turn and don't know if that is intentional or not but this might create some issues, that is a lot of residential units there, think have sufficient circulation but might as if in getting people in and about of the development and so the person on the corner doesn't have, because there is kind of a similar situation in his neighborhood where there is a hard turn that goes around the corner like that and know that work for the City and takes the opportunity to ask him about traffic calming measures all the time because he is the most impacted by the traffic, people power slide around the corner and he is worried about his kids so that might be an opportunity there to straighten that out of possible or maybe just keep it curved so it is traffic calming. Other item is the ordinance doesn't allow double frontage lots without having, it is technicality if they leave a landscape strip that is HOA maintained between the arterial road and the lot technically it is not a double frontage lot anymore have 2 parcels so just don't have a lot of detail that is proposed there, looks like it goes right up to the back of the sidewalk so what is laid out is fine except just want to have a buffer between the backs of the

lots and make sure it is maintained by the HOA so don't have the burden of shoveling 2 sidewalks and mowing 2 park strips.

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Commissioner Vaughan asked if the colors are accurate. Some of the parcels look much larger than the colors shown, in fact some are the same size as what is the larger lots and just wondering if are colored correctly or if all of the sudden are colored incorrectly. Planner Steele stated ultimately it will be a smaller home on a little bit bigger of a lot, know there has been so much discussion and expression of hate towards the smaller lots and don't know if people will, bet if ask the developer to make the lot smaller probably would if asked. Commissioner Vaughan stated just wanted to make sure the colors matched the densities. Planner Steele stated thinks the colors are correct because the shared driveways there that indicates the correct smaller home lot density. Commissioner Vaughan stated so the shared driveways indicate the colors that correspond. Planner Steele stated yes, because don't allow a flag lot on just a standard single family residential lot. Some of the shapes of the lots are weird so think that, some are really large and some might even be smaller so as move through the refining process will have dimensions on each lot to ensure that each meet the minimum lot standards. Commissioner Vaughan stated there are several where the lots seem to be much larger than the ones next to them and is just wondering why they are larger lots and the color densities. Planner Steele stated there are 3 different categories, smaller lots that go up to from 3500 to 5599 and so probably would actually fall into those jinxes but think is what are proposing and don't know where exactly are at on the square footage but think they would like to have the setbacks of the other jinx with the higher square footage. They could reduce the size or just change the densities or maybe could be shifted around so that the largest lots are grouped with the larger densities, can pass that on. Commissioner Vaughan stated knows this is just an update just a summary and are not discussing it in depth but just a quick observation on it and as much as mentioned this is the newest map. Planner Steele stated is glad that had the meeting tonight but the more that can talk about this and the earlier can talk about it the more prepared will be. One of the other comments is the ordinance block size to 1300 square feet so the driveways won't count as a block separation and so near the canal where the clubhouse is on the north section of road is a pretty long section and not having a scale or north bar or anything on the drawing makes it a little more difficult to be able to really evaluate that. Commissioner Vaughan stated they are committed to that December 6th date the City Council has made it very, very clear that they would like them to be able to get through this thing and think they have had ample opportunity so think should come ready to rock and roll on December 6th.

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b. Code Amendment – Setbacks on Widened Streets

Planner Davies stated follow up from last time, from the discussion from before talked about the potential of initially allowing for lots where they are adjacent to a road that has been expanded or widened that can be considered legal non-conforming without having to come in for a formal determination of that and then also looking at potential reduced setback in those situations as well in the effected yard, whatever yard that may be. Talked about looking at the surrounding areas to the City, as mentioned last time these are more common in older cities with lots that were similar to Syracuse either farm lots or larger town lots where the right-of-way was generally bisected by the property line. Essentially what found is that in Davis County isn't really anything that allows for reduced setback looking further in Salt Lake County and Weber Counties as well isn't a code that would allow for that so if were a go with a reduced setback as a result of a widened yard that would be a first for the surrounding region really, as far as what could really find and could be that there is some obscure code in city that missed in research. Commissioner Vaughan stated please bring back as an action item.

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c. Commissioner Reports

None

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d. Adjourn

COMMISSIONER MCCSUTION MADE A MOTION TO ADJOURN. COMMISSIONER DAY SECONDED THE MOTION. ALL WERE IN FAVOR, MOTION CARRIED UNANIMOUSLY.