

Minutes of the Syracuse Planning Commission Work Session, April 19, 2016

Minutes of the Syracuse City Planning Commission Work Session held on April 19, 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
TJ Jensen
Curt McCuiston
Troy Moultrie
Grant Thorson

City Employees: Royce Davies, Planner
Paul Roberts, City Attorney
Stacy Adams, Commission Secretary
Jo Hamblin, Deputy Fire Chief
Brian Bloemen, City Engineer

City Council: Councilman Mike Gailey

Excused: Commissioner Rackham
Commissioner Day
Planner Steele

Visitors:

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1. **Department Business:**

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a. City Council Liaison Report

Councilman Gailey stated wanted to share 7 or 8 points that happened in the last City Council meeting that might be of interest to them. The State renegotiated its agreement with the City for services rendered by the City particularly on Antelope Island but really anywhere in the State where the City can send individuals from the Fire Department out to help with State land fires and the contract that was rewritten is really a lot more favorable to the City and so even though were under an operating agreement that hadn't expired yet that was rewritten. They approved 2 leases for cell towers, one in Founders Park and another one that can't remember. City Attorney Roberts stated there are renewals of leases so aren't new towers just existing cell towers that the lease terms had been renewed. Councilman Gailey stated the terms of those leases are much better than what was existing. The Planning Commission's Bylaws were approved. Commissioner Jensen stated with a couple modifications. Councilman Gailey stated the dwelling unit issue in Industrial zones for storage units was approved. The Barber Development next to Raintree the City Council sent them back to find .3 acres and with access out onto 2000 W, the PRD. Carlos Nunez was appointed to the Architectural Review Committee and not sure if he has met with the Commission yet. The Cowley subdivision they talked about 2 weeks ago, the Cowley's are in favor of it and the City was in favor but UDOT has come with some other issue involving the widening of 2000 W and so they have asked the City to hold on that until such time as the City and UDOT can meet together to see what that issue is. City Attorney Roberts stated the plat was approved subject to the land transfer of the details being worked out and just got some word back and what they want the City to do is UDOT is going to purchase some of that little sliver, it is not a lot of money but it is something and so the City is going to sell that portion to UDOT and then just quit claim the rest to the owners because there is no value in that remaining sliver. Commissioner Jensen stated that was the little strip of land that was right there up against the road that were just going to give to them. City Attorney Roberts stated yes the plan was to give it to them anyway and if UDOT hadn't shown up with a check then would have given it to them and they would have gotten the check, so just good timing. Commissioner Jensen stated at least the City gets to make a couple pennies. Councilman Gailey stated Still Water 8&9 were approved. The City Council is meeting all day on Tuesday in a budgetary capacity, have been hearing from Departments over the last, since February when they first began and have been through all the Departments one and will be going to sit down and hash out what the budget will really look like. Commissioner Vaughan thanked Councilman Gailey for the summary that he writes up and distribute to everyone.

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b. City Attorney Updates

City Attorney Roberts stated the Bylaws were approved and will get a clean copy to the Commissioners so can see what the final version was. They brought up the change that was requested from the Commission about having the elections be in December rather than January and also just removing the section that would have required to have an election in July so that means there won't be an election until December rather than in January and so the Chair and Vice Chair will be both serving until December and the next election.

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c. Upcoming Agenda Items

Planner Davies stated have a couple items that have come in and an application for a preliminary plat.

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2. Discussion Items:

Planner Davies stated have an ordinance review suggested by City Building Official Lemmons and basically what he suggested doing is we have rules for structures that are under 200 square feet and they are inconsistent with structures that are over 200 square feet in ways that don't really make sense. If it is under 200 square feet it says it needs to be at least 10 feet from the primary structure so first of all code only requires a 6 foot separation for structures over 200 square feet per International Fire Code and it doesn't make a lot of sense to keep a smaller structure further from the house when allow a larger structure to be closer so recommended that make both consistent with IFC standards of 6 feet for any building. Also require that structures under 200 square feet be 3 feet from property line and recent changes with the code for Accessory Structures to increase that so recommended that IBC requires a fire rated wall if 3 feet from the property line but doesn't inspect structures under 200 square feet so basically IBC isn't concerned with structures under 200 Square feet at all, don't require a building permit for them, there are requirements in the code but it is more for info, people don't have to come in and get a separate permit at all so would not know if was going in unless someone comes in and tells staff they are. City Building Official discussed maybe removing requirements for structures under 200 square feet entirely but in lieu of doing that lets take the requirement for the 3 feet and either increase it to 5 feet to be consistent with what is required for over 200 square feet or basically say need to have a fire wall if want to be closer and is leaning more towards just making it consistent in changing the 10 foot separation from the house to 6 feet and change the minimum 3 foot set back to 5 feet so is consistent across the board and will put together the ordinance to bring before the Commission at the next meeting.

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Commissioner Vaughan asked if any objection to having this as an action item for next meeting. Commissioner Jensen stated wanted to make the comment that the 3 feet has been something that has been in Syracuse City code for decades so there are a lot of structures that area within 3 feet of the fence line and so why carried it this far, certainly going forward and a question for the City Attorney is structures already there would they be legal nonconforming. City Attorney Roberts stated yes. Commissioner Jensen stated so this would be going into the future and may have a n issue where one neighbor has one within 3 feet and now can only do 5 feet and would be something staff would have to deal with as far as the building inspector being concerned that don't know or inspect these but to this point the City Council and the Planning Commission does like having minimum standards for the smaller structures because they still have to comply with them even if they don't need to get a permit so that is not necessarily a bad thing. Going to 5 feet is something can discuss next meeting but be aware there are a lot of resident that are used to the 3 feet, going from 10 to 6 to be consistent would be fine unless feel like 6 is too close to the bigger buildings. Commissioner Vaughan asked staff to set that as an action item for the next meeting.

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3. Commissioner Reports:

Commissioner Thorson stated nothing to report. Commissioner Jensen stated he and other Commissioners have pointed out over the years that 2 of their zones are currently undefined, those being the open space recreational zone rans the Institutional zone there are no definitions for those, they are indicated in the General Plan and are areas in the City that are zoned those and usually are for schools and churches for the Intitutional and then for open space obviously are that is parks and have got some areas outside of the City that are also designated on the General Plan as open space so took a little bit of time today and found some code from other cities that define those 2 zones and basically are explains from Portland and Cloverdale that basically give structure for the 2 zones. So whenever staff has the time to look at that and try to rewrite those to fit our structure think would be a good idea since those are the only 2 zones in the City that are not defined so just being proactive in getting that to staff and get those buttoned up. Davis County Active Transportation committee is meeting on Thursday and attends those as an interest citizen and also to report back to the City and interested to see where they are with the sale tax proposition increase that was passed for the cities. They also did secure some money from the State Legislature to get the study done for the Bonneville Shoreline trail which is basically along the mountain here which is good news but doesn't really affect Syracuse that much but are moving forward and really excited to see that trail connect all the way from Salt Lake County all the way up to Weber County and should be pretty cool. Commissioner McCuiston stated nothing to report. Commissioner Moultrie stated nothing to report. Commissioner Vaughan stated Planner Steele is not her tonight because he and his wife welcomed a new baby, so congratulations to him and his family.

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4. Adjourn

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