

Minutes of the Syracuse Planning Commission Regular Meeting, June 7, 2016

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on June 7, 2016, 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 Chairman
TJ Jensen
Curt McCuiston
Troy Moultrie
Grant Thorson

City Employees: Noah Steele, Planner
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 Day

Visitors: Adam Bernard Doug Hammond
Dallin Higley Dennis Higley

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1. **Meeting Called to Order:**

Commissioner Thorson provided an invocation. The Pledge of Allegiance was led by Commissioner Rackham.

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COMMISSIONER JENSEN MADE A MOTION TO ADOPT THE PLANNING COMMISSION AGENDA FOR JUNE 7, 2016 MEETING. THE MOTION WAS SECONDED BY COMMISSIONER RACKHAM. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

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2. **Meeting Minutes:**

May 17, 2016 Regular Meeting & Work Session

COMMISSIONER MOULTRIE MADE A MOTION TO APPROVE THE REGULAR AND WORK SESSION MEETING MINUTES FOR MAY 17, 2016. THE MOTION WAS SECONDED BY COMMISSIONER MCCUITION. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

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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.

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None

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4. **Public Hearing, Rezone R-2 to PRD, Jackson Court, property located at 1972 S 2000 W, Troy Barber property**

Planner Davies stated this is following a decision made by the City Council to change the General Plan designation on this property from an R-2 Residential to PRD or Planned Residential Development and that was on May 10th this year. The applicant has requested to change the zoning to follow suit and this development is intended to be somewhat of an extension of the existing Craig Estates development and are looking to do a PRD because that will allow them to do a similar type of housing product to what is already there in Craig Estates. Not a lot of new information that hasn't already discussed in the past and without getting into details as to what is going to be on the site plan and so that will come later, right now just dealing with the rezone. Staff analysis of it has determined that the General Plan does support the PRD now, now that the General Plan has been changed for this property. The applicant has requested a 5 plus acre area, 5.21 acres, which meets the requirement for a PRD development. Overall the potential impacts of PRD of course if rezoned there is a higher unit density that is possible, so full PRD density which using the open space requirements is not really necessarily obtainable but there is a potential for a 28 lots on this property with a PRD zoning where as currently there is only a potential for 14 lots so that is something that could occur but the applicant has worked with staff and feel confident that the product they are proposing would fit with the area and will get into that later with the site plan assuming it is approved.

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Commissioner Jensen asked staff if the applicant was made aware that the Planning Commission is currently reviewing the open space ordinance on the PRD. Planner Davies stated yes the applicant is aware of that.

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Adam Bernard, representing the property Trust, stated staff did a great job explaining and they are just here to match the General Plan, it is pretty straight forward are requesting the rezone and have been working with staff to provide potential plans and ideas as they get farther down the line. Commissioner Jensen asked the applicant if he was aware they are most likely going to want a connection to 2000 W. Adam Bernard stated yes.

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Public hearing opened.

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Public hearing closed.

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Commissioner Jensen stated his only thoughts on this and unfortunately that kind of went past them but kind of understand the reasoning for it but think would have preferred to have the Professional Office on the north and the PRD extending on the south but think there was a lot width issues on that first lot and is why decided to go to the north which isn't a major thing but do think it is kinda silly to have Professional Office out in the middle of 2000 W that little strip of Professional Office on the General Plan Map facing the street and probably should just get rid of that either make it PRD unless they are trying to use that acreage for Professional Office but again think that it will be right of way acreage and kind of bothersome. Planner Steele stated it would probably be wise to take that out. Commissioner Jensen stated doesn't mind the applicant getting credit for the acreage towards Professional Office if they need it but think as far as the General Plan Map is concerned think it looks silly. The only other thought and had mentioned to the applicant is that need to make sure have a road access onto 2000 W per the PRD and of course are in the middle of working and may change how open space works in a PRD and wanted to make them aware of that so that hopefully can get those changes done before they submit plans.

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Commissioner Vaughan stated it appears from all of the documentation seen and from the statement from Planner Davies that the applicant has met all of the conditions to apply for the zone change to PRD and in that case the Chair would entertain a motion.

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COMMISSIONER JENSEN MADE A MOTION TO RECOMMEND TO CITY COUNCIL THE ZONE CHANGE FROM R-2 TO PRD FOR PROPERTY LOCATED AT 1972 S 2000 W. COMMISSIONER THORSON SECONDED THE MOTION. ALL WERE IN FAVOR, MOTION CARRIED UNANIMOUSLY.

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5. Public Hearing, Minor Subdivision Plan, Jensen Park Estates, property located at 3025 S Bluff Road, Dennis Higley

Planner Davies stated this is a 2 lot subdivision that has been proposed down by Jensen Nature Park. Currently fronting onto Bluff Road and so there will be no internal roads in this subdivision and so are just wanting to divide the property roughly in half. There is a 30 foot easement that comes through lot 2 but given the required setbacks the road is an arterial and so there is a 40 foot setback in the front and did some measuring there and is still several thousand square feet of buildable area so both of the lots are large enough to build substantial size homes on even lot 2 with the large easement. Both of the lots exceed the minimum lot size requirement of 10,000 square feet for this zone. All of the directly adjacent properties are currently developed with single-family residential which is what is being proposed for these properties as well so it does meet what generally is surrounding it and also meets the zoning ordinance.

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Commissioner Jensen asked what the purpose of the easement was. Planner Davies stated believes there is a sewer and a land drain and a couple other things that went through there. It is the service to the Kara Subdivision to the north. Commissioner Rackham asked if goes on into the Thurgood property. Planner Davies stated no just this property. There are a couple weird lines as might notice on the aerial and zoning map and those have been cleaned up and will be cleaned up by this subdivision.

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City Engineer Bloemen stated it does extend into the Thurgood property, there is culinary, secondary, sewer, land drain and storm drain in that easement. Planner Steele clarified if Commissioner Rackham was asking about the utility easement or the property line. Commissioner Rackham stated the easement into the Thurgood property.

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Commissioner Vaughan stated if memory serves correct this property was before them about a year or so ago and there were some issues in regards to connecting sewer because this one property would necessitate extending a line up to it and would also have to extend some type of line to the water line or sewer line to the house that is directly northwest with the circular driveway and thought this project was either withdrawn or put on hiatus or rejected at the time and was wondering if all of those problems that existed at that time have been satisfied. Thought there was also some type of an issue with connecting this property to the cul-de-sac directly above it on 1550 W. City Engineer Bloemen stated what is lot 2 now already has utilities stubbed into and the only additional infrastructure that needs to be installed will be for lot 1 which doesn't have any culinary or secondary water stubbed into it. The plan for lot 1 was to run a lateral off the exiting main and connect into the existing main in the 30 foot easement there. Commissioner Vaughan stated so at this point

there is no obligation on the applicant to extend services or make them available to the Dennis Higley Trust property. City Engineer Bloemen stated correct there is no obligation. Commissioner Jensen stated the issue last time was because subdividing these if it came within 300 feet of an existing sewer then they would have to extend it and if they extended it to the first lot and second lot then the neighbor since that was within 300 feet of the property next to it they would also have to and there are several houses there that are currently on septic tanks and so that is the ordinance referring to. City Engineer Bloemen stated the Dennis Higley property was connected to sewer so that is no longer nonconforming and the property further to the north doesn't meet the 300 foot requirement as it stands. Commissioner Jensen stated once they subdivide the 2 lots will it then fall within 300 feet. City Engineer Bloemen stated they are not doing any sewer main extensions with this project so as it sits right now it is currently conforming with the County standard of 300 feet. Commissioner Vaughan stated as they learned about a year ago at this point there aren't any real surprises or no hooks they have accidentally. City Engineer Bloemen stated no.

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Dennis Higley property owner and Syracuse resident for over 35 years and just sold his home and barely moved out but they got the sewer laterals in and got the water lateral on lot 2 back before they put the landscape in at Tim Thurgood's home and got permission to do that so wouldn't have to tear up his yard as had been discussed where water is coming in on lot 1. The only question he had was for the City Engineer on the notes it says the land drain laterals must tie at the top 20% mainline would that be the southeast area the furthest line from Bluff Road. City Engineer Bloemen stated that comment is just the actual mainline not talking about where going to tie in just that when tie into the pipe cant tie it down at the flow line of the pipe have to be up in the top 20% of that pipe. Dennis Higley stated the plan submitted wondering if that is okay. Brian Bloemen stated the actual location of it is fine just when do the actual connection can't tie in at the flow line have to tie in at the top of the pipe. Dennis Higley stated he just needed a clarification.

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Public hearing opened.

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Public hearing closed.

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Commissioner Jensen stated he is glad they were able to come to a resolution on the sewer that was the thing that was holding it up before because essentially Syracuse City is trying to do away with septic tanks and so if they have that resolved to the City Engineer's satisfaction that is great.

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COMMISSIONER MCCUISTION MADE A MOTION TO RECOMMEND TO CITY COUNCIL TO APPROVE THE REQUEST OF DENNIS HIGLEY OF A 2 LOT MINOR SUBDIVISION, JENSEN PARK ESTATES CONSISTING OF 3.36 ACRES OF PROPERTY LOCATED AT 3025 S BLUFF RD, R-3 RESIDENTIAL ZONE. COMMISSIONER MOULTRIE SECONDED THE MOTION. ALL WERE IN FAVOR, MOTION CARRIED UNANIMOUSLY.

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6. **Final Subdivision Plan, Keller Crossing Phase 2, property located at approximately 1975 S 1000 W, Mark Staples**

Commissioner Thorson recused himself from this discussion.

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Planner Davies stated this is phase 2 of Keller Crossing subdivision, 10 lots for phase 2 and originally the entire subdivision was preliminary approved by City Council June 9, 2015. The west part they have been working on that and this will be extending east and there is also a third phase that will go to the east of this phase. It is split zoning a little bit and is not really an issue since most of the lots are the same size and all exceed the minimum lot sizes for their respective zones. The eastern 2 lots are in the R-3 zone whereas the western 8 lots are in the R-2 zone. They are all meeting and exceeding the minimum lot size where the R-2 is 10,000 square feet and R-3 is 8,000 square foot minimum. In terms of actually being out there won't see a difference in the houses necessarily in the lot sizes. Where this is a final approval basically the overall subdivision has been setup and have made sure it does meet the code this is just verifying that what they have submitted with the plat still meets code and can final it and get them out their working on building permits. Currently there will be a temporary turnaround on the east side where the street will eventually continue on 2000 S. It is pretty straight forward rectangular lots which makes it really easy and all meet the minimum lot requirements for the zone.

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Commissioner Jensen stated this exceeds the cul-de-sac length of 500 feet and think at the very least think should wrap a little road over to the stub road there but where does the ordinance stand on that. Planner Steele stated phase 3 to the east is already stubbed into the subdivision to the north, Tivoli Gardens. Commissioner Jensen stated the temporary turnaround isn't needed then if it is already stubbed in. Planner Steele stated it is just a formality they put on the drawings because it is required in the ordinance but they won't ever have to build a temporary turnaround there. Commissioner Jensen stated he just wants to make sure there is connectively there since it is over 500 feet. Commissioner Jensen asked if it would be inappropriate to basically have that stub road shown on the plans before it goes to City Council. Planner Steele stated maybe in the graphics can overlay the other phases so they can get the full picture or even show the preliminary plat. Commissioner Jensen stated at the very least would like show that instead of having a turnaround there would actually have a road going somewhere even it is just a dirt road. Planner Steele stated might have been helpful to see the entire plat in the packet.

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Mark Staples, Nilson Homes, stated this phase 2 seems strange is the last phase and so actually all of Keller Crossing will be completed basically almost at the same time so phase 1 is done and have curbs down, bases down and will be putting the sidewalk in as they build the homes and phase 3 is also in that same state so phase 2 will be done in the Fall and should all be basically paved by the end of the year and so all of the lots will be done basically at the same time. Can also tell them that the lots are almost all sold so the good news is Syracuse is a great place to do business in and appreciate that. Commissioner Jensen stated staff clarified that phase 3 is already stubbed up against this. Mark Staples stated yes.

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COMMISSIONER MCCUISTION MADE A MOTION TO THE CITY COUNCIL TO APPROVE THE REQUEST OF NILSON HOMES FOR 10 LOT FINAL SUBDIVISION, KELLER CROSSING PHASE 2, PROPERTY LOCATED AT 1975 S 1000 W, R-2/R-3 RESIDENTIAL ZONES. COMMISSIONER MOULTRIE SECONDED THE MOTION. ALL WERE IN FAVOR, MOTION CARRIED UNANIMOUSLY. COMMISSIONER THORSON OBSTAINING.

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7. **Adjourn**

COMMISSIONER MCCUISTION MADE A MOTION TO ADJOURN DIRECTLY INTO WORK SESSION IN THE CHAMBERS. COMMISSIONER RACKHAM SECONDED THE MOTION. ALL WERE IN FAVOR

Ralph Vaughan, Chairman

Stacy Adams, Commission Secretary

Date Approved: _____