



Syracuse City Planning Commission Meeting March 3, 2015

Begins at 6:00 p.m. in the City Council Chambers
1979 West 1900 South, Syracuse, UT 84075

Regular Meeting Agenda

PLANNING COMMISSIONERS

CHAIR

T.J. Jensen

VICE CHAIR

Ralph Vaughan

Curt McCuiston

Dale Rackham

Greg Day

Trevor Hatch

Troy Moultrie

1. **Meeting Called to Order**
 - Invocation or Thought
 - Pledge of Allegiance
 - Adoption of Meeting Agenda
2. **Meeting Minutes:**
February 3, 2015 and February 17, 2015 Regular Meeting and Work Session.
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.
4. **Conditional Use Permit**, Home Daycare, Flutterby's Child Care, Brittney Chamberlain located at 3574 W 2400 S, R-1 Zone.
5. **Adjourn**

Work Session

1. Department Business
2. Commissioner Reports
3. Upcoming Agenda Items
4. Discussion Items
 - a. General Plan Committee - progress update and preliminary report.
 - b. Title X code amendments pertaining to the PRD (Planned Residential Development) Zone
 - c. Title X code amendments pertaining to Accessory Structures
 - d. Title X code amendments pertaining to the Land Use Matrix.
5. Adjourn

NOTE

If you wish to attend a particular agenda item, please arrive at the beginning of the meeting. In compliance with the Americans Disabilities Act, those needing auxiliary communicative aids and services for this meeting should contact the City Office, at 801-614-9626, at least 48 hours prior to the meeting.

CERTIFICATE OF POSTING

This agenda was posted on the Syracuse City Hall Notice Boards, the State Public Notice website at <http://www.utah.gov/pmn/index.html>, and the Syracuse City website at <http://www.syracuseut.com>.



Planning Commission Meeting

March 3, 2015

EXECUTIVE SUMMARY

Item 4- Conditional Use Permit, Home Daycare, Flutterby's Child Care, Brittney Chamberlain, located at 3574 W 2400 S, R-1 Zone.

Please refer to the following documents:

- Aerial
- Floor Plan
- Public Notice Letter

This application is for a current child day care that would like to increase the number of children from 8 to 16 children. The proposed hours of operation are Monday-Friday from 6:00 am to 6:00 pm. The applicant is requesting to provide the daycare services on the main floor and in the basement of her home. Children under the age of 2.5 years will be restricted to the main floor. The backyard is currently fenced and meets zoning code.

Suggested Motions

SUGGESTED MOTIONS:

Grant

I move to grant a Conditional Use Permit for a Home Daycare, Flutterby's Child Care, Brittney Chamberlain, located at 3574 W 2400 S, R-1 Zone subject to all applicable requirements of the City's municipal codes (and to the condition(s) that...)

Deny

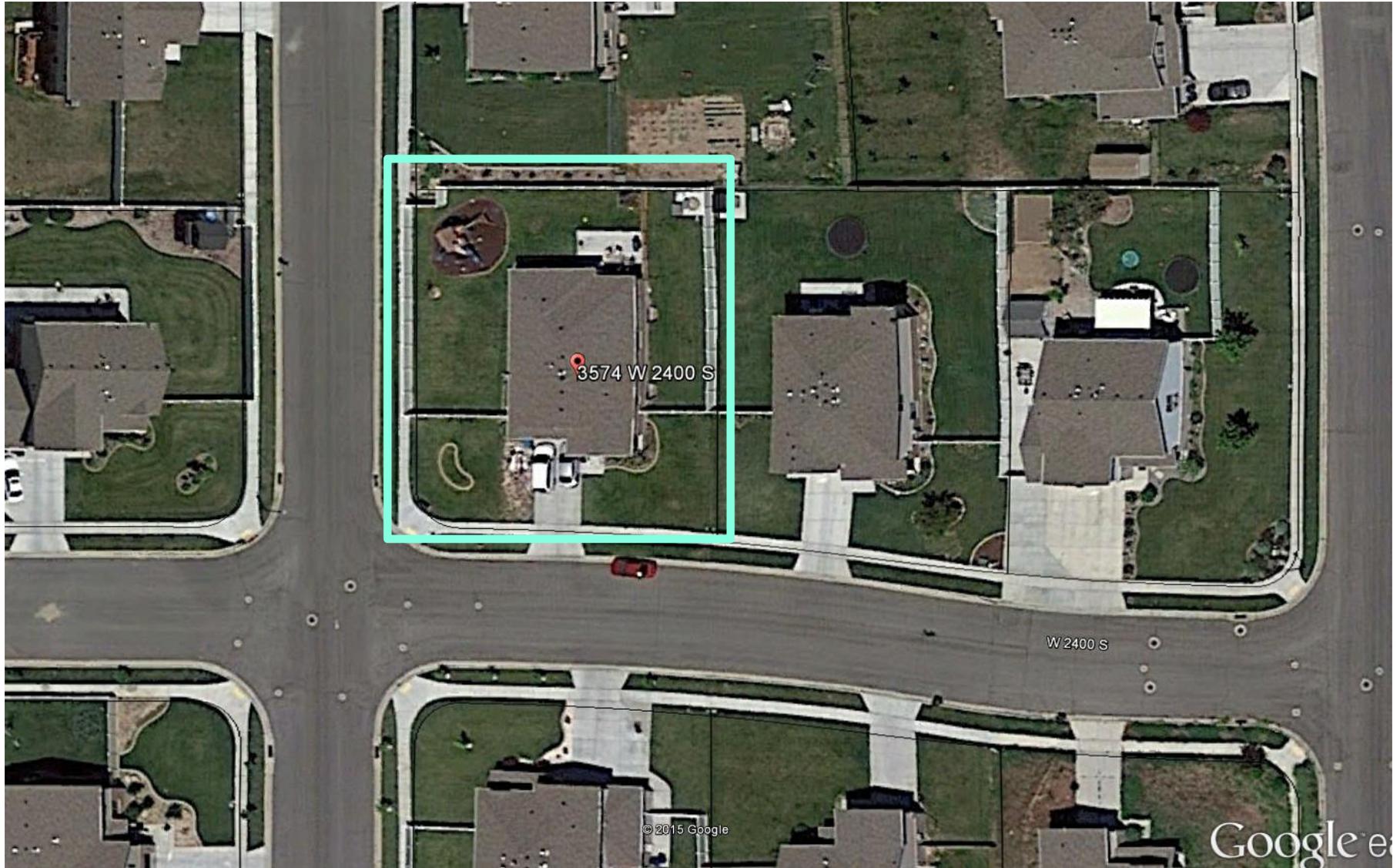
I move to deny a Conditional Use Permit for a Home Daycare Flutterby's Child Care, Brittney Chamberlain located at 3574 W 2400 S, R-1 Zone., based on...

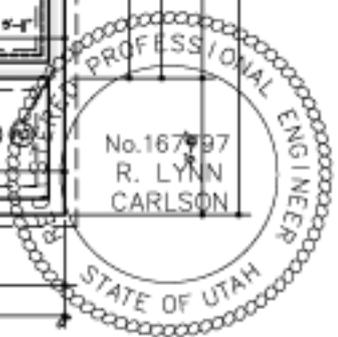
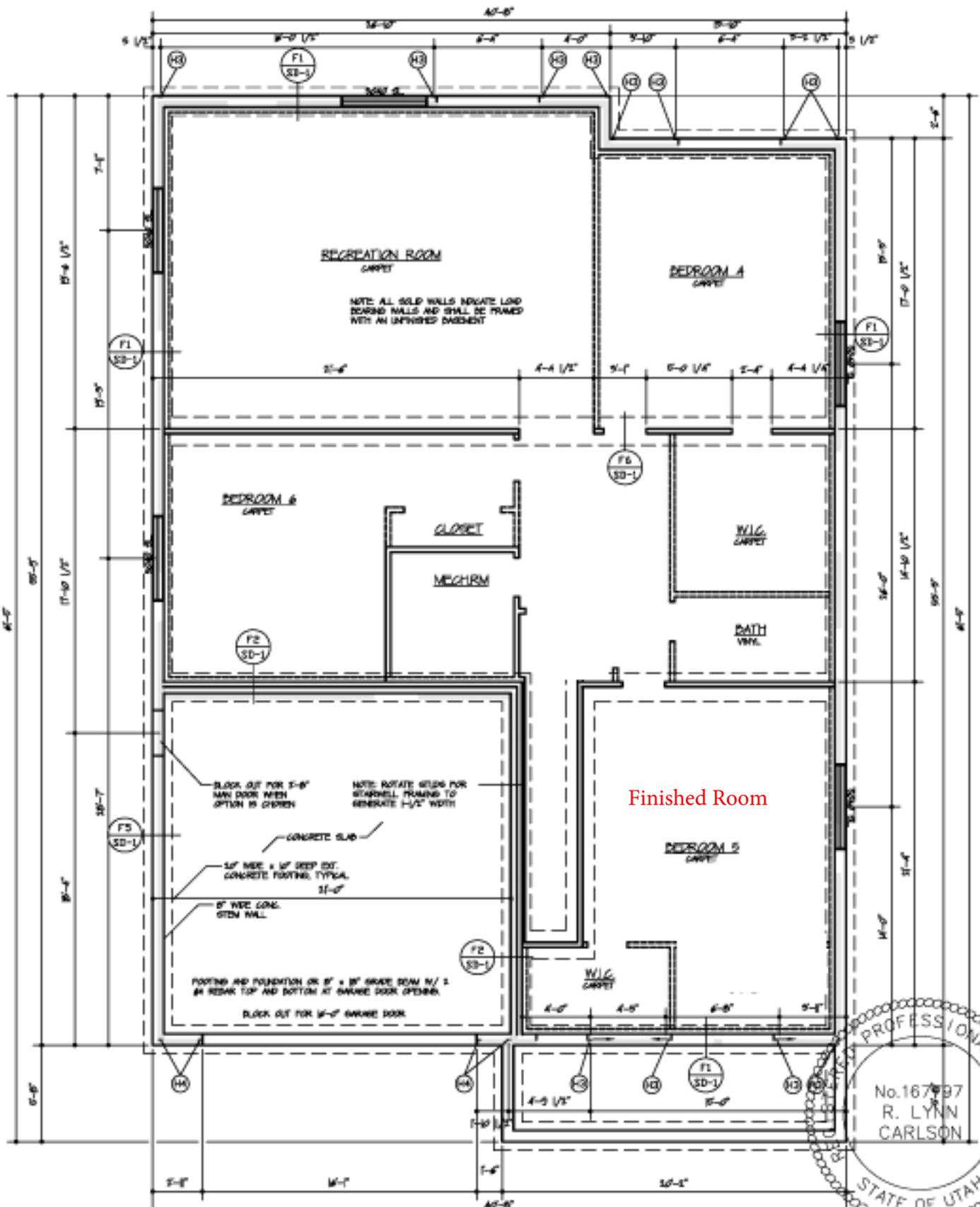
Table

I move to table discussions pertaining to a Conditional Use Permit for a Home Daycare, Flutterby's Child Care, Brittney Chabmerlain, located at 3574 W 2400 S, R-1 Zone., until....



Brittney Chamberlain– Flutterby's Childcare 3574 W 2400 S Home Daycare





FOOTINGS & FOUNDATION

SCALE: 1/8" = 1'-0"

FULL BASEMENT

SYRACUSE PLAN 1762	PLAN 1762	UTAH PRODUCTION	NO.	DATE	REVISION DESCRIPTION
				9/30/04	CODE UPDATE
FOOTING AND FOUNDATION FULL BASEMENT SECRET A5.3	TUSCANY MEADOWS LOT # 521	Fieldstone Homes, Inc. 6905 Union Park, Suite 310 Midvale, UT, 84047 (801) 268-9100 FAX (801) 268-9114	 Big Homes. Small Prices.		
		DATE: 09/11/2006			



Mayor
Terry Palmer

City Council
Brian Duncan
Mike Gailey
Craig Johnson
Karianne Lisonbee
Douglas Peterson

City Manager
Brody Bovero

February 20, 2015

The City has received a request from Brittney Chamberlain to modify her Conditional Use Permit for her home daycare, Flutterby's Child Care, property located 3574 W 2400 S, R-1 Zone. The Planning Commission will consider this request in their regular meeting, beginning at 6 p.m., in the City Hall Council Chambers on **March 3, 2015**.

In accordance with Syracuse City Land Use Ordinance 10-4-050(C), we are providing you notice of this request as a land owner within a 300-foot radius of the subject property. You are welcome to attend and provide comments regarding this request, if you so desire, or submit them in writing to the email or mailing address below.

If you are uncertain as to the impact or ramifications of this proposal and would like more information; please feel free to call or stop in during regular business hours, between 8 a.m. and 5 p.m., Monday through Friday.

Respectfully,

Syracuse City

Community Development Department
Phone and/or Fax: 801-614-9632
Email: jschow@syracuseut.com

jm



SYRACUSE
EST. CITY 1935

Planning Commission Meeting

March 3, 2015

EXECUTIVE SUMMARY

Item 4b: Title X Amendments-PRD

1. Please find attached the amendments as proposed by Dale Rackham.

Chapter 10.75

PRD – PLANNED RESIDENTIAL DEVELOPMENT

Sections:

- 10.75.010 Purpose.
- 10.75.020 Permitted uses.
- 10.75.030 Conditional uses.
- 10.75.040 Minimum lot standards.
- 10.75.050 Development plan and agreement requirements.
- 10.75.060 Design standards.
- 10.75.070 Street design.
- 10.75.080 Off-street parking and loading.
- 10.75.090 Signs.

10.75.010 Purpose.

The purpose of this zone is to allow diversification in the relationship of residential uses to their sites and permit directed flexibility of site design. Further, its intent is to encourage a more efficient use of the land and the reservation of a greater proportion of common space for recreational and visual use than other residential zones may provide and to encourage a variety of dwelling units that allow imaginative concepts of neighborhood and housing options and provide variety in the physical development pattern of the City. This will allow the developer to more closely tailor a development project to a specific user group, such as retired persons.

The intent of this zone is to encourage good neighborhood design while ensuring compliance with the intent of the subdivision and zoning ordinances. All dwelling units are to be held in private individual ownership. However, the development shall contain common or open space and amenities for the enjoyment of the planned community that are developed and maintained through an active homeowners' association or similar organization with appointed management. [Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-15-010.]

10.75.020 Permitted uses.

The following are permitted uses by right provided the parcel and building meet all other provisions of this title and any other applicable ordinances of Syracuse City:

- (A) Accessory uses and buildings (under 200 square feet).
- (B) Churches, synagogues, and temples.
- (C) Dwelling units, single-family (no more than four units attached).

(D) Educational services.

(E) Household pets.

(F) Private parks.

(G) Public and quasi-public buildings.

(H) Residential facilities for persons with disabilities and assisted living centers. [Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-15-020.]

~~10.75.030 Conditional uses.~~

~~The following may be permitted conditional uses after approval as specified in SCC 10.20.080.~~

~~(A) Day care centers (major).~~

~~(B) Home occupations (minor or major).~~

~~(C) Temporary commercial uses (see SCC 10.35.050) (minor).~~

~~(D) Temporary use of buildings (see SCC 10.30.100(A)(9)) (minor). [Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-15-030.]~~

10.75.040 Minimum lot standards.

All lots shall be developed and all structures and uses shall be placed on lots in accordance with the following standards:

(A) Density: ~~Overall density of six (6) dwelling units per gross acre. The City shall determine the dwelling unit density, building setbacks, and minimum lot size through a development plan based on the specific merits of the proposed development as well as on factors such as recreation facilities, greater open space, landscaping features, fencing type and design, signage, clubhouse provisions, homeowners' covenants, professional maintenance, trails/pathways, and quality of exterior building materials. However, condominium developments shall comply with the Utah Condominium Act, but in no case shall the overall density of the development exceed eight dwelling units per net acre, without recommendation for approval by the Planning Commission and the consent and approval of the City Council.~~

~~The overall density of the development may exceed eight dwelling units per net acre and increase up to a maximum of 12 dwelling units per net acre only after receiving recommendation for approval by the Planning Commission and consent and approval by the City Council. The Planning Commission recommendation and City Council consent and approval, for a developer to exceed eight dwelling units per net acre, shall be subject to the ability of the development plan to meet the following criteria:~~

~~(1) The development area shall be a transitional residential buffer to commercial, industrial, and/or retail zones, as established in the general plan;~~

~~(21) The development shall provide a standard road right-of-way of 60 feet which shall include curb, gutter, and sidewalk improvements;~~

~~(32) The development shall provide a minimum of 35 percent parks and/or functional open common space within the development based on the net acreage of the proposed development;~~

~~(43) The aesthetic and landscaping proposals shall provide a superior residential development and environment for trees and shrubs that break up the look of having the same building style duplicated throughout the development;~~

~~(54) The development shall provide adequate off-street parking area(s), subject to requirements of this chapter and off-street parking requirements as found in Chapter 10.40 SCC; and~~

~~(65) The development design shall include a direct connection to a major arterial, minor arterial, or major collector roadway.~~

(B) Lot width: determined by development plan.

(C) Front yard: 20 feet.

(D) Side yards: a minimum of 16 feet between ~~attached units structures.~~

(E) Rear yard: a minimum of 15 feet.

(F) Building height: as allowed by current adopted building code, ~~with a maximum height of 30 feet to the top of the roof structure and shall be single story buildings.~~

(G) Open space/common space: shall be a minimum 50 percent of the total ~~land area~~acreage, excluding ~~any roadways, buildings, and~~ above-ground City infrastructure. [Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1998; Code 1971 § 10-15-040.]

10.75.050 Development plan and agreement requirements.

(A) Subdivision ordinance requirements shall generally apply to planned residential communities. The developer shall submit a residential development plan of all project phases for City consideration and approval and shall integrate the proposed development plan into a development agreement between the developer and City. The development agreement shall undergo an administrative review process to ensure compliance with adopted City ordinances and standards with approval by the City Council. The developer shall develop the property in accordance with the development agreement and current City ordinances in effect on the approval date of the agreement, together with the requirements set forth in the agreement, except when federal, state, county, and/or City laws and regulations, promulgated to protect the public's health, safety, and welfare, require future modifications under circumstances constituting a rational public interest. ~~The Land Use Authority shall use the submitted development plan and agreement with the design amenities and unique development features and merits of the development to determine overall development dwelling unit density up to a maximum of 12 dwelling units per net acre.~~

(B) A planned residential development must have a minimum of five acres ~~with a minimum of 20 percent of the acreage in common space area excluding required roadways, curbs, and other City infrastructure.~~

(C) The developer shall landscape and improve all open ~~or common~~ space around or adjacent to building lots and and common space and maintain the same through a lawfully organized homeowners' association, residential management company, or similar organization.

(D) The development plan submitted for review shall show the location and building elevations with exterior building materials, size, and general footprint of all dwelling units and other main buildings and amenities.

(E) The development plan submitted for review shall include landscaping, fencing, and other improvement plans for common or open spaces, with the landscaping designed in accordance with an approved theme to provide unity and aesthetics to the project. The plan shall include all special features, such as ponds, fountains, signs, walking paths, inviting entryways, etc., together with a landscape planting plan. ~~Open-Common space and recreational areas~~ should be the focal point for the overall design of the development, with various community facilities grouped in places well related to ~~these open the common~~ spaces and easily accessible to pedestrians.

(F) The proposed development shall show it will not be detrimental to the health, safety, or general welfare of persons residing adjacent to the proposed development.

(G) A planned residential community shall be of sufficient size, composition, and arrangement to enable its feasible development as a complete unit, managed by a legally established owners' association and governed by enforceable, duly recorded CC&Rs. [Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-15-050.]

10.75.060 Design standards.

The Land Use Authority shall approve the required common building theme. The design shall show detail in the unification of exterior architectural style, building materials, and color and size of each unit; however, the intent is not to have the design so dominant that all units are identical. Residential dwellings shall comply with SCC 10.30.020. [Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-15-060.]

10.75.070 Street design.

The Land Use Authority may approve an alternative street design so long as it maintains the City's minimum rights-of-way. The developer shall dedicate all street rights-of-way to the City. [Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-15-070.]

10.75.080 Off-street parking and loading.

For multi-unit developments; on additional off-stree parking shall be provided for each of four dwellings.

Off-street parking and loading shall be as specified in Chapter 10.40 SCC; provided, however, that the City may limit or eliminate street parking or other use of City rights-of-way through the employment of limited or alternative street designs. [Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-15-080.]

10.75.090 Signs.

The signs permitted in this zone shall be those allowed in residential zones by Chapter 10.45 SCC. [Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-15-090.]

10.10.040 Definitions.

~~“Common space” means land area within a development not individually owned or dedicated for public use, for which its design and intended use as an amenity shall be for the direct benefit of the residents in such development. Common space may be either natural or functional as a designed element of a development that has a functionally described and planned benefit. Examples include landscaped areas that provide visual relief, shade, screening, buffering, or another environmental amenity and nature trails, exercise trails, and facilities, e.g., swimming pools, tennis courts, club houses, pavilions, and golf courses.~~ with an amenity whose dedicated purpose is shared equally by all the residents of that community or the public.

“Gross Acreage” means the total land being developed.

~~“Net acreage” means the total land area available for development after excluding 20 percent assigned to the City in the form of roads and other public easements.~~

~~“Net density” means the number of allowable building lots in a zone per net acre. (Example: 8.3 net acres times 3.79 allowable lots in the R-2 zone equals 31.46 allowable lots, or 31 allowable lots rounding down to the nearest whole number (i.e., $8.3 \times 3.79 = 31.46 = 31$).~~

~~“Open space” means any area of land characterized by openness that provides for that portion of the human environment, through dedication to preservation of said openness, in order to enhance urban, suburban, or rural areas, and provide important physical, recreational, conservation, aesthetic, or economic value or assets.~~

~~(1) “Functional open space” means any area of land improved and dedicated for public or private use and designed as an amenity for the benefit of the residents of a development or citizens of the City. Examples include landscaped aesthetic areas, City parks, playgrounds, and ball fields.~~

~~(2) “Natural open space” means any area of land, essentially unimproved and not occupied by structures or manmade impervious surfaces, dedicated or reserved in perpetuity for public or private enjoyment as a preservation of open area.~~

~~(3) “Cluster subdivision open space” means open space, either natural or functional, provided to compensate for the lot size reductions from minimum lot size requirements or increases in overall gross density.~~

~~(4) “Public open space” means open space owned by a public agency, such as the City of Syracuse, and maintained by such agency for the use and enjoyment of the general public.~~

“Open space” means any area of land without human-built structures; such as parks, recreational and natural areas or land not occupied by buildings.



Planning Commission Meeting

March 3 2015

EXECUTIVE SUMMARY

Item 4c. Title X code amendments pertaining to Accessory Structures

Please refer to the following documents:

- Recommended Code Amendments

10.30.10

(B) Lot Coverage of Accessory Buildings, Structures, Parking Spaces. No accessory building, structure, or group of buildings or structures, excluding swimming pools, and no parking space in any residential zone shall cover more than 25 percent of the rear yard space.

(C) Accessory Buildings and Structures.

(1) General Requirements.

(a) No accessory building or structure shall be erected, located, used, or occupied until the erection of the principal use has commenced. No more than two accessory buildings shall be on any lot, unless it contains a minimum of half an acre. Lots with half an acre or more may qualify for approval of a third accessory building by complying with all other applicable requirements of this chapter. No accessory building may be located within a recorded easement unless authorized applicable easement holder has provided written approval by the Land Use Authority. All accessory buildings located in the street sides of corner lots shall comply with SCC 10.30.050 regarding lot and yard regulations for corner lots.

(2) Accessory buildings or structures less than 200 square feet. No aAccessory buildings or structures may encroach into a front or side yard unless if the structure is:

(a) Not larger than 200 square feet, which includes any awnings, carports or other attached features to the accessory structure; and

(b) Not taller than 10-12 feet to the peak of the roof structure; and

(c) Concealed or otherwise located behind a privacy fence of at least six feet in height; and

(d) Located at least 10 feet from the primary structure and located at least three-3 feet from any property lines.

(3) Accessory buildings or structures 200 square feet or greater.

(a) Building Permit Required. Accessory buildings of 200 square feet or

greater shall require approval for a minor conditional use permit and issuance of a building permit. Such accessory building or structure shall conform to requirements of subsection (C)(1) of this section and shall not be greater in size than the footprint of the principal structure.

(b) Approval. Persons desiring to construct accessory buildings shall make application to the Land Use Authority or designee for conditional use approval as outlined in SCC 10.30.100. Application shall include the following submittals:

(i) Site plan showing location of the home, property line setbacks, location of the proposed building, parking spaces, and easements, and buildings on adjacent properties within 50 feet of the proposed accessory building. Elevation drawings showing the roof structure, type of material and design finish of the building, and building structure measurements.

(c) Design. The design, roof pitch, height, and footprint colors and/or materials of accessory buildings shall blend aesthetically with the principal building's architecture and design. materials.

(d) Setback Requirements. Shown in Exhibit 10.03.10 and listed below are the following setback requirements developed to regulate the negative impact accessory structures can have within a development:

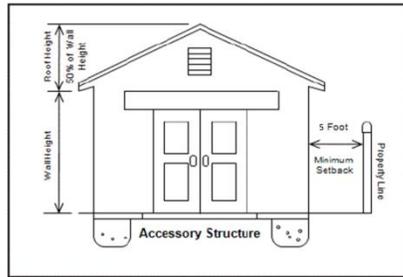
(i) Minimum Setback. In no case shall an accessory building, regardless of size, be any closer than three-five feet to any property line.

(ii) Minimum setback shall increase one foot for every foot over 10 feet in wall height, as measured from the main floor to the top exterior wall plate.

(ii) Walls. Accessory buildings 200 square feet or greater and exceeding 10 feet in height, as measured from the main floor to the top exterior wall plate, shall increase the three foot minimum setback requirement from property line by one foot for every one foot of height above 10 feet.

(e) Roof. Roof Height.— The roof

height on an accessory structure shall not exceed fifty (50%) percent of the wall plate height for a single story structure, as measured from the final grade to the highest point on the roof.



~~that exceeds 50 percent of the wall height, as measured from the top exterior wall plate to the highest point on the roof, shall increase the three-foot minimum setback requirement from property line by one foot for every one foot of height above the 50 percent requirement.~~

(f) Two Story Accessory Structures. Accessory structures which exceed one story in height shall only be permitted as follows:

- (i) Lots greater than 15,000 sq. ft.;
- (ii) A minimum of 10 feet from any rear or side lot line;

(iii) Maximum height shall not exceed the height of the primary dwelling structure, or 30 feet, whichever is less;

(g) Corner Lot. An accessory building located on the street side of a corner lot shall comply with SCC 10.30.050.

(D) Other Structures. In no case shall an accessory building be constructed within six feet of a primary structure or within six feet of any ~~structure—building~~ 200 square feet or greater. Maximum Height Limitations. No maximum height regulations, as stated in this title except for specified exceptions, shall apply to prevent the construction of penthouse or roof structures for the housing of elevators, stairways, tanks, ventilating fans, or similar equipment required to operate and maintain the buildings, and fire or parapet walls, skylights, towers, steeples, flagpoles, chimneys, smoke stacks, water tanks, television masts, silos, or similar structures above the stated height

limits; provided, that no space above the height limit shall provide additional floor space.

(E) Additional Height Allowed. Public buildings or structures and churches authorized in a zone may be erected to any height provided the building is set back from each otherwise established setback line at least one foot for each additional foot of building height above the normal height limit required for the zone in which the building is erected.

(F) Satellite Dish Antennas. For the purpose of this title, satellite dishes may be located on any residential structure or in the rear yard as accessory structures.

(G) Swimming Pools. Any structure intended for swimming, recreational bathing, or wading that is over 24 inches deep shall require a building permit. The provisions of the adopted International Residential Building Code, Appendix (G), adopted by the City Council, shall govern the design and construction of swimming pools, spas, and hot tubs installed in or on the lot of a one- or two-family dwelling. All such pools in any residential zone shall be accessory uses and comply with the following conditions and requirements:

(1) It shall not be located closer than eight feet to any property line.

(2) The swimming pool shall be walled or fenced to at least six feet in height to prevent uncontrolled access by children from adjacent properties.

~~(2)~~(3) Hot tubs equipped with a listed safety cover shall be exempt from the fencing requirements.[Ord. 11-02 § 1 (Exh. A); Ord. 10-02 § 1 (Exh. A); Ord. 09-16 § 1 (Exh. A); Ord. 09-10 § 1 (Exh. A); Ord. 08-11 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Ord. 04-04; Ord. 03-18; Ord. 03-08; Code 1971 § 10-6-010.]

10.30.50

(F) Installation of landscaping. Within one year of final inspection and or the issuance of a certificate of occupancy, front and side yard landscaping shall be substantially complete upon all residential lots.



Planning Commission Meeting

March 3, 2015

EXECUTIVE SUMMARY

Item 4d- Title X code amendments pertaining to the Land Use Matrix.

Please refer to the following documents:

- Proposed code amendments

