



# Syracuse City Planning Commission Meeting July 5, 2016

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

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## Regular Meeting Agenda

### PLANNING COMMISSIONERS

#### CHAIR

Ralph Vaughan

#### VICE CHAIR

Dale Rackham

T.J. Jensen  
Curt McCuiston  
Greg Day  
Troy Moultrie  
Grant Thorson

1. **Meeting Called to Order**
  - Invocation or Thought by Commissioner **McCuiston**
  - Pledge of Allegiance by Commissioner **Thorson**
  - Adoption of Meeting Agenda
2. **Meeting Minutes**  
June 21, 2016 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. **Master Planned Community Zone Creation**, brief presentation by Director Mellor
5. **Public Hearing, Subdivision Amendment**, San Melia property located at 1025 S 2200 W
6. **Public Hearing, Code Amendment**, Title 10.30.50 regarding Yard Encroachment
7. **Code Enforcement Regulation Updates**, Title 10.04.030 regarding parking vehicles, trailers, boats in side and back yards
8. **Adjourn**

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## Work Session

1. **Department Business**
  - a. City Council Liaison Report
  - b. City Attorney Updates
  - c. Upcoming Agenda Items
2. **Discussion Items**
  - a. Open Space PRD Ordinance Revision (Percentages & Direct Road Connections)
  - b. Master Planned Community Zone Creation Discussion
3. **Commissioner Reports**
4. **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

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# PLANNING COMMISSION REGULAR MEETING AGENDA

July 5, 2016

## Agenda Item # 2

## Meeting Minutes

June 21, 2016 Regular Meeting Minutes

### Suggested Motions:

#### Grant

I move to **approve** the meeting minutes dated ... for the regular meeting and work session planning commission meeting, as amended...

#### Deny

I move to **deny** the meeting minutes dated ... for the regular meeting and work session planning commission meeting with the finding...

#### Table

I move to **table** the meeting minutes dated ... for the regular meeting and work session planning commission meeting until ...

Minutes of the Syracuse Planning Commission Regular Meeting, June 21, 2016

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on June 21, 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  
TJ Jensen  
Curt McCuiston  
Troy Moultrie  
Grant Thorson
- City Employees: Noah Steele, Planner  
Royce Davies, Planner  
Paul Roberts, City Attorney  
Stacy Adams, Commission Secretary
- City Council: Councilman Mike Gailey
- Excused: Commissioner Rackham  
Commissioner Day
- Visitors: Spencer Brimley

[6:03:50 PM](#)

1. **Meeting Called to Order:**

Commissioner Moultrie provided an invocation. The Pledge of Allegiance was led by Commissioner McCuiston.

[6:05:07 PM](#)

COMMISSIONER JENSEN MADE A MOTION TO ADOPT THE PLANNING COMMISSION AGENDA FOR JUNE 21, 2016 MEETING. THE MOTION WAS SECONDED BY COMMISSIONER MCCUISTION. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

[6:05:37 PM](#)

2. **Meeting Minutes:**

**June 7, 2016 Regular Meeting & Work Session**

COMMISSIONER JENSEN MADE A MOTION TO APPROVE THE REGULAR AND WORK SESSION MEETING MINUTES FOR JUNE 7, 2016. THE MOTION WAS SECONDED BY COMMISSIONER MOULTRIE. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

[6:06:20 PM](#)

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.

[6:06:25 PM](#)

None

[6:06:50 PM](#)

4. **Adjourn**

COMMISSIONER JENSEN MADE A MOTION TO ADJOURN INTO WORK SESSION IN THE CONFERENCE ROOM. COMMISSIONER MCCUISTION SECONDED THE MOTION. ALL WERE IN FAVOR

\_\_\_\_\_  
Ralph Vaughan, Chairman

\_\_\_\_\_  
Stacy Adams, Commission Secretary

Date Approved: \_\_\_\_\_

## Minutes of the Syracuse Planning Commission Work Session, June 21, 2016

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Minutes of the Syracuse City Planning Commission Work Session held on June 21, 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 Greg Day Troy Moultrie Grant Thorson
City Employees:	Noah Steele, Planner Royce Davies, Planner Paul Roberts, City Attorney Stacy Adams, Commission Secretary
City Council:	
Excused:	Commissioner Rackham Councilman Mike Gailey
Visitors:	Spencer Brimley

[6:12:32 PM](#)

1. **Training Video (David Church OPMA 30 mins) Provided by CED Director Mellor**

[https://www.youtube.com/watch?v=kypp7wv\\_1AU](https://www.youtube.com/watch?v=kypp7wv_1AU)

Planner Steele discussed future trainings and ideas and asked Commissioners for training topics would like to be addressed.

[6:44:45 PM](#)

2. **Department Business:**

[6:44:50 PM](#)

**a. City Council Liaison Report**

Councilman Gailey was not present. Commissioner Vaughan asked if staff received any communication from him on items to be brought forward to them. Planner Steele stated hadn't heard from Councilman Gailey besides giving them the green light to discuss the items on the agenda tonight.

[6:45:56 PM](#)

**b. City Attorney Updates**

City Attorney Roberts stated no updates for them.

[6:46:03 PM](#)

**c. Upcoming Agenda Items**

Planner Steele stated staff has received a Plat Amendment application for San Melia and have a lot of concept plans working on but are in between concept and preliminary stage at this point. Planner Steele stated City Council accepted a petition for Annexation at their last meeting, Woodside Homes is purchasing a large track of land in Syracuse and will be working on a potential new zone depending on the Council approval and staff will be working on soon. Staff spoke with Ivory Homes today about the Simpson property that had a recent zone change, a lot of stuff going on and staff is busy, there is going to be a lot of home development.

[6:47:49 PM](#)

3. **Discussion Items:**

**a. Open Space PRD Ordinance Revision**

Planner Steele stated took comments from last meeting about really protecting the City to ensure that don't have the spider web or spaghetti bowl and to allow developers to include clubhouses in the acreage and possibly have some sort of point system for superior amenities, also increasing the common space percentage and also increasing the open space percentage.

[6:49:03 PM](#)

Commissioners and staff discussed Open space/Common space ordinance revision:

**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 dwelling units per gross acre.

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

~~(2) Open space/common space shall be a minimum 50 percent of the total land area, excluding roadways, buildings, acreage and excluding any above ground City infrastructure. Of that 50 percent, 30 percent shall be in open space and 20 percent~~

64 in common space;

65 (2) A minimum of **20%** of the gross acreage of the project shall be developed as common space. Common space areas  
66 shall:

67 i. be landscaped by the developer with turf, trees, shrubs, ground cover, amenities, and an automatic sprinkling system  
68 unless part of an environmental/natural area which is to be preserved.

69 ii. be equally accessible and distributed for all residents of the **community**.

70 iii. be generally contiguous, not a collection of remnants.

71 iv. create an open atmosphere where development does not feel overly intense.

72 v. not include required front, side, and rear, yard areas towards common space acreage

73 vi. be held in common and administered by an active homeowners association

74 vii. be permanently restricted from future development

75 viii. include multiple amenities from the following list: club house, tennis court, pickleball court, basketball court,  
76 playground, community garden, picnic shelter, swimming pool, park benches, walking trails, outdoor exercise  
77 equipment, dog park, or splash pad. City council must approve all proposed amenities and may approve an amenity not  
78 included in this list.

79 ix. include approved amenities in each segment of common area, landscaping alone does not qualify a segment as  
80 common space.

81 [7:04:51 PM](#)

82 Commissioner Jensen stated wanted to bring up another item in the PRD ordinance, the way they wrote the PRD  
83 ordinance as he understood it was they wanted to require a roadway access to an arterial and doesn't think the language  
84 is saying that because a developer is thinking they just need to connect to the arterial but don't need to connect a road.  
85 Planner Steele stated they will be crossing this bridge soon. Commissioner Jensen asked the Commissioners if want a  
86 street connection to the arterial and if so does it need to say that in PRD language. Planner Steele stated in general with a  
87 broad brush in planning terms want to group the most dense areas closer to the services, grocery stores, libraries, etc.  
88 and then if they do have a higher intensity footprint for traffic counts want them to be closer to the arterial roads so are not  
89 going through the single family neighborhoods and creating traffic problems and so that was probably the intent of being  
90 connected to an arterial is coming from but with the application they are going to have before them, Jackson Court, they  
91 are going to be part of another HOA that already has access to an arterial.

92 [7:06:11 PM](#)

93 City Attorney Roberts stated it would probably be better to discuss this later when the application is before them  
94 would hate to talk about it before them it is not really appropriate. Commissioner Jensen stated he didn't want to nail a  
95 specific developer just wanted to make sure the Planning Commission's intent was clear and make sure the language is in  
96 there and thinks the Planning Commission understood were talking a street connection not talking land connection talking  
97 street connection but if the language isn't tight enough and doesn't specifically say that this would be their opportunity to  
98 clarify that. Commissioner Vaughan stated they are joining another HOA probably for management but this is a free  
99 standing development and has to stand on its own because if they have excess acreage open space, common space.  
100 City Attorney Roberts stated again would recommend not discussing it they don't have an application before them and it  
101 wouldn't be fair to the developer to have a discussion when they are not present and able to participate. Commissioner  
102 Jensen stated just wanted to make sure the language is there. Commissioner Vaughan stated hypothetically if an  
103 applicant was going to merge with another place and that other development was designed and passed under different  
104 standards if 2 were merged and the other one had more excess space and open space or common space would there be  
105 a way to tighten this up to make sure what are doing right now is not diluted by the addition of a merged project. Planner  
106 Steele stated it is in section A, 5 and staff was charged with looking at open space but it is under A, density so think in a  
107 certain extent it is within the same section. Commissioner Jensen stated he would like to see it say 'direct street  
108 connection'. Planner Davies stated it might be worth looking into what that allowable density is now, currently with that  
109 type of land area still probably couldn't reach the maximum allowed density in PRD so currently what are seeing in PRD's  
110 is basically developers going for the maximum allowed density with a single family home type situation and are roughly at  
111 an R-3/R-2 density so maybe something to consider is it significantly more impactful than what is already allowed for  
112 zoning which doesn't require a direct connection to an arterial road. Commissioner Day stated Syracuse has 60 foot right  
113 of ways and our streets have a huge amount of capacity and are really underutilized and is hard pressed to think that a  
114 PRD would really over capacitate much of the local streets but don't see a lot of huge PRD's coming in and if that were  
115 the case maybe would have an issue but the streets are really wide. Planner Davies stated the most dense that currently  
116 allow is 4 attached units but if someone came in and wanted to do 4 row houses or whatever with the garage  
117 requirements and extra parking requirement and open space requirement as well don't think it is likely but would need a  
118 calculation on it to figure it out for sure to see how different it is from what is currently allowed, could understand if it was a  
119 really high density then would want to make sure it was connected directly to an arterial but if not much higher density  
120 than what an R-3 would allow there needs to be kind of a rational nexus for requiring that verses not requiring it in an R-3.  
121 Planner Steele stated since the broad brush they want PRD's to be closer to services and in reality 6 units per acre isn't  
122 exactly a very dense land use anyway but what if instead of saying having a direct connection what if gave it a distance to  
123 the arterial like within 500 feet of an arterial. Commissioner day stated if it is not close to services it shouldn't be rezoned  
124 to PRD and so the decision should be based off the property in a location that fits what an overall policy of the General  
125 Plan should be and then work through those sorts of details. Think that direct connection when the policy was made was  
126 really because wanted one location and a deal going on and that was to really restrict it to 1 or 2 properties but think if  
127 don't want to zone it PRD then don't zone it PRD and take it into account on the property. Commissioner Jensen stated

128 the main thought and there were several Commissioners involved in that decision but wanted to make sure that the traffic  
129 from the PRD was not going through a neighborhood and wanted it to dump onto at a major connector that was the point  
130 at the time that is why the language is the way it is, it didn't say direct street connection but from his perspective that was  
131 the intent.

132 [7:11:47 PM](#)

133 Planner Steele stated are they wanting to change the language or striking the language. Commissioner Jensen  
134 stated should change the language to direct street connection to make it absolutely clear that is what they want if that is  
135 what they want. Commissioner McCuiston stated everything is going to connect to a street. Commissioner Day stated is  
136 just on the other side of it. Commissioner Moultrie stated thinks should look at it case by case as well how many units are  
137 going in there and the impacts, not everything fits into a square boxes sometimes have to look to see what makes sense.  
138 Planner Steele stated they could change it to a number or a number of units have to have a direct connection to a street.  
139 Commissioner Jensen stated if are going to try to make it fluffy could say unless otherwise approved by the Planning  
140 Commission. Commissioner Day stated could tie it to a traffic report get a professional to give an opinion that might be  
141 something that would work. Commissioner Moultrie stated number of units wouldn't be bad either no more than 25 or  
142 something. Planner Steele stated just need to identify the threshold of how many units wouldn't create a significant impact  
143 so it is not just a guess and like that idea of basing it off a professional report. Planner Steele stated could say  
144 development design shall include a direct connection unless traffic report proves otherwise. Commissioner Thorson stated  
145 that isn't going to tell you whether it makes it, if live in a neighborhood and they do a traffic report that says there are going  
146 to be 300 extra cars doesn't say it is a yay or nay it says your life is going to suck. So it could say there needs to be a turn  
147 lane to make traffic move and need to upgrade the roads so don't fall apart and are going to have 2 more kids every 5  
148 years die it can say things like that but it can't say whether should do it or not. Commissioner Thorson stated is hard  
149 pressed to interpret it any other way than a road connection but if need to add those words then wouldn't. Commissioner  
150 McCuiston stated could give a level of service required but that should be in the code anyways and that sort of traffic  
151 report would tell us. Commissioner Thorson stated don't think the whole neighborhood and existing neighbors should  
152 have to deal with against traffic getting through it and should have a way to get to a road. Commissioner Jensen stated  
153 hate to put it rudely but if a developer really wants a PRD that badly that is the price they pay for getting a PRD.  
154 Commissioner Thorson stated the hard part is asking him what he wants on his broccoli and doesn't want broccoli so  
155 would leave it there and make it hard. Commissioner Vaughan stated capacity is an important thing and think one of the  
156 things there might particularly be a project bumps up another adjacent property and they do have street access would be  
157 a shame to have road standards inside a development that are looking at right now that feeds into another development  
158 that has a smaller street standard than what the current street standard is and think that is unfortunate and that is in  
159 several places in Syracuse and one down the street where the street access onto 2000 W is one of the narrowest streets  
160 in town and runs all the way to Bluff. Planner Steele stated so just leave the street connection. Commissioner Vaughan  
161 stated yes. Commissioner Jensen stated as long as everyone is clear what is meant on that that is the main thing.  
162 Commissioner Thorson stated doesn't know how could connect a roadway without connecting the roadway it doesn't  
163 mean a right of way connection it means a road connection. Commissioner Jensen stated was thinking a trial connection.  
164 Commissioner Thorson stated it says roadway connection or major collector roadway. Commissioner Jensen stated it  
165 says connect to doesn't say what connecting to. Commissioner Thorson stated would interpret roadway to apply to all 3 of  
166 those items. Planner Steele stated there are a lot of roads in the City that would not qualify as an arterial or a collector.  
167 Commissioner Jensen stated the thought was at the time want them on 1000 W, 2000 W, 3000 W, 1700 S and 2700 S  
168 those are the collectors and don't think there are any roads or a road in between the mile blocks.

169 [7:18:04 PM](#)

170 Planner Steele stated to summarize is going to clarify community and what that means, public part of the community  
171 and the whole City or just that development. HOA managed or clarify whether or not HOA or City managed. Require that  
172 the amenities in open space be installed with each phase within 4 months or something to that effect. Commissioner  
173 Moultrie stated with a clubhouse if the development is 50% done think the clubhouse should be completed first.  
174 Commissioner McCuiston stated they will do that just to sell houses anyway. Daybreak built the entire lake before they  
175 did anything else just to draw people in, amenities is what makes people buy homes.

176 [7:19:21 PM](#)

177 Commissioner Day asked if this goes to the City Council for review. Commissioner Thorson stated the Commission  
178 will approve it and then send it to them. Planner Steele stated if want to see this in the next Regular meeting could or  
179 bring it to work session again next time. Commissioner Vaughan stated bring it bac k to work session next time.

180 [7:19:56 PM](#)

181 **b. Text Amendment 10.30.050 Yard Encroachment**

182 Planner Davies stated continuing their discussion from last time with a few minor changes, changing the width on the  
183 encroachments to 15 feet in width so not any deeper than currently allow. The current allowance is about 8 feet which is a  
184 bay window width and have had developers complaining that it doesn't work for them. Planner Steele stated thinks there  
185 might have been a little bit of misunderstanding last time with the 8 feet projecting from the house and want to clarify that  
186 it is not from the house into the setback but the width, the max it can go into the setback is 2 feet but this would be how  
187 wide say a bay window would be and a lot of bay windows and things like that are a little wider than 8 feet. Planner Davies  
188 stated the dimensions make a big difference because an 8 foot cantilever. Commissioner Jensen stated but decks and  
189 stuff that does go farther than 2 feet. Planner Davies stated with a deck can go 10 foot into the backyard or front yard and  
190 that is the second section there. Clarified that the side yard distance between 2 primary structures shouldn't be less than  
191 10 feet so it is good to clear in the code. Commissioner Jensen stated applies to these sections but really doesn't want

192 anything in the side yard 3 feet don't care what it is because have an 8 foot minimum on an R-3 and so 3 feet of the 8 feet  
193 is plenty and if can't fit their 42" deck on the side because are right at the 8 foot setback that is there problem. Planner  
194 Davies stated currently the side yard the maximum is 2 feet. Commissioner Jensen stated below says can encroach and  
195 talks about keep the 10 feet between structures but that can be flexible because the first owner comes in and does 6 feet  
196 then the second owner has 0 feet. Planner Davies stated but code doesn't allow any more than the 2 feet. Commissioner  
197 Jensen stated unless are doing a deck. Planner Davies stated the decks cant encroach into the side yard anyway.  
198 Commissioner Jensen stated looking at it actually could. Planner Davies stated the code does say rear yard and side  
199 yard, so can specify that in that section and just make sure to say that. Commissioner Jensen stated was jumping ahead  
200 but as far as the width of the cantilevers the side yard bothers him a bit but the rear yard if it is 2/3 of the structure or  
201 something don't think need to specify 15 feet if it is the rear yard it could be the entire width of the rear yard as far as he is  
202 concerned but some people may not want to go that far but the concern at the time is don't want the encroachment and  
203 really for the side yards and the front yards it is a bigger deal but for the rear yard it's not such a big deal and so don't  
204 know if want to break it down like that. Planner Davies stated could make it the full width of the house had an application  
205 recently that was the full width of the house, 2 feet out and they basically had to move the house up. From a Planning  
206 perspective it is 2 feet and especially on the back of the house are not having a whole lot of difference in streetscape from  
207 a public perspective maybe backyard neighbors don't know if that would be a concern, honestly don't check out my  
208 neighbors cantilevers. Commissioner Jensen stated the once place that might come into play is the driveway from the  
209 garage so couldn't encroach into the driveway or something. Commissioner Vaughan stated would it be a fair statement  
210 that this Commission is interested in not loosening the standards for encroachments if anything are more of the feeling to  
211 tighten or greatly restrict encroachments into those setback area. Commissioner Moultrie stated when it comes to covered  
212 patios need to loosen those a little bit think they are way too tight, there are so m any small lots half of his neighbors can't  
213 even cover their patios because it is a 20 foot requirement and not having posts into the ground, think 10 feet should be  
214 plenty, if they don't have footings and foundations the patio is going to sink and then have an issue. Commissioner Day  
215 stated would like to get feedback from some of the builders and see what their current architectural. Commissioner  
216 Moultrie stated a lot for the builders are upset because they can't go very far and a lot of contractors are upset because  
217 they can't put covered patios on homes here in Syracuse because of the setbacks. Commissioner Jensen stated the code  
218 flat out says cannot extend closer than 20 feet to the required rear yard line that is the hard number and do they want to  
219 reduce that number. Commissioner Vaughan stated they can put a covered patio on if they design the footprint of their  
220 building differently. Commissioner Jensen stated the minimum rear yard setback is 20 feet. Planner Davies stated so the  
221 issue is because the standard or standard as the majority so have R-1, R-2 those ones all have a 30 foot rear yard  
222 setback so going to 20 feet from the property line means can encroach 10 feet into their rear yard setback. R-3 has a 20  
223 foot rear yard setback so that is the limit 20 foot from the property line couldn't have a covered patio. So anyone who is in  
224 R-3 who is built to the setback which seems to be more and more common. Commissioner Jensen stated that would  
225 apply to Cluster or PRD. Planner Davies stated exactly and that is a whole different animal if have basically a pad that is  
226 just the property lines around the house but in the case of an R-3 think have a situation where the 20 foot rear yard is the  
227 20 foot required setback for the covered patio so basically it is like the back of your house is as far as could extend a  
228 covered patio which means can't have one. What suggested here is to allow decks to encroach into 10 feet of that so  
229 allows people to just cover the deck and allow them to encroach 10 feet into the R-3 that doesn't change anything for R-1  
230 and R-2 they would still just be 20 feet from the rear property line. In the case of an R-3 it would be 10 feet from the rear  
231 property line to allow them to cover the deck which is allowed to go 10 feet out. Commissioner Vaughan asked how would  
232 define that covering free standing pergolas. Planner Davies stated it depends on if it is attached to the house or not  
233 because that is what is talking about. Commissioner Vaughan stated was referring to free standing so there are ways to  
234 achieve coverage in a backyard. Planner Davies stated to an extent except it has to be, if it becomes a roof structure then  
235 it needs to be 6 feet from the house. Commissioner Vaughan stated there are issues and always someone who pushes  
236 the envelope particularly on new construction, the new home owner that is coming in that is going to try something verses  
237 the guy that has been there 10 years already. Commissioner McCuiston stated make it 10 foot all the way around.  
238 Planner Davies stated they could do that as well and the issue that allow the decks to go out 10 feet so if only allow 7 feet  
239 then have like 3 feet of uncovered deck potentially. Commissioner Jensen stated in code it says the deck or covered patio  
240 cannot cover more than 33% of the total structure and in an R-3 they are gonna lose that so could only have 21 feet worth  
241 of deck. Commissioner Jensen stated this was before his time on the Planning Commission back in 2005/2006 and  
242 previous administration and they were really trying to keep the backyards open for views that was part of their argument  
243 having the lots structured back there then it kind of destroys that sense of open space even if have a fence between 2  
244 neighbors of course these days with vinyl fence can't even see neighbor yard anyways where could with chain link.  
245 Commissioner Moultrie stated have trees also. Planner Steele stated he can see how they wanted to protect the views as  
246 well. Commissioner Jensen stated if we're going to lower the 10 feet to 8 feet or something and then the full width that is  
247 12 feet between the fence and whatever, 10 feels tight especially for a rear yard right at the rear setback. The builders  
248 have 8,000 square feet to work with so with a 1500 square foot house may not be right up against the rear setback all the  
249 time especially when a developer tries to minimize the front with then can maximize the use the road rather than try to  
250 make a wide lot that is not very deep want to make a deep lot that is not very wide so have more people use the same  
251 road. Planner Steele stated could do zero percent of the total width and 15 feet from property line. Commissioner Moultrie  
252 stated have 8 feet on the side and people plant trees all along their back yard cause want privacy. Commissioner Jensen  
253 stated instead of specify in 10 feet could say cannot encroach more than 33% into the rear setback, so an R-1 could  
254 encroach 10 feet. Commissioner Moultrie stated that would be pointless on half of his neighbor across the street.  
255 Commissioner Thorson stated like the way it is proposed right now. Planner Davies stated regarding the view thing as  
256 long as it is open on 3 sides they don't have it walled out then have views a little bit. Commissioner Thorson stated would

257 like to recognize the irony that the very first thing that people do when they build outdoor space is try to make it indoor  
258 space. Commissioner Thorson stated he likes the way it is proposed. Commissioner Vaughan stated is there anyone that  
259 disagree with that or would like to see it more or less. Commissioner Jensen stated he likes 8 foot it is actually 7.33 for 1/3  
260 is rounding up and being nice. Commissioner Vaughan stated how many like Commissioner Jensen's idea on that as  
261 opposed to Commissioner Thorson's, 10 foot or 8 foot. Commissioner Vaughan asked if this was brought to them for an  
262 action item to make a decision on it, could they live with what they see in red right now. Commissioner Moultrie stated  
263 would like to change the 33% to 75%. Commissioner Day stated the applications staff is receiving are they seeing 33% or  
264 what is staff seeing. Planner Davies stated he just had one today and want a 20 foot deck. Commissioner Thorson stated  
265 they can have uncovered the full width. Planner Davies stated yes they can go all the way out. Commissioner Thorson  
266 stated but with a covered deck are limiting to 20 foot covered deck. Commissioner Day asked from what staff is seeing is  
267 that okay with what people are submitting. Planner Davies stated the majority of the reviews he is doing are less than 50%  
268 but are usually around 40-45%. Commissioner Jensen stated 10.30.050, 2 says 'Unsupported cornices, eaves, gutters,  
269 and terraces may project 10 feet into any required front, rear, or side yard' would want to change that to 10 feet of front  
270 and rear and 3 feet in side yard. Commissioner Thorson stated would just get rid of side yard. Commissioner Vaughan  
271 asked staff if would bring this back on the next regular meeting agenda.

272 [7:37:00 PM](#)

273 Commissioner Vaughan stated for the information for the Commission this item came up under Council member  
274 comments under the last meeting and they had a brief discussion about it and was asked to come forward to give an  
275 opinion on it and told them were happy to do that ever the Council would like but would sure be nice if the Council could  
276 give them an idea if want it loosened, tightened or left alone and they said they might discuss that so at this next meeting  
277 now have this if Director Mellor happens to mention to certain people on there what the Commission is talking about here  
278 might be able to get the Council completely on board before the next Commission meeting.

279 [7:42:25 PM](#)

280 **4. Commissioner Reports**

281 Commissioner McCuiston stated nothing to report. Commissioner Day stated wanted to bring up one thing, would  
282 there be any way that they could have one meeting a month for Planning Commission and wanted to bring it up as an  
283 item for discussion. Planner Steele stated knows their beloved sister City of Clearfield does one meeting a month.  
284 Commissioner Vaughan stated like tonight where there were no regular agenda items. Commissioner Thorson stated if  
285 don't have 2 or 3 items on an agenda and are still within the review period to look at stuff that lump them to one meeting.  
286 Commissioner Day stated like the items in work session tonight could discuss them another night and not waste staff's  
287 time. Commissioner Jensen stated there have been meetings before where it felt like the agenda was too light but the  
288 only time would skip a meeting is when have an application is how it has been done in the past. Planner Steele states  
289 maybe could say if don't have any business items then wouldn't have a meeting. Commissioner Day stated the low  
290 hanging fruit where isn't anything the citizens need from them. Commissioner Jensen stated or something from City  
291 Council. Commissioner McCuiston stated said had nothing on the agenda and it still took us 2 hours, it is more of a time  
292 management problem. Commissioner Day stated he would just like to encourage that so are not expending resources.  
293 Commissioner Jensen stated that is up to the Chairman and staff. Planner Steele stated he likes that idea of low hanging  
294 fruit. Commissioner Vaughan stated it is an excellent idea. Planner Davies stated they could set a threshold and could say  
295 only have 2 items on the agenda this time unless something majorly pressing and could be the Chairman's call.  
296 Commissioner Jensen stated if there is an application would say yes if it is just code discussion and the City Council isn't  
297 burning for it then skip it. Commissioner Vaughan stated if the public needs to be served then hold a meeting if it is  
298 internal then judgment call. Commissioner Moultrie stated they need to be more time efficient and have a lot of dead time  
299 they limit the audience and should limit the Commissioners as well; 3 minutes and think should be able to speed up the  
300 process for citizens as well as staff's time they only can work so many hours per week. Commissioner Thorson stated  
301 noting to report. Commissioner Jensen stated the Davis County Active Transportation Committee met last week. Also  
302 attended the Chamber of Commerce meeting today and Randy Jefferies talked about 2000 W, SR-193 and West Davis  
303 Corridor.

304 [7:57:35 PM](#)

305 **5. Adjourn**

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



# PLANNING COMMISSION REGULAR MEETING AGENDA

July 5, 2016

Agenda Item #4

**Creation of new Master Planned Community Zone**

**Presented by CED Director Brigham Mellor**

### *Factual Summation*

The City Council has directed staff and the Planning Commission to create a land use tool that will ensure quality development while allowing the needed density flexibility for a proposed large acreage community. The developer of the proposed community has submitted an annexation request for approximately 200 acres on the southwest border of the city near Stillwater Estates and the Council has toured a development similar to what is being proposed. The Council has found that this development may provide substantial benefit to the city and would like the Commission to explore a new zone that can accommodate this type of development.

### **Discussion in Work Session**



# PLANNING COMMISSION REGULAR MEETING AGENDA

July 5, 2016

Agenda Item #5

Subdivision Amendment 1025 South 2200 West

### *Factual Summation*

Please review the following information. Any questions regarding this agenda item may be directed to Royce Davies, City Planner.

Location: 1025 South 2200 West  
Current Zoning: R-2  
General Plan: R-2  
Total Subdivision Area: 1.408 Acres

### *Summary*

The applicant has requested approval of a 2 lot amendment to a subdivision known as San Melia in the R-2 Zone. The dimensions of these lots are as follows:

Lot	Zone	Lot Size (R-2 10,000 Sq. Ft. Min.)	Lot Width (R-2 85 Ft. Min.)	Existing Structures to Remain
19	R-2	24,781	140	Home
20	R-2	15,311	97.20	None

As is shown, all proposed lots meet the minimum lot dimension requirements in the R-2 Zone. The main intent of the amendment is to rectify an issue with the previously recorded plat and move the western property line of lot 19 to the west approximately 20 feet.

### ***Suggested Motion Language***

Approval – “I move the Planning Commission recommend that the City Council approve the request of Andy Hubbard for a 2 lot subdivision amendment to the San Melia Subdivision consisting of 1.408 acres on property located at 1025 South 2200 West in the R-2 Residential Zone.”

Table – “I move the Planning Commission continue the request of Andy Hubbard for a 2 lot subdivision amendment to the San Melia Subdivision consisting of 1.408 acres on property located at 1025 South 2200 West in the R-2 Residential Zone until (give date) based on the following findings:

1. (list findings)”

Denial – “I move the Planning Commission recommend that the City Council deny the request of Andy Hubbard for a 2 lot subdivision amendment to the San Melia Subdivision consisting of 1.408 acres on property located at 1025 South 2200 West in the R-2 Residential Zone based on the following findings:

1. (list findings).”

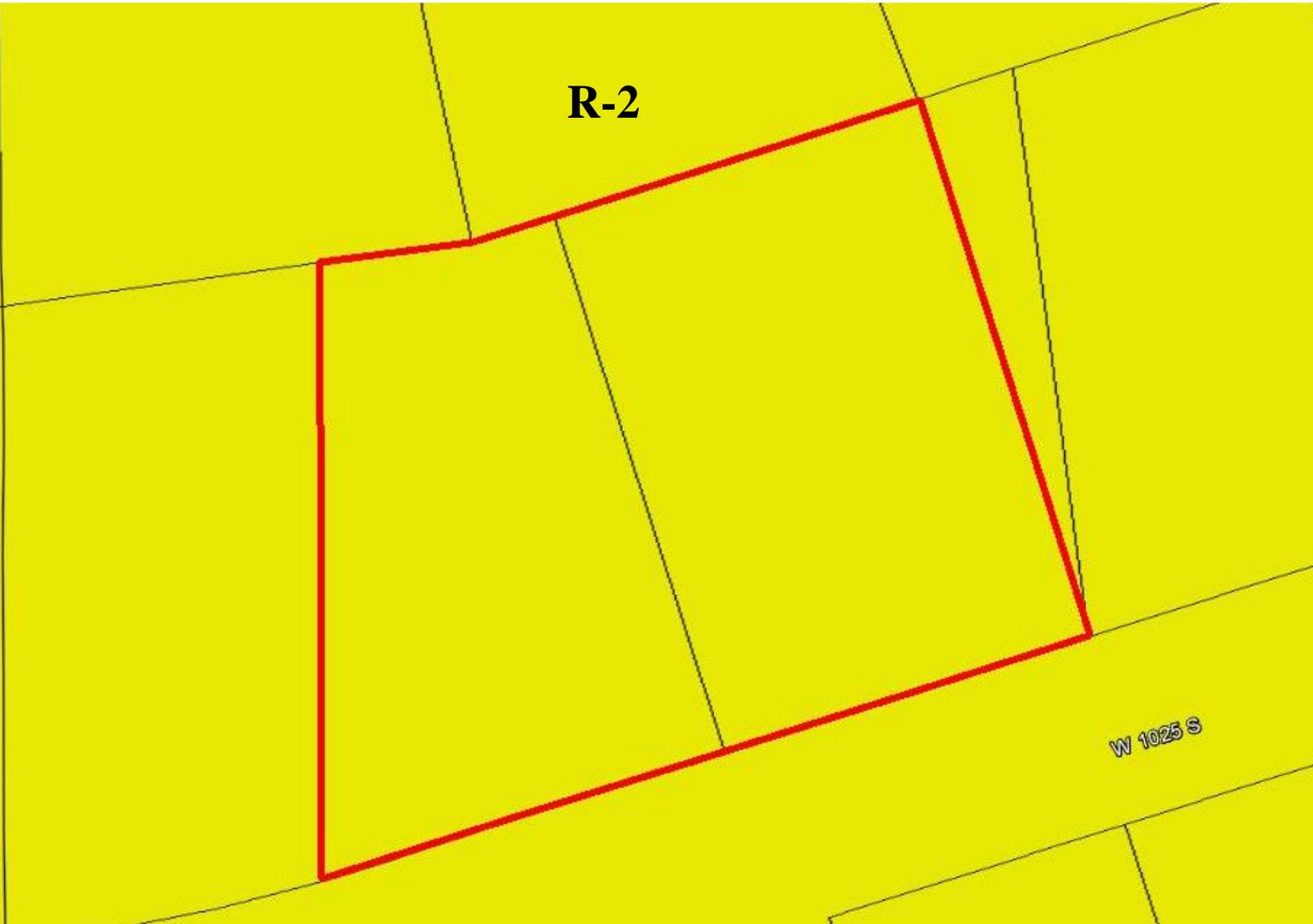
### ***Attachments:***

- Aerial Map
- Zoning Map
- General Plan Map
- Subdivision Plat
- R-2 zoning ordinance
- Minor subdivision review ordinance

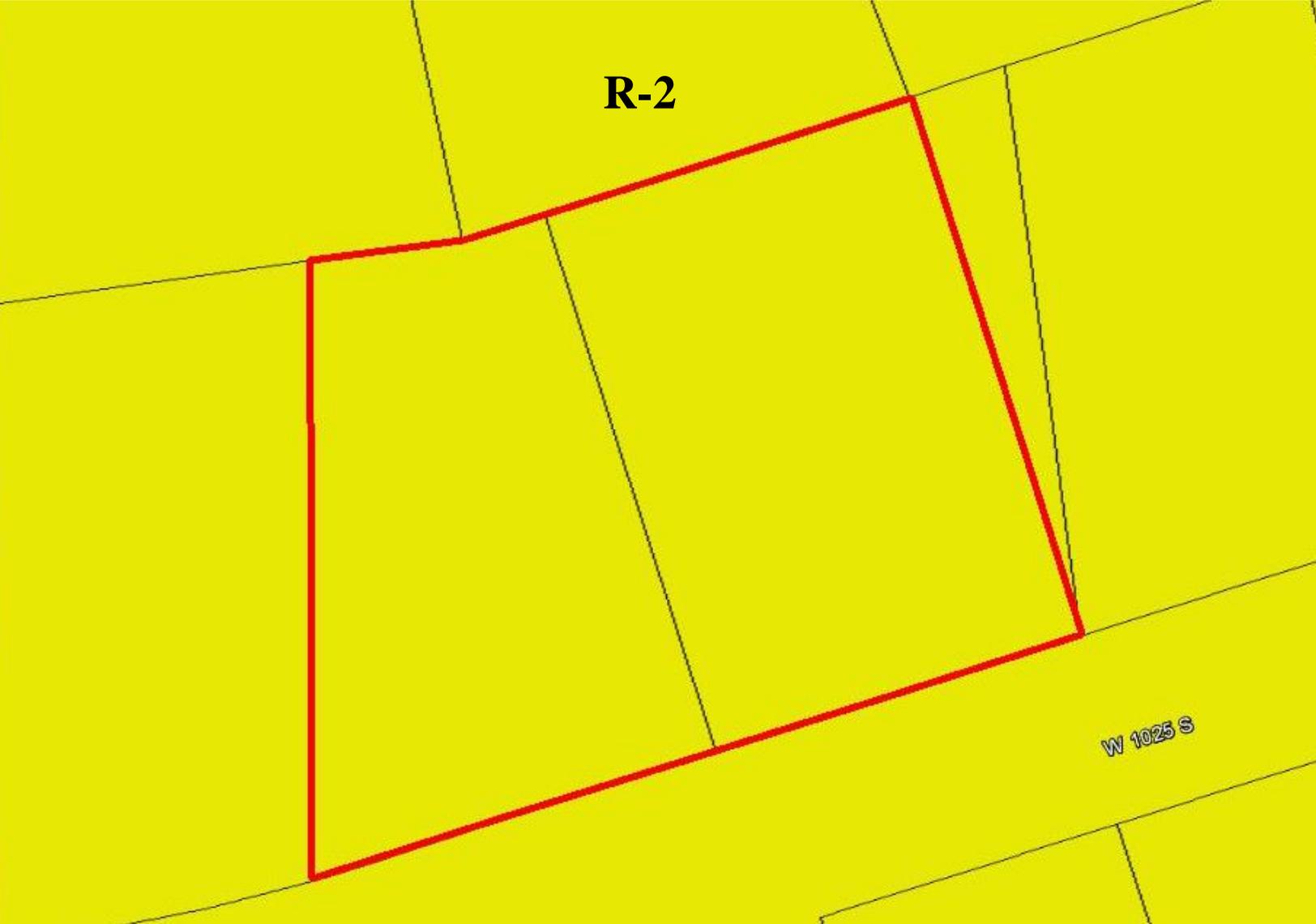
AERIAL MAP



ZONING MAP



GENERAL PLAN MAP





## **R-2 ZONING ORDINANCE**

### **10.65.010 Purpose.**

The purpose of this zone is to provide for moderate density single-family residential development that conforms to the system of services available.

### **10.65.020 Permitted uses.**

The following, and no others, are uses permitted 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 (200 square feet or less).

(B) Agriculture.

(C) Churches, synagogues, and temples.

(D) Dwellings, single-family.

(E) Educational services.

(F) Household pets.

(G) Minor home occupations.

(H) Public and quasi-public buildings.

(I) Public parks.

(J) Rabbits and hens.

(K) Residential facilities for persons with disabilities.

(L) Vietnamese potbellied pigs.

### **10.65.030 Conditional uses.**

The following, and no others, may be conditional uses permitted after application and approval as specified in SCC 10.20.080:

(A) Accessory uses and buildings (greater than 200 square feet) (minor).

(B) Apiaries (minor).

(C) Day care centers (major).

(D) Dwellings, accessory (major/minor, see SCC 10.30.020).

(E) Dwelling groups (major).

(F) Dog kennels (minor).

(G) Home occupations (major).

(H) Temporary commercial uses (see SCC 10.35.050) (minor).

(I) Temporary use of buildings (see SCC 10.30.100(A)(12)) (minor).

**10.65.040 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: minimum lot size 10,000 square feet, but in no case shall the density exceed 3.0 lots per gross acre.

(B) Lot width: 85 feet.

(C) Front yard: 25 feet.

(D) Side yards: eight feet (both sides).

(E) Rear yard: 30 feet.

(F) Building height: as allowed by current building code.

(G) Variation of lot: the Land Use Authority may reduce the lot width requirement in particular cases when a property owner provides evidence they acquired the land in good faith and, by reason of size, shape, or other special condition(s) of the specific property, application of the lot width requirement would effectively prohibit or unreasonably restrict the ability to subdivide the property or a reduction of the lot width requirement would alleviate a clearly demonstrable hardship as distinguished from a special privilege sought by the applicant. The Land Use Authority shall approve no lot width reduction without a determination that:

(1) The strict application of the lot width requirement would result in substantial hardship;

(2) Adjacent properties do not share generally such a hardship and the property in question has unusual circumstances or conditions where literal enforcement of the requirements of the zone would result in severe hardship;

(3) The granting of such reduction would not be of substantial detriment to adjacent property or influence negatively upon the intent of the zone;

(4) The condition or situation of the property concerned or the intended use of the property is not of so general or recurring a nature as to detract from the intention or appearance of the zone as identified in the City's general plan.

**10.65.050 Off-street parking and loading.**

Off-street parking and loading shall be provided as specified in Chapter 10.40 SCC.

**10.65.060 Signs.**

The signs permitted in this zone shall be those allowed in residential zones by Chapter 10.45 SCC.

## **MINOR SUBDIVISION ORDINANCE**

### **8.30.035 Minor residential subdivisions.**

(A) Purpose. In an effort to reduce the expense and time of development, minor residential subdivisions may be considered and approved under this section.

(B) This section does not modify or reduce requirements or standards for lots, infrastructure, or subdivisions, requirements for platting, or any other requirement or standard in this code. Its sole purpose is to provide more expedient approval for minor residential subdivisions.

(C) Minor Residential Subdivision Requirements. To be considered a minor residential subdivision, the subdivision must meet all the following requirements:

- (1) The subdivision contains 10 or less lots;
- (2) The subdivision is not traversed by the mapped lines of a proposed street as shown in the City's general plan;
- (3) The subdivision is located in a zoned area; and
- (4) The subdivision is not part of an existing, previously platted subdivision. Changes to a platted subdivision are to be done by amending the previously approved plat.

(D) Minor Residential Subdivision Application Procedure. The application procedure for a minor residential subdivision is:

- (1) Pre-Application Meeting. City staff shall review whether the subdivision meets the requirements of a minor residential subdivision and notify the developer of any requirements for necessary construction drawings.
- (2) Concept Plan Approval. The concept plan approval process for a minor residential subdivision shall follow that found in Chapter 8.20 SCC.
- (3) Final Minor Residential Subdivision Plan Approval Procedure. The final plan for a minor residential subdivision shall combine all requirements for both preliminary and final plan approval found in this title into one application.

(E) The Planning Commission and the City Council shall process the proposed minor residential subdivision and consider it for approval in accordance with SMC 8.30.030. All required signatures and conditions provided in that section apply to minor residential subdivisions.

### **8.30.040 Severability.**

If any provision of this chapter or its application to any person or circumstance is held to be invalid by a court of competent jurisdiction, the invalidity does not affect other provisions or applications of this chapter which can be given independent effect. To this end, the provisions of this chapter are severable.



# PLANNING COMMISSION REGULAR MEETING AGENDA

July 5, 2016

## Agenda Item #6

## City Code Amendment Section 10.30.050

### *Factual Summation*

Please review the following information. Any questions regarding this agenda item may be directed to Royce Davies, City Planner.

Code Section: 10.30.050 Lot and Yard Regulations

### *Summary*

Recent review of home plans has raised concern about restrictions in our ordinance relating to cantilevered floors, roofs, and other yard encroachments.

The first section of Code that has presented issues is:

10.30.050.C.1 Chimneys, bay windows, sills, lintels, cantilevers, or other ornamental features may project not more than 24 inches into required front, rear, and side yard spaces, provided they are not more than eight feet in width. This title prohibits side yard encroachments within cluster subdivisions with side yard setbacks less than seven feet, and in no instance shall the side yard distance between two structures be less than 10 feet.

This has been an issue for developers as many times cantilevered floors are wider than 8 feet. It's likely that this code was only meant to apply to bay windows and other similar features and as such, would be sufficient, however it continues to be an issue as homes built to setback lines become more and more common.

The next section of code that has caused concern is:

10.30.050.2 Unsupported cornices, eaves, gutters, and terraces may project 10 feet into any required front, rear, or side yard. Uncovered porches and decks may project 10 feet into any required front or rear yard.

The final section of Code is:

10.30.050.C.3 Attached covered decks and patios may encroach into rear yards provided the total covered patio width does not exceed 33 percent of the total length of the principal structure to which it will attach and it does not extend closer than 20 feet to the required rear yard line. Since the rear setback in the R-3 Zone is 20 feet, this code does not allow covered deck/patio encroachments into the rear setback of the zone. This may have been intentional and is not a significant concern to staff, but has been of concern to developers trying to include covered decks/patios in the R-3 Zone.

Developers have expressed that the cantilever Codes are too restrictive and should be loosened.

It is also possible that the concerns expressed by developers are a symptom of homes being built to setback lines in many cases. This issue arises from home builders acquiring a few home floor plans and attempting to apply them to lots of various sizes and shapes rather than designing a home to fit a specific property. However, as this is generally a more affordable option, it is likely that this type of ones-size-fits-all home development will continue to be proposed.

The Code sections in question have been discussed in detail with the Planning Commission during two work sessions held on June 7, 2016 and June 21, 2016. As result of these sessions, staff has been directed to address minimum side yard distances, covered decks and patios, and building cantilever widths. The proposed code is included as an attachment below.

### ***Suggested Motion Language***

Approval – “I move the Planning Commission recommend that the City Council approve the request of Andy Hubbard for a 2 lot subdivision amendment to the San Melia Subdivision consisting of 1.408 acres on property located at 1025 South 2200 West in the R-2 Residential Zone.”

Table – “I move the Planning Commission continue the request of Andy Hubbard for a 2 lot subdivision amendment to the San Melia Subdivision consisting of 1.408 acres on property located at 1025 South 2200 West in the R-2 Residential Zone until (give date) based on the following findings:

1. (list findings)”

Denial – “I move the Planning Commission recommend that the City Council deny the request of Andy Hubbard for a 2 lot subdivision amendment to the San Melia Subdivision consisting of 1.408 acres on property located at 1025 South 2200 West in the R-2 Residential Zone based on the following findings:

1. (list findings).”

### ***Attachments:***

- Proposed Ordinance Revisions

## PROPOSED ORDINANCE REVISIONS

### 10.30.050 Lot and yard regulations.

(C) Yard Encroachments. This title prohibits any encroachments into minimum required yard space, other than the following:

- (1) Chimneys, bay windows, sills, lintels, cantilevers, or other ornamental features may project not more than 24 inches into required front, rear, and side yard spaces, provided they are not more than ~~eight~~ **15** feet in width. This title prohibits side yard encroachments within cluster subdivisions with side yard setbacks less than seven feet, and in no instance shall the side yard distance between two **primary** structures be less than 10 feet.
- (2) Unsupported cornices, eaves, gutters, and terraces may project 10 feet into any required front, rear, ~~or side yard~~ **and only 3 feet into required side yards**. Uncovered porches and decks may project 10 feet into any required front or rear yard.
- (3) Attached covered decks and patios may encroach into rear yards provided the total covered patio width does not exceed ~~33~~ **50** percent of the total ~~length~~ **width** of the principal structure to which it will attach and it does not extend closer than 20 feet to the required rear yard line **in all zones aside from the R-3 Zone. Attached covered decks and patios may not extend closer than 10 feet to the rear property line in the R-3 Zone, provided they are open on 3 sides.**
- (4) Fences may encroach, as provided in SCC 10.30.060(A). Signs and yard lights may encroach as provided in Chapter 10.45 SCC. Stairs and ramps may encroach up to three feet to any property line subject to compliance with SCC 10.30.060(A) and (B).
- (5) Building accessories designed and intended to control light entering a building, as either a permanent or temporary part of such building, may project three feet into any required yard space provided they are fixtures on only the wall of the main building.
- (6) Gasoline pump islands, where permitted, shall be set back 12 feet. Pump islands under roofs or canopies must comply with building setback requirements.
- (7) Corner lots may have one yard, fronting on a street, reduced to 20 feet.
- (8) In the case where a home is part of a larger planned unit development and the home is located such that there is a common property area located immediately adjacent to the rear property line of said home, then attached covered decks, patios and porches may extend into the rear yard setback up to 20 feet toward the required rear yard property line if all of the following conditions are met:
  - (a) The common area behind the home extends more than 30 feet beyond the rear yard property line;
  - (b) There is no fence, shrub or other boundary delineation along the rear property line between the property and the common area to be maintained in perpetuity;
  - (c) Both the home and homeowner requiring the exception are part of the homeowners' association (or similar organization) that has ownership of the common area and the home meets all other established guidelines as set forth by the association or organization and city codes. If said conditions are not all met, then covered decks, patios, and porches shall meet the requirements as set forth in this section.



# PLANNING COMMISSION

July 5, 2016

## Agenda Item #7

## Code Enforcement Regulation Updates

In consultation with two councilmembers in a working group, we have assembled some changes for code enforcement. One section that is affected resides in the Zoning Code. As such, the Planning Commission's input is needed.

### **Amendment to Section 10.04.030 - Parking vehicles/trailers/boats in side/back yards**

Code currently provides that a person may not park a motor vehicle, trailer or boat in a front yard area, "or on areas not improved for parking." SMC § 10.40.030(C). This requires individuals who wish to park a vehicle or trailer to do so on hard surfaces or gravel.

It is proposed that the following be done:

- Allow parking in side yards – without hard surfaces – in residential zones only, so long as the vehicle is no closer than 20 feet from the road, and does not stick out beyond the plane of the front of the house (side yard is defined as beginning at the plane). Special requirement applies for corner lots – fencing.
- Prohibit parking on unpaved surfaces for non-residential properties (businesses, industrial, etc)
- Specifically exempt tractors which are in use and parked in A-1 zones (they would be allowed to park in the front yard)
- Allow back yard parking of operable vehicles, trailers, boats, RV's, etc in residential zones without requiring parking improvements.
- Restoration permits are limited to 2 per address, instead of per resident

### 10.40.030 – General Provisions

#### (C) Prohibited Locations.

(1) It shall be unlawful to park a motor vehicle, trailer, or boat in a front yard or side yard-area, as defined in SCC 10.10.040, on any residential property, except as provided in subsection (5) of this section or on areas not improved for parking.

(2) On non-residential and undeveloped properties, it shall be unlawful to park a motor vehicle, trailer or boat in areas not improved for parking.

(3) No one shall develop any portion of a front yard, as required in this title, as a public parking area in conjunction with a permitted multifamily, commercial, or industrial use without approval by the Planning Commission at site plan review.

(4) No one shall pave or improve any portion of a required front yard, other than approved parking and driveways leading directly to or adjacent to a garage, so as to encourage or make possible the parking of vehicles therein. Residents may use paved driveways leading directly to or adjacent to a garage as an approved parking area for additional vehicles to meet the requirements of this chapter.

(5) On residential properties, vehicles and trailers may be parked in a side yard, as defined in section 10.10.040, but in no case any closer than twenty feet (20') from the right of way. Additionally, side yard parking for corner lots may only occur if an opaque fence of at least six feet (6') in height separates the parked vehicle from the right of way running along the side of the corner lot.

(6) The provisions of this section do not prohibit the parking of tractors kept for agricultural use on properties in the A-1 zone.

All vehicles on the property shall be licensed and operable. The owner of any vehicle that has been inoperable or unlicensed for longer than four months shall remove said vehicle from the property or store it in a completely enclosed structure, including any and all vehicle parts. If a vehicle is under restoration, the vehicle owner shall possess a current and valid restoration permit from the City Community Development Department. Restoration permits shall expire one year from the date of issuance and no individual address may have more than two restoration permits at any time.



# PLANNING COMMISSION WORK MEETING AGENDA

July 5th, 2016

## Agenda Item #2a      **Definition and Interpretation of PRD Open Spaces**

### *Factual Summation*

It has been requested that the language for common and open spaces in the PRD zone be examined to ensure that it meets the spirit and intent of the zone.

May 17, 2016 - PC gave direction to staff during the work session. Multiple ideas were discussed all with the intent to clarify what the common spaces should be like in a PRD development and how to prevent unwanted arrangement of open spaces that favors the developer and not the city or residents. Ideas included removing the open space definition all together to avoid confusion with common space, adding a minimum distance around structures that can be counted towards common space, reducing the required percentage of open space, ensuring that side and rear spaces be excluded from open spaces.

June 7th, 2016 - A draft ordinance was reviewed in work session. PC further discussed the problems that need to be addressed. It was requested that the language further protect the city from 'spaghetti bowl' common spaces, and to ensure an 'open feel' in the development. It was agreed that staff would return with a revised draft.

June 21th, 2016 - A draft ordinance was reviewed in work session. PC further discussed the problems that need to be addressed. It was requested that the language clarify who can access the installed amenities, timing for amenity installation, and the method of calculating the total required open space. It was agreed that staff would return with a revised draft.

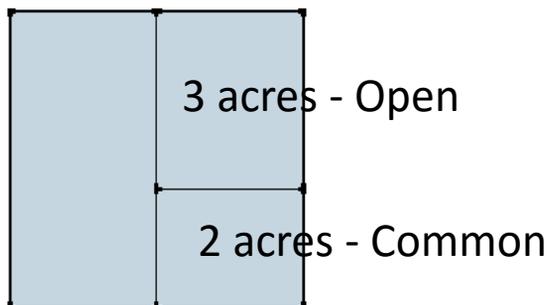
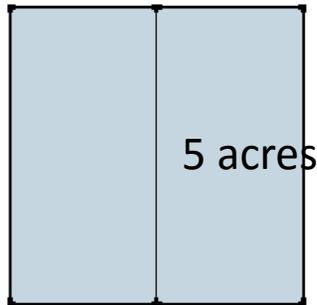
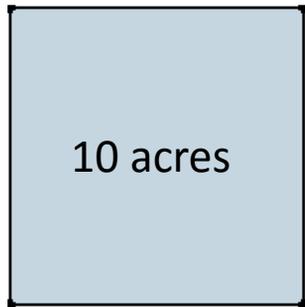
Staff has attempted to consolidate this input into the attached ordinance revision. It is recommended to maintain the definition and references to open spaces found throughout the title and focus on more clearly defining the requirements for the common areas. Also, recommended is removing the minimum percentage of open space as these areas will be provided with the minimum front, side, and rear yards already included in the ordinance and has been a source of confusion for developers.

### *Attachments:*

- Potential Ordinance

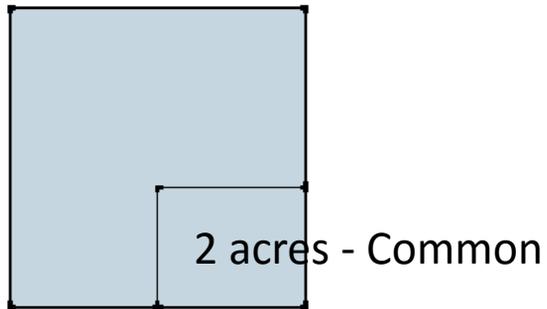
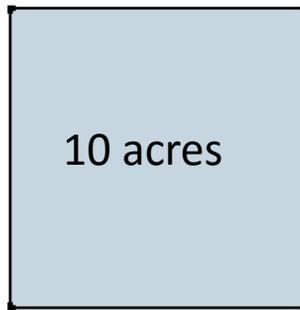
(2) Open space/common space shall be a minimum 50 percent of the total land area, excluding roadways, buildings, acreage and excluding any above-ground City infrastructure. Of that 50 percent, 30 percent shall be in open space and 20 percent in common space;

Example:



(2) A minimum of 20% of the gross acreage of the project shall be developed as common space.

Example:



**“Common space”** means land area with an amenity in which the dedicated purpose is shared equally by all the residents of that community or the 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. Open space does not include curb and gutter, driveways and roadways.



## **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 its 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. 15-07A § 1 (Exh. A); 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 (maximum 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. 15-07A § 1 (Exh. A); 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 for nonattached dwellings, 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. 15-07A § 1 (Exh. A); 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 dwelling units per gross acre.
  - (1) The development shall provide a standard road right-of-way of 60 feet which shall include curb, gutter, and sidewalk improvements;
  - ~~(2) Open space/common space shall be a minimum 50 percent of the total land area, excluding roadways, buildings, acreage and excluding any above ground City infrastructure. Of that 50 percent, 30 percent shall be in open space and 20 percent in common space;~~
  - (2) A minimum of 20% of the gross acreage of the project shall be developed as common space. Common space areas shall:
    - i. be landscaped by the developer with turf, trees, shrubs, ground cover, amenities, and an automatic sprinkling system.
    - ii. be equally accessible and distributed for all residents of the HOA community. Access by the general public may be included as agreed upon in a development agreement.
    - iii. be generally contiguous, not a collection of remnants.
    - iv. create an open atmosphere where development does not feel overly intense.
    - v. not include required front, side, and rear, yard areas towards common space acreage.
    - vi. be administered by an active homeowners association.
    - vii. be permanently restricted from future development and shown on the subdivision plat as perpetually common.
    - viii. include multiple amenities from the following list: club house, tennis court, pickleball court, basketball court, playground, community garden,

picnic shelter, swimming pool, park benches, walking trails, outdoor exercise equipment, dog park, or splash pad. City council shall approve all proposed amenities and may approve an amenity not included in this list.

- ix. include approved amenities in each segment of common area, landscaping alone does not qualify a segment as common space.
- x. Common spaces shall be installed proportional to the progress of the development. Common space amenities not completed before the recording of the phase that it resides in, shall be guaranteed with an escrow agreement amount equivalent to the cost to install said amenity.

(4) (3) The aesthetic and landscaping proposals shall provide for trees and shrubs that break up the look of having the same building style duplicated throughout the development and shall be in accordance with the Architectural Review Guide;

~~(5) For the purpose of this section, landscaping is not considered to be an amenity;~~

(6) (4) 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

~~(7)~~(5) 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 primary structures and eight feet from the property line.

(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.

(G) Structure: ~~attached~~ units shall not have a single roofline and shall have variations in architectural style between the buildings. The units shall include a minimum of two-car garages for each unit and shall not be the major architectural feature of the building. [Ord. 15-07A § 1 (Exh. A); 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 subdivider 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.

(B) A planned residential development must have a minimum of five acres.

(C) The developer shall landscape and improve all open space around or adjacent to building lots and common spaces and maintain and warrant 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. Common space should be the emphasis for the overall design of the development, with various community facilities grouped in places well related to the common space and easily accessible to pedestrians.

(F) 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. 15-07A § 1 (Exh. A); 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. 15-07A § 1 (Exh. A); 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. 15-07A § 1 (Exh. A); 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, one additional off-street parking space shall be provided for each unit 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. 15-07A § 1 (Exh. A); 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. 15-07A § 1 (Exh. A); 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.]



# PLANNING COMMISSION WORK MEETING AGENDA

July 5, 2016

## Agenda Item #2b      **Creation of new Master Planned Community Zone**

### *Factual Summation*

The City Council has directed staff and the Planning Commission to create a land use tool that will ensure quality development while allowing the needed density flexibility for a proposed large acreage community. The developer of the proposed community has submitted an annexation request for approximately 200 acres on the southwest border of the city near Stillwater Estates and the Council has toured a development similar to what is being proposed. The Council has found that this development may provide substantial benefit to the city and would like the Commission to explore a new zone that can accommodate this type of development.

### *Attachments:*

- Potential Ordinance
- Examples

**Chapter 10.xx**  
**Master Planned Community Zone (MPC)**

**Sections:**

- 10.xx.010 Purpose.
- 10.xx.020 Permitted uses.
- 10.xx.030 Conditional uses.
- 10.xx.040 Minimum lot standards.
- 10.xx.050 Off-street parking and loading.
- 10.xx.060 Signs.
- 10.xx.070 Development requirements

**10.xx.010 Purpose**

The purpose of this zone is to maximize the development quality of large tracts of undeveloped land that will afford opportunities for a more cohesive design and well thought out development pattern than may occur with smaller acreage development projects. The intent is to create single family neighborhoods that: have resilient property values, demonstrate superior architecture, provide a variety of housing styles and designs for young and mature households alike, provide areas for social interaction, are safe and family friendly, and increase the health and wellness of its residents by providing amenities and open spaces that encourage active lifestyles.

**10.xx.020 Permitted uses.**

The following, and no others, are uses permitted by right provided the parcel and/or building meet all other provisions of this title and any other applicable ordinances of Syracuse City.

- (A) Accessory uses and buildings (200 square feet or less).
- (B) Agriculture.
- (C) Churches, synagogues, and temples.
- (D) Dwellings, single-family.
- (E) Educational services.
- (F) Household pets.
- (G) Minor home occupations.
- (H) Public and quasi-public buildings.
- (I) Public parks.
- (J) Residential facilities for persons with disabilities.

**10.xx.030 Conditional uses.**

The following, and no others, may be conditional uses permitted after application and approval as specified in SCC 10.20.080:

- (A) Accessory uses and buildings (greater than 200 square feet) (minor) (min lot size of 8,000 sf)
- (B) Day care centers (major). (min lot size of 8,000 sf)
- (C) Dwellings, accessory (major/minor, see SCC 10.30.020).

(D) Temporary commercial uses (see SCC 10.35.050) (minor).

**10.xx.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. In no case shall the total maximum density exceed 4 units per gross acre.

Uses	SFD-10000	SFD-8000	SFD-5600	SFD- 3000
Minimum Lot Area (SF)	10,000	8,000	5,600	3,000
Minimum Lot Width (LF)	90	70	56	42
Minimum Front Yard to Living Space or Open Porch (LF)	20	20	15	10
Minimum Street Facing Garage Setback (Measured From Front of Living Space) (LF)	5	5	5	5
Minimum Interior Side Yard (LF)	10	8	8	5
Minimum Street Side Yard (LF)	15	15	15	10
Minimum Rear Yard (LF)	20	15	15	10
Alley Rear Yard Setback to Garage or Living Space (LF)	20	20	0	0
Maximum Building Height	35	35	35	35
Off Street Parking	2	2	2	2.5

SFD-10000 – To be used in cul-de-sacs and the least dense areas of the subdivision.

SFD-8000 – To be used as needed throughout the subdivision.

SFD-5600 – To be used adjacent to SFD-Cluster or arterial/collector roads.

SFD-3000 – To be used near major intersections, arterial roads, or collector roads. No more than 50% of the total units shall be SFD-3000.

**10.xx.050 Off-street parking and loading.**

Off-street parking and loading shall be provided as specified in Chapter 10.40 SCC. [Ord. 15-24 § 1 (Exh. A); Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-12-050.]

**10.xx.060 Signs.**

The signs permitted in this zone shall be those allowed in residential zones by Chapter 10.45 SCC. [Ord. 15-24 § 1 (Exh. A); Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-12-060.]

## 10.xx.070 Development Requirements

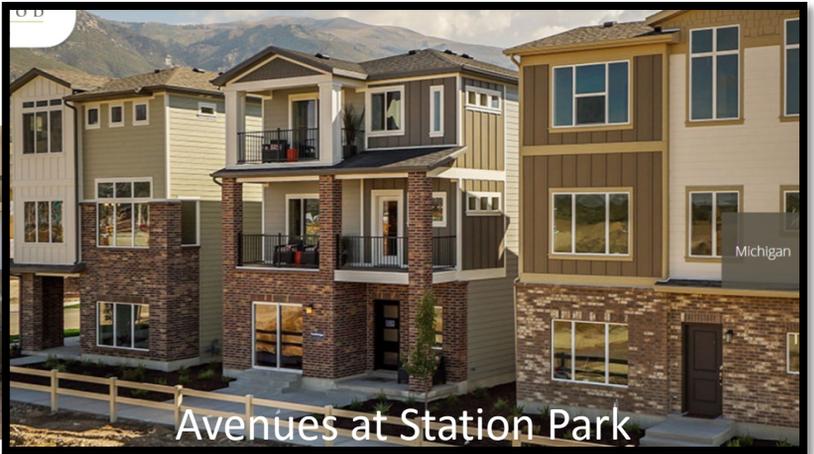
- Minimum land requirements for MPC zone: 50 contiguous acres; contiguous being defined as property within 200 yards of one another. Future developments not meeting the minimum 50 acre requirement may be considered to be part of the existing development, if the development is compatible with the elements listed in this Chapter and included in the existing HOA.
- Common Space:
  - 10% of gross project acreage shall be established as common space.
  - Remnant parcels that are inaccessible, have a boundary shape that will not accommodate an amenity, or otherwise unusable may not be counted towards the common space calculation.
  - Yard areas within single family detached lots that are intended as useable yard space for the individual units shall not be counted toward meeting the minimum common space requirement.
  - Common space areas shall include land donated for schools, churches or similar civic, educational, or religious uses as long as those uses provide developed and publicly accessible common spaces.
  - Land dedicated to the city for use as a public park shall be counted towards common space as agreed upon by the City Council with terms and parameters of development and maintenance established in the development agreement.
  - Landscaping alone does not qualify an area as common space.
  - Unless otherwise recommended by the Commission, and approved by the Council, and subject to the provisions set forth in this Chapter, the underlying fee ownership of all publicly accessible open space land shall remain in single ownership and may be owned and maintained by one of the following entities: homeowners' association, land trust, conservation organization, or governmental entity.
- Amenities:
  - Amenities such as trails, picnic shelters, clubhouses, pools, basketball courts, tennis courts, community gardens, pickle ball courts, playgrounds, splash pads, or other quality destinations as approved by the City Council are required in each common space. No dwelling shall be located further than 1/8 mile from an amenity. Distance to be measured as a pedestrian would travel and not 'as the crow flies'.
  - Amenity access shall be shown on a circulation plan indicating how amenities will be accessed by automobiles, cyclists, and pedestrians.
  - Storm water detention may be considered as common space only if designed, landscaped, and include an amenity.

- Property Maintenance: A Home Owners Association (HOA) is required to ensure that amenities, common spaces, and street trees are maintained and/or replaced as needed. The HOA covenants of the community shall be recorded with the county and applied to all phases of development. .
- Architecture:
  - Elevations and floor plans shall be included in a development agreement adhering to the following:
  - To ensure architectural variety, 50% of the dwellings in each phase shall have side facing, detached, or alley fed garages.
  - Street facing outdoor living spaces such as porches, balconies, or patios are required on all dwelling units. Outdoor living spaces must be sized adequately for seating.
  - Front doors must face the street and where not possible, they must face a shared walkway or courtyard.
  - At no point in the development shall there be more than three houses in a row with less than an 8' roof height variation.
- Landscaping:
  - A landscape plan stamped by a landscape architect shall be required in the development agreement and is to include the following:
  - Detailed plans for all private open space to be maintained by an HOA, common areas, streetscapes, and any additional land to be landscaped by the project developer. Plans shall specify: plant species, plant size, plant location, hardscape details, amenities, sidewalks, trails, fencing types and location, and irrigation. Signage and fencing.
    - Entry monuments are required at main entrances from arterial roads.
      - Entry monuments shall match the approved theme of the development and be surrounded by landscaping.
      - Entry monuments must be maintained by the development HOA.
    - Maximum fencing height shall be (3) feet unless otherwise required by the buffer ordinance found in 10.30.080.
      - Fencing is encouraged to be of a rail or picket style to afford social opportunities and open views.
    - Yard areas shall be designed to avoid water pooling and steep grade changes between lots
  - Streetscapes shall be designed for pedestrian safety and visual interest through the use of variable front yard setbacks and inclusion of traffic calming measures.
  - Landscaping must be completed prior to approval of the next consecutive phase of the subdivision, or within the negotiated phasing per the development agreement.
  - Tree lined streets are required.
    - Street trees shall have a minimum three-inch caliper trunk size measured 12 inches above ground level, at the time of installation.
    - Street trees damaged or killed must be replaced within one planting season by the HOA.

- Street trees shall be planted by the developer before occupancy of the home in front of which the tree will be planted.
    - Street trees shall be selected in accordance with the approved tree species in city code 10.30.070.
    - Street trees shall be spaced according to the approved species and park strip width. In no case shall street trees be planted further than 50 feet apart.
  - The landscape plan shall account for aesthetics and passive solar landscape design. Wherever possible, deciduous vegetation including trees and structured climbing plants shall be positioned on the south and west side of building to provide shade in the summer and sun in the winter. The proposed height of these trees should be indicated on plans to ensure that their height is adequate to provide passive solar benefits to adjacent structures.
- Streets:
  - A hierarchy of Local, Collector, and Arterial shall be designed as specified in the Transportation Master Plan or determined by staff review. Street hierarchy shall be established and included in the circulation plan.
  - 
  - Collector streets should not contain right angles and should be generally continuous, utilizing traffic calming measures such as chicanes, curb “bulb-outs”, street islands, mid-block pedestrian crossings, bicycle lanes, cycle tracks, curbed bio swales, raised planted medians, street trees, decorative crosswalks, traffic circles, or other measures approved by the City Council. All traffic calming measures shall comply with the International Fire Code.
  - All local streets must utilize the low volume local cross section from the city engineering standards with a minimum sidewalk width of 6 feet, thus increasing the standard right-of-way width from 60 feet to 64 feet.
  - Dedicated pedestrian and cycling facilities designed to provide safe and attractive recreation opportunities are required to be included in each street right-of-way.
  - All required street lighting shall match the development theme, as approved by the City Council.
  - All corners of street intersections must be landscaped with decorative landscaping including boulders, shrubs, decorative grasses, mulch, flagstones, decorative ground-cover other than sod, or other decorative measures approved by the City Council.
  - All dwellings with frontage on a publicly dedicated street shall orient the front door to face the street.
  - Alleys shall be a maximum of 16 feet in width.
  - 
  - Paved walkway to the front door which extends to the public walkway or public street shall be provided. Decorative landscaping shall be included for 1.5 feet on one or both sides of all private walkways leading to front doors.
- Block size:
  - Blocks shall not exceed 1,320 in length.

- Mid-block pedestrian access ways shall be provided where block lengths are longer than 1,000 ft. or to maintain the maximum 1/8 mile distance between amenities and residents.
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- Trails:
  - All trail locations shall be according to the Trails Master Plan and built to city engineering standards.
  - Trails shall be interconnected and trail circulation shall be shown on the required circulation plan.
  - Trailside seating is required at 0.5 mile intervals along the trail system.
    - Seating shall be built over a weed barrier or solid surface.
  - Trail maintenance and ownership shall be addressed in the development agreement.
- Sensitive Areas:
  - Wetland areas identified through studies required in the sensitive overlay zone, shall be preserved with a conservation easement.
- Development agreement:
  - A development agreement shall be required for every project in the MPC Zone and shall only be approved following a public hearing, recommendation from the Planning Commission, and final approval by the City Council. A development agreement may be approved before or concurrently with subdivision plat(s) associated with a proposed project.
  - The development agreement shall include the following:
    - Circulation Plan
    - Landscape Plan
    - Architectural Theme Plan
    - Subdivision Master Plan
-

# Similar Housing Product Samples – (Single family only)



# Amenity Examples – Foxboro North – Woodside Homes

