



Syracuse City Planning Commission Meeting September 20, 2016

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

Regular Meeting Agenda

PLANNING COMMISSIONERS

CHAIR

Ralph Vaughan

VICE CHAIR

Dale Rackham

Curt McCuistion
Greg Day
Troy Moultrie
Grant Thorson
Gary Bingham

1. **Meeting Called to Order**
 - Invocation or Thought by Commissioner **Bingham**
 - Pledge of Allegiance by Commissioner **McCuistion**
 - Adoption of Meeting Agenda
2. **Meeting Minutes**
September 6, 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. **Public Hearing, Subdivision Amendment** – Trails Edge Phase 1, property located at approximately 3300 W 625 S
5. **Public Hearing**, Code Amendment – Title 10.75.040 regarding PRD (Planned Residential Development)
6. **Adjourn**

Work Session

1. **Department Business**
 - a. City Council Liaison Report
 - b. City Attorney Updates
 - c. Upcoming Agenda Items
2. **Discussion Items**
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

September 20, 2016

Agenda Item # 2

Meeting Minutes

September 6, 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, September 6, 2016

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on September 6, 2016, at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present: Commission Members: Ralph Vaughan, Chairman
Dale Rackham, Vice Chairman
Curt McCuistion
Troy Moultrie
Greg Day
Grant Thorson

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

City Council: Councilman Maughan

Excused: Councilman Gailey
Gary Bingham

Visitors: TJ Jensen Brodie Panter

[6:01:50 PM](#)

1. **Meeting Called to Order:**

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

[6:02:53 PM](#)

COMMISSIONER RACKHAM MADE A MOTION TO ADOPT THE PLANNING COMMISSION AGENDA FOR SEPTEMBER 6, 2016 MEETING. THE MOTION WAS SECONDED BY COMMISSIONER MOULTRIE. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

[6:03:40 PM](#)

2. **Meeting Minutes:**

August 2, 2016 Regular Meeting & Work Session

COMMISSIONER DAY MADE A MOTION TO APPROVE THE REGULAR AND WORK SESSION MEETING MINUTES FOR AUGUST 2, 2016. THE MOTION WAS SECONDED BY COMMISSIONER RACKHAM. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

[6:04:20 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.

[6:04:48 PM](#)

TJ Jensen stated had a comment on a work session item but before then it is good to see the Hamblin's are adding a couple more lots to the little street there the Hamblin's are one of the old families in Syracuse. It is kind of nice to see that there are still some people keeping the roots here in Syracuse and has a lot of respect for the Hamblin family. Regarding the PRD Zone Review during work session there are a couple changes in there that look good and just wanted to give some thoughts on one of them, based on the PRD that the Council is currently working on and the one that was recently approved it was suggested that driveways, shared driveways be only limited to 6 units which is what is in the packet and think that is a good change. Basically as it stands right now the developers can, won't say abusive might be too strong of a word but basically get around the right of way restrictions by just calling it a private driveway and adding houses on it and just don't think that is a good change. With the development that was recently approved could have easily done it another way and basically had houses sharing 5 or 6 to shared driveway rather than 17 units sharing the same driveway. The one change wanted the Commission to think about it is what was suggested was 3 per side and think there is going to be some situations where may have an odd shape lot where 3 per side might not be practical so would probably suggest maybe bumping that to 4 so can do a 4/2 split if need to due to weird lot configurations. The second thing would like the Commission to consider is on the recommendation a few weeks ago felt like the issue with the road access to 2000 W wasn't adequately dealt with, that can easily be done and in fact submitted a drawing to Chairman Vaughan which showed a way which that could be done exactly and would still have the same number of units but the argument as made by staff that since it is a 35MPH road that they didn't want to put it on there, the speed limit in that area can easily be dropped to 30MPH to meet the 7.5 second requirement in which case that would have been linked in just fine and an argument could be made that that road probably should be dropped from basically the driveway behind the City Building here to the traffic light and probably should be dropped to 30MPH anyway because of school children, the Community

64 Center, the City Building and multiple businesses and a couple residences all sharing the road right there and they are
65 multiple driveways that are not within that 7.5 second requirement so think in the interest of safety that whether or not
66 whatever happens and what Council decides to do with the recommendation to move forward think it would be a good
67 idea to drop the speed limit 30MPH but might not also hurt since a few Councilmembers have some strong feelings about
68 it one way or another about whether or not that subdivision should have access basically to 2000 W and maybe should
69 send a letter to Council to let them know your thoughts.

70 [6:08:08 PM](#)

71 Closed

72 [6:08:12 PM](#)

73 4. **Final Subdivision Plat – Hamblin Haven, property located at 3230 W 2700 S**

74 Planner Davies stated this is part of a subdivision that was preliminarily approved in August of 2006 so they have
75 currently built out 4 of the lots and are looking to add 2 more. Both of the lots exceed the minimum lot size, more than
76 double the minimum lot size and meet all the other requirements of the R-1 Zone. The only other comment that have and
77 is in the staff report is if looking at the area generally basically there is a future not issue but something to be aware of for
78 the applicant and for the Planning Commission when future phases come through on this subdivision. There is a
79 maximum 500-foot requirement for putting a cul-de-sac in and what is built now is just over 600 feet long that road so that
80 wouldn't qualify for a cul-de-sac so they would have to continue it up and then the maximum lot distance is about 1300-
81 feet which it is not there yet so once there are lots are built out it will be 800-900 feet so they do have a way to go before
82 they would be required to put a road a crossroad in there, they would need some sort of an intersection. Basically there is
83 a stub road on the west and another stub road on the north and another stub road on the east are kind of the closest
84 vicinity stub roads that have. Not saying it has to be this way but if add a road in the future would like to see some sort of
85 a connection, if bring in 2 more lots that are the same dimensions as the current lots are proposing with this final plat that
86 would exceed the 1300-foot requirement so either those lots would need to be shortened or would need to have a road
87 put in and then the lots. Doesn't affect the current situation because this currently meets the code and there are no
88 problems with it that are proposing but just for future reference just want to make sure it gets on the record so if there is
89 any question in the future that know what is going on there. They are showing 2 lots on the plat with a hammerhead
90 turnaround easement which currently exists in the current development so this is basically just mirroring the 2 lots in the
91 current development and just bringing it up one more lot.

92 [6:11:27 PM](#)

93 Commissioner Thorson asked there is a preliminary plat in there that shows a cul-de-sac with these 2 lots going in, is
94 there a reason it is deviating from that, was that a staff recommendation for connections or how did that change come
95 about. Planner Davies stated wasn't here when that was originally approved. Planner Steele stated think it predates both
96 of them but remembers that there was a cul-de-sac length discussion before started to shorten up the length of the cul-de-
97 sac so that wouldn't be legal to build that way anymore and think that is why it was changed. Planner Davies stated there
98 are a couple of codes that have been printed off from certain years and previous Planners have been fairly good about
99 doing that but doesn't have the code for the year this was approved and the only code was able to find from that time
100 period was a year later and it required a 400-foot length maximum for a cul-de-sac so that obviously wasn't the code
101 applied to that as it was approved. Digging through the file not exactly sure why it was approved the way it was approved
102 other than would assume the code was allowing that. Planner Steele stated thinks generally a stub road and having an
103 interconnected roadway network is better planning than having a small dead end like that and brought it up in the report
104 just so the applicant is aware and is on the record if they continue expanding they will have to do a stub road in the next
105 phase, and by stub road mean not another stub road to the north but to the east or west stub road.

106 [6:13:33 PM](#)

107 Brodie Panter, currently live across from Jensen Park and his wife Cambri is a Hamblin and so her Dad owns all that
108 land and just decided it is time to build down so will probably just follow suit with everybody else that is down there.

109 [6:14:36 PM](#)

110 Commissioner McCuiston stated it seems that the City Planner has been diligent and put forth all the requirements
111 that will be required in the future and this development before them seems to meet code at this time and doesn't have any
112 suggestions.

113 [6:14:54 PM](#)

114 Commissioner Rackham asked on the hammerhead does the ordinance say 22 feet. Planner Davies stated it is a fire
115 turnaround so it wouldn't be used for regular vehicular access so it doesn't meet the regular vehicular access standard but
116 it does meet the IFC, to his understanding. Deputy Fire Chief Hamblin stated per the IFC the hammerhead only needs to
117 be 20 feet in that section so it actually exceeds it by 2 feet. Commissioner Rackham asked if there a type of surface they
118 have to put on there. Deputy Fire Chief Hamblin stated it would have to be maintainable surface that would support the
119 imposed load of a fire apparatus so a road base can be that that is going to be maintainable surface to put on there.

120 [6:15:49 PM](#)

121 Commissioner Vaughan stated with the easement in mind would that easement go away should that property be
122 developed in the future where the hammerhead turnaround is proposed or would that stay in perpetuity or when the
123 property does develop. Planner Davies stated if understand correctly is asking if they develop 2 more lots to the north
124 where the hammerhead is located how would it affect the easement. Currently they do have one actually so the property
125 line on the southern side is the exact same set up and have a hammerhead that is on these lots and so once these lots

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are approved and recorded with the County that easement will go away and this easement will appear. So when further development occurs then the easement will go away and just continues to move forward north as they work on future phases. Commissioner Vaughan stated so on lot 201 & 202 don't show an easement on there now but that will go away automatically when gets approved. Planner Davies stated right and actually one point on that with the hammerhead easement currently staff drove the area a couple months ago and there were just some things that were stored in the turnaround area and so just so the applicant is aware need to keep that clear and would recommend putting some signage out there or something that says and can be part of the motion to recommend with a condition that signage be put out there to designate it as a fire turnaround and no parking or storage of materials. Deputy Fire Chief stated that has been addressed in his letter as well.

[6:18:02 PM](#)

COMMISSIONER DAY MADE A MOTION TO RECOMMEND THAT CITY COUNCIL APPROVE THE REQUEST OF A 2 LOT FINAL SUBDIVISION, HAMBLIN HAVEN PHASE 2 LOCATED AT 3230 W 2700 S, R-1 RESIDENTIAL ZONE CONDITION UPON ALL REQUIREMENTS BY STAFF. THE MOTION WAS SECONDED BY COMMISSIONER MOULTRIE. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

[6:18:58 PM](#)

5. **Adjourn**

COMMISSIONER DAY MADE A MOTION TO ADJOURN. COMMISSIONER RACKHAM SECONDED THE MOTION. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY. MOVED STRAIGHT INTO WORK SESSION.

Ralph Vaughan, Chairman

Stacy Adams, Commission Secretary

Date Approved: _____

Minutes of the Syracuse Planning Commission Work Session, September 6, 2016

Minutes of the Syracuse City Planning Commission Work Session held on September 6, 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 Dale Rackham, Vice Chairman Curt McCuistion Grant Thorson Greg Day Troy Moultrie
City Employees:	Noah Steele, Planner Royce Davies, Planner Paul Roberts, City Attorney Stacy Adams, Commission Secretary
City Council:	Councilman Maughan
Excused:	Councilman Gailey Gary Bingham
Visitors:	TJ Jensen

[6:19:22 PM](#)

1. **Department Business:**

[6:19:33 PM](#)

a. City Council Liaison Report

Councilman Maughan stated Councilman Gailey wasn't unable to attend. Appreciates the Commission taking a look at and reviewing the PRD Zone and the Council feels like it is needed and reviewed it and made some changes, specifically for some clarity, there has been a development that basically there has been quite a to do about what access to a development really means and was surprised that was flexible but would like to make it more clear so it is not taken advantage of. Some other things the Council was concerned about and wanted the advice of the Commission on would be things like common space and open space, it seems to be pretty consistent that at least open space has been taken advantage of to mean anything that is not a building including yard space and so would like some more specific language that kind of clarifies and the Councils interpretation was that it wasn't meant to be anything that wasn't occupied but again common space has its own weaknesses and could like to see some clarity there. Would also came up against the issue with a shared drive and the Council has at least taken steps that intend to make change to the limit of what can be on a shared drive so it is not just a free for all and that has been an issues that has come up in a couple Council meetings is what is the ordinance and what does it mean.

[6:22:13 PM](#)

Commissioner Thorson stated they have eliminate the definition and use and call out of open space from the ordinance, is it the City Council's request that they add in an open space requirement separate from common and keep that 2 distinct definition. Councilman Maughan stated no but it keeps coming up and so for some reason that is being brought to the table as a separate item but agrees with him that they don't need 2 separate defined spaces. Commissioner Thorson stated because in his mind and thought the way the conversation was going open space happens. Councilman Maughan agreed. Commissioner Thorson stated just can't fit that many by virtue of density requirements, open space is there and so we are focusing on the common space amenities only, eliminating open space. Councilman Maughan stated think the issue that keeps coming back up is when say more than just the common space needs to exist. The interpretation that he was given, right or wrong, is that open space was a plus amount on top of common space needed somewhere within a zone and not sure if that is actually something they need to define and maybe should be measure defined on common space but will leave that up to the Commission for discussion and advice and will take it back to the Council.

[6:23:45 PM](#)

Commissioner Vaughan stated in discussing open space and common space are they discussing this solely within the parameter of the newly proposed zone or are they talking about open space and common space in general. Councilman Maughan stated no in the newly proposed zone they still have a lot of things to discuss and what constitutes what and so just in general the Council wants to get a better definition from the City as both bodies agree on whether need to require open space at all or that is just okay as it happens and how do they define common space just a little clarity there and if already have a good definition is good an just need to stick to it okay, but it keeps coming up for some reason.

[6:24:55 PM](#)

Planner Steele stated to add some clarification as far as the open space and common space with City Council don't know if have had a chance to review the changes in depth of what Planning Commission has already reviewed and agree with Councilman Maughan and have some proposed language where would just look at common space as an amenitized.

64 Open space definition is still in there and still valuable it is just not something that are going to be counting meticulously as
65 before. Common will still count and make sure they have the required amount but also in the next item will address some
66 of the other things that Director Mellor passed on that was something that the Council wanted them to address in the PRD
67 so could just do one ordinance and get all of the PRD amendments in 1 instead of 2, because there are open and
68 common space items but there is also the private driveways and access to arterial roads, so in this packet hopefully staff
69 has addressed everything.

70 [6:26:17 PM](#)

71 Councilman Maughan stated there are times when things don't get passed onto the Council as quickly and doesn't
72 remember having reviewed the updates. Planner Steele stated they have had some other items and Council sent them
73 back down to staff to piggyback on the initial ordinance adjustment that has been reviewed by the Commission.
74 Councilman Maughan stated the Council appreciated their help.

75 [6:26:52 PM](#)

76 Commissioner Vaughan asked if he would like to comment on discussions on the PRD across the street because it is
77 still an active event. Councilman Maughan asked in what way would he like him to comment on that. Commissioner
78 Vaughan stated not everyone in the room was at that meeting so they don't know what some of the discussions were that
79 came up in regards to decisions made and Council opinions on what the Planning Commission opinion was because it
80 approved by the Planning Commission. Councilman Maughan stated there were some issues with the Jackson Court
81 development and one of the big concerns was and as had mentioned earlier with just PRD's in general would be the
82 private drive, the idea that a private drive could service 18 houses seemed excessive to the Council and have been
83 advised a few different ways but basically felt like that was probably a bad thing to go forward with. The Council looked at
84 a few other developments in the City where the max that they think is probably a good idea and the Commission can tell
85 them if they have reasoning to think otherwise but the general consensus among the Council was 3 per side of a shared
86 driveway so if were all on one side maybe 3 if on either side 6 but shared driveway of 18 was probably too much. The
87 Council felt like the ordinance as it was described to them allowed for anyone to call a private a drive any road that could
88 access up to 100 homes and even more because there was no limit, so that was a concern in approving that
89 development. One of the keys to having that approved that was a challenge was the fact that the private drive loops
90 around from a cul-de-sac as their point of access so that would mean that if anything were to happen or exist that blocked
91 access on one side suddenly have limited emergency access. In this case they have discussed and don't know that it is
92 approved yet but there has been discussion about having a secondary trail that would be able to serve as an emergency
93 access in worst case event so that there would be some kind of secondary access but the Council felt like going forward
94 all subdivision or all approved developments should have a secondary access somewhere, that is at least the shared
95 feeling of the Council right now and are probably looking for that to be a part of the City Code going forward. There was a
96 great deal of discussion for what the size of a private road were to be accountable for because the width of the road is in
97 question and don't think they had a problem with that development per se when compared it to other developments but
98 know that was a point of discussion was what standard does a private road go by and does the City have a standard for a
99 private road, so would like some input on how to attack a standardized road whether it be private, public or whatever, the
100 City has standards for public roads but how should they handle private drives.

101 [6:31:22 PM](#)

102 Commissioner Vaughan asked the City Attorney Roberts if the City Council were to reject the project across the
103 street with whatever finding they chose that would stand up under scrutiny would they have to reject it or would it come
104 back to the Planning Commission or do they have the ability to refer it back to the Planning Commission for additional
105 review. City Attorney Roberts stated if the Council finds that it does not meet the statute and deny it and that decision is
106 not challenged or is upheld then the developer would need to come back with a new plan, so would come through the
107 Commission again. Commissioner Vaughan stated and would then have the opportunity to thoroughly review and make
108 recommendations on everything. Councilman Maughan stated the Council had asked for some other concessions but
109 don't know that they were out of the ordinance per se but had asked that they take some steps to provide a trail that more
110 integrated their community with the community they would be becoming a part of, that certainly wasn't something that they
111 were obligated to do but where they were going to ask for some variance where the Council felt like it was definitely a
112 variance to allow for a private drive off of a cul-de-sac that would like for them to make some other concessions like some
113 walking paths to common areas or open space that wasn't really accessible otherwise.

114 [6:32:58 PM](#)

115 Commissioner Vaughan stated the Planning Commission would clearly be out of line if asked the City Council to
116 reject the item but it is something could possibly take back to let them know that the Council does have the ability to do
117 that and then some of the concerns that were discussed in that meeting could be addressed a little bit more thoroughly
118 because several of the things that were brought up in the Council meeting were items that were not discussed in Planning
119 Commission discussions and had they been brought up who knows the outcome may have been different or there may
120 have been some additional comments but that is something may want to discuss with the City Attorney and with others
121 powers that be just to see. City Attorney Roberts stated just as a clarification the City Code does allow the Council to
122 remand the plat to the Planning Commission for further review but would need to have a good reason for doing so though
123 that doesn't appear to be just to slow things down, it needs to be a legitimate reason.

124 [6:34:07 PM](#)

125 Councilman Maughan stated the legitimate argument that the Council found was access to an arterial access and
126 that is why brought to the Commission that in the future would like the Code reflect that the City believes there should be

127 more than one access to a community, understand that if it a cul-de-sac of 4 houses or 6 houses that it really doesn't
128 need a secondary access but this is 20 units and think that is to the point and need to figure out what that standard is but
129 there is a point where some other way in and out is necessary. City Attorney Roberts stated that is in the City Code
130 currently that if it is over 35 or more units then a second access is required under current code so that could be changed
131 of course if feel like that is not sufficient but is currently in City Code 8.10.110. Councilman Maughan stated at the City
132 Council level that was a great deal of discussion back and forth as what number is that too much and is this a problem,
133 the Council has not taken a vote on this development yet so this will come up next week and think that the general feeling
134 at the moment is that the Council will allow variance because this is probably like the Commission had stated is an
135 effective use of this space in general but the core concern is an arterial access and limited access to this development.
136 Commissioner Vaughan stated all of the Councilman Maughan's comments will enable the Commission to be able to
137 bring this up as a discussion items at their next meeting and is quite sure that would be more than happy to act on those
138 items on behalf of the Council.

139 [6:35:56 PM](#)

140 Planner Steele stated on the private roads the City Code states that a private road has to be built to the same
141 standards as a public road as far as width and everything so the only way around that for the developer is to call it a
142 private drive. Councilman Maughan stated that is what they had discussed at City Council was that because it wasn't
143 originally intended to meet the standard of a road their way around it was to call it a private driveway and so that where
144 they felt like if there is a private driveway there needs to be some limit to what a private driveway can be otherwise could
145 have a road that goes end to end in the City and is just called a private drive and then it gets around the issue of being an
146 actual road.

147 [6:36:58 PM](#)

148 **b. City Attorney Updates**

149 City Attorney Roberts stated nothing tonight.

150 [6:37:06 PM](#)

151 **c. Upcoming Agenda Items**

152 Planner Davies stated have an application in for Trails Edge and have a homeowner that basically wants to add the
153 detention basin behind their lot to their lot so can build a little further back so it is a big enough amendment to the plat that
154 are doing a Plat Amendment as opposed to just a property line adjustment. Are also going to be combining 2 lots into 1
155 but that would be on the next agenda. Commissioner Vaughan asked if that was all they had for their next meeting.
156 Planner Davies stated yes. Commissioner Vaughan asked if they have any work items they need to cover, know PRD is
157 fairly strong item just in case have no true action items for the main agenda. Planner Steele stated staff always have lots
158 of things that are on the list to work on it is just a matter of getting to them and deciding if want staff to start working on
159 them, some other things that have been discussed in the past are the Buffer ordinance, Sign ordinance, Conditional Use
160 Permits, etc. Commissioner Vaughan asked the other Commissioner if they had any aversion to suspending the next
161 meeting in case it just turned out to be a work session only. Commissioner Day stated he prefers that unless there is a
162 specific purpose and reason for them to open and discuss prefers they not meet and perhaps there is but has fund that
163 often times when they as a Planning Commissions just open ended discuss an ordinance that last way too long is a very
164 ineffective use of time. Commissioner Rackham stated he will not be present next week. Commissioner Thorson stated it
165 is his opinion that they load the meetings to make the best use of the City's time and money even to the extent of having
166 multiple items on the agenda before have a meeting, short of pushing the time restraints and legal responsibilities of the
167 Commission would think that monthly meetings would meets that requirement and don't see a reason to schedule a
168 meeting for no agenda items and would even push 1 or 2 as long as it is within the legal timeframe to the next meeting.
169 Commissioner Vaughan asked Planner Davies to pass that information along to Director Mellor and will use staff
170 judgement to determine whether have enough meat to put on the plate in front of the Commission and don't want to waste
171 time and use up the City's reserves and conduct business. Commissioner Thorson stated would like also say that one
172 application fee does not pay for this meeting so multiple application fees would pay for the meeting and that is where it
173 just doesn't justify the City's time and money to have so many meetings.

174 [6:40:28 PM](#)

175 Planner Steele stated they do have 1 application for next meeting so let staff know if would like to address that,
176 have had the application for a while and would recommend having a meeting next week but will leave that up to the
177 Chairman. Commissioner Vaughan stated if it is staff recommendation that they hear that item, they will hear that item.
178 Planner Steele stated does agree generally with what the Commission has said, not meet just to meet. Commissioner
179 Vaughan stated whatever Director Mellor feels is the appropriate action for the Commission to take are happy to do that.
180 Councilman Maughan stated he does appreciate the Commission having the discussion of the PRD because that has
181 been something that has brought some contention to the City Council the fact that ordinance seems to be very
182 interpretable in many ways in some areas and would appreciate the Commissions input on whether that is a good thing to
183 leave it open to interpretation, right now it appears the Council that is a bad thing but do have some people that have said
184 it is a good thing because it gives options but the Council is worried that it leaves the City liable if don't nail it down but
185 would like to hear the Commissions opinion.

186 [6:42:11 PM](#)

187 **2. Discussion Items:**

188 **a. PRD Zone Review**

189 Planner Steele stated this should address some of the issues that have been discussed. In the packet is the potential
190 packet, the black is existing ordinance, red is proposed as had previously hammered out, which took a few months to go
191 through and compile. It addresses the common space and open space issues, are requiring 20% and this is what has
192 been passed onto City Council but they have not voted on it yet and will review how propose to address these issues. The
193 first is development design shall include a direct connection to a major arterial, minor arterial or major collector roadway
194 by way of a full width and dedicated right-of-way designated for the movement of automobile traffic and feel like that nails
195 it down pretty good. The next one is street design, the land Use Authority may approve an alternative street design so
196 long as it maintains the City's minimum rights-of-way, the developer shall dedicate all street rights-of-way to the City,
197 private driveways services more than 1 unit shall meet the Fire Code as directed by the Fire Marshall, built to support the
198 weight of a fire truck and other heavy service vehicles, service no more than 6 units, 3 per side and be no longer than 160
199 feet. Planner Steele stated 160 feet is based off recommendation from the Fire Marshall. The number of units is coming
200 from City Council but that is also another item that can discuss of what really want to see, if this development exists they
201 want to make sure that these residents have the appropriate means of getting their services and getting rid of trash and
202 having an emergency response, also want them to feel like they are part of a community, if the drive goes way back and
203 don't have frontage they are not an official resident or what not have discussed that don't want this ordinance abused and
204 have 100 units on there and thinks 6 is a good number and actually currently have in Stoker Gardens believe 12 so that
205 would be a non-conforming use that would create but just couldn't build any more that way and another development
206 similar is Sunset Park Villas.

207 [6:45:24 PM](#)

208 Commissioner Vaughan stated there is another alternative that is not on the agenda or as part of the discussion item
209 in regard to PRD and that is a guillotine, could recommend if wanted to the elimination of the PRD and would not have
210 PRD problems and would be functioning solely upon the standard, common zones just mentioning that as an alternative
211 so could say if nothing else the Council liaison can take it back and mention it was brought up as an alternative. PRD's
212 have caused more issues or dissention in regards to land use and think any other single item that can recall, so it is a
213 possibility.

214 [6:46:30 PM](#)

215 Commissioner Thorson stated has a comment on a general idea of a PRD. The Council and the Commission find
216 themselves in trouble trying to justify acceptance or refusal or rejection of the PRD because when it doesn't say it should
217 be done one way or will be rejected don't have, if the Commission recommends disapproval or approval the Council would
218 reject but when it comes down to the legal terms they have to say what part of the ordinance the rejection is based on and
219 when the PRD doesn't say the road has to be 20 feet and has to have this or that and not defined super well there is no
220 way to say it is rejected based on the PRD ordinance that they don't like that subdivision and that doesn't hold up and so it
221 is really hard to reject it and so struggle with giving this planning option to the developer but retaining the legal option to
222 reject it and don't think there is a way to do it without getting rid of it. There is not a way to release power and retain power
223 both, can't do it and so could probably write some wording that does that, retain the option to reject based on liking but
224 don't know how well it would go over but that is what they are running up against always in PRD discussion and the
225 Master Planned Community how do they reject something they don't like if they meet the letter that isn't written.

226 [6:48:12 PM](#)

227 Commissioner Vaughan stated using the last item as an example there was one particular satellite photo where there
228 was the red, blue and yellow lines showing speeds and distances in regard to the map, they had the absolute ability to kill
229 that particular project based upon the yellow line which was the distance from the center line of the cul-de-sac
230 immediately to the east of the primary entrance into that project and think it was something like 30-35 feet short but they
231 didn't officially waive it but because the project was approved that was automatically waived because they specifically did
232 not say they did not like it. Likewise, at the last City Council meeting it was mentioned from the audience by a speaker that
233 if the Council wanted to kill it they could use that but there were some argument and the argument he used that because
234 the entire project was approved it was thought by the City Council that the Planning Commission approved that particular
235 waiver on that particular item. Now that isn't a PRD requirement that line distance, that is an ASHTO standard that isn't
236 part of the City but could have done that, there are ways to do it but it is just how brazen or how bold do they want to be.
237 The Commission can fine tune this and pass it forward but if they are having a discussion, the City Council listens to what
238 they say and read their minutes so they at least know they talked about the possibility because a PRD has to go before
239 the Council for final approval vote there are just as familiar as the Commission is as the problems that a PRD causes.

240 [6:50:41 PM](#)

241 Commissioner Day stated he would like to share a few thoughts on this, looking holistically at the roles and
242 responsibilities as Planning Commissioners and really as them building a community certainly think there is a place and a
243 need for a PRD ordinance. Think because this body struggles with it or City Council struggles with it don't think that is a
244 good enough reason and will articulate that for a couple of points. His experience here in Planning Commission and many
245 other Planning Commissions is that will never have people come out and support a development. They just had an
246 applicant come forward that is a very strong member of the community that wanted half acre lots and there was not one
247 person come out in support. So if they are saying that are judging the opinion by people coming out in favor of PRD was
248 actually surprised of the PRD development that are talking about actually had the support of the HOA and many of the
249 members of the Craig Estates people come out and support of their application. So the idea that they need to get rid of
250 the PRD don't feel that is responsible in terms of the community because have person instance of friends in his
251 neighborhood who have gone through different life challenges that cause them to have to move and they had to leave the
252 community and then commute with their children to schools because can no longer afford their previous place of

253 residence because that housing choice isn't available to them, they were great members of our community who in a sense
254 are kicking them out because are not providing a housing choice. With that being said and as a background is not saying
255 they open the flood gate for these type of things but think the discussion of do they get rid of it, don't think that is a very
256 prudent or proper thing for the Planning Commission to recommend. The easy thing for them to do in this community in
257 particular is to say every land use should be 5 acre lots that would be the easy decision but that would show lack of
258 leadership on this body. So in terms of that discussion those are his feelings on that. Commissioner Vaughan stated he
259 appreciates his thoughts and that is one of the great things on this Commission they are not afraid to say what is on their
260 mind and then act accordingly, to that end let's put that particular thought to rest in regards to doing away with PRD and
261 let's work on the one staff has provided.

262 [6:53:23 PM](#)

263 Commissioner Rackham asked what exactly does dedicated right-of-way mean to the City, does that mean they
264 maintain it and own it. Planner Steele stated yes. Commissioner Rackham stated so based on this it requires that the
265 PRD dedicate that to the right-of-way so that would have eliminated it right there, right. Planner Steele stated could just
266 put a period after right-of-way. Commissioner Rackham stated he just wanted to make sure he was understanding it right.
267 Planner Steele stated in the engineering standard there is a standard right-of-way width, sometimes they fluctuate but
268 right now it is 60 feet for a local road and 66 feet for a collector. Commissioner Rackham stated it becomes a City road at
269 that point.

270 [6:54:26 PM](#)

271 Commissioner Day stated he has an opposing view on this, doesn't believe it is necessary that all PRD's have access
272 to a collector or arterial road, think it is prudent that they have proper access but to say that they should have direct
273 connection to it an arterial or collector, is not his opinion. Commissioner Vaughan stated he thinks it should have direct
274 access. Commissioner Moultrie stated he agrees with Commissioner Day. Commissioner Rackham stated he tends to
275 agree and thinks they should have access and do not believe that the road should in anyway shape or form be a private
276 road, private driveway, private anything, should be a public access road into it and out of it. Commissioner Thorson stated
277 the wording is being added because the black lettering staff didn't feel was strong enough to require that it be a road
278 connection for Jackson Court and so are trying to strengthen it to force it to be a road and the actual requirement that it be
279 a road should be based off level of service and need for the road that is connecting to it. Could go through and say if it is
280 more than 10 have to have 1 direct access, right now it says if it more than 35 have to have 2 direct accesses. Don't have
281 an opinion whether they require that there be an access but it is pretty easy to say do a traffic impact study to determine
282 whether it reduces the level of service of that adjacent road below what should be expected by the public and then don't
283 have to pick a number. Although could get in trouble where an engineer may not recommend an access that they think
284 should.

285 [6:56:44 PM](#)

286 Commissioner Vaughan asked the City Attorney say that they did enact #5 the way it is written in red, would an
287 applicant have the ability to come forward and ask for a variance of this to the Commission on this particular item. City
288 Attorney Roberts stated this body wouldn't consider variances, that would go to the Board of Adjustment if there was
289 some extreme problem with their lot and the requirements for a variance are very strict and very seldom met, can always
290 apply for a variance that is always an option but it is very rare that would actually qualify for one. Commissioner Vaughn
291 stated so even if they did pass this an applicant would have the right and ability to come forward and ask them for a
292 variance. City Attorney Roberts stated they could ask the City for a variance yes, not the Planning Commission.
293 Commissioner Vaughan stated yes, they would have the right to be able to do that, so are not totally slamming the door
294 on an applicant. City Attorney Roberts stated maybe not slamming the door but it is going to be hard for them to crack the
295 door, variances are just per the code really hard to get one. Commissioner Vaughan stated they all know variances are
296 difficult but it is something that is possible. City Attorney Roberts stated sure.

297 [6:58:05 PM](#)

298 Planner Steele stated thinks Commissioner Day raised an important point of consideration of whether or not it is even
299 necessary to have the connection onto an arterial road, what wouldn't recommend is having a 200-unit development in the
300 middle of a residential area with all of the traffic going through a local road, but something like what is being propose with
301 Jackson Court really don't see that it would propose a really big traffic concern for those residents with those 20 homes
302 added. That is the challenge with writing ordinance is try to think of all of the different situations that might occur and run
303 the risk of just painting yourself into a corner or being too broad, so here are drawing a pretty hard line and just saying all
304 PRD has to come onto an arterial and that will limit the land use choices but that is up to the Commission. Don't think it is
305 necessary except for the largest and at 6 units per acre don't know if will ever be able to create that much impact but if the
306 density ever gets increased and do have a multi-family project that is off of an arterial that might pose a different story.

307 [6:59:36 PM](#)

308 Planner Davies stated just one suggestion on that, there is a standard in the code that may be changing for the
309 secondary access where have 35 units and have a secondary access, might be worth looking at something like that over
310 a certain number of units maybe 235 whatever they end up changing it to if change that part of the code to use that as
311 part of the threshold. Planner Steele stated that is a good idea, could just say for developments with more than X number
312 of units the design shall include a direct connection to a major arterial.

313 [7:00:25 PM](#)

314 Commissioner Day stated as listening to this discussion see 2 things. One think Commissioner Thorson brought up a
315 great point is to get a professional opinion might help satisfy some of these questions but also the role of the public might

316 also deter the ability of someone to get a PRD zoning. For example, could see a scenario of 100-unit development
317 seeking a request for a rezone and trying to get access onto a local road and think the public outcries purpose would be to
318 try to diminish an applicant's ability to get that rezone, so think the role of the public would also help kind of guide the ship
319 of what should and should not be zoned.

320 [7:01:09 PM](#)

321 Commissioner Vaughan stated in regards to that is the PRD something that the City establishes as a rule that it
322 wants or is this something that they are writing to make it comfortable and easier for land owners to be able to get
323 something that normally wouldn't fit under standard zoning. It seems as though they are trying to do, his opinion is that the
324 City should set a standard and that is the standard, period. If a piece of property does not work there are still outlets
325 available for a property owner, one they can sell it, they can build according to what the zone is for that area or could do
326 an assemblage, so it is not a case of where someone is completely shut out but it is a case of setting a standard. Now a
327 PRD is part of the General Plan that a committee labored over for over a year and then the Commission labored over it
328 for a number of months and they adopted it and here they are the sun hasn't even set, the ink isn't even dry and are
329 already changing it, are loosening it, being proposed that they loosen it. At what particular point are they going to say this
330 is the ordinance, period. If want to do business in Syracuse, this is how you do business. The philosophy is how
331 desperate are they to have someone come and develop in town, that is not them that is up to the City Council but as far
332 as the Commission in regards to what the code is, this their opportunity to speak as to how they would recommend this
333 would be done by the City Council. Again don't know if want to call him a hard liner but in this particular area the code is
334 the code. They had a very distinguished group of people work on the General Plan for a long time, it was well debated
335 and that was what they chose to do and there it is. Think are trying to accommodate people when should be setting a
336 standard. Commissioner Day stated he is okay if they don't touch the PRD, perfectly okay with keeping it the way it is, has
337 no problem with it. Think that has been initiated by the City to change the PRD. Commissioner Thorson stated this change
338 on item #5 think came because they set a standard of having a connection to an arterial and it was abused because the
339 connection to an arterial wasn't clearly a road and so are trying to clear it up and make it a road, however is it necessary
340 for smaller PRD's. Now a PRD minimum size is 5 acres, so would generally have 30 units, in this case has 20 because
341 they undershot his possible density probably for fit reasons but they set a standard and it got abused because it wasn't
342 clear enough and so are trying to clear up with this road issue and is okay with it the way it is and is okay with the red, is
343 okay with making it dependent on the City concurrence with a traffic impact study, is okay with 100 different things,
344 doesn't think it matters.

345 [7:05:14 PM](#)

346 Commissioner Vaughan asked on item #5, rough poll from the other Commissioner do they accept or deny the red
347 changes. Commissioner Thorson stated he would accept it. Commissioner Rackham stated he would support it.
348 Commissioner McCuiston stated he is in favor of a traffic impact study for developments over 35 units, but would support
349 what is proposed. Commissioner Day stated he would prefer it would state something like professional opinion or
350 something like that but honestly it isn't a make or break thing for him. Commissioner Moultrie stated he is okay with it.
351 Commissioner Vaughan stated he is in favor of it.

352 [7:06:12 PM](#)

353 Commissioner Vaughan stated the next item street design. Planner Steele stated this is addressing the private
354 driveways and trying to since there is not anything in the ordinance describing what would like to see for private driveways
355 this is trying to clarify that. Commissioner Thorson asked was there really not a limit to what a private driveway could be or
356 how many units, was that really not defined at all. Planner Steele stated nothing, just had private streets. Commissioner
357 Thorson stated no definition for private drives anywhere. Planner Steele stated think Syracuse is a growing City and are
358 going to see more of this but up to right now it has just been something that was addressed with Site Plan or the
359 Subdivision design process. There has been some very broad language that has allowed staff to weigh in if thought it was
360 too much but this really defines it.

361 [7:07:38 PM](#)

362 Councilman Maughan stated wanted to add the City Council would have liked the idea that they did not have a
363 private drive need but clearly it is something that is going to come before them. They prefer that road standards were
364 always met but because it is here the Council feels like and because there was absolutely no limit given to them as a legal
365 opinion because they did look for the outlet that could use that as a reason to deny the proposed PRD but because it
366 wasn't there at all are now realizing something has to be set.

367 [7:08:18 PM](#)

368 Commissioner Vaughan stated if this is not addressed it should be and like it the way it is and would accept it.

369 [7:08:38 PM](#)

370 Commissioner McCuiston stated he is just wondering how this came up, the applicant could come up and say want
371 to have a shared driveway, it seems to be just a semantics issue. Commissioner Thorson stated or they could call it a
372 carport. Commissioner McCuiston stated what they have to do is say what don't want them to do is share driveways are
373 silly and turns into a fist fight over who is going to shovel it, how get garbage up there, do they need them at all.

374 [7:09:14 PM](#)

375 Commissioner Day asked if this was a bad thing, is it a bad thing, what is the motivation, have they had bad
376 experiences with it, is it just an unknown and don't know. Commissioner Vaughan stated this is a loophole that has been
377 called to their attention and have been requested to address it, if it was a good thing don't think they would be called to
378 scrutinize it. Commissioner Thorson stated doesn't know whether it is bad or good. Here is the problem sees happening 2

379 neighbors disagree with how their driveway gets handled and the governing authority isn't a government, it is an HOA
380 which then acts like the City so are giving up the authority over the citizens and letting an HOA become the governing
381 authority, do they like that or not. Commissioner Day stated that is a great point actually, that is a very logical issue.
382 Commissioner Thorson stated would say anything serving more than 1 house is not a driveway it is a road, now could
383 have a private road and could call it a private road and could give options for alternative road designs. Planner Steele
384 stated Public Works has weighed in and has said they actually like that there is less being dedicated to the City as far as
385 maintenance. Commissioner Thorson stated the City would love to not do as much work and still get the taxes.
386 Commissioner Day stated would think that the IFC requirement is something like 150 feet, anything more than 150 feet
387 requires some sort of turn around, so thinks there is some self regulation in terms of how this works and think that should
388 be part of their approach, but likes the way it is written and doesn't have a problem with the way it is written.

389 [7:11:13 PM](#)

390 Commissioner Rackham stated he has a problem with it, believes they should say private driveways may service one
391 unit, does not think should have a shared driveway in a PRD. Commissioner Vaughan asked if he could accept it, but
392 would prefer if it was strengthened. Commissioner Rackham stated he couldn't accept it.

393 [7:11:35 PM](#)

394 Commissioner Moultrie stated would have to agree, wouldn't want a shared driveway in PRD would make the houses
395 even tighter so would say no shared driveways. Commissioner Vaughan stated thinks they have an opinion to accept it
396 like all things when are discussing a whole bunch of sub-ordinances at one time there is going to be some concessions
397 but at least can agree with the majority of them could support this.

398 [7:12:08 PM](#)

399 Planner Steele stated if like could go on a driveway tour, go visit a bunch of shared driveways and see what think or
400 could set up some HOA meetings and see what the problems are. Commissioner Vaughan stated on behalf of
401 Commissioner Moultrie and Commissioner Rackham do they want to set it at zero. Commissioner Rackham stated they
402 want private driveways to service one unit not multiple units, just like a regular home just one unit. Has been to places that
403 have shared driveways between units and if someone parks in the wrong spot it creates havoc, backs everything up and
404 makes a mess, it is just something as a City should impose upon homeowners to have to deal with. Commissioner
405 Vaughan stated he could accept that if it appears that a majority of the Commission appeared to support that premise.
406 Commissioner Thorson stated thinks that a drivable surface servicing more than one unit is a road and would call it a road
407 and make it be a road the other objection to this wording is it is clearly a reference to the pretend but not specific
408 subdivision they have been presented, it is clearly a reference to that and is where it came from and would object to the
409 layout and can see this layout being restricting to other people with different. Commissioner Vaughan stated in all fairness
410 this would correct a loophole that has existed that has allowed other developments that are fully built and occupied that
411 are known in hindsight looking at and saying shouldn't have that, like Stoker Gardens as a prime example where if went to
412 1 unit per driveway that would eliminate another Stoke Gardens being repeated.

413 [7:14:25 PM](#)

414 Commissioner Day stated one option they could do on this is if they are going to come up with private drive standards
415 they could actually come up with private drive standards requiring that 2 car garages and driveways where could pull into
416 the private drive and then could park 2 vehicles outside of the unit, they could really set standards could talk about snow
417 plows and area for snow storage, have to have an area for trash and dumpster, if they want to go that route could actually
418 develop standards for private drives. Commissioner Vaughan stated using Commissioner Day's option, could they accept
419 that. Commissioner Day stated that would take some time and thought. Commissioner Thorson stated in his opinion those
420 standards would a lot like a private road. Commissioner Rackham stated that was his envision there would just describe a
421 private road and could not support that. Commissioner Day stated he thinks the City roads are too wide, think 60 feet is
422 awfully wide. Commissioner Rackham stated he would tend to agree but still is opposed to shared driveways.

423 [7:15:38 PM](#)

424 Commissioner Vaughan stated looks like have support for the red text the way it is but don't have the support for a
425 single residence.

426 [7:15:52 PM](#)

427 Commissioner Rackham stated would like to discuss the number 6 then. Commissioner Vaughan stated the second
428 line of red, service no more than XYZ. Commissioner Rackham stated 4 units, 1 would be ideal but think 4 would be the
429 limit. Commissioner Vaughan asked if could accept 4. Commissioner Day stated thinks it is kind of arbitrary, if they do a
430 townhome and can have a 4plex think that is the max it would make sense to do a townhome and could go up to 8, so
431 kind of going in the opposite direction. Commissioner McCuiston stated he has already said he has seen problems with
432 them like snow removal and who pays for the upkeep there is just trouble so could go with 4 but preference would be not
433 to have them. Commissioner Rackham stated would have to agree private driveways should serve 1 but there is no way
434 would support 6 going forward. Commissioner Thorson stated he doesn't like shared driveways, think it is a road. In the
435 context they are going to have a motion that includes all of the changes to the PRD ordinance and is bordering on and just
436 doesn't like the PRD ordinance growing into more and more dense, would like it to be 1, this might be a no for the whole
437 thing and really doesn't like the shared driveway and thinks this a rouse. Commissioner Vaughan stated right now going in
438 they have a consensus on where could accept 6 units and are offering the opportunity to drop it down to 4 units, could
439 support 4 if others on the Commission did, are there 4 others would who also like 4 units. Commissioner Day stated he is
440 waffling and going in the other direction and think it is bad policy and struggling and if it was 4 would vote no.
441 Commissioner Vaughan stated they will stick with 6 then.

442 [7:19:25 PM](#)

443 Planner Steele stated those were all the changes. Commissioner Day asked if they needed to bring it back for the
444 next business agenda. Commissioner Vaughan stated this is a discussion and will be on the next agenda with the
445 changes that they have indicated are supporting tonight, hopefully in anticipation of being able to have a quick vote on it
446 with minimal discussion.

447 [7:20:00 PM](#)

448 Commissioner Thorson stated TJ Jensen in the audience would like to talk and think his input would be valuable and
449 would ask that the Chair recognize him to speak briefly. Commissioner Vaughan stated normally they wouldn't have but at
450 the request of Commissioner Thorson Mr. Jensen may come forward.

451 [7:20:25 PM](#)

452 TJ Jensen stated to the Chairman point of order that this is a work session and not a regular meeting so have the
453 ability to recognize whomever choose. Had a couple thoughts and one was way back in the beginning thought that the
454 planning Commission had agreed to get rid of the open space but require 25% common space, not 20% so if it was
455 supposed to be 25% might want to speak up. In relation to these 2 issues the first one as far as the road issue the reason
456 that is in there is for 2 reasons. One is to limit the placement of PRD's so they have to be along the collectors and arterials
457 and so think that is important and don't want PRD's anywhere in the City they have to be on a major road. If want to
458 separate that from basically the connection issue from that issue could change the language to say something to the
459 effect of 'PRD's must be located along an arterial, major collector' rather than saying having a direct access, that would
460 free up the ability to use other roads but if like the idea of forcing them to use the arterial as road access that is fine but
461 just wanted to point that out. That is an option can keep the placement of them on the major roads but just change the
462 language so it says must be located along the arterial and not a direct connection. The second point as far as the shared
463 driveways are concerns do have 2 PRD's in the City, Stoker Gardens and Sunset Park Villas and both of those utilize
464 shared driveway concept. When talking about multi-family unit and a compromise might be if like 6 units, could say 6
465 single family units and then in multi-family units would say no more 12 units may share a driveway. Those are just his
466 suggestions.

467 [7:22:25 PM](#)

468 Commissioner Vaughan asked Planner Steele to present that to the Commission to act on at the next meeting.
469 Planner Steele stated they will add that to the agenda at the next meeting as a public hearing and then can forward it
470 formally to City Council for approval. Also wanted to let the Commission know about the APA Conference on October 7th
471 in Farmington and if any of the Commissioners are interested in attending please let staff know and can get them
472 registered. Just for clarification, will be having a meeting on November 1st, dispute the Presidential Elections.

473 [7:24:56 PM](#)

474 **3. Commissioner Reports**

475 Commissioner Rackham stated he will not be at the next meeting. Commissioner Day stated he would like to
476 compliment the Chair and feel like the last 2 months the meetings have been very effective and efficient use of time, prior
477 to that felt like they were just going to 9 o'clock just because and would just like to compliment the Chair, has a terribly
478 difficult job and have done a great job, so thank you.

479 [7:25:35 PM](#)

480 **4. Adjourn**

481 COMMISSIONER RACKHAM MADE A MOTION TO ADJOURN. COMMISSIONER MOULTRIE SECONDED THE
482 MOTION. ALL WERE IN FAVOR, MOTION CARRIED UNANIMOUSLY.



PLANNING COMMISSION REGULAR MEETING AGENDA

September 20, 2016

Agenda Item #4 Subdivision Amendment 3728 West 700 South

Factual Summation

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

Location: 3728 West 700 South
 Current Zoning: R-1 and R-3
 General Plan: R-1 and R-3
 Total Subdivision Area: 0.772 Acres

Summary

The applicant has requested approval of a 1 lot amendment to a subdivision known as Trail's Edge Phase 1 in the R-1 and R-3 Zones. The dimensions of these lots are as follows:

Lot	Zone	Lot Size (R-1 12,000 Sq. Ft. Min.)	Lot Width (R-3 85 Ft. Min.)	Existing Structures to Remain
125A	R-1 and R-3	33,620	90.08	None

This plat amendment was brought to the City after a proposed home to be built on the currently existing lot 125 was too deep for the lot. Parcel A, which is a detention basin, is proposed to be combined with lot 125 to allow for the larger home. Once the two parcels are combined, there will be sufficient room in the rear setback to build a larger home. The amended plat indicates a 'buildable area' that will prohibit structures from being built in the detention basin. Also, the homeowner will be required to sign a detention basin maintenance agreement ensuring that the basin will not be filled in and maintained to function properly.

Once combined, the parcel will have split zoning with r-1 on the south and r-3 on the north. The buildable portion is within the r-3 zone and will be treated as an r-3 for building permit purposes.

In addition to being a detention basin, Parcel A is also labeled as open space on the Trail's Edge Phase 1 plat. Staff has recieved calls from residents of the subdivision concerned that the open space designation will be removed. Most likely, the owner of the combined parcels will fence it in, further removing the amenity. Parcel A does not have a conservation easement over it. Since the r-3 does not require open space dedication, this open space can be removed by city ordinance.

Parcel A was dedicated to the HOA with the recording of the plat. The HOA is not set up yet, and is currently managed by the developer. The property owners have an agreement with the developer and will need to negotiate directly with him as the city's priority in this case is to maintain the detention basin functionality, which the presented plat will maintain.

Plat amendements, as indicated in table 1 of 10.20.140, the Planning Commission is the land use authority and will not be required to be forwarded to the City Council.

Suggested Motion Language

Approval – “I move the Planning Commission recommend the City Council approve the request of Mark Sandberg for a 1 lot subdivision amendment to the Trail’s Edge Phase 1 Subdivision consisting of 0.776 acres on property located at 3728 West 700 South in the R-1 and R-2 Residential Zones.”

Table – “I move the Planning Commission continue the request of Mark Sandberg for a 1 lot subdivision amendment to the Trail’s Edge Phase 1 Subdivision consisting of 0.776 acres on property located at 3728 West 700 South in the R-1 and R-2 Residential Zones until (give date) based on the following findings:

1. (list findings)”

Denial – “I move the Planning Commission recommend the City Council deny the request of Mark Sandberg for a 1 lot subdivision amendment to the Trail’s Edge Phase 1 Subdivision consisting of 0.776 acres on property located at 3728 West 700 South in the R-1 and R-2 Residential Zones based on the following findings:

1. (list findings).”

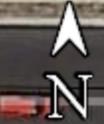
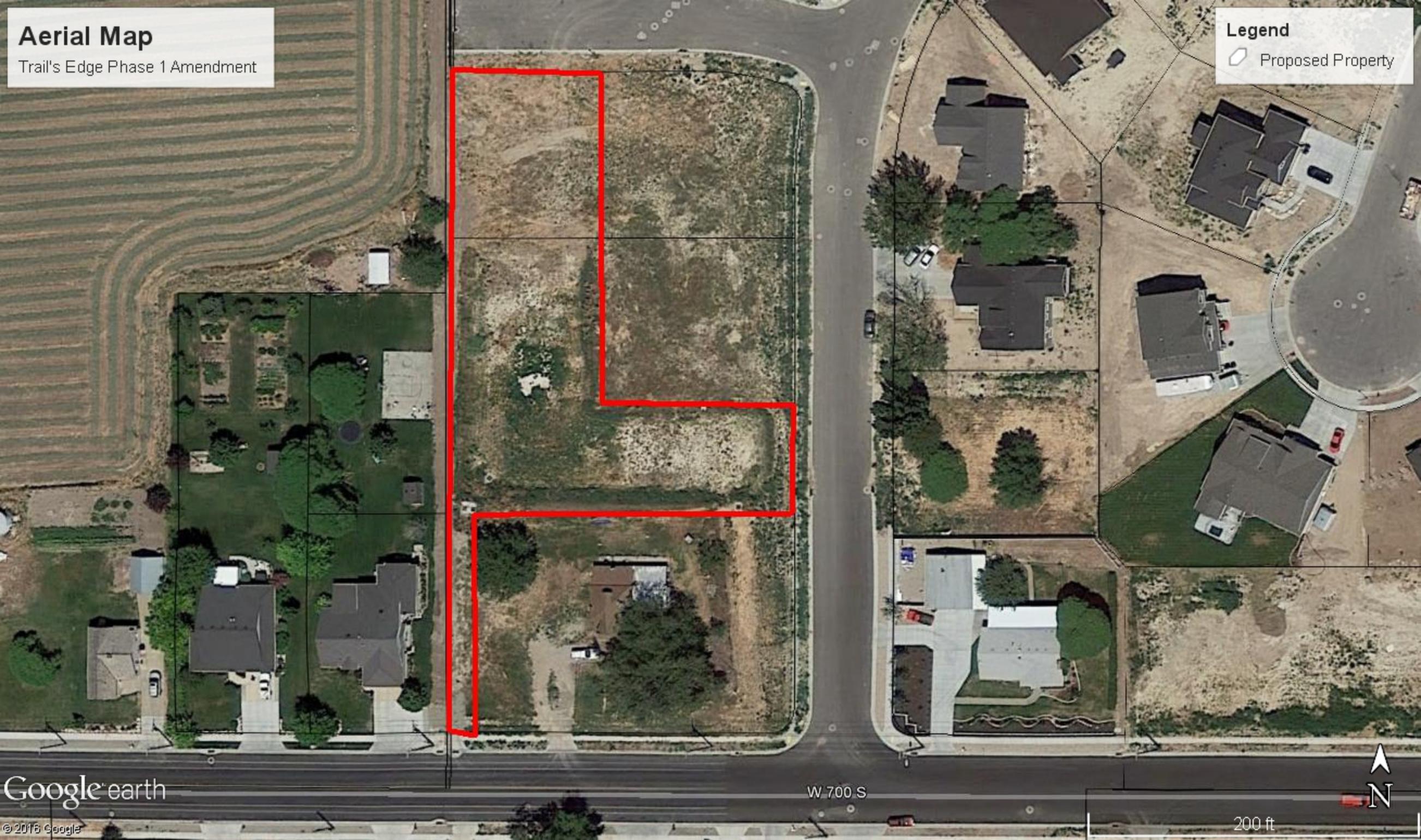
Attachments:

- Aerial Map
- Zoning Map
- General Plan Map
- Amended Subdivision Plat
- Trail’s Edge Phase 1 Plat
- R-1 Zoning Ordinance
- R-2 Zoning Ordinance
- Minor subdivision review ordinances

Aerial Map

Trail's Edge Phase 1 Amendment

Legend
Proposed Property



Zoning Map

Trail's Edge Phase 1 Amendment

Legend

-  R-1 (2.90 dwellings per net acre)
-  R-2 (3.79 dwellings per net acre)
-  R-3 (5.44 dwellings per net acre)

W 700 S

200 ft



CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	15.00	23.56	89°58'56"	S44°53'35"E	21.21'
C2	210.00	121.60	33°10'39"	S16°41'12"W	119.91'
C3	210.00	52.72	14°23'00"	S40°28'02"W	52.58'
C4	15.00	23.56	90°00'00"	N87°20'28"W	21.21'
C5	280.00	29.38	6°00'46"	S45°20'51"E	29.37'
C6	280.00	67.23	13°45'22"	S55°13'55"E	67.06'
C7	15.00	21.88	83°33'32"	N20°19'50"W	19.99'
C8	720.00	59.56	4°44'23"	N23°49'07"E	59.54'
C9	780.00	25.44	1°52'06"	S25°15'15"W	25.43'
C10	780.00	72.59	5°19'56"	S21°39'14"W	72.56'
C11	15.00	11.63	44°25'00"	N41°11'46"E	11.34'
C12	60.00	43.69	41°43'03"	S42°32'45"W	42.73'
C13	60.00	58.32	55°41'15"	S6°09'24"E	56.05'
C14	60.00	58.52	55°53'01"	S61°56'32"E	56.23'
C15	60.00	66.07	63°05'21"	N58°34'16"E	62.78'
C16	60.00	72.23	68°58'42"	N77°27'45"W	67.95'
C17	15.00	15.95	60°56'22"	S11°28'55"E	15.21'
C18	720.00	79.45	6°19'20"	S22°08'56"W	79.41'
C19	720.00	11.04	0°52'43"	S25°44'57"W	11.04'
C20	780.00	68.13	5°00'17"	N23°41'10"E	68.11'
C21	15.00	20.72	79°08'40"	S80°45'22"W	19.11'
C22	280.00	49.91	10°12'45"	S84°46'41"E	49.84'
C24	220.00	122.07	31°47'27"	S66°42'54"E	120.51'
C25	220.00	32.56	8°28'43"	S46°34'49"E	32.53'
C26	15.00	23.56	90°00'00"	S2°39'32"W	21.21'
C27	270.00	5.88	1°14'55"	S47°02'04"W	5.88'
C28	270.00	86.03	18°15'23"	S37°16'56"W	85.67'
C29	15.00	20.88	79°44'56"	N68°10'42"E	19.23'
C30	230.00	48.27	12°01'29"	N78°06'34"W	48.18'
C31	15.00	22.05	84°13'11"	S42°00'43"E	20.12'
C32	15.00	23.57	90°10'04"	N45°06'25"E	21.22'
C33	170.00	50.77	17°06'41"	N81°19'42"W	50.58'
C34	15.00	21.66	82°45'04"	N31°23'49"W	19.83'
C35	270.00	46.56	9°52'50"	S5°02'18"W	46.50'
C36	15.00	23.57	90°10'04"	N45°06'25"E	21.22'
C37	200.00	20.11	5°45'45"	N87°00'11"W	20.11'
C38	200.00	41.97	12°01'29"	N78°06'34"W	41.90'
C39	200.00	13.38	3°50'00"	N70°10'50"W	13.38'

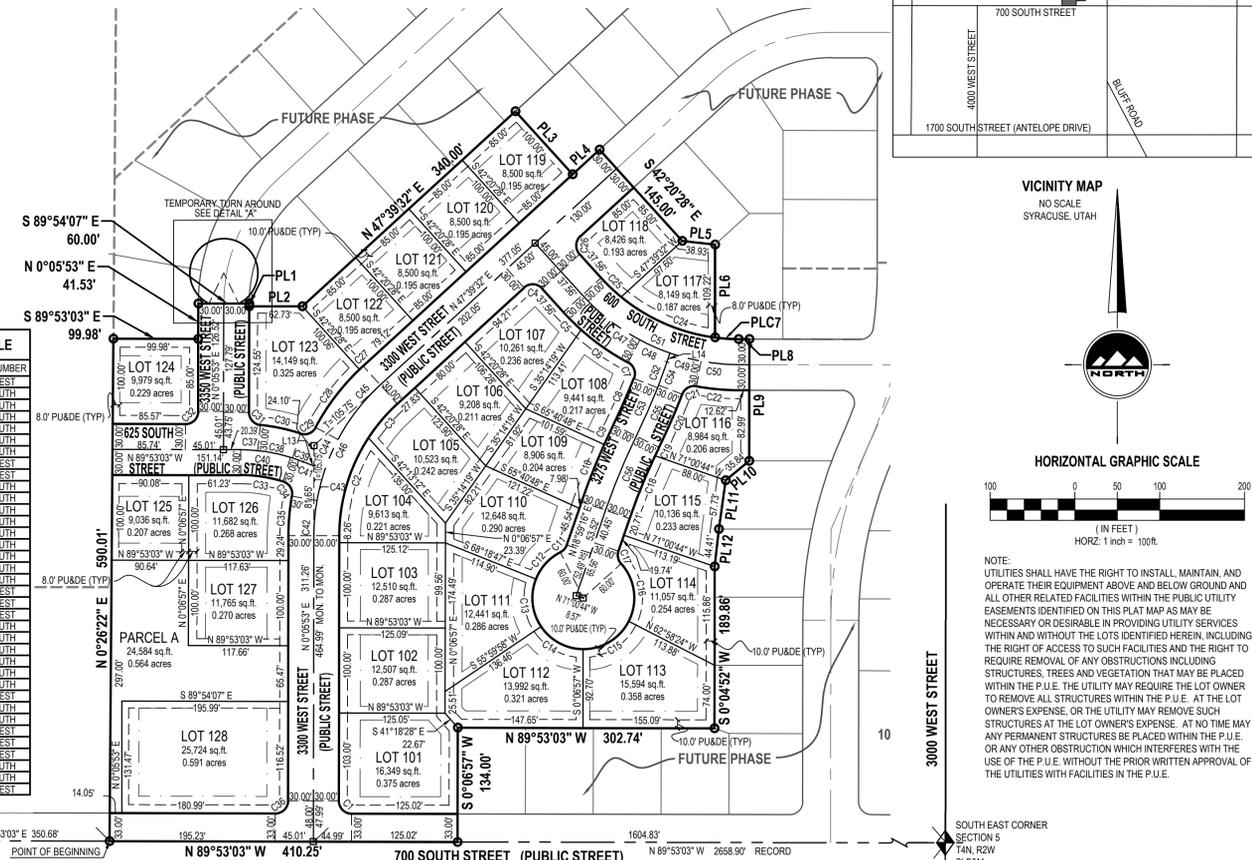
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C40	200.00	59.73	17°06'41"	N81°19'42"W	59.51'
C41	200.00	15.74	4°30'32"	N70°31'06"W	15.73'
C42	240.00	41.39	9°52'50"	S5°02'18"W	41.34'
C43	240.00	36.65	8°44'58"	S14°21'11"W	36.61'
C44	240.00	39.48	9°25'34"	S23°26'27"W	39.44'
C45	240.00	81.70	19°30'18"	S37°54'23"W	81.31'
C46	240.00	199.22	47°33'39"	S23°52'42"W	193.55'
C47	250.00	86.26	19°46'08"	S52°13'32"E	85.83'
C48	250.00	38.84	8°54'08"	S66°33'40"E	38.80'
C49	250.00	37.78	8°39'34"	S75°20'31"E	37.75'
C50	250.00	44.56	10°12'45"	S84°46'41"E	44.50'
C51	250.00	207.45	47°32'35"	S66°06'46"E	201.55'
C52	750.00	32.17	2°27'27"	N20°12'59"E	32.16'
C53	750.00	62.09	4°44'36"	N23°49'01"E	62.07'
C54	750.00	28.75	2°11'46"	N20°05'09"E	28.74'
C55	750.00	65.51	5°00'17"	N23°41'10"E	65.49'
C56	750.00	94.26	7°12'02"	S22°35'17"W	94.19'

LINE	BEARING	LENGTH
PL1	S0°05'53"W	3.23
PL2	S89°54'07"E	62.73
PL3	S42°20'28"E	100.00
PL4	N47°39'32"E	42.93
PL5	S83°52'22"E	38.93
PL6	S0°04'52"W	109.22
PLC7	SEE PLC TABLE BELOW	
PL8	N89°53'03"W	12.62
PL9	S0°06'57"W	142.99
PL10	S50°37'52"W	35.84
PL11	S7°45'21"W	57.73
PL12	S6°32'41"W	44.41
L13	S68°15'50"E	13.58
L14	N18°59'16"E	11.17

LOT NUMBER	HOUSE NUMBER
101	3288 WEST
102	681 SOUTH
103	697 SOUTH
104	655 SOUTH
105	623 SOUTH
106	613 SOUTH
107	603 SOUTH
108	3281 WEST
109	626 SOUTH
110	642 SOUTH
111	658 SOUTH
112	676 SOUTH
113	675 SOUTH
114	691 SOUTH
115	628 SOUTH
116	613 SOUTH
117	3283 WEST
118	3278 WEST
119	3280 WEST
120	3282 WEST
121	698 SOUTH
122	612 SOUTH
123	624 SOUTH
124	622 SOUTH
125	3383 WEST
126	3382 WEST
127	3381 WEST
128	3348 WEST

TRAIL'S EDGE SUBDIVISION PHASE 1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5 TOWNSHIP 4 NORTH RANGE 2 WEST SALT LAKE BASE & MERIDIAN SYRACUSE CITY, DAVIS COUNTY, UTAH



SURVEYOR'S CERTIFICATE
 I, KEITH R. RUSSELL, do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 164386, as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as TRAIL'S EDGE SUBDIVISION PHASE 1, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION
 Beginning at a point on the section line, said point being South 89°53'03" East 497.25 feet along the section line from the South Quarter Corner of Section 5, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and running:

Thence North 0°26'22" East 590.01 feet;
 Thence South 89°53'03" East 99.98 feet;
 Thence North 0°05'53" East 41.53 feet;
 Thence South 89°54'07" East 60.00 feet;
 Thence South 0°05'53" West 3.23 feet;
 Thence South 89°54'07" East 62.73 feet;
 Thence North 47°39'32" East 340.30 feet;
 Thence South 42°20'28" East 100.00 feet;
 Thence North 47°39'32" East 42.93 feet;
 Thence South 42°20'28" East 145.00 feet;
 Thence South 83°52'22" East 38.93 feet;
 Thence South 0°04'52" West 109.22 feet;
 Thence southeasterly 27.93 feet along the arc of a 220.00 foot radius curve to the left, (center bears North 7°23'22" East and long chord bears South 86°14'51" East, with a central angle of 7°16'25");
 Thence South 89°53'03" East 12.62 feet;
 Thence South 0°06'57" West 142.99 feet;
 Thence South 50°37'52" West 35.84 feet;
 Thence South 7°45'21" West 57.73 feet;
 Thence South 6°32'41" West 44.41 feet;
 Thence South 0°04'52" West 189.86 feet;
 Thence North 89°53'03" West 302.74 feet;
 Thence South 0°06'57" West 134.00 feet to the section line;
 Thence North 89°53'03" West 410.25 feet along the section line to the point of beginning.

Contains 472,579 square feet, 10.849 acres, 28 lots.

Date 10-02-14
 Keith R. Russell
 License No. 164386



OWNER'S DEDICATION
 I, the undersigned owner of the above described tract of land, having caused same to be subdivided, hereafter known as:

TRAIL'S EDGE SUBDIVISION PHASE 1

do hereby dedicate for perpetual use of the public all streets as shown on this plat as Public Streets intended for Public Use. We also separately convey by fee title to the Trail's Edge Home Owner's Association Parcel "K" shown herein as an Open Space Parcel to be owned and maintained by the Trail's Edge Home Owner's Association with an easement in favor of Syracuse City Corporation over Parcel "K" for the storage and conveyance of storm water.

In Witness whereof I have hereunto set my hand this _____ day of _____ A.D. 20____.

Trail's Edge, a Limited Liability Company
 Gregory Higley
 Manager

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH _____ J.S.S.
 County of Davis _____

On the _____ day of _____ A.D. 20____, personally appeared before me, the undersigned Notary Public, in and for said County of Davis, in the State of Utah, who after being duly sworn, acknowledged to me that He is the Manager of Trail's Edge LLC, a Limited Liability Company and that He signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Limited Liability Company executed the same.

MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC _____ RESIDING IN _____ COUNTY.

TRAIL'S EDGE SUBDIVISION PHASE 1

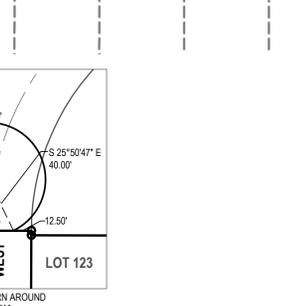
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5 TOWNSHIP 4 NORTH RANGE 2 WEST SALT LAKE BASE & MERIDIAN SYRACUSE CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER
 ENTRY NO. _____ FEE _____
 PAID _____ FILED FOR RECORD AND
 RECORDED THIS _____ DAY OF _____ 20____
 AT _____ IN BOOK _____ OF OFFICIAL RECORDS
 PAGE _____

SHEET 1 OF 1
 PROJECT NUMBER: L2138
 MANAGER: K. RUSSELL
 DRAWN BY: J. MOSS
 CHECKED BY: K. RUSSELL
 DATE: 9/16/14

BY _____ DAVIS COUNTY RECORDER
 DEPUTY RECORDER

- GENERAL NOTES:**
- PROPERTY IS ZONED R-1 (LOTS 101-103, 127 AND 128). EXISTING HOMES ON LOTS 101 AND 128.
 - FRONT YARD SETBACK IS 40'
 - REAR YARD SETBACK IS 30'
 - SIDE YARD SETBACK IS 10'
 - CORNER LOT ROADSIDE SETBACK IS 20'
 - PROPERTY IS ZONED R-3 (LOTS 104-127).
 - FRONT YARD SETBACK IS 25'
 - REAR YARD SETBACK IS 20'
 - SIDE YARD SETBACK IS 8'
 - CORNER LOT SIDE YARD SETBACK IS 20' ON ROAD SIDE.
 - ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) ARE 10' FRONT, 8' SIDE AND 10' REAR UNLESS OTHERWISE NOTED HEREON.
 - LOWEST FINISH FLOOR ELEVATION FOR ANY HOME IS 4280.00 (DAVIS COUNTY SURVEYOR'S OFFICE DATUM).
 - THE ARRANGEMENT OF RESIDENTIAL DRIVEWAYS ON PROPOSED SUBDIVISION LOTS FRONTING A COLLECTOR OR ARTERIAL STREET WILL BE DIRECTED BY THE CITY PLANNING COMMISSION. DRIVEWAYS FRONTING COLLECTOR OR ARTERIAL STREETS WILL BE CONSTRUCTED TO ALLOW SEMI-CIRCULAR, PULL-THROUGH OR HAMMERHEAD PULL-OUT RESIDENTIAL DRIVEWAYS. [ORD. 13-02 1 (EXHIBIT); ORD. 02-19, CODE 1911 8-2-20]



UTILITY COMPANY APPROVAL

ROCKY MOUNTAIN POWER	DATE _____
QUESTAR GAS	DATE _____
CENTURY LINK	DATE _____

CITY ATTORNEY'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
 BY THE SYRACUSE CITY ATTORNEY.

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
 BY THE CITY PLANNING COMMISSION APPROVAL.

CITY ENGINEER'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
 BY THE SYRACUSE CITY ENGINEER.

CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
 BY THE SYRACUSE CITY COUNCIL.

SYRACUSE CITY ATTORNEY

LAYTON
 1485 West Hillfield Rd. Suite 204
 Layton UT 84041
 Phone: 801.547.1100
 Fax: 801.593.6315
 WWW.ENSIGNUTAH.COM

SALT LAKE CITY
 PLEASANT GROVE
 TOOLEE
 Phone: 435.843.3590

R-1 ZONING ORDINANCE

10.60.010 Purpose.

The purpose of this zone is to promote and preserve, where conditions are favorable, areas for large lot development for families to engage in food production and, where adequate lot area exists, keep a limited number of farm animals and fowl.

10.60.020 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) Aviaries.
- (D) Churches, synagogues, and temples.
- (E) Dwellings, single-family.
- (F) Educational services.
- (G) Farm animal keeping (see SCC 10.30.040).
- (H) Fruit and vegetable stands (for sale of products produced on owner's premises).
- (I) Household pets.
- (J) Minor home occupations.
- (K) Public and quasi-public buildings.
- (L) Public parks.
- (M) Rabbits and hens.
- (N) Residential facilities for persons with disabilities.
- (O) Vietnamese potbellied pigs.

10.60.030 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) Cluster subdivisions (major).

- (D) Day care centers (major).
- (E) Dog kennels (minor).
- (F) Dwellings, accessory (major/minor, see SCC 10.30.020).
- (G) Dwelling groups (major).
- (H) Greenhouses (minor).
- (I) Home occupations (major).
- (J) Private parks and recreational activities (minor).
- (K) Temporary commercial uses (see SCC 10.35.050) (minor).
- (L) Temporary use of buildings (see SCC 10.30.100(A)(12)) (minor).

10.60.040 Minimum lot standards.

All lots shall be developed and all structures and uses shall be placed on lots in accordance with the following standards. Lot area for properties fronting existing streets shall include all property as described on the most recent plat of record.

- (A) Density. Minimum lot size 12,000 square feet, but in no case shall the density exceed 2.3 lots per gross acre, unless the Land Use Authority grants additional density, per a cluster subdivision major conditional use permit.
- (B) Lot width: 100 feet.
- (C) Front yard: 25 feet.
- (D) Side yards: 10 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.

10.60.050 Off-street parking and loading.

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

10.60.060 Signs.

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

10.60.070 Special provisions.

All pens, barns, coops, stables, and other similar enclosing structures to keep animals or fowl shall be located no less than 150 feet from a public street and no less than 100 feet from all dwellings on adjacent lots. (This provision shall not apply to pastures.)

R-3 ZONING ORDINANCE

10.70.010 Purpose.

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

10.70.020 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.

10.70.030 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) Home occupations (major).

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

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

10.70.040 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 8,000 square feet, but in no case shall the density exceed 4.0 lots per gross acre.

(B) Lot width: 80 feet.

(C) Front yard: 25 feet.

(D) Side yards: Eight feet both sides.

(E) Rear yard: 20 feet.

(F) Building height: as allowed by current adopted 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.

10.70.050 Off-street parking and loading.

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

10.70.060 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.



Trail's Edge Subdivision Phase 1 Amended

3353 West 625 South

Engineer Plat Amendment Review

Completed by Brian Bloemen on September 14, 2016

1. Add a note to the plat that the volume of the existing detention basin must remain the same.
2. The distance of the westerly boundary does not match the current recorded plat.
3. Show half street widths.

If you have any further comments or questions, please feel free to contact me at 801-614-9630.

Sincerely,

Brian Bloemen, P.E.
City Engineer



TO: Community Development, Attention: Royce Davies
FROM: Jo Hamblin, Fire Marshal
RE: Trail's Edge phase 1 amendment

DATE: September 7, 2016

I have reviewed the plan submitted for the above referenced project. The Fire Prevention Division of this department does not have any concerns at this time.

These plans have been reviewed for Fire Department requirements only. Other departments must review these plans and will have their requirements. This review by the Fire Department must not be construed as final approval from Syracuse City.

Sincerely,

Jo Hamblin
Deputy Chief/ Fire Marshal
Syracuse City Fire Department

1869 South 3000 West, Syracuse, Utah 84075
801-614-9614 (Station)
801-776-1976 (Fax)



PLANNING COMMISSION REGULAR MEETING AGENDA

September 20, 2016

Agenda Item #5 Public Hearing - Code Amendment - 10.75.040 PRD

Factual Summation

City Council has requested that the language for access to an arterial road, and private driveways in the PRD zone be examined to ensure that it meets the spirit and intent of the zone.

9/6/16-PC discussed the proposed redline changes and expressed a general dislike for the PRD zone altogether. Ultimately, in light of a recent application that has brought to surface the issues concerning private drives and road access to PRD development, the group decided to address the immediate issues at hand. Staff has taken the input received and provided three options concerning direct automobile access from an arterial. These options are labeled a,b, and c. The other ordinance revision concerning private driveways is provided unchanged from the work session meeting.

Attachments:

- Potential Ordinance

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)~~(Option A)(5) The development design shall include a direct connection to a major arterial, minor arterial, or major collector roadway **by way of a full width and dedicated Right of Way designed for the movement of automobile traffic.**

(Option B) (5) The development property shall have frontage on an arterial or collector roadway. A direct automobile connection is not required.

(Option C) (5) Automobile access to a PRD development shall not exceed 1,000 linear feet from an arterial or major collector road measured along the center lines of local roads. Measurement shall begin at the intersection of the center line of an arterial or major collector road and that of a local road and continue along the center line to the intersection with the property line of the proposed development.

(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. **Private driveways servicing more than one unit shall: meet the fire code as directed by the Fire Marshal, be built to support the weight of a fire truck and other heavy service vehicles, service no more than 6 units (3 per side), and be no longer than 160 feet.** [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.]