



# Syracuse City Planning Commission Meeting September 6, 2016

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

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## Regular Meeting Agenda

### PLANNING COMMISSIONERS

#### CHAIR

Ralph Vaughan

#### VICE CHAIR

Dale Rackham

Curt McCuistion

Greg Day

Troy Moultrie

Grant Thorson

Gary Bingham

1. **Meeting Called to Order**
  - Invocation or Thought by Commissioner **Rackham**
  - Pledge of Allegiance by Commissioner **Moultrie**
  - Adoption of Meeting Agenda
2. **Meeting Minutes**  
August 2, 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. **Final Subdivision Plat** - Hamblin Haven, property located at 3230 W 2700 S
5. **Adjourn**

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## Work Session

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

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



# PLANNING COMMISSION REGULAR MEETING AGENDA

September 6, 2016

## Agenda Item # 2

## Meeting Minutes

August 2, 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, August 2, 2016

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on August 2 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 McCuiston  
Troy Moultrie  
Greg Day  
Grant Thorson  
Gary Bingham

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 Gailey  
Councilman Maughan

Excused:

**Visitors:** TJ Jensen Adam Benard John Wheatley  
Dave Porter Garrett Seely Mark Millard

[6:01:02 PM](#)

1. **Meeting Called to Order:**

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

[6:02:13 PM](#)

COMMISSIONER DAY MADE A MOTION TO ADOPT THE PLANNING COMMISSION AGENDA FOR AUGUST 2, 2016 MEETING. THE MOTION WAS SECONDED BY COMMISSIONER RACKHAM. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

[6:02:46 PM](#)

2. **Meeting Minutes:**

**July 19, 2016 Regular Meeting & Work Session**

COMMISSIONER MCCUITION MADE A MOTION TO APPROVE THE REGULAR AND WORK SESSION MEETING MINUTES FOR JULY 19, 2016 AS AMENDED. THE MOTION WAS SECONDED BY COMMISSIONER BINGHAM. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

[6:03:36 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.

[6:04:02 PM](#)

None

[6:04:06 PM](#)

4. **Public Hearing, Major Conditional Use – Mark Millard, M&H Tools, property located at 2392 W 1125 S**

Commissioner Vaughan stated he has a conflict of interest due to a residential proximity and will be leaving the diocese and turning it over to the Vice Chairman.

[6:04:31 PM](#)

Planner Steele stated this is a major conditional use permit for a home based business and has a large commercial truck and the City requires a conditional use just in case there is something that needs to be reviewed to mitigate any sort of potential nuisance related to the commercial vehicle. The applicant has been in business for 12 years and has recently moved from another residence in Syracuse to this location, the applicant has a current City business license and was previously approved for a major conditional use from the Planning Commission back in 2013. The City ordinance requires vehicles associated with home occupations between 10,000 -20,000 pounds to obtain a major conditional use permit and the applicants work vehicle is 19,000 and pictures have been included in the packet. The commercial vehicle will be parked on the side of the residence on concrete behind a 6 foot fence. The applicant is also in compliance with the off-street parking requirements. The applicant has installed a concrete RV pad on the side of his residence to park his truck on. Planner Steele stated if there is anything the Planning Commission have any additional items to reduce any possibly nuisances such as fencing or landscaping but the applicant is providing a fence and concrete pad so is in compliance with code.

[6:06:59 PM](#)

63 Commissioner Rackham opened up the public hearing.

64 [6:07:11 PM](#)

65 Mark Millard, applicant, stated the concrete was installed about a month ago and finished that project up so is on  
66 concrete now. Commissioner McCuiston asked if he fence was in place with a gate. Mark Millard stated yes the gate is in  
67 place. Commissioner Thorson sked how wide his side yard was from the house to the lot line. Mark Millard stated it is  
68 about 11-12 feet from the house to the property line. Commissioner Rackham asked how far back the cement goes in the  
69 backyard and does it go behind the fence. Mark Millard stated the concrete pad goes back about 40 feet behind the gate  
70 so he has enough room for the gate to swing open and the truck is completely all on concrete.

71 [6:08:45 PM](#)

72 Public hearing closed.

73 [6:08:49 PM](#)

74 COMMISSIONER MOULTRIE MADE A MOTION TO APPROVE THE MAJOR CONDITIONAL USE PERMIT FOR  
75 M&H TOOLS HOME OCCUPATION PROPERTY LOCATED AT 2392 W 1125 S, R-2 ZONE SUBJECT TO ALL  
76 APPLICABLE REQUIREMENTS OF THE CITY MUNICIPAL CODES. THE MOTION WAS SECONDED BY  
77 COMMISSIONER BINGHAM. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

78 [6:09:41 PM](#)

79 Commissioner Rackham turned the meting back over to the Chairman Vaughan.

80 [6:09:55 PM](#)

81 **5. Final Subdivision Plan, Laurelwood Lane Phase 2, property located at approximately 870 S 1600 W**

82 Planner Davies stated this is a final subdivision approval request, 15 lots and all the lots meet and exceed the  
83 minimum lot size for the zone and the density is also met by what has been proposed. Staff noticed on lot #203 was not  
84 wide enough and spoke with the applicant and have addressed that and sent an updated plat today but that was not  
85 included in the packet with the short notice however it does meet all of the other requirements and the new plat they sent  
86 does meet all the requirements for the zone. It is the Planning Commissions prerogative if want to conditionally approve it  
87 saying that the lot width needs to be taken care of on lot #203 other than that everything else looks good or even table it if  
88 want them to come back with that but staff has seen the plat and it does meet the ordinance now. The original plat on the  
89 original phase 1 is just to the south, it is an R-2 single-family zone. Pretty straight forward basically the same type of  
90 development that is in the area already provides some connectivity as well.

91 [6:13:23 PM](#)

92 Commissioner Vaughan stated it wasn't included in the packet so wanted to make sure if all of the other conditions  
93 were met and properly noticed and things like that. Planner Davies stated yes, it was, with a final plat don't do a public  
94 hearing with that so wouldn't have signs and mailers and that kind of thing but the preliminary plat was noticed correctly  
95 when that came through the Commission.

96 [6:13:54 PM](#)

97 Commissioner McCuiston stated lots with this closely put together and small should be graded individually, was that  
98 discussed at all. Planner Davies stated they have had discussions with developers about grading recently but don't  
99 believe have had that specific discussion with this developer.

100 [6:14:45 PM](#)

101 John Wheatley, Symphony Homes, stated they purchased this approved plat 3 years ago and this phase was initially  
102 approved as it was but didn't feel like they didn't need to do that many units at one time so did the first 21 lots and now are  
103 approaching the point where if they don't put lots in this fall won't have enough to carry through the winter so brought the  
104 same plat back and after they submitted the same plat that was previously approved to staff they noted that one lot did not  
105 meet the requirements, guess it was missed last time it was approved so now have revised that lot so it meets the  
106 requirement. They would request respectfully a conditional approval because they would like to move this subdivision in  
107 the next month to construction and would be glad to meet with staff on grading and any other requirements.

108 [6:16:02 PM](#)

109 Commissioner Rackham asked if could go over what the width is for the change lots to make them be in compliance.  
110 John Wheatley state the only one they changed was lot# 203 and personally has not seen the changed plat himself but  
111 think it now meets the 85 foot lot minimum. Planner Davies stated it was changed to the 85 foot minimum. Commissioner  
112 Rackham stated so would have had to reduce some of the others to get that 85 foot, so what were the other lots reduced  
113 to. Planner Davies stated the others were more than 85 foot and doesn't have an exact number but the one to the north  
114 was 97 when measured initially and the one to the south was 95 and that was just measuring with a ruler trying to get the  
115 curve and everything but they were substantially more than they needed to be. John Wheatley stated believe they had  
116 some larger lots that had extra width that they could take some out of to get that minimum width. Commissioner Rackham  
117 stated some of them were pretty close to the minimum lot size were they checked when made the adjustments didn't lose  
118 the lot size. Planner Davies stated yes, they are complaint.

119 [6:17:36 PM](#)

120 Commissioner Vaughan stated the applicant was asking for conditionally approval. John Wheatley stated they was  
121 what staff had mentioned, they have a revised plat but it wasn't included in the packet so haven't formally reviewed it and  
122 if could get approval of the revised plat then would ask for approval of that if available. Commissioner Vaughan asked if  
123 the plat are talking about it is it the one before them or one they haven't seen. Planner Davies stated it is one they haven't

124 seen, it is up to the Commission if want approve it with the condition that lot width on lot# 203 is met before it goes to the  
125 City Council that is an option or can also table it and have them come back. Commissioner Vaughan stated this might be  
126 an opportunity where are relying on staff that the lot frontage requirement is being met on the revised plat, basically in this  
127 configuration but with just that additional 4 feet from each of the adjacent lots. Planner Davies stated correct and it is.  
128 Commissioner Vaughan asked if there were any other contingencies or conditions that are not out there. Planner Davies  
129 stated no, it complies with every other part of the code. Commissioner Vaughan stated understanding that one condition  
130 on frontage are there any other conditions asking to consider. John Wheatley stated no just since the revised map did not  
131 come in time when received the packet and would ask for the condition that the revised map met all the requirements.  
132 John Wheatley stated it has been a great subdivision for them and have only about 10 lots left to sell and think this will be  
133 a great addition to go ahead for this next year.

134 [6:19:49 PM](#)

135 Commissioner Thorson stated on review of this noticed lot# 214 has a frontage of 84.28 which looks to be just shy of  
136 the minimum and isn't overly concerned about that but if that is truly the case would include that as a condition. Planner  
137 Davies stated that lot when measured and is hard to see but it is almost bowed a little bit because when measured in the  
138 middle it actually comes out to about 87 feet, or the front setback line because that is where measure lot width at  
139 according to the code. Commissioner Thorson asked if it was frontage or lot width at the setback where the requirement  
140 goes by. Planner Davies stated it is lot width at the setback.

141 [6:20:49 PM](#)

142 Commissioner Rackham stated based on this looking at lot# 215 there is 117 on one side and 74.68 on the other so  
143 does that dictate which direction the house has to go. Planner Davies stated no not in this case it could go either way it  
144 does meet the lot width at the front setback line for both directions so that frontage doesn't really matter necessarily they  
145 can chose either way.

146 [6:21:38 PM](#)

147 COMMISSIONER THORSON MADE A MOTION TO RECOMMEND THAT CITY COUNCIL APPROVE THE  
148 REQUEST OF JOHN WHEATLEY FOR A 15 LOT SUBDIVISION, LAURELWOOD LANE PHASE 2 PROVIDED WITH  
149 THE CONDITION THAT THEY MODIFY LOT DIMENSIONS TO SATISFY THE ORDINANCE. THE MOTION WAS  
150 SECONDED BY COMMISSIONER MOULTRIE. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

151 [6:22:30 PM](#)

152 **6. Preliminary Subdivision Plan, Jackson Court, property located at approximately 1958 S 2000 W**

153 Planner Davies stated this is continued from the last meeting the item was tabled for the following reasons,  
154 development lacked a direct connection to an arterial, the private road within the development does not have curb, gutter  
155 or sidewalk, proposed development is intended to be a phase Craig estates development, the Planning Commission  
156 alleged private roads are not permitted, the development needed to show additional amenities, the road layout within the  
157 development raised concerns about emergency service access, specific snow removal agreement had not been reached.  
158 Have talked to the applicant about these and have worked with them to try to get them taken care of.

159 [6:24:01 PM](#)

160 Planner Davies stated the minimum lot standards and the overall density of 6 dwelling units per acre which this does  
161 not exceed. The development shall provide a standard right of way of 60 feet which will include curb, gutter and sidewalk  
162 improvements. On the updated plan they provided staff which is very similar to the plan that was proposed last time, there  
163 is a cul-de-sac that comes into the subdivision which does have a road right of way of that 60 foot standard and their cul-  
164 de-sac size also meets the current standard.

165 [6:24:48 PM](#)

166 Planner Davies stated the open space is more than 50% of the land area and believe it was close to 51%, with 30%  
167 of that being open space and 20% in common space. There is one detention pond in the center which is part of the  
168 common space, that does include amenities and they have proposed a covered grill area in the center of the  
169 development. They also have a landscape plan and basically all of the houses are all in one plane more or less around  
170 the road in the middle but have provided trees to kind of break up the architectural monotony, per the requirement there.  
171 Planner Davies stated they also have off-street parking that meets the 2.5 parking requirement per dwelling.

172 [6:25:58 PM](#)

173 Planner Davies stated the direct connection to a major arterial, minor arterial or major collector roadway have  
174 discussed that in depth both as staff and with the City Attorney and determined that this doesn't clearly state whether that  
175 is a road necessarily or whether that is some sort of other type of connection so feel that because there is a pathway that  
176 goes out to the right of way that it meets that requirement.

177 [6:26:28 PM](#)

178 Planner Davies stated the front yards are 20 feet all the way around, there is 16 feet between all of the structures, the  
179 rear yard is also 15 feet and the building heights on the plans have seen none of them exceed 30 feet. They do have  
180 some different floor plans with the intention to mix those up and kind of have some architectural variation throughout the  
181 development. Looking at the actual plan itself it is very similar to what was proposed before with the addition of the  
182 landscape plan they have proposed a 20x24 pavilion with tables as an additional amenities as was discussed last time  
183 and that was basically the only other additional amenity. They have put some trees around the benches for shading and  
184 some additional trees throughout the development. Also learned from the applicant that the home located on unit #19 has  
185 been demolished and that is where they are planning on building a model home there and that was added to the plan,

186 existing home to be removed and construct a new house unit. However unit #20 is to remain the way it is, the house just  
187 to the south. They have maintained the trees that they were going to maintain on the landscape plan, the existing tree  
188 groves. Also discussed the need for the buffer on the northern property line, PRD where it abuts professional office zone  
189 or commercial zones which it is commercial on the east side and then professional office on the west side they will be  
190 putting in a fence or wall and will also be putting in the required landscaping to meet that buffer standard though that is not  
191 shown on the plan which the applicant can speak to.

192 [6:28:56 PM](#)

193 Planner Davies stated they discussed the private road within the development and there is also some ambiguity in  
194 the code as to what a private road is and how a private road works. The way the applicant has proposed it they have  
195 proposed it as a private driveway, a common driveway which would not have to meet the requirements of a private road or  
196 a public road. There was also some discussion that would need to rezone Craig Estates, there are currently some  
197 developments within the City that have split zoning within the same development and so where this is a residential zoning  
198 and R-2 is the existing zoning for Craig Estates is also residential it would be somewhat inconsistent to require a rezone  
199 of Craig Estates.

200 [6:29:47 PM](#)

201 Planner Davies stated the applicant has had some discussions with the HOA and they have reached an agreement  
202 about snow removal and about how that is going to be maintained and also the maintaining of the driveway area and  
203 common space. Basically they have done their best to address what the Commission brought up before and staff feels  
204 that it meets the intent of the ordinance and also meets the letter of the ordinance and again the ordinance is somewhat  
205 open ended on some things so that would be where some discussion would come in on this but staff's review of it feel that  
206 it does meet the ordinance.

207 [6:30:47 PM](#)

208 Commissioner Vaughan stated using the term driveway to describe the circle access through the center of this  
209 property is there another instance of a similar construction anywhere within the City of Syracuse or are they plowing a  
210 new field, in other words are they establishing a precedent for future developments because they are allowing this the way  
211 it is. Planner Davies stated his understanding is that the current PRD developments Sunset Villas and Stoker Gardens  
212 that they do not have 60 foot right of ways throughout the development those are smaller and they also do not meet the  
213 current street standards so those would also be considered common driveways. The code if were to call this private road  
214 it would need to have the cross section requirement of 60 feet with curb, gutter, sidewalk, park strip everything that a  
215 normal street would have so there are some projects that have been approved that have a similar digression from that.

216 [6:32:04 PM](#)

217 Commissioner Vaughan stated unit# 19 which is the one on the northeast corner is that going to have direct access  
218 onto 2000 W. Planner Davies stated it is his understanding that is the intent. Commissioner Vaughan asked if there was a  
219 requirement where all of the units within this would have to if one has access that all of the rest of them would have to or  
220 requirement that this unit would also have to feed into the private drive and then come in through Craig lane. Planner  
221 Davies stated no not that is aware of. Commissioner Vaughan stated on the center park or open area there is no pavilion  
222 shown on the diagram and on the landscape plan there is a pavilion but there is no bench on the left side, what is correct.  
223 Planner Davies stated with the amenities what is correct is what is on the landscape plan so the pavilion will be across  
224 from the gazebo so on the landscape plan is shows the pavilion shown with the benches shown and the shelter with the  
225 cooking area so this is the complete amenity package and they didn't include the pavilion on the plan for whatever reason.  
226 Commissioner Vaughan stated on the north side of the trail that passes through there is only one bench now because the  
227 blue line that shows the footprint of the structure shows 2 benches there. Planner Davies stated looks like the bench was  
228 relocated. Commissioner Vaughan stated that is why was asking which one is correct to make sure they can maximize.  
229 Planner Davies stated the landscape plan is the one that is intended to show where the amenities are specifically and is  
230 not sure the reasoning for not having them match sure the applicant can speak to that but his understanding is the  
231 landscape plan shows where the amenities will be exactly so the bench showing on the landscape plan on the south side  
232 is where that will be located.

233 [6:34:40 PM](#)

234 Commissioner Vaughan asked the City Engineer with this modified plan where have added the driveway to 30 feet  
235 does he believe there will be any issues with snow and/or trash. City Engineer Bloemen stated regardless of whether or  
236 not it is built to the street standards the asphalt and base and everything itself is going to have to be built to street  
237 standards to be able to support a fire apparatus and if it can support a fire apparatus then it is going to be able to support  
238 a garbage truck. Commissioner Vaughan asked if feels the turn radiuses are fine and the width is going to be fine. City  
239 Engineer Bloemen stated correct, it meets the IFC and then they also included the turn radiuses in there so, yes it does.  
240 Commissioner Vaughan asked if knows how snow is going to be removed from there if it is going to be removed if by the  
241 City machinery that brings it out to the public cul-de-sac or are they just going to leave it there until Mother Nature takes  
242 course. City Engineer Bloemen stated they will not be allowed to just like any resident isn't allowed to shovel their  
243 driveway onto a City street and expect the City to come and plow it that goes against ordinance so they would have to  
244 keep all of their snow on their own property which really shouldn't be an issue they have plenty of place to put it so think  
245 that is a pretty low risk the way that this is laid out. Commissioner Vaughan stated so if a private company comes in to do  
246 snow removal don't have to worry about them bringing all that snow and putting it on the cul-de-sac. City Engineer  
247 Bloemen stated they have plenty of open space in the middle and then at the end of the hammerheads they aren't going  
248 to do any more work than necessary so there is plenty of room to put the snow there. Commissioner Vaughan asked staff

249 if will need a condition to make it very clear that snow is to be taken care of the applicant and not dumped in the City.  
250 Planner Davies stated could, that is a signed agreement with the HOA that was included as part of this report so it is up to  
251 the Commission if would like to put that in and make sure it is clear but it is part of their agreement. Commissioner  
252 Vaughan asked about trash from the common area in the center of the driveway will that be taken to an HOA trash or  
253 dumped in a private trash can or is there going to be a trash facility in the middle of the park. City Engineer Bloemen  
254 stated it will be handled like all of the other PRD's in which each unit has their own garbage can like a typical house and  
255 each residence will get a bill with sewer and trash on it. Commissioner Vaughan asked as far as trash disposal inside the  
256 common area the park in the middle, the pavilion is going to generate trash. City Engineer Bloemen stated that would be  
257 up to the HOA to maintain that and dispose of that. Commissioner Vaughan asked about the other park there is there  
258 trash containers on site in the park or is that done off site or is that totally relied upon on the HOA to take care of the  
259 situation. City Engineer Bloemen stated that is up to the HOA to take care of that.

260 [6:38:16 PM](#)

261 Commissioner McCuiston stated when asked about grading earlier meant this subdivision about lot grading, this is a  
262 lot closer put together and requires a lot more attention to detail and asked if staff had those discussions with the  
263 developer. Planner Davies stated yes and also forgot to mention that they have provided a conceptual board with  
264 materials and colors as to aesthetically what will be seeing in the development. Planner Davies stated regarding the  
265 grading was he referring to the overall grading on the development. Commissioner McCuiston stated the grading on each  
266 lot the drainage occurs and it doesn't flow into a neighbor lot especially around the window wells or anything like that if  
267 they have basements or not, they have to meet IBC and all that but with them being so close a lot of times it is hard to  
268 make them grade and to drain everything should drain out into the street. City Engineer Bloemen stated they can  
269 definitely submit a grading plan, with the PRD's typically it is actually a little bit easier for the grading because the  
270 developer typically taken care of installing the open space so it can make each lot work the best that it should in relation to  
271 the neighbor.

272 [6:39:55 PM](#)

273 Commissioner Rackham asked if there will be some kind of visual indication for the snow plows to show where they  
274 start and where they are not responsible. Planner Davies stated the way that it enters the driveway area there will actually  
275 be a driveway pan so it should be fairly obvious as if were entering into a residential driveway would have the same type  
276 of an approach. Commissioner Rackham stated they wouldn't be able to see that under snow, so when the snowplow  
277 comes in how will they know where to turn around rather than just do the whole road. City Engineer Bloemen stated the  
278 easiest answer is he makes the maps but they will know not to plow that and will have discussions with the plow drivers  
279 and let them know that it is privately maintained just like Stoker Gardens and Sunset Park Villas they both have these kind  
280 of layouts and the City doesn't go back in and plow private driveways like that.

281 [6:41:08 PM](#)

282 Commissioner Thorson asked the City Engineer, Commissioner McCuiston brought up the lot grading and noticed on  
283 there they have a storm pond in the middle but don't see any other catch basins, there is low impact where the drainage  
284 goes off the roadway over a flush curb but don't see a way that it gets collected into the storm pond and wondering if that  
285 has been part of an infrastructure submittal that they didn't see. City Engineer Bloemen stated they do show a little bit of  
286 grading drainage arrows on there but basically everything is sloping towards the middle so there is not going to be a  
287 crown in the road it is all going to sheet flow to the open space. In a typical street would have a crown down the middle  
288 and one half would go one way and one half would go the other way, this one there is going to be no crown and are going  
289 to tip that whole road so that everything drains into the center. Commissioner Thorson stated he paused there just for a  
290 second because snow pushed to the uphill side of the road would melt across the road possibly causing and that is one of  
291 the reasons a crown is there but that answered his question.

292 [6:42:40 PM](#)

293 Deputy Fire Chief Hamblin stated wanted to mention for the Commission's consideration that when they start looking  
294 at a private drive and has had the opportunity to talk to several fire marshals in the communities around the City to  
295 address some issues like this because think are going to see more of these types of developments coming in. Some  
296 things that they suggested to look at also with these private drives it is still considered a fire access to the structure just to  
297 make sure to put on record that they are a fire access and treated as such some of them have had problems in the past  
298 with the HOA's going in and people starting to park on the street as they do and blocking access in front of other houses  
299 and calling in and becoming a problem with fire departments having to go out and look at that so maybe that is something  
300 can look at for this development and in the future identifying and making sure are recording this as a fire access to these  
301 structures so the fire lane can be enforced. Commissioner Thorson stated his recollection last time they did talk about on-  
302 street parking and the problems with access that that could cause whether it be striped as fire or signed as no street  
303 parking and were told it is a private drive and they would address that as an HOA but maybe should include as well as a  
304 requirement. Commissioner Vaughan asked Deputy Fire Chief if had any comments or requests for possibly making one  
305 side of the driveway to be a fire lane. Deputy Fire Chief Hamblin stated yes, anytime 26 feet or greater they can require  
306 one side of the lane to be a fire lane if it is below that then require both of them and this one is greater than 26 feet but  
307 can require the one lane to be. Commissioner Vaughan asked which one he preferred, the inside or the outside curb.  
308 Deputy Fire Chief Hamblin stated he would prefer the inside because that is going to give them more turning radius for  
309 their apparatus to make that circle around. Another suggestion to add to determine the difference on streets that one of  
310 the other Fire Marshals from Draper pointed out to him was they changed the color of the sign to a blue sign on the road  
311 that indicated they were private drives verses the sign on a public drive were green so that might be something want to

312 look at in the future. Commissioner Vaughan asked if the code at this time would cover the ability to issue citations on this  
313 private driveway should anyone park in the fire lane. Deputy Fire Chief Hamblin stated he would leave that up to the City  
314 Attorney. City Attorney Roberts stated the City has adopted the Fire code so if the fire code gives the marshal the ability to  
315 do it then it could be done. Commissioner Vaughan asked if it would have to be issued by the Fire Department or could it  
316 be from the Police Department. City Attorney Roberts stated generally if the Fire Department is delegated the ability to do  
317 it then it doesn't really matter who issues it as long as they have the proper authority.

318 [6:46:18 PM](#)

319 Adam Benard, the applicant, stated to address the concerns of why the maps don't match up they just didn't have the  
320 time, the engineer didn't have the time to add what they had discussed with the landscape architect and so the landscape  
321 architect's map is more to the correction of what is going to happen. They again did not have sufficient time to put in the  
322 buffering vegetation onto the landscape map, had turned the map in before the deadline and they have another map  
323 coming with the buffering vegetation. As to the fire lane, the HOA already has a no on-street overnight parking and they  
324 are going to stripe it as no parking period on the street except for in those 9 extra stalls.

325 [6:47:54 PM](#)

326 Commissioner Rackham stated ordinance 10.75.060 requires a common building theme, what is going to happen to  
327 the existing home to bring it into compliance with the building theme of the rest of the houses. Adam Benard stated if was  
328 talking about unit# 20, they can bring that one into compliance with the rest of the project by adding the shutters and  
329 adding the common themes they had discussed with the City Planners to make them uniform. That is the tricky thing, the  
330 code says they can't be all exactly the same but have to have a uniform construction so it was fun trying to figure out how  
331 to do that.

332 [6:49:24 PM](#)

333 Commissioner Vaughan stated on the plot map where they have the parcels shown there are a couple areas that are  
334 marked open space that are very, very large one directly south of unit# 14 and then also a large open space to the north  
335 of the Troy Barber property. The open space that abuts 2000 W is that going to be fenced. Adam Benard stated to provide  
336 the visibility from the street there is already a chain link fence on the south portion of that open space but would not  
337 suggest fencing the 2000 W because would reduce the visibility coming out of that drive. Commissioner Vaughan stated is  
338 just wondering if that is going to be open space why isn't it common space where all of the residents, the additional  
339 residents would have the ability to use that for their own access as opposed to basically reserving it for a big backyard for  
340 spaces 10 and 18. Adam Benard stated because that is not how the code reads, open space is not for any one specific  
341 use the open space can still be accessed by every single one of the residents. Commissioner Vaughan stated is prepared  
342 and just wondering if think it might be a good idea to have a walkway to go through there. Adam Benard stated if want to  
343 turn it into common space then approve them with less open space than common space. Commissioner Vaughan stated  
344 the open space down south of unit# 14 behind the Madsen property is that going to be fenced. Adam Benard stated there  
345 is currently a wood picket fence between that space as well as the Moffett property, the Commission asked for the fence  
346 with the HOA to be taken down last time to create more open space.

347 [6:51:50 PM](#)

348 Commissioner Day stated thinks the applicant has done a great job of engaging the Craig Estate community and has  
349 heard positive things from them and think this is actually going to be a great addition to the community and think it is a  
350 great location so just wanted to thank the applicant for the efforts they put forth in working with the Planning Commission  
351 in resolving a lot of the concerns and think they have really extended themselves.

352 [6:52:22 PM](#)

353 COMMISSIONER MOULTRIE MADE A MOTION FOR APPROVAL AND RECOMMEND THE CITY COUNCIL  
354 APPROVE THE REQUEST FOR A 20 LOT PRELIMINARY SUBDIVISION PLAN JACKSON COURT, PROPERTY  
355 LOCATED AT 1958 S 2000W, PRD RESIDENTIAL ZONE. THE MOTION WAS SECONDED BY COMMISSIONER DAY.

356 [6:53:18 PM](#)

357 Commissioner Thorson wanted the Commission recognize they are approving a subdivision that some very technical  
358 violations of the ordinance in his opinion and when the City Council addresses it to recognize the same. Does like the  
359 subdivision and think it is the best fit for the situation and interpretation of the code is liberal as has been described to  
360 them arrives at some sort of justification but don't know how access to a roadway is anything but a road and don't know  
361 how they get over a Cluster being added onto later and don't know how they add a PRD to a Cluster those aren't the  
362 same. With that in mind does think this is the right thing to do just want the record to show and the City Council to  
363 acknowledge when it gets approved, as imagine that there are those technical violations in his mind. Commissioner  
364 Rackham stated wanted to see if will add a condition that the existing home on unit# 20 will be brought up to the standard.  
365 Adam Benard stated they have no problem bringing unit# 20 up to the uniformity standards.

366 [6:56:06 PM](#)

367 COMMISSIONER MOULTRIE MODIFIED HIS MOTION WITH THE CONDITION THAT UNIT# 20 BE BROUGHT UP  
368 TO THE DESIGN STANDARDS OF 10.75.060. THE MOTION WAS SECONDED BY COMMISSIONER DAY.  
369 COMMISSIONER VAUGHAN VOTED NAY. ALL OTHER COMMISSIONERS VOTED IN FAVOR, THE MOTION  
370 PASSED WITH A MAJORITY VOTE, 6/1.

371 [6:56:40 PM](#)

372 **7. Public Hearing, Creation of a New Master Planned Community (MPC) Zone**

373 Planner Steele stated have been looking at this since July 5<sup>th</sup> and have gone through the ordinance and taken careful  
374 notes of the Commission's comments and think have incorporated all of the comments into the latest ordinance that is in  
375 the packet. To summarize: Increased the minimum lot sizes on two from 5,600 to 6,400 and 3,500 to 5,100, as  
376 recommended to just go down 20% on each category. Increased the required common space from 10% to 25%. Restrict  
377 the private drives to no parking. Limit the number of homes on the driveway and make the widths to be determined by the  
378 Fire Marshal. Reduce the minimum acreage to 50 and remove the language about being contiguous and the possibly to  
379 'piggyback' on an existing development. Other changes were related to open space, trails and traffic. Talked about  
380 clarifying that the trail has a hard surface, requiring a traffic impact analysis and addressing the 3 foot fence, removing the  
381 entry monuments, adding trash removal to the HOA responsibilities and removing churches and schools as being allowed  
382 for common space, adding requirements to hide utility boxes in the landscaping requirements. Obviously as a  
383 Commission is welcome to make recommendations as far as density and the zone and open for discussion on the matter.

384 [7:00:17 PM](#)

385 Commissioner Rackham stated where added dimensions of all shared driveways shall be determined by the Fire Marshal,  
386 that wasn't supposed to be in there that was for the Fire Marshal to answer the question of what would like to see as a  
387 minimum width. Planner Davies stated they had discussed that with the Fire Marshal about what the widths are and what  
388 would work so the last discussion had with him was hadn't determined anything specifically yet but has more he can  
389 expand on that.

390 [7:01:50 PM](#)

391 Deputy Fire Chief Hamblin stated in the IFC and again has spoken to several fire marshals within private drives and  
392 the IFC and everyone around is typically requiring Appendix D of the IFC which have adopted as a City so all of these are  
393 adopted in the code already so the 20 foot width to support the 75,000 pound imposed load of a fire apparatus would be  
394 required on the drive lengths. After 150 feet they would have to come up with some sort of a turnaround whether it be a  
395 hammerhead, cul-de-sac and these diagrams are also in the IFC Appendix D. Planner Steele stated he can change that  
396 to 20 foot as a requirement. Commissioner Rackham stated they should probably talk about it first.

397 [7:02:39 PM](#)

398 Commissioner Rackham stated another one was the contiguous, doesn't think they asked to remove contiguous so  
399 much as asked to remove the definition of it, think the wording should still stay there. Commissioner Thorson stated his  
400 understanding was they were getting rid of the 200 yard gap. Commissioner Rackham stated yes, to do away with the  
401 additional definition and leave contiguous to mean contiguous. Planner Steele stated just to be clear are okay to keep the  
402 language about the adjacent parcels less than the required acreage. Commissioner Rackham stated no, what is asking  
403 for is minimum land requirements for MPC says 50 contiguous acres, that's it just 50 contiguous acres. Commissioner  
404 Day stated doesn't know if is opposed to not having it contiguous, is okay if they are not necessarily contiguous if are  
405 worked within the plan and there is thought process behind it, what would be opposed to if it was more of an afterthought  
406 or if it was discontinuous of some sort but is not necessarily opposed to it if it is not contiguous. Commissioner Rackham  
407 stated to clarify if have a road separating them and cross the road that is contiguous if have another development  
408 between them that is not contiguous. Planner Steele stated so is just removing the 200 yards definition on contiguous but  
409 leaving the rest of the language. Commissioner Rackham stated everything is gone except the word contiguous, in the  
410 last one it said 'minimum lot requirements for MPC zone 100 contiguous acres' and that is it.

411 [7:05:26 PM](#)

412 Commissioner Thorson asked staff in this model of MPC zone approval at what stage does the public get their first  
413 input into the process. Suppose a subdivision came forward, his understanding it comes before the City Council as a  
414 concept plan with a request to open the Master Plan for amendment and then after that they open the Master Plan having  
415 a concept in hand then it goes to a zone change and that would then be the first time the public hears or knows about the  
416 subdivision and would get noticed that there is a concept plan that the City Council is reviewing and his objection to this  
417 and if is not understanding it right let him know, but the objection is the public gets notified after the City Council has  
418 effectively acted on a specific subdivision in concept. Planner Davies stated the way it would work they do have a public  
419 hearing requirement in association with the General Plan Amendment so in order basically to anything with the concept  
420 they would have to. Commissioner Thorson stated this is describing opening the Master Plan with a concept in hand, is  
421 that correct. Planner Davies states right. Commissioner Thorson asked if there was a public hearing for the City Council to  
422 vote to open the Master Plan. Planner Davies stated no, not to open it but to amend it which that would be required.  
423 Commissioner Thorson stated but they open it with a concept in hand that have acted on and then the public gets notified.  
424 City Attorney Roberts stated that is not accurate they would approach the Council and might have some sort of concept in  
425 hand but they wouldn't be any sort of approval associated with that so the only question there would be to open the  
426 General Plan at that point then the concept plan would be analyzed at the same time at the General Plan Map and that is  
427 where the public hearing would go. In order to entice the City Council to open the General Plan they are going to have to  
428 tell them what they want to do but that doesn't mean that they are going to have any sort of vested rights or expectation  
429 that are going to develop exactly what they brought just to open the plan that is just the general process for opening the  
430 General Plan. When it comes time to actually amend the General Plan Map there is a public hearing and so people would  
431 be able to come and give input both should it be amended and also concerns with the general concept. Planner Steele  
432 stated maybe where some of the confusion is originating is in the process right now a concept plan application does not  
433 go before Planning Commission or City Council but this process would group the concept plan with the General Plan  
434 which does go through that process of a public hearing and with City Council as well.

435 [7:08:47 PM](#)

436 Commissioner Vaughan stated wanted to ask about un-ringing a bell. This body was presented with a concept map  
437 and their basic discussion on lot size is a result of looking at that concept map and then making recommendations  
438 because by a majority the Commission was not too happy with 3,500 sq. ft. So how do they un-ring that as far as  
439 answering Commissioner Thorson's question when does the public have the first shot at it according to some of their  
440 thoughts they should have already had their shot at it right now as far as either in general discussion in public comments  
441 or tonight because this is a public hearing. They have all seen it, it is part of the record in the upper right hand corner it  
442 has the City logo on it so it is a concept plan. Planner Steele stated what have seen is not a concept plan as far as a  
443 formal application and as far as the zone creation tonight is a public hearing and people have a chance to weigh in on the  
444 zone that creating to accommodate this sort of development. The process would be and have included it in the past right  
445 now are just working on the zone, the creation of the zone and then will forward that onto City Council and they are also  
446 working on an Annexation. A standard project would submit a concept plan and General Plan application together and  
447 that would go through Planning Commission, public hearing as well as City Council so there are 2 chances for public to  
448 participate there and then would submit a zoning and a preliminary plat application at which time they would come to  
449 Planning Commission and the City Council and so there are 2 more opportunities for public to participate and the zoning  
450 is a legislative decision and the preliminary plat is an administrative design so it is pairing those 2 types of decisions  
451 together.

452 [7:11:45 PM](#)

453 Commissioner Thorson stated wanted to run through what this process would be because wants to understand it well  
454 and want to make sure they are not, they are trying to advance approval on this situation and in their words give 'credit' to  
455 a developer who is putting in some effort so a developer comes to the City Council, they just go on the agenda and  
456 request for the General Plan to be opened and at that point they provide some sort of a sketch or not. City Attorney  
457 Roberts stated there wouldn't be a requirement that they do that but expect that they probably would just so the Council  
458 has a general theme. Commissioner Thorson stated the General Plan gets opened up and then they file for a general  
459 Plan Amendment and that General Plan Amendment at this point is it specific to that property or is it not. City Attorney  
460 Roberts stated yes the general Plan map Amendment would be specific to that development. Commissioner Thorson  
461 asked if a General Plan Map Amendment change be noticed to adjacent land owners or just on the City website, mailer or  
462 whatever. Planner Steele stated it would be a public hearing. Commissioner Thorson stated but then the City Council is  
463 going to address amending the general Plan specific to a project that hasn't been noticed to the adjacent land owners, it is  
464 just generally noticed to the whole City, is that correct. Planner Steele stated it would be the same process we follow right  
465 now for a General Plan Amendment. Commissioner Thorson asked if notice any specific land owners if there is a General  
466 Plan change. Planner Steele stated send out a notice for surrounding land owners for a General Plan change.  
467 Commissioner Thorson asked or is that when the zoning change actually happens, because have had public hearings in  
468 the past where changed the General Plan for properties that were not noticed specifically, recently they have done that.  
469 Planner Steele stated if it is an item of confusion here with this new process of combining those 2 things can add some  
470 language and specifically say that need to send out notices around those properties. Commissioner Vaughan stated  
471 thinks what he is specifically saying because have never done it this way before are making the rules as we go with this  
472 project and obviously the creation. Commissioner Thorson stated they are and that would be the way to address it and  
473 then they start to refine it back into why do they have this expedited process anyway if it is just a normal process but in  
474 different words but is concerned and the big concern is the City Council ends up acting on a specific plan for a specific  
475 site before the public gets and specifically adjacent land owners get a say and get to voice their opinion. So if that has  
476 been addressed, is fine with it, but if there is any question then they need to think about that.

477 [7:15:13 PM](#)

478 Commissioner Day stated one thing that he does like about this is that on some of the larger plans think the idea is  
479 that in order to gain this type of zoning there has to be some sort of carrot or some sort of incentive for the City and so  
480 when look at the process what is seeing is that it gives the land owner or the applicant the opportunity to approach the  
481 City Council and say what are they proposing that is unique that even warrants this and if were an applicant wouldn't want  
482 to even, if are going to vest the efforts to do the level of detail are asking them to do think would want some input by some  
483 of the decision makers of the community and think Commissioner Thorson brings up a good point about public input just a  
484 matter of how to bring all of that together in a systematic approach, because what don't want to do is day 1 say want to  
485 apply for this without any detailed input from the City Council and the public without any knowledge starts giving input  
486 without what is actually being proposed and think there has to be a balance between the two.

487 [7:16:41 PM](#)

488 Commissioner Vaughan stated the City Council obviously requested that they look at this and gave them some fairly  
489 specific items they wanted them to consider. Obviously the City Council is dramatically interested in this project. There are  
490 a couple paragraphs in the packet and want to quote a couple lines 'the City must face the reality of the population  
491 growth. The City must strive to do its best to preserve the character of the community' and in the next paragraph 'it is this  
492 Commissions charge to make recommendation to the City Council that will find the right balance and preserve the  
493 character of the community' Hope is not taking these thoughts out of context and forgive him if he is but is just trying to  
494 make a comment here in regards to what are doing. This Commission has gone on record a number of times and they  
495 modified the codes not that long ago increasing the size of the lots and now within the same calendar year they are  
496 abandoning that and are basically tripling the size. Now has to say tripling the size is a minimum lot because they initially  
497 received a presentation from the City as to what size they were initially considering for the smallest lot. They all know that  
498 the City Council has the right to modify anything that is passed by this Planning Commission that goes before them and  
499 wondering at the same time and not trying to take the job of the City Council but they have to remember as they are

500 crafting this that the City Council if they wanted to could eliminate the 5100 and put back 3500. Then would have to ask  
501 where it says 'it is this Commissions charge to make recommendation to the City Council that will find the right balance  
502 and preserve the character of the community', how best with what they have before them can they preserve the character  
503 of Syracuse based upon what they have done just looking at those things. His concerns are that and when they talk about  
504 'the City must face the reality' and most recent times the City has been brought up by the short hairs on facing reality and  
505 right now if what have had initially talked to in regards to this particular project they are looking at a 1,000 new lots a  
506 dramatic increase, think this would be the largest unit addition to the City in how many years. Planner Steele stated  
507 couldn't tell exactly how many years but this potential development could be a very large, multiple years worth of housing  
508 stock.

509 [7:21:25 PM](#)

510 Commissioner Day stated know they are going to be talking about this and maybe should go back to the agenda and  
511 maybe have the public hearing and go through it since could spend a lot of time on it. Planner Steele stated would just  
512 echo that understand some of the concerns the Commission has and as said is just trying to find a balance between the  
513 character and the growth this type of product is something that is in high demand and ultimately it is the City Councils  
514 decision to make the minimum lot size what they want and so the Commissions option is to find the things that can effect  
515 and make change to and out suggestions on and that is what the City Council is really looking for.

516 [7:22:48 PM](#)

517 Public hearing opened.

518 [7:22:58 PM](#)

519 TJ Jensen, Syracuse, wanted to state for the record the proposal of this zone is something that has been entirely,  
520 and is also the owner of the Annexation petition that the Commission will be looking at later which this zone is sort of  
521 intended for and do want to make the note that this entire zone has been something that has been worked out entirely  
522 between the developer and the City and the City Council and has had zero input on this and has not participated in this.  
523 Think that the point of the character of Syracuse as Commissioner Vaughan brought up is important because the  
524 residence have made it very clear up to this point where they wanted to see the densities at so this is kind of going  
525 against that. That being said the City does with the particular development this is being intended for now it is going to pick  
526 up a substantial benefit in return, a regional park and so in that respect some trade off there if look at the overall acreage  
527 which is 187, if spread the density amongst that it is not as scary as it looks if are just looking at the smaller acreages but  
528 that being said do think the Planning Commission is very wise and forward thinking because once this zone is used once  
529 other developers are going to ask for it so think it is important that there be sufficient controls on this so this isn't just the  
530 first option developers will always look at, think there needs to be a substantial amenity tied to any such development that  
531 considers a MPC zone something that is going to be significantly beneficial to the City other than more houses. Certainly  
532 the current marketing trends are that smaller lots are the thing but that isn't necessarily mean that Syracuse has to go  
533 along with that, Syracuse has been dogged in trying to encourage R-1 lots, if it takes 5 times as long to sell the R-1 lots  
534 that is not necessarily a bad thing but do think it is important that any consideration of this zone needs to be tied to a  
535 substantial amenity and however that is defined would be up to the City Council but just don't think this should be a go to  
536 zone for every developer. Thank you.

537 [7:25:45 PM](#)

538 Public hearing closed.

539 [7:25:59 PM](#)

540 Commissioner Moultrie stated he cannot hold his tongue any longer. Is really appalled and cannot believe this, they  
541 spent over a year talking about zones and what the citizens wanted was larger lots and for the City Council to come to  
542 them to come up with some sort of tool to approve smaller lots just baffles him, especially 3500 behind million dollar  
543 homes. Just see tons of lawsuits happening. Builders are going to come to them right and left because where do they  
544 stand, they just flip flop, a builder wants this so make this happen, need to put their foot down. Citizens want larger lots,  
545 quit thinking about the pocket book, and is just really disappointed.

546 [7:26:58 PM](#)

547 Commissioner Rackham asked if they should just start discussing what is on the paper. Commissioner Thorson  
548 stated wants to have a discussion first and then get to the motion.

549 [7:27:04 PM](#)

550 Commissioner Vaughan stated they have 2 parts of this first off the basic overwriting philosophy of this ordinance and  
551 then the individual bitty parts of the ordinance. Let's do the easy ones first which is the itty bitty point of the 10.XX do they  
552 have any questions, comments or requested changes to any of the specific sections of this proposed ordinance.

553 [7:27:38 PM](#)

554 Commissioner Day stated he does, the one thing that wanted to bring attention to in these types of communities  
555 when do these types of zoning feel architecture tends to be a make or break to the successfulness in the long term, the  
556 way it works over a long period of time, whenever drive through one of these communities and the architecture isn't well  
557 thought out, it seems like 5-10 years down the road the values tend to decrease so kind of read through this and one thing  
558 wanted to get Commissioners opinion is bullet item#3 says 'where the same dwelling unit is to be constructed adjacent or  
559 directly across the street a different elevation shall be used including different roof line, exterior materials and color  
560 schemes.' Do they want that, is there some sort of continuity that they would rather have or do they want it to be, todays  
561 trends have a red house, yellow house or do they want something a little bit more sameness there that would bring it

562 together. His thought is the later and would like to have some sameness but just wanted to ask the other Commissioners  
563 about that.

564 [7:28:53 PM](#)

565 Commissioner Thorson stated one of his overall writing points and want to express this because adding this to the  
566 ordinance applies to it. This idea that this is called a Master Planned Community zone or ordinance but there aren't really  
567 any requirements or accreditation for what a master Planned Community is. With that in mind would like to see some sort  
568 of requirements for who is the Master Planner, are they licensed, accredited, certified by some organization that makes  
569 them a Master Planner and along with Commissioner Day in the architectural requirements require that they employ the  
570 services of a licensed architect. If they are going to call this a master Planned Community it ought to be masterly planned  
571 by professionals, not by the developer.

572 [7:30:35 PM](#)

573 Commissioner Day stated one other comment as it regards to architecture and want to get the Planning Commissions  
574 sense on this, think one of the benefits of having a zone like this when think about the future Freeway that is going to  
575 come through that is going to affect a lot of this property and so without thinking about that in terms of what that does to  
576 this property think would be a little bit short sided. Was driving down Legacy and driving by a development that had kind of  
577 similar to this and noticed on the back side of those homes there are a lot of add-ons to those that weren't really original  
578 and think there is going to come a time when people are going to want to do that and don't think the builder would but  
579 overtime, is there some thought process into that about these being smaller lots and so they want to restrict the ability to  
580 put something on, second or third generation homeowner so they don't start doing things to the home. Commissioner  
581 Vaughan stated agrees with that and is familiar with the area that is talking about on Legacy so can see that issue.  
582 Commissioner day stated doesn't necessarily, but is thinking second or third generation down the road. Commissioner  
583 Thorson stated so is suggestion like an HOA requirement or some sort of internal requirement that maintains the  
584 predetermined architecture. Commissioner Day stated it could be something like that with an HOA. Commissioner  
585 Vaughan stated it could be added in this zone that an HOA is required. Commissioner Rackham stated thinks that is a  
586 good idea with an HOA with minimum requirements put in there and think it needs to be added. Commissioner Vaughan  
587 stated theta might be an easier place to enforce that type of situation, certainly any large development would be easier to  
588 maintain an HOA, an active functional HOA as opposed to 10 houses on 1 street where everyone says it's okay to do  
589 what they want regardless of HOA. Commissioner Day asked staff if there had been talk about an HOA in this.

590 [7:33:40 PM](#)

591 Planner Steele stated yes, there is a section in the proposed ordinance that talks about the HOA and what their  
592 responsibilities would be, it says 'property maintenance, home owners association is required to ensure the amenities,  
593 common spaces, trash removal, and street trees are maintained and replaced as needed, the HOA covenants of the  
594 community shall be recorded with the County and applied to all phases of the development.' Has personally lived in a few  
595 different HOA communities and understand the concern of someone has this really nice Sante Fe and then add a  
596 monstrosity of an addition off the side that is colonial and the communities lived in they have an architectural review  
597 committee and could easily add some sort of text in the ordinance that their covenants should have that type of committee  
598 to regulate additions, obviously that would be outside the City's hands at that point, there are few different directions can  
599 come at it from right now if someone wants to do an addition as long as they are within the building setbacks and get a  
600 building permit and meet those stands, the building code it is kind of free reign. Commissioner Vaughan stated thinks  
601 under property maintenance it could be to also address additional structures, modifications to the original building, all  
602 changes to the exterior of an original structure and a pertinent construction have to be presented to an HOA for approval  
603 something along that line.

604 [7:36:12 PM](#)

605 Commissioner Rackham stated going back up to 10.XX.040 1)B where it says 'no more than 25%of the total units  
606 shall be SFD 5100' think that needs to be across the board or some kind of thing so that don't get 25% and then the bulk  
607 of them 6400 so it is more of an even distribution, even on the large side. If it is a Master Planned Community so it is for  
608 all so saying don't want them to come in and say have the 25% of the 5100 and now let's put the rest of them in the 6400,  
609 need to have something that distributes them. Commissioner Thorson stated thinks could address that either with a 15%  
610 minimum of each size or a maximum of 30% of any size, would go for the max of 30% of any size. Commissioner  
611 Rackham stated he had 25% of each lot standard but is open just think they need to put something in there.  
612 Commissioner Vaughan stated doesn't think their concern is whether or not need to have or worry too much about the  
613 10,000 sq. ft. lots think are mostly concerned probably about the smaller sizes, they did put a cap on the smallest, do they  
614 want to put a cap on the others. Commissioner Vaughan asked Commissioner Rackham if he is suggesting 25% on all 4  
615 size lots. Commissioner Rackham stated yes, wasn't hard over on that just wanted a limit. Commissioner Day stated it  
616 seems a little bit arbitrary it would be nice to maybe have a thought process behind it. Commissioner Rackham stated is  
617 open it was a last minute thought. Commissioner Thorson stated thinks there has to be a range because they are not  
618 going to. Commissioner Bingham stated it is a little restrictive it seems. Commissioner Thorson stated they aren't going to  
619 hit it right on. Commissioner Day stated the first stab at it will be wrong like the first plan they come in with it is going to  
620 change and are going to need that flexibility to say 10,000 sq. ft. lots are selling so need to do more of those or could be  
621 the reverse of that would imagine that would happen through the life of. Commissioner Rackham stated was just trying to  
622 restrict them from coming in and building all those small lots and then 1 big lot. Commissioner Bingham stated he likes the  
623 minimum of at least 15%, besides the smallest, 15% of each other size. Commissioner Rackham stated so no more than  
624 25% on the 5100 and a minimum of 15% on the others. Commissioner Rackham stated gives them a little more freedom.

625 Commissioner Thorson stated then have a total of 60% that are determined and can come up with the other 40% that  
626 would allow 55% to be smaller lots.

627 [7:41:14 PM](#)

628 Commissioner McCuiston stated hasn't been able to have his philosophical rant yet so figured would take a few  
629 minutes. It was very recently that they had the shared solution presented to them and the reason that would work was  
630 because they would actually have to maintain densities throughout all of these agreeable cities. According to the shared  
631 solutions proposal the City was already over density and looking at the City's Master Plan are near that density and now  
632 are approving another 1000 lots in this area with a lot of green space west of the proposed corridor to go and with current  
633 issues on secondary water problems know are going to run into a lot of other things that are going to be happening and  
634 just hoping that are taking that into account as place these developments around the City and are placing a pretty big  
635 burden on the City Engineer to try to take care of these impacts. Not to mention as they are looking at a 1000 lots at the  
636 edge of the City it is a regional traffic problem so would say that the traffic impact analysis should not just be contained to  
637 the City or actually opening up what can be thought of as a traffic sewer and dumping another 1000 trips onto an already  
638 overburdened Gentile Street. If think of jam density for cars it is usually 1800 vehicles per lane per hour and have a 2 lane  
639 road there during the PM peak hour coming west bound it is already at jam density and with another 1000 trips that is  
640 going to have to be expanded and not at the Cities expense. That being said they are talking a lot about this, they have 2  
641 separate issues although they are combined because of them being linked this was an ordinance that is being planned for  
642 a certain development they need to consider them differently and know they have a lot of things to say about the  
643 development before them but they can be handled as they go through the approval and review of the development and  
644 can handle specifics in this ordinance at future Planning Commission work meetings and try to craft the language in there  
645 that might need to have. Just concerned that they have been given a schedule and according to that schedule tonight is  
646 the night that have to push this forward so can keep ion track and don't think they should have their hands tied for that but  
647 just keep in mind that these things can be possibly handled separately.

648 [7:44:00 PM](#)

649 Commissioner Rackham stated where they talked about the dimension of all shared driveways by the fire marshal  
650 they threw out 20 foot as a width and then there was also brought up the 150 foot limit where things change. So is  
651 proposing say 20 foot with 150 foot limit for the shared driveways. Commissioner Day asked if it would be advantages to  
652 maybe reference the IFC because depending on the type of structures some of those requirements are modified, 3-story  
653 buildings, 2-story buildings, etc. Commissioner McCuiston stated believes the City has adopted the IFC so they should  
654 already have been considered. Commissioner Rackham stated he had 24 and compromised at 20.

655 [7:45:16 PM](#)

656 Commissioner Rackham stated the next one he had was the minimum lot width where they bumped the size of the  
657 lots up they didn't impact the lot width at all and would like to see the 4 of them change and thought the minimum lot width  
658 on the 10,000 should be equal to the R-2 now which is 85 feet, put the 8,000 at 75, the 6400 at 65 and then the 5100 at  
659 55 feet. Commissioner Rackham stated the minimum side yards was okay with the first 3 because all of the other  
660 ordinances are 10 and 8 but 5 just seems a little bit tight so thought maybe go to 7 feet. Commissioner Day stated is okay  
661 with 5 have seen and think on smaller homes kind of need to go to 5 but understand what is saying, has seen it so  
662 frequently that doesn't have a problem with it. Commissioner Bingham stated that is why he doesn't like it is because see  
663 it so frequently and would agree to increase it a little more, could lean out your window and high five your neighbor.  
664 Commissioner Rackham stated figured 7 feet and then couldn't touch that way. Commissioner Vaughan stated have 2 for  
665 7 feet and 1 for 5 feet. Commissioner Rackham stated the next one was the maximum building height where have 35 feet  
666 the other codes all specific a little bit differently other than the PRD which limits it to 20 feet, they just specify 'building  
667 height shall be as allowed by the current building code' and when look up building height in the definition and it says as  
668 defined by the International Residential Building Code adopted by Syracuse' but went online to try to find that and have to  
669 pay for it. So what is the International Building Code height. Planner Steele stated it is 35 feet. Commissioner Rackham  
670 stated should probably change the wording to specify the same as the other codes.

671 [7:48:27 PM](#)

672 Commissioner Rackham stated where it says 'no parking shall be allowed in shared driveways' that seems more like  
673 an HOA issue and not applicable in here. Commissioner McCuiston stated they just had that discussion on the last one  
674 that they wanted to mark it as a fire lane so would prefer it to stay in.

675 [7:48:54 PM](#)

676 Commissioner Vaughan stated to weigh in on the height a 35 foot house on an R-1 or should say a 10,000 or 8,000  
677 sq. ft. lot looks a lot different than a 35 foot house on a 5000 sq. ft. lot. After a while looking at his grandchildren's Lego  
678 blocks and wooden blocks when start stacking the proportion of a house that is not going to have much of a footprint and  
679 it is going to be like stacking a 1x1x3 up on end and Dads can visual that with children's building blocks and then when  
680 take a whole bunch of those 3" tall blocks and put them all close together get a certain appearance that lines up and don't  
681 know if that is something want to have in the community. Again when are going back to the very first section as to whether  
682 or not that blends with the character that the City has. In looking at the colored map that was initially handed out in looking  
683 at the neighborhood to the right on the upper right hand corner doesn't see too many 3500 sq. ft. houses over there and  
684 not saying that is completely typical of every other neighborhood in Syracuse but is just saying all of the sudden can  
685 almost be assured that would have 3500 sq. ft. houses on the small lots and don't know if that is something that is in the  
686 character of Syracuse, doesn't have a specific number but think 3500 is too much in that super dense area.

687 [7:51:16 PM](#)

688 Commissioner Thorson asked staff that building height is that measured to ceiling line or to peak. Commissioner  
689 Rackham stated to maximum peak. Agrees, wanted to put 30. Planner Steele stated is not exactly sure how they measure  
690 that. Planner Steele stated Deputy Fire Chief Hamblin said he has a copy of the IRC in the City Building Inspector's office  
691 and can check. Commissioner Thorson stated just wondered if it is the ceiling line it is 3-stories if it is to peak it is probably  
692 2-stories and that is where the break goes.

693 [7:52:28 PM](#)

694 Commissioner Rackham stated the next paragraph 10.XX.070 where changed it to 50 and while was probably in  
695 agreement with that last time as read this document more in depth especially in the purpose of the document and then in  
696 what want to add later on, thinking they should probably think about 100 contiguous acres. Commissioner Vaughan stated  
697 with that 100 contiguous acres would possibly consider dividing that up into specific neighborhoods, can easily visual that  
698 they are going to have a pocket of the 5000 sq. ft. homes and would hate to see that particular pocket because it is going  
699 to be 25% of the property and would hate to have them without any open space in their neighborhood because are going  
700 to have more people there with less space unless make some provision for it, whereas the people on the larger.  
701 Commissioner Thorson stated provision for that is no more than a 1/8th of a mile from an amenity and think that is a  
702 different issue. Commissioner Vaughan stated it is 660 feet. Commissioner Thorson stated thinks is talking a different  
703 issue there, 100 contiguous acres is just overall project size and contiguity. Commissioner Vaughan stated that smallest  
704 size zone could fit within a 660x660 square, just a thought but agree with Commissioner Rackham's initial premise on the  
705 size because again according to this design they have a section that is pretty far away with no space.

706 [7:54:40 PM](#)

707 City Attorney Roberts stated he has an answer on the IRC question, building height is defined as the vertical distance  
708 from grade plane to the average height of the highest roof surface, so that would exclude things like chimneys or  
709 antennas or things but it would be the average height of the end of the peak of the roof. Commissioner Vaughan stated so  
710 it is the average height so it could be 25 on side and 45 on the other. City Attorney Roberts stated average height of the  
711 highest roof surface so if had a roof surface that slanted somehow then would do the average height of it. Commissioner  
712 Thorson stated it is mid peak.

713 [7:55:23 PM](#)

714 Commissioner Day stated in terms of this conversation about open space think the idea on that development is they  
715 are going to give a big chunk of open space for a regional park and would that set them up for something they don't want  
716 in terms of having them shrinking the regional park and putting smaller pocket type facilities is that going to come back  
717 and maybe be something they don't want later on. Commissioner Rackham stated there is a discussion on that coming  
718 up, is the amenity considered part of the open space when it is donated to the City. Commissioner Vaughan stated his  
719 thought on that is the word regional park or the phrase regional park doesn't appear anywhere in the MPC zone language,  
720 MPC has to stand on its own, so if they say there has to be a regional park within 100 yards of an MPC zone that would  
721 be one thing but there is no mention. Commissioner Day stated just thinks they are skirting around the obvious, in the  
722 same breath they are handing out the concept plan and then in the next breath are saying, so guess what is saying is that  
723 they proposed this big park facility if that is what the City wants or is something that is important to the City are they going  
724 to negatively affect that plan. Commissioner Rackham stated it talks about that and as read through this more his  
725 preference would be 'land dedicated to the City for use as a public park shall not be counted towards common space.'  
726 period, would require common space be spread throughout the development. Commissioner Day stated so then would  
727 they dedicate the land then, because that is kind of a double edge sword, right. Commissioner Rackham stated there is  
728 nothing in here so one of his additions is a major amenity of substantial benefit to the City and approved by the City  
729 Council must be provided. It doesn't necessarily have to be a park it could be a pool or something of a major amenity  
730 approved by the City Council. Commissioner Vaughan stated an addition but not in the 10 code.

731 [7:58:50 PM](#)

732 Commissioner Vaughan stated any thoughts on the 100 acre woods. Commissioner McCuiston stated thought they  
733 just changed that from 100. Commissioner Rackham stated they did and as he read through it more reading what they are  
734 asking for and what they want to do not sure 50 acres is going to do what are looking for them to do and that is going back  
735 to the purpose of this ordinance. Also had an addition to this that is not in there and not exactly sure where to put it but it  
736 says entire master planned development must be presented and approved at the same time and cannot have additional  
737 phases added after approval by the City Council, so don't come in and keep adding on to this thing, that is why pushed to  
738 change it back to 100. Commissioner Thorson stated has a thought on the 50 versus the 100 and it goes back to  
739 skepticism as to where this ordinance came from and who wrote it, think the 100 is meant to favor the big guy who is  
740 helping get this ordinance passed and the 100 favors him because there are not many parcels that go to 100, and the 50  
741 would favor another level down and don't have an opinion about how bit it should be 100 or 50, thought 50 would give  
742 more people more opportunity, the 100 is restricted there is probably like 5 of these parcels that could do it and pull it off,  
743 50 would be like maybe 20 and reasons and support for going to 50 was just to open up opportunities for someone other  
744 than the billionaire.

745 [8:01:11 PM](#)

746 Commissioner Rackham stated they already talked about the one where asked for the amenity to be approved by the  
747 City Council. On the property maintenance HOA, think that should be put in its own section and then there were a couple  
748 additions that needed to go in that. One was the architectural review committee to review exterior changes and thought  
749 there was another one but didn't write it down.

750 [8:02:29 PM](#)

751 Planner Steele stated have been taking notes but think it is going to be a really long motion and also if can include  
752 some sort of description of, think the big question as they move this on to City Council they will be asking is why  
753 decreased the density in the recommendation so if can explain the reasoning behind the increased lot size and decreased  
754 density.

755 [8:03:17 PM](#)

756 Commissioner Vaughan asked if anyone wanted to go on the record to say they think the lot sizes are too small and  
757 don't want that much density. Commissioner Thorson stated the presentation of it talks about maintaining the character of  
758 the City and the character of the City is bigger lot sizes so think it is pretty legitimate maintain a 5000 square foot lot and  
759 recommend that to the City Council, think the character of the City is not a 3500 sq. ft. lot, the current characteristic of the  
760 City, now they have the prerogative to choose something different and go a different direction but easily justified to  
761 maintain the character of the City, the lot sizes should be bigger than what was originally written.

762 [8:04:19 PM](#)

763 Commissioner Moultrie stated and when they spent a whole year on the zoning citizens spoke up and said they  
764 wanted larger lots and they are not here for personal gain, are here as a voice for the citizens and that is what they need  
765 to make their decision off of, what they want as citizens, what do the citizens want they want larger lots. Looking at that  
766 development there are million dollar homes out there and they want to stick a 5000 or 3000 sq. ft. lot right behind them,  
767 does not make sense.

768 [8:05:08 PM](#)

769 Commissioner Vaughan stated the other side of that for fair and balanced is that not everybody wants a quarter acre  
770 lot there are some people that like condo size or whatever, they have a couple very successful senior neighborhoods  
771 because of the size of their lots and the size of the homes that they have and because they have minimal yard care for  
772 themselves to be responsible for so there can be a market for it. Commissioner Moultrie stated as the other  
773 Commissioners have mentioned are already struggling with the secondary water pressure and already struggling with  
774 traffic. Commissioner Vaughan stated they are free to attach any thoughts they have using those sentences from the  
775 factual summation on this item, as far as a summary would hope it goes without question that they are trying to do the  
776 very, very best that they can for Syracuse.

777 [8:06:26 PM](#)

778 Commissioner Day stated on the lines that have been expressed on lot size understand what the Commission is  
779 saying and does want to bring up the idea that this is a great opportunity of getting a very large park that think is really  
780 needed and think it is a huge opportunity and with that being said as sort of a background in addition to the location where  
781 this is most likely going to be proposed with the road going through those lots as looked at the map are next to where the  
782 road would through so guess what is saying and is his feeling that if it is 5100, 4500 or 3500 don't know in terms in his  
783 mind if it makes that big of difference, think the big thing is getting that park and that is a huge opportunity for the City so  
784 with that background that is his thought process. Now is he in favor of 3500 lots all over the City, no is not, don't want that  
785 to be misconstrued but think in context can understand the thought process behind it and think there is a very legitimate  
786 thought process behind it.

787 [8:07:40 PM](#)

788 Commissioner McCuiston stated if can piggyback on that just for a minute. Back when they were debating the  
789 location or possible locations of the West Davis Corridor there was an option that was further west and the farming  
790 community out further west banded together and formed a commission and came and lobbied very heavily saying they  
791 were always going to be farmers out there and don't want to have houses out there and now Black Island Farms is up for  
792 sale and see other areas which is exactly what said would happen. The City's character will change with this corridor  
793 going through it and think the proposed development looks like a god addition to the City but agree with Commissioner  
794 Day don't want to see 3000 sq. ft. lots everywhere but they might have a good place in this area next to a corridor of this  
795 size.

796 [8:08:31 PM](#)

797 Commissioner Vaughan asked if they were done with the 10 section with all of the modifications that someone is  
798 going to include in their motion. Commissioner Vaughan asked if anyone had any thoughts or comments on the basic  
799 philosophy behind this, are they facing the reality of the population growth and are they doing what is best to preserve the  
800 character of the community.

801 [8:09:25 PM](#)

802 Commissioner Vaughan stated they do need to finish this particular item by at least a quarter to 9 because they do  
803 have one other very important item, item# 8, but with that in mind would like to propose a brief break off the record so  
804 everybody can have their own individual thoughts and then get ready to come back on the record ready to proceed and do  
805 something on this.

806 [8:17:18 PM](#)

807 Commissioner Vaughan stated back on the record. They have had the opportunity of going through the 10 code and  
808 hope have covered all of the points that are important there. Commissioner Day stated he does want to make one  
809 amendment at the consideration of Commissioner Rackham asking speaking with the Deputy Fire Chief perhaps it may  
810 be better to reference the IFC when it comes to the alleys. Commissioner Rackham that is what changed it to, to per  
811 current IFC code.

812 [8:18:32 PM](#)

813 Commissioner Thorson stated does have some thoughts and they may be more appropriate after the motion and  
814 discussion on the motion but this is the time laid out for it. Has a list of things and is going to go through them and it is all  
815 based on the philosophy of this ordinance and some of his objections to it. Hopes to express that his input has been in  
816 good faith, present his input in good faith, if they are going to get an ordinance then want it to be this way and if the City is  
817 going to choose to go this path this is the way he would want it to be and does not want the City to go that path, don't  
818 want them to take that route. In contrary this ordinance don't feel was presented to them in good faith, don't feel it was  
819 given to them with, it was given to them with a schedule. Thou shalt look at this, thou shalt approve it on these dates, thou  
820 shalt do these things without really them really given an option to say do they really want the City to look at this, they were  
821 told that the City is going to look at this and they were given the schedule regarding what they were going to look at and  
822 when were going to look at it so don't feel that it was given to them in good faith. With that said want to go through some  
823 of his objections to the way the philosophy of this ordinance. This ordinance violates what the City has previously  
824 approved, the approval and planning and actions of the community are being violated with this ordinance. They are going  
825 in a very different direction than what the City has in the past, to some people's approval and to others objections but it  
826 does not keep the character of the City. It introduces a process of approval that is very susceptible to corruption, when  
827 have specific undefined requirements with amenities in return, think that I very susceptible to corruption and with that in  
828 mind this all happens and expressed it earlier it provides for the City Council to act on something a specific plan prior to  
829 major public input. The City Council is given an opportunity to go negotiate with a developer and start the approval  
830 process before the public even really knows what is going on. In addition they named this a Master Planned Community  
831 zone, it only focuses on residences it is not a Master Planned Community, it does not include commercial, retail,  
832 recreation and professional. The master Planned Community is Syracuse, they are master planning a community and  
833 might even be bad at it but this is just a residential subdivision similar to a Planned Residential Development, it could be  
834 done under that ordinance with modifications to that ordinance, it is not a Master Planned Community. This ordinance  
835 bypasses City standards, they have City standards setup for the way they want the City to look, the way they want it to  
836 feel and provides for negotiated violations of those ordinances with a promise for amenities and think that is a bad position  
837 for the City to be in saying here is the requirements but if give us a park don't have to follow them. This ordinance  
838 removes planning from the normal process that they have set up, they are the Planning Commission, the City Council  
839 plans for the City and they provided a Master Plan and that Master Plan changes but this Master Planned Community  
840 ordinance is an opportunity for the City's Master Plan to just be changed as soon as something big comes in. They are  
841 openly telling the developers they are willing to change the plans for them. The complications come as they have  
842 described here when get a Master Planned Community that doesn't meet the City's standards in other way but after the  
843 fact have to retroactively apply City standards to future residences of that community such as if they want to add on or  
844 what they do in the future with road maintenance, landscaping have to rely on the HOA to do that because the City  
845 standards wouldn't allow it, they already don't allow the community to begin with. This Master Planned Community leaves  
846 up the planning to the developer and hope they have added some requirements for professionals to be involved and  
847 would like to see requirements for licensed architect, license landscape architect, requirements are already there for  
848 engineer but find an accreditation for a Master Community Planner because what they will be given is what a developer  
849 wants to see and what an engineer can dream up in his office rather than a Master Planned Community. In communities  
850 like this and one of his objections to PRD's is often the developer comes in and negotiates and this is even included in the  
851 one that was presented previously for the example given. They negotiate lost opportunity for lots, will give a big soccer  
852 field in return want the lost density to apply over here, well that density never existed can't bargain with money didn't  
853 have. Now they can give the City that land but they can't bargain that density back on the City in full they need to  
854 recognize that they don't have that opportunity to put lot on that property and that is a general object to a way that a lot of  
855 these get promoted there might be a portion of land that is not developable and yet the negotiation includes if could have  
856 developed on that land would have had 400 extra lots so let me have them over here and will give you this dump and the  
857 City makes it something great and that is good but they don't have those 400 lots to negotiate back to the City, they never  
858 had them. In the end this process where they have undefined requirements in exchange for undefined amenities it  
859 proclaims to the development community that this City is for sale, that if come in with a big enough, bright enough, fancy  
860 enough can do what they want in the City and believe it leave the City liable for the next developer that doesn't offer a  
861 good enough price. One developer can come in and say gonna give a fancy soccer field but then don't need a soccer field  
862 after that and the next developer says want to do the same thing with a soccer field and say no can't, on what basis their  
863 price isn't good enough, already have one of those don't need another soccer field. So his objections to this ordinance are  
864 significant and does feel that has tried his best to give input where could to create an ordinance that is better than if  
865 jumped ship but just object to this in so many ways, there are so many violations of the public trust that are here and what  
866 they have developed as a City character and the City due process is being violated by this. That is all.

867 [8:27:19 PM](#)

868 Commissioner Rackham stated he pretty much said it and agrees. Commissioner Day stated he would like to offer  
869 maybe a different point of view and looks at this as a huge opportunity and doesn't discount any of the things that were  
870 said. They can take 2 approaches the can say they want, he lives next to half acre to acre lots subdivision down below the  
871 Bluff and it drives his property values down, it is the most transient subdivision in this community and there are 2 of them  
872 down there and could say they are both very transient and they do drive the values down so that is where struggle half the  
873 time because don't think people want that, they want great communities and think that is what they are up there to do and  
874 it is hard because no one is ever going to come out and say this is a great development. Has never been part of a public  
875 hearing in which someone has shown up and said I like that subdivision that will never occur that will never happen. They  
876 could do, the majority of this community is LDS they could propose a Temple and people would complain about the height

877 of the Temple, they would complain about the lights of the Temple, they can never do anything right on this body but what  
878 they have to do is look long term and have to look at the different things that are effecting this community and think very  
879 long term, have to plan and have to show a little bit of leadership on that think maybe this gives them this opportunity and  
880 think it is far from perfect and don't think it will ever be perfect, share a lot of the concerns of some of the other  
881 Commissioners and not trying to discount them just maybe trying to show a different point of view in looking at this saying  
882 okay, what is the good in this and how can they maybe try to accentuate that good and take advantage of it, if not they  
883 might miss this opportunity, so maybe that is just a different point of view and thoughts that he had.

884 [8:29:24 PM](#)

885 Commissioner Vaughan stated the City Council was kind enough to ask them to look into the project, yes they did  
886 give them some suggestions after they had been and staff has spoken with potential owners and developers of property.  
887 That is part of the job the City Council does and part of the job staff does to go out and try to find people to come in and  
888 invest in Syracuse. In this particular case it is a much larger project than they have had to deal with in the last few years,  
889 several years at that. They have been given the flexibility for them to craft the statue, the ordinances, they beat it up, and  
890 they have discussed openly those areas that they do like and those areas that they do not like and believes everyone has  
891 had a chance to comment on those things that they would like to see done differently. Doesn't think there isn't anyone  
892 here on the Commission that isn't interested directly in the best thing for Syracuse. Everybody has a different choice,  
893 drives the best car that thinks is available in Syracuse but some people would disagree with his choice of cars and it will  
894 always be that way. They will never agree on the same car, same house, or same lot size hey just have to do what they  
895 think they can do. As a body think they have done an excellent job in crafting and giving an answer to the City Council as  
896 to what can recommend. Fortunately they have the luxury of living by the code, where the City Council has to live and die  
897 by what they view and think is best, in other words vision. The Commission gets to hide behind the code they have to  
898 stand out and face the wind head on, to that end the Commission are cows and can turn their back on the wind, the  
899 Council are buffalos they turn and face the wind. Think they have a product that can give to them and think that if they  
900 stand behind the product that they have absolutely there is nothing the matter with a nay vote on any issue but think they  
901 can move this forward. It merits discussion, it is an issue that if it doesn't come up today it will come up when some other  
902 project, some other land owner wants to develop a large parcel of land. As they all know when looking at the southwest  
903 those aren't small lots out there, those are big parcels. So with that in mind are there any other philosophical comments  
904 before start crafting their motion.

905 [8:33:17 PM](#)

906 Commissioner Rackham stated based on the comment about naming the zone should consider changing the name to  
907 Residential Planned Community (RPC) rather than Master Planner Community (MPC). Commissioner Vaughan stated  
908 they can do that and is correct this is not a Master Planned Community, this is not Sun City this is a large development  
909 and can certainly put that in the motion as to rename as to what think would be a better title to the ordinance.

910 [8:33:55 PM](#)

911 COMMISSIONER RACKHAM MADE A MOTION TO RECOMMEND FOR APPROVAL TO THE CITY COUNCIL  
912 TITLE 10 THE RESIDENTIAL PLANNED COMMUNITY (RPC) ZONE WITH THE FOLLOWING CHANGES: THAT THE  
913 TOTAL UNITS ADD A MINIMUM OF 15% ON THE OTHER LOTS STANDARDS, THE DIMENSIONS OF ALL SHARED  
914 DRIVEWAYS SHALL BE DETERMINED IN ACCORDANCE WITH CURRENT IFC CODE, THE MINIMUM LOT WIDTH  
915 FOR THE 10,000 BE 85 FT., 8,000 BE 75 FT., 6,400 BE 65 FT. AND 5,100 BE 55 FT., THE MINIMUM SIDE YARD FOR  
916 5,100 BE 7 FT., THE PLAN MUST BE DEVELOPED BY AN ACCREDITED MASTER PLANNER WITH THE CONCEPTS  
917 AND THE DESIGN FOR THE DEVELOPMENT, MINIMUM LAND REQUIREMENT IS 100 CONTIGUOUS ACRES, THE  
918 ENTIRE MASTER PLAN MUST BE PRESENTED AND APPROVED AT THE SAME TIME AND CANNOT HAVE  
919 ADDITIONAL PHASES ADDED AFTER APPROVAL BY THE CITY COUNCIL, MAJOR AMENITIES OF SUBSTANTIAL  
920 BENEFIT TO THE CITY AND APPROVED BY THE CITY COUNCIL MUST BE PROVIDED TO THE CITY, PROPERTY  
921 MAINTENANCE HOA SECTION WILL BECOME ITS OWN SECTION, REQUIREMENT ADDED FOR AN  
922 ARCHITECTURAL REVIEW COMMITTEE TO REVIEW ALL EXTERIOR STRUCTURAL CHANGES AND MAKING  
923 THESE CHANGES TO CONFORM WITH THE REQUIREMENTS OF WHAT THE PLANNING COMMISSION BELIEVES  
924 IS THE GENERAL PLAN AND TO KEEP THE CHARACTER OF THE CITY THE WAY THE RESIDENTS WOULD LIKE  
925 TO SEE IT. THE MOTION WAS SECONDED BY COMMISSIONER DAY. COMMISSIONER THORSON AND MOULTRIE  
926 VOTED NAY, ALL OTHER COMMISSIONERS VOTED IN FAVOR, MOTION CARRIED WITH A MAJORITY VOTE, 5/2.

927 [8:38:03 PM](#)

928 Commissioner Day removed himself from the next item on the agenda.

929 [8:38:15 PM](#)

930 **8. Annexation Application, Woodside Homes, Jensen property located at approximately 2000 W Gentile St**

931 Planner Steele stated have received an annexation request for approximately 237 acres and have attached the  
932 annexation plan in the packet and in that plan there are 9 criteria for approval as well as the timeline which includes the  
933 process that go through for noticing with the County and the waiting period and then Planning Commission then has an  
934 opportunity to review it and provide a recommendation to City Council. The annexation includes the area off Gentile and  
935 2000 W and the entire road will be maintained and responsibility would be turned over to the City for that. Also includes  
936 some parcels not owned by the applicant, owned by UDOT and Layton Nine. Since this is within a high priority corridor  
937 UDOT has been working with Layton Nine's parcel. Staff requested that the petitioner add those parcel so don't end up  
938 with a peninsula and have a nice boundary that goes along Gentile. The Annexation policy plan from 2002, says need to  
939 follow Utah State code 10-2-403, which is included and goes over procedures of how to annex property. The things are

940 looking out for are whether or not it promotes the goals of the Government to protect and promote the health, safety and  
941 general welfare of the citizens of Syracuse present and future. Encourages systematic growth and development within the  
942 City and keeping with a cohesive and orderly community. Will notice that some of these things are quite broad and this is  
943 one of those legislative type things that City Council can decide whether or not they want this to be part of the City or not,  
944 it could be that it is not the right time or for a lot of different reasons it is not as strict as an administrative type thing so  
945 have some leeway here. Considers in conjunction with the Syracuse City General Plan the need over the next 20 years  
946 for additional land suitable for residential, commercial and industrial. Considers population growth projections for the City  
947 and adjoining areas over the next 20 years. Assures availability, maintenance, extension and/or adequate capacity of  
948 public facilities and services. Considers the City's future and current financial requisites for municipal services in  
949 developed and undeveloped unincorporated areas of Davis County. Promotes the most efficient relationship between land  
950 uses in Syracuse City and its neighboring communities and service districts by avoiding gaps and overlaps with expansion  
951 areas of other municipalities. Ensures the pace and quality of annexations shall be within the management capability of  
952 Syracuse City the use of well-conceived land management practice. The pink area on the map is area that will eventually  
953 annex into the City, obviously the map is a little outdated, doesn't have Stillwater Estates but it within the area on the  
954 Annexation plan. The Utah State code and not to go into all of the detail by says don't leave donut holes or peninsulas  
955 and goes into detail as how to actually annex property, that it needs to have a good map and be surveyed and all that.  
956 Once it is annexed in it would match the current General Plan Map for current zoning, which is R-1.

957 [8:44:16 PM](#)

958 Commissioner Vaughan asked in regards to annexation on this, if they accept and approve the annexation request as  
959 a Planning Commission can they ask that the City Council require them to bring water with them, that they be able to  
960 show the ability to provide water shares for their property. Planner Steele stated yes. Commissioner Vaughan asked the  
961 City Attorney if should a motion be made to approve this petition request that they have a finding included in that motion to  
962 accept the 9 points that are listed, would that be a good idea. City Attorney Roberts stated it is good to have the intent  
963 behind it. On the water shares issues not sure that is addressed in the code and don't know if that is something can  
964 require of a person who is annexing in, but could always recommend that the Council look into it. Commissioner Thorson t  
965 thought that was on development rather than annexation. Planner Steele stated water shares are gathered before  
966 recording of a final plat in the process right now so think if what are referring to is that loose language saying generally if  
967 do bring into the City do they have adequate utilities to service this property, when a subdivision goes through the process  
968 are also required to submit a feasibility report that basically makes them do that homework but that is something to review  
969 and consider like the City Attorney said could include something in the motion to make sure have adequate utilities to the  
970 parcel.

971 [8:46:31 PM](#)

972 Commissioner Vaughan asked the Commissioners if they want the 237 acres in Syracuse, is it within their sphere of  
973 influence, do they want to have future say in what happens on this property. Commissioner Rackham stated there is an  
974 audience member who wants to comment on this. Commissioner Vaughan stated normally this isn't a public hearing but  
975 come forward.

976 [8:47:18 PM](#)

977 TJ Jensen stated he owns some of the property that is followed within this annexation petition and wanted to point out  
978 to the Commission that as staff had pointed out annexation of the roads into Syracuse is a major deal. Essentially right  
979 now the City has a temporary agreement on gentile and 2000 W to partially maintain those roads but it is kind of half  
980 County and half City so that will clean up nicely. However there are multiple property owners involved with this there is  
981 Davis School District and UDOT, they own all of those properties now so as well as the Jensen family so would just  
982 encourage the Commission that each of the individual land owners will be separately responsible for whatever water  
983 shares can be developed can't put that on one land owner and does know that UDOT and the School District have their  
984 owns water shares and we will be bringing water shares as well. Thinks this cleans up the border of the City quite a bit  
985 and think that is to a great benefit to the City because right now have a pretty jagged border in that area and now will have  
986 a nice square one.

987 [8:48:20 PM](#)

988 Commissioner Thorson asked staff is it true that all of the land owners shown on this annexation are in agreement,  
989 there is not any adverse annexation or unknown annexation. Commissioner Vaughan stated there is only one owner.  
990 Commissioner Thorson stated no, there are several. City Attorney Roberts stated what they would look for are protests  
991 and as far as he knows haven't received any protests from those, don't think they all signed the petition but could be  
992 wrong though but don't believe had any protests from people who are included in the annexation area. Commissioner  
993 Thorson stated so they would have to speak up verses they have to be party to, is that correct. City Attorney Roberts  
994 stated under the process there is a petitioner and they submit their petition, in order to avoid the peninsula problem have  
995 included those additional properties owned by UDOT and School District. Commissioner Thorson asked at what point are  
996 they notified that they are going to be annexed where they are not, either they are notified now or they are going to find  
997 out sometime in the future, when does that happen. City Attorney Roberts stated the land owners were notified, that  
998 happened a long time ago. Commissioner Thorson stated so they know about it already. City Attorney Roberts stated yes,  
999 it's been at least a month, they have had notices. Commissioner Thorson stated so no protests and they were notified.

1000 City Attorney Roberts stated it is mailed notice, it is direct notice not just general newspaper notice.

1001 [8:49:44 PM](#)

1002 Commissioner Vaughan stated he is personally in support of this annexation, think I would be a good idea and think it  
1003 would be an asset to have the City control this property within our jurisdiction.

1004 [8:50:07 PM](#)

1005 COMMISSIONER THORSON MADE A MOTION TO RECOMMEND THAT CITY COUNCIL APPROVE  
1006 ANNEXATION OF THIS PROPERTY PRESENTED BY WOODSIDE HOMES AND MAJORITY LAND OWNERS SHOWN  
1007 ON THE APPLICATION. THE MOTION WAS SECONDED BY COMMISSIONER MCCUISTION. ALL WERE IN FAVOR,  
1008 THE MOTION CARRIED UNANIMOUSLY.

1009 [8:50:51 PM](#)

1010 9. **Adjourn**

1011 COMMISSIONER MCCUISTION MADE A MOTION TO ADJOURN. COMMISSIONER THORSON SECONDED THE  
1012 MOTION. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

1013  
1014  
1015 NO WORK SESSION WITH LIMITED TIME ON THE CLOCK  
1016  
1017  
1018  
1019  
1020

1021 \_\_\_\_\_  
1022 Ralph Vaughan, Chairman

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

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

DRAFT



# PLANNING COMMISSION REGULAR MEETING AGENDA September 6, 2016

## Agenda Item # 4                      Final Subdivision Phase 3230 West 2700 South

### ***Factual Summation***

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

Location:                                      3230 West 2700 South  
 Current Zoning:                              R-1  
 General Plan:                                   R-1  
 Total Subdivision Area:                    1.18 Acres  
 Preliminary Approval:                      August 8, 2006

### ***Summary***

The applicant has requested approval of a 2 lot subdivision phase known as Hamblin Haven Subdivision Phase 2 in the R-1 Zone. The dimensions of these lots are as follows:

Lot	Zone	Lot Size (R-1 12,000 Sq. Ft. Min.)	Lot Width (R-1 100 Ft. Min.)	Existing Structures to Remain
201	R-1	26,068	201.26	None
202	R-1	26,068	201.26	None

As is shown, all proposed lots meet the requirements of the R-1 Zone.

The City Code restricts block length to 1,320 feet. The current length of 3230 West is approximately 635 feet. Adding the width of these properties will make the street approximately 835 feet. If future phases are added with lots of the same dimensions, the maximum block length would be reached before 2 additional phases could be added. This is included for the record as part of this report to anticipate the provision of a cross-street in the future as a cul-de-sac would not be permitted because 3230 West is longer than 500 feet. This is the maximum road length permitted by the City Code to terminate into a cul-de-sac.

The block length and need for a cross-street does not affect the current proposed plat. This analysis was included for future reference.

Because the proposed plat meets the intent of the General Plan, the requirements of the Zoning Ordinance, is part of a previously approved preliminary plat, and is consistent with the existing development in the area, planning staff recommends approval of this final plat.

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

Approval – “I move the Planning Commission recommend that the City Council approve the request of Cambria Panter for a 2 lot final subdivision called Hamblin Haven Phase 2 consisting of 1.18 acres on property located at 3230 West 2700 South in the R-1 Residential Zone.”

Table – “I move the Planning Commission continue the request of Cambria Panter for a 2 lot final subdivision called Hamblin Haven Phase 2 consisting of 1.18 acres on property located at 3230 West 2700 South in the R-1 Residential Zone until (give date) based on the following findings:

1. (list findings)”

Denial – “I move the Planning Commission recommend that the City Council deny the request of Cambria Panter for a 2 lot final subdivision called Hamblin Haven Phase 2 consisting of 1.18 acres on property located at 3230 West 2700 South in the R-1 Residential Zone based on the following findings:

1. (list findings).”

### ***Attachments:***

- Aerial Map
- Zoning Map
- General Plan Map
- Final Plat
- Preliminary Plat
- R-1 zoning ordinance
- Final subdivision review ordinance
- Staff Reviews

# Zoning Map

Hamblyn Haven Phase 2 Zoning 8/31/2016

### Legend

- Agriculture A-1
- General Commercial Zone
- PRD (8.0 dwellings per net acre)
- Plat Overlay
- Professional Office
- R-1 (2.90 dwellings per net acre)
- R-2 (3.79 dwellings per net acre)
- R-3 (5.44 dwellings per net acre)

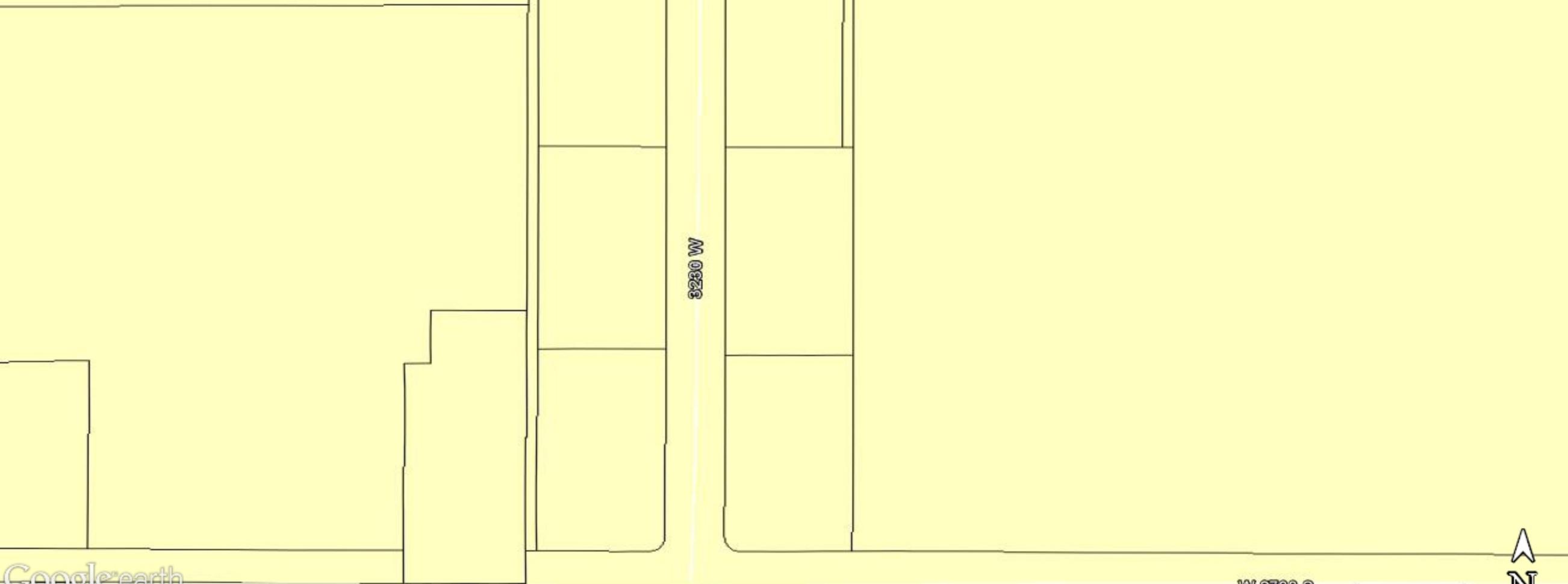
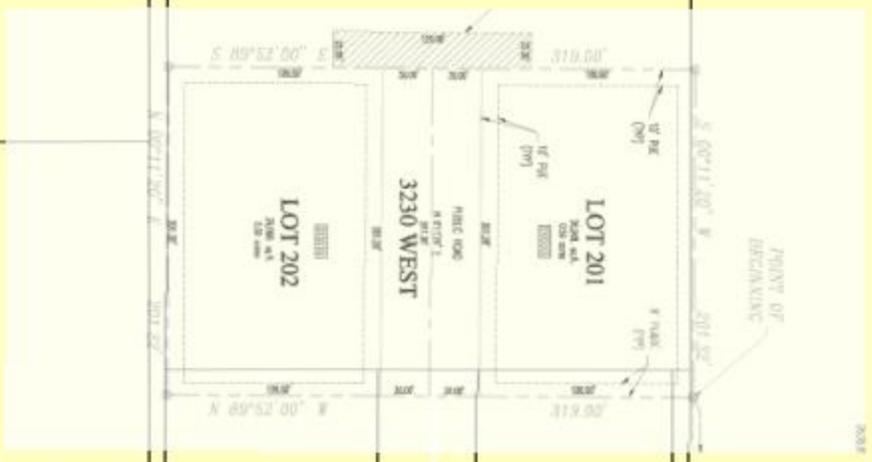


# General Plan Map

Hambilt Haven Phase 2 General Plan 8/31/2016

**Legend**

-  R-1 (2.90 dwellings per net acre)



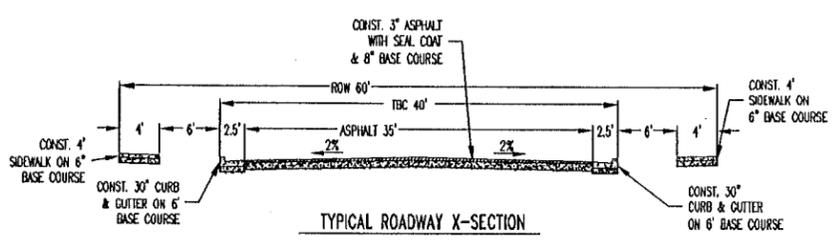
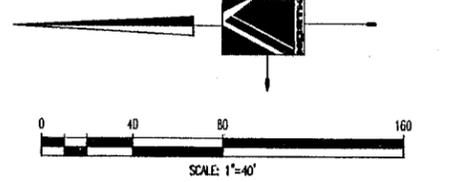
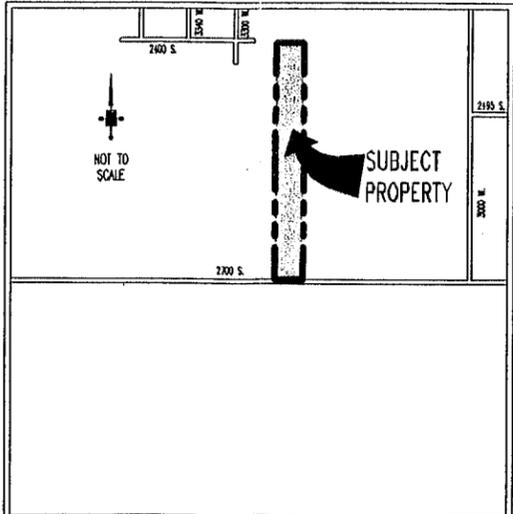
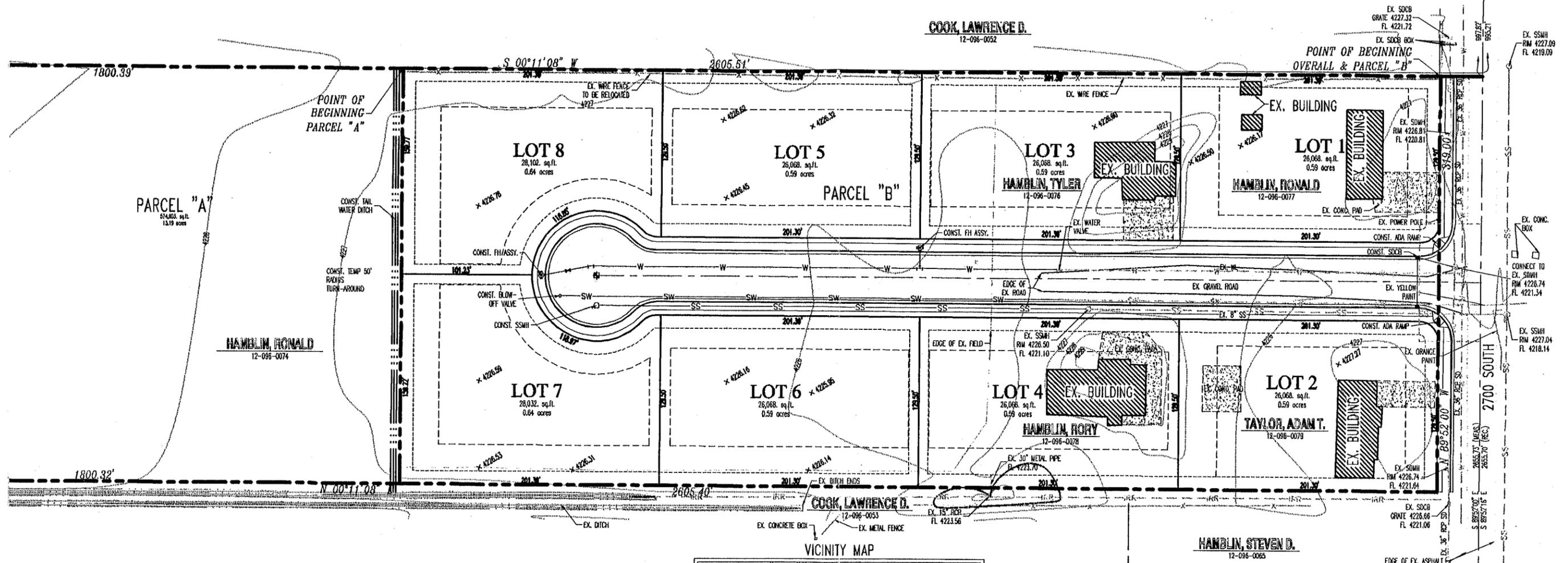
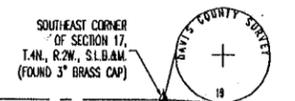
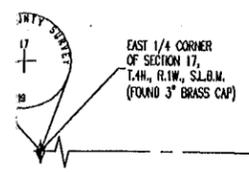




# HAMBLIN HAVEN

APPROX. 3230 WEST 2700 SOUTH  
SYRACUSE, UTAH  
LOCATED IN THE WEST HALF OF SECTION 23  
TOWNSHIP 4 NORTH, RANGE 2 WEST,  
SALT LAKE BASE AND MERIDIAN

- NOTES:
- 1) ALL EXISTING STRUCTURES ON SITE ARE TO BE REMOVED AND LEGALLY DISPOSED OF
  - 2) ABANDONMENT OF IRRIGATION DITCHES ON SITE ARE TO BE COORDINATED BY THE DEVELOPER WITH GOVERNING AGENCIES.
  - 3) OVERHEAD POWER LINES AND STRUCTURES SERVING THE PROPERTY ARE TO BE REMOVED OR RELOCATED PER UTAH POWER.
  - 4) SANITARY SEWER LINES ARE TO BE 8" SDR35.
  - 5) WATER LINES ARE TO BE 8" C900.



**OVERALL DESCRIPTION**  
BEGINNING AT A POINT ON THE NORTH LINE OF 2700 SOUTH STREET, SAID POINT BEING LOCATED NORTH 89°52'00" WEST ALONG SECTION LINE 997.82 FEET AND NORTH 33.00 FEET FROM THE SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°52'18" WEST 319.00 FEET; THENCE NORTH 0°11'08" EAST 1800.32 FEET TO A POINT ON SECTION LINE; THENCE SOUTH 89°53'09" EAST 319.00 FEET; THENCE SOUTH 71°1'08" WEST 2605.51 FEET TO THE POINT OF BEGINNING.  
CONTAINS - 831,127 SQ. FT. 19.08 ACRES

**PARCEL "A" DESCRIPTION**  
BEGINNING AT A POINT WHICH IS LOCATED NORTH 89°52'00" WEST 995.21 FEET AND NORTH 838.12 FEET FROM THE SOUTHEAST CORNER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89°52'18" WEST 319.00 FEET; THENCE NORTH 0°11'08" EAST 1800.32 FEET TO A POINT ON SECTION LINE; THENCE SOUTH 89°53'09" EAST 319.00 FEET; THENCE SOUTH 71°1'08" WEST 1800.39 FEET TO THE POINT OF BEGINNING.  
CONTAINS - 574,303 SQ. FT. 13.18 ACRES

**PARCEL "B" DESCRIPTION**  
BEGINNING AT A POINT ON THE NORTH LINE OF 2700 SOUTH STREET, SAID POINT BEING LOCATED NORTH 89°52'00" WEST ALONG SECTION LINE 997.82 FEET AND NORTH 33.00 FEET FROM THE SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°52'00" WEST ALONG SAID NORTH LINE 319.00 FEET; THENCE NORTH 0°11'08" EAST 1805.09 FEET; THENCE SOUTH 89°52'18" EAST 319.00 FEET; THENCE SOUTH 0°11'08" WEST 805.12 FEET TO THE POINT OF BEGINNING.  
CONTAINS - 256,823 SQ. FT. 5.89 ACRES

LEGEND	
C&G CURB AND GUTTER	BOUNDARY LINE
CB CATCH BASIN	CENTERLINE
FH FIRE HYDRANT	EASEMENT LINE
G.V. GATE VALVE	SEIBACK LINE
IRR IRRIGATION	NEW LAND DRAIN
LD LAND DRAIN	NEW STORM DRAIN
MH MANHOLE	NEW SANITARY SEWER
MOM MONUMENT	NEW SECONDARY WATERLINE
ROW RIGHT OF WAY	NEW CULINARY WATERLINE
SD STORM DRAIN	EXISTING LAND DRAIN
TBC TOP BACK OF CURB	OVERHEAD POWER LINE
RCL ROAD CENTERLINE	
SS SANITARY SEWER	
SW SECONDARY WATER	
---	EXISTING STORM DRAIN
---	EXISTING SANITARY SEWER
---	EXISTING SECONDARY WATERLINE
---	EXISTING CULINARY WATERLINE
---	SECTION CORNER
---	MONUMENT
---	CONTROL POINT
---	EXISTING CONTOUR LINE
---	NEW CONTOUR LINE
---	CONST. ASPHALT & BASE THICKNESS AS PER X-SECTION
---	CONST. 30" CONC. CURB & GUTTER
---	CONST. CONC. SIDEWALK

**PINNACLE**  
Engineering & Land Surveying, Inc.  
Layton • West Bountiful • Mount Pleasant  
1513 North Hillfield Rd., Suite #2  
Layton, UT 84041  
Phone: (801) 866-0676  
Fax: (801) 866-0678

**HAMBLIN HAVEN**  
PRELIMINARY PLAN "NOT TO BE RECORDED"  
FOR: CLAY KELLEY  
3260 WEST 2700 SOUTH  
SYRACUSE CITY, UT  
JOB# 06-067

REVISION	DATE	BY	DATE
1	6/20/06	SPB	6/20/06
2	6/20/06	LKM	6/20/06
3	6/20/06	REP	6/20/06
4	6/20/06	SIJ	6/20/06

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**RECEIVED JUL 11 2006**

## **R-2 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.)

## **FINAL SUBDIVISION REVIEW ORDINANCE**

### **8.30.010 Final plat.**

The final plat must be prepared by a licensed land surveyor on a sheet of approved tracing paper with permanent black ink and shall be prepared in accordance with the requirements of this title. The plat shall be 19 inches by 30 inches and shall have a one-and-one-half-inch border on the left and a one-half-inch border on the three remaining sides. The top of the plat shall be either north or east, whichever accommodates the drawing best.

The plat shall show:

- (A) The name of the subdivision, which name must be approved by the Planning Commission and county recorder.
- (B) Accurate angular and linear dimensions for all lines, angles and curves used to describe boundaries, streets, alleys, easements, areas to be reserved for public use and other important features.
- (C) An identification system for all lots, blocks and names of streets. Lot lines shall show dimensions in feet and hundredths.
- (D) The street address for each lot. Each street address shall be assigned by the City to be consistent with the current numbering scheme.
- (E) True angles and distances to the nearest established street lines or official monuments which shall be accurately described in the plat and shown by appropriate symbol.
- (F) Radii, internal angles, points and curvatures, tangent bearings and the length of all arcs.
- (G) The accurate location of all monuments to be installed shown by the appropriate symbol. All United States, state, county or other official bench marks, monuments or triangulation stations in or adjacent to the property shall be preserved in precise position.
- (H) The dedication to the City of all streets, highways and other public uses and easements included in the proposed subdivision.
- (I) Street monuments shall be shown on the final plat as are approved by the City Engineer. Standard precast monuments will be furnished by the developer and placed as approved.
- (J) Pipes or other such iron markers shall be shown on the plat.
- (K) Accurate outlines and dimensions of any areas to be dedicated or reserved for public use, with the purposes indicated thereon, and of any area to be reserved by deed or covenant for common use of all property owners.
- (L) All boundary, lot and other geometrics (bearings, distances, curve data, etc.) on final plat shall pose to an accuracy of not less than one part in 5,000.
- (M) Location, function, ownership and manner of maintenance of common open space not otherwise reserved or dedicated for public use.
- (N) Boundary descriptions of the subdivision.

(O) Current inset City map showing location of subdivision.

(P) Standard forms for the following:

- (1) A registered land surveyor's certificate of survey as applicable under state law.
- (2) Owner's dedication which shall "warrant and defend and save the City harmless against any easements or other encumbrances on the dedicated streets which will interfere with the City's use, maintenance and operation of the streets."
- (3) A notary public's acknowledgment.
- (4) The City Land Use Authority (either the Planning Commission or City Council, as designated by the City Municipal Code) certificate of approval.
- (5) The City Engineer's certificate of approval.
- (6) The county recorder's certificate of attest.
- (7) The City Attorney's certificate of approval.
- (8) Public Utilities approval and acceptance of public utility easements.
- (9) A three-inch by three-inch space in the lower right-hand corner of the drawing for recording information.

**8.30.020 Final plan and profile.**

Plan and profile must be prepared by a licensed engineer in accordance with the requirements of this title. Standard 22-inch by 34-inch and reduced to 11-inch by 17-inch (one-half scale) of the plan and profile will be required for review by the City. General information required:

- (A) Plan for Culinary Water Improvements. Show proposed water main sizes, valves, fire hydrants, and service connections to all lots within the proposed subdivision and connections to existing water mains.
- (B) Plan for Secondary Water Improvements. Show proposed secondary water main sizes, valves, and service connections to all lots within the proposed subdivision and connections to existing secondary water lines.
- (C) Plan for Sanitary Sewer. Show proposed sewer mains and manholes, together with proposed slopes and depths within the proposed subdivision. Also show location of service laterals to each lot within the subdivision.
- (D) Land Drain. Show method of dealing with land drains and subsurface water drains within the proposed development. If applicable, indicate location of any service connections and service manholes within the subdivision.
- (E) Storm Water. Show location and size of storm water drains, together with any manholes or drop boxes within the subdivision. Show slope and grade of all storm drain lines. Storm water calculations need to accompany drawings for engineer review.

(F) Streets. Typical cross section of road improvements, together with flow line of proposed curb and gutter improvements as compared with existing ground slopes and center line offsets of all proposed utilities.

(G) Stationing. Stationing callouts should conform with acceptable engineering practices.

(H) Agreements. When necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.

**8.30.030 Final approval.**

(A) Submittal. Submit four standard 22-inch by 34-inch copies of plat and plan and profile sheets, one copy of each reduced to 11-inch by 17-inch (one-half scale), plus one PDF copy to the City, together with a cost estimate of off-site improvements and storm drain calculations.

(B) Engineer Review. City Engineer will review submitted documents and transmit his conclusions and recommendations to the Planning Commission, including cost estimate for off-site improvements required by City ordinance.

(C) Approval. Upon receipt of the approved plans from the City Engineer the Planning Commission shall forward to the City Council their recommendation to either approve or reject the final plat or shall table action for the next regular meeting or until the specified deficiency has been corrected.

If the Planning Commission does not approve the final plat, disapproval shall be indicated by written notice stating the reasons for disapproval, in which case the decision can be appealed to the City Council, whose decision will be final.

Approval of final plats by the City Council will extend for a period of 12 months. If work or subsequent action by the subdivider to proceed with off-site construction does not occur within the 12-month period following initial approval, the plat and construction drawings must be resubmitted and become subject to reapproval under the latest City ordinances and specifications.

(D) Construction of Off-Site Improvements. No construction of off-site improvements shall commence until the subdivider has completed a preconstruction meeting with the City Planning, Engineering, and Public Works Departments, at which time a review of construction project and expectations of the City will be discussed. Such conference shall be scheduled with the City and all affected utility companies will be invited to attend.

(E) Approval to Record Subdivision. Before any subdivision plat may be recorded, the subdivider shall furnish a corporate surety bond, cash escrow, irrevocable letters of credit from a credible lending institution, or a tax increment incentive as part of a signed reimbursement agreement from the Redevelopment Agency which has been approved by the City Manager, in an amount as finally determined by the City Engineer to secure the performance of the public improvements in a workmanlike manner and according to specifications established by the Syracuse City subdivision standards (See SCC 8.10.020). Some of the public improvements are as follows:

(1) Paving of streets.

(2) Curb, gutter and sidewalks.

- (3) Sewer and water lines, including irrigation lines.
- (4) Storm and subsurface drainage.
- (5) Street signs, monuments, lighting, fences and street trees.
- (6) Removal or relocation of any easements which may affect the use of the dedicated streets by the City.
- (7) Utility development connection fees.

(F) Recording. Once final plat approval has been obtained the developer shall submit a 22-inch by 34-inch Mylar of the final plat to the City Engineer. If all documents, submittals, and payment of fees are in order, the City Engineer will sign the Mylar, indicating approval of the subdivision. Complete submittal shall include the following:

- (1) Development agreements.
- (2) Escrow agreement.
- (3) Title report.
- (4) Street light agreement.
- (5) Off-site improvement agreement.
- (6) Water share certificate.
- (7) Storm water activity permit.
- (8) Storm water maintenance agreement.
- (9) Payment of all required development and inspection fees.
- (10) Approved construction drawings or as-built drawings.
- (11) Surety and improvement guarantee.
- (12) Easements and any other documents deemed necessary by the City Engineer or conditioned for approval by the Planning Commission or City Council.

After approval and signature of the final plat, the City Engineer shall submit the plat to the Community Development Director, or designee, who shall obtain the signatures of the City Attorney, Planning Commission Chair, and Mayor. The final plat, bearing all official signatures as above required, shall be deposited in the office of the City Recorder, who shall cause the plat to be recorded in the office of the county recorder. Final plats not recorded within 12 months of final approval shall be deemed null and void. No plat shall be recorded in the office of the county recorder until the plat is approved and signed. Lots included in such plat shall not be sold or exchanged, and no offer shall be made to sell or exchange any such lots unless and until the plat is recorded.

### **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.



TO: Community Development, Attention: Royce Davies

FROM: Jo Hamblin, Fire Marshal

RE: Hamblin Haven Final

DATE: August 29, 2016

I have reviewed the plan for the above referenced project. The Fire Prevention Division of this department has the following comments/concerns.

1. The hammerhead turnaround appears to meet the requirements of the 2015 IFC. Ensure the inside corners meet the required 28' radius. The turnaround shall have an all-weather surface acceptable to the City that is capable of supporting the imposed load of fire apparatuses weighing at least 75,000 pounds.
2. The hammerhead shall not be obstructed in any manner, including the parking of vehicles. Provide no parking signs to ensure it will remain unobstructed.

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.



## **Hamblin Haven Subdivision Phase 2**

3230 West Street & 2700 South Street

Engineer Preliminary Plan Review

*Completed by Brian Bloemen on August 25, 2016*

Below are the engineering comments for the Hamblin Haven Subdivision Phase 2.

Plat:

1. The call to the point of beginning does not match the boundary description.
2. Adjacent parcels are not correctly show.
3. Add the word "private" before pump system in the notes.
4. Add addressing to the plat.
5. Add "Street" after 3230 West.

Plans:

1. Submit plans with proposed utility improvements.
2. Basements cannot be constructed unless a footing drain is installed.
3. Detention for a 100-year storm event is required.
4. Add a street light at the south side of the subdivision.
5. All existing ditches and the tail water ditch shall be relocated to the north of the subdivision.

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



# PLANNING COMMISSION WORK MEETING AGENDA

September 6, 2016

Agenda Item #2a

**Code Amendment - 10.75.040 PRD**

*Factual Summation*

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

*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)~~(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.**

(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, 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.]