



# Syracuse City Planning Commission Meeting October 2, 2018

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

Grant Thorson

#### VICE CHAIR

Larry Johnson

Curt McCuistion  
Greg Day  
Dale Rackham  
Brett Cragun  
Ralph Vaughan  
Gretchen Ruelan

1. **Meeting Called to Order**
  - Invocation or Thought by Commissioner **Vaughan**
  - Pledge of Allegiance by Commissioner **Rackham**
  - Adoption of Meeting Agenda
2. **Meeting Minutes**
  - September 4, 2018 Regular and Work Session
  - September 18, 2018 Regular and Work Session
3. **Public Comment**, this is an opportunity to address the Planning Commission regarding your concerns or ideas, regarding items that have not been scheduled for a public hearing on this agenda. Please limit your comments to three minutes.
4. **Public Hearing – Proposed Amendment to §10.20.060 – General Plan Amendments**
5. **Adjourn**

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## Work Session

1. **Department Business**
  - a. City Council Liaison Report
  - b. City Attorney Updates
  - c. Upcoming Agenda Items
    - i. Combined CC & PC – October 23<sup>rd</sup>
    - ii. No Meeting November 20<sup>th</sup>
    - iii. Re-zone: IND to GC
2. **Discussion Items**
  - a. Proposed Amendment to §10.75 PRD – Planned Residential Development
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.

Meetings of the Syracuse Planning Commission may be conducted via electronic means pursuant to Utah Code Ann. §52-4-207. In such circumstance contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Rules, Policies and Procedures established by the Governing Body for electronic meetings.

### 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

## AGENDA

October 2, 2018

**Agenda Item # 2**

**Meeting Minutes**

**September 4, 2018 Regular and Work Session**

**September 18, 2018 Regular and Work Session**

Minutes of the Syracuse Planning Commission Regular Meeting, September 4, 2018

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on September 4, 2018, at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

- Present:** Commission Members: Grant Thorson, Chair  
Larry Johnson, Vice Chair  
Brett Cragun  
Greg Day  
Curt McCuiston
- City Employees: Noah Steele, Development Services Manager  
Royce Davies, Planner  
Heather Davies, Administrative Professional  
Brian Bloeman, City Engineer  
Paul Roberts, City Attorney  
Jo Hamblin, Deputy Fire Chief
- City Council: Councilwoman Corrine Bolduc
- Excused: Dale Rackham
- Visitors:
 

<b>Vicki Edgel</b> <b>Mike Voorhies</b> <b>Barbara Nichols</b> <b>Grant &amp; Jennifer Stoker</b> <b>Eric Rice</b> <b>James Ruggles</b> <b>Steve Brown</b> <b>Pam Warren</b> <b>Gary Hansen</b> <b>Dana Carrigan</b>	<b>Kenneth Slack</b> <b>Carol Gibson</b> <b>DeWayne Jacobsen</b> <b>Vicki Sweeney</b> <b>Louis Hepworth</b> <b>Marlene Ruggles</b> <b>Pat Brown</b> <b>Connie Barlow</b> <b>JoAnn Oscarson</b> <b>Paul Tuttle</b>	<b>Alan Prince</b> <b>Dan Gibson</b> <b>Judy Jacobsen</b> <b>Gary Mcentee</b> <b>Kent &amp; Jana Erikson</b> <b>Phyllis Godwin</b> <b>Keith Warren</b> <b>Jan Hayes</b> <b>Gary Oscarson</b>
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6:07:59 PM

**1. Meeting Called to Order:**

Chair Thorson called the meeting to order. Commissioner Cragun provided an invocation. The Pledge of Allegiance was led by Commissioner McCuiston.

6:09:39 PM

COMMISSIONER DAY MADE A MOTION TO ADOPT THE PLANNING COMMISSION AGENDA FOR THE SEPTEMBER 4, 2018 MEETING. THE MOTION WAS SECONDED BY COMMISSIONER MCCUISTION. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

6:10:44 PM

**2. Meeting Minutes:**

NONE TO APPROVE.

6:10:51 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.  
Open public comment.

6:14:39 PM

Mr. Gary Cannon, of Syracuse, has concerns for a member of the commission being recused. Chair Thorson, Commissioner Day, and City Attorney Paul Roberts discuss reasons for ethics and conflicts of interest.

6:18:08 PM

Mr. Gary Oscarson, HOA president of Trail side, has questions concerning item # 6 and the zoning of land in that area. Mr. Oscarson also states that he is not certain as to how a 'upscale version of Trailside' could be built on this ground with that density.

6:22:20 PM

Ms. Barbra Nichols, of Trailside development, shares her concerns in regard to the increased traffic on the infrastructure for the proposed PRD project on Bluff Rd.

6:28:05 PM

Mr. Paxton Guymon, the applicant for Monterey Properties zone change, clarifies that the project has been restructured to be a senior community with 5 units per acres. Mr. Guymon shares that there will be CCNRs in place with the HOA. Mr.

64 Guymon also shares that they will have increased common space including pickleball courts. Mr. Guymon address the  
65 concerns for safety with children and feels that a 55+ community will not affect the children traffic.

66 [6:30:25 PM](#)

67 Chair Thorson halts the discussion to state that there are no conditions for development that happen at the GP zone  
68 change. Chair Thorson and Mr. Roberts address the questions concerning the process of General Plan Zone changing.

69 [6:34:42 PM](#)

70 Ms. Jan Hayes, of Trailside, has the question concerning water pressure and how there will be enough water with this  
71 development.

72 [6:35:35 PM](#)

73 Mr. Louis Hepworth, of Syracuse, has concerns for the new homes going through Trailside to access the freeway.

74 [6:36:46 PM](#)

75 Ms. Dana Carrigan, of Syracuse, asks the PC to be responsive to the public and not to the pressure being placed upon  
76 them.

77 [6:39:38 PM](#)

78 Close public comment.

79 [6:39:54 PM](#)

80 **4. Public Hearing – Proposed Amendment to Zoning Map from A-1 to Business Park, located approx. 1600 W 300 S**

81 Mr. Noah Steele, Development Services Manager, shares that they have received a request to change the zoning of the  
82 property from A-1 to Business Park. What is being proposed matches the GP map. Mr. Steele shares the process of how  
83 this goes from PC to CC. Mr. Steele shares what the intent of the Business Park Zone and the impacts that could  
84 potentially come from this project. There is discussion as to the pros and cons of the proposed change.

85 [6:44:44 PM](#)

86 Chair Thorson asks where the traffic will be directed as it cannot go on to SR193. The applicant shares that the traffic will  
87 be directed onto another road to the south.

88 [6:47:02 PM](#)

89 Open public comment. Ms. Barbra Nichols, of Syracuse, shares concern for traffic through the existing Ivory  
90 development.

91 [6:47:34 PM](#)

92 Close public comment.

93 [6:49:03 PM](#)

94 COMMISSIONER **MCCUISTION** MOVED THE PLANNING COMMISSION RECOMMEND APPROVAL TO CITY  
95 COUNCIL FOR THE PROPOSED ZONING MAP AMENDMENT FROM A-1 TO BUSINESS PARK ZONE LOCATED  
96 APPROXIMATELY 1600 W 300 S. COMMISSIONER **CRAGUN** SECONDED. THIS MOTION PASSES UNANIMOUSLY.

97 [6:49:54 PM](#)

98 **5. Continuation – Major Home Occupation, Best Friends Preschool, located at 2323 W 1425 S**

99 Planner Royce Davies shares that this is a continuation from the last meeting and shares that there was still concern for the  
100 dogs to the west. Mr. Davies shares a worst-case scenario for the parking/drop off issues that could happen. Staff  
101 recommends creating a condition to address some issues with traffic/parking.

102 [6:53:58 PM](#)

103 The applicant shares that the fenced the yard when they purchased the home in May. Also, the homes surrounding  
104 the property are fenced, therefore the children cannot access the neighboring pools. Ms. Stoker also goes through where the  
105 toys are placed in the yard to direct the children to the other side of the yard away from the fence with a neighboring dog.

106 [6:56:42 PM](#)

107 COMMISSIONER **JOHNSON** MOVED THE PLANNING COMMISSION APPROVE THE REQUEST OF JENNIFER  
108 STOKER FOR A MAJOR CONDITIONAL USE PERMIT FOR A PRESCHOOL CALLED BEST FRIENDS PRESCHOOL AT  
109 2323 W 1425 S IN THE R-1 ZONE. COMMISSIONER **DAY** SECONDED. THIS MOTION PASSES UNANIMOUSLY.

110 [6:57:20 PM](#)

111 **6. Continuation – Proposed Amendment to the General Plan Map R-1 to PRD, per request of Monterey Properties LLC,**  
112 **Located approx. 2955 S Bluff Rd**

113 Commissioner Day recuses himself.

114 [6:59:11 PM](#)

115 Mr. Davies shares that the City will have water capacity for this development. Mr. Davies also shares that he does not  
116 anticipate increased traffic into Trailside. Mr. Steele shares that they could always do a traffic study for the safety in  
117 the future. Mr. Steele shares that there are stub roads created for future use to help better distribute traffic. Mr. Steele  
118 reads what the use of the PRD.

119 [7:05:29 PM](#)

120 Mr. Davies continues to state that the applicant has put an option out for a 55+ community.

121 [7:08:55 PM](#)

122 Commissioner McCuiston shares that the GP zoning wasn't made to match where the WDC was going to be placed.  
123 Mr. Steele agrees in that the current GP didn't match having the WDC come through. Commissioner McCuiston has

124 questions concerning the round-about and the properties north of the WDC on/off ramps. Commissioner McCuiston  
125 shares thoughts on Planning and what would be best used in that area. Mr. Steele shares that processing of buying,  
126 selling, and pricing land. Mr. Davies shares that the prices tend to be \$250k plus. Commissioner McCuiston asks for  
127 perspective on density compared to neighboring cities. Mr. Davies gives a breakdown/description of differences in  
128 density. Mr. Steele shares that this is denser than the City is used to but not considered high density. Commissioner  
129 Johnson shares that this is not low cost, high density. Commissioner Johnson shares that this is almost the same  
130 density as Trailside. Mr. Steele shares that the density for R-1 Clusters has changed over the years. The PRD used  
131 to allow up to 11 units per acre but has been reduced to 6 units per acre.

132 [7:22:36 PM](#)

133 Commissioner McCuiston talks about the difference in having R-3 developments versus having a PRD. Mr. Steele  
134 shares that the latest development proposes a pickleball court. R-3 doesn't require open space where PRD does.

135 [7:24:39 PM](#)

136 Mr. Prince, the applicant, shares that he does not have any ties to this project of himself personally. Mr. Prince shares  
137 that they are willing to work with the public to help address the public's concerns. The applicant has taken the  
138 comments to heart and revised concept plans to address a 55+ community. Mr. Prince shares that this is the exact  
139 same density of Trailside. The applicant has also made it a point to do research that this will increase property  
140 values. Mr. Prince shares that they have been working with Staff to create a project that would meet the code. The  
141 proposed development would not be built to max density, thus creating more open space. In their proposed project,  
142 they want to build two pickleball courts to encourage a tournament between the two developments. Mr. Prince shares  
143 that they also plan to include a community garden area provided by the HOA. Mr. Prince shares that having a 55+  
144 community would take away the concerns for children's safety.

145 [7:32:33 PM](#)

146 Commissioner McCuiston gives his opinion that having R-1 will never sell and feels that higher density will be better  
147 suited in that area close to a freeway. Commissioner McCuiston shares that there could potentially be expansion  
148 along Bluff Road and feel that a PRD gives more control as to how the development should look. Commissioner  
149 Johnson agrees with Commissioner McCuiston in that it does allow for more control in the PRD zone. Commissioner  
150 Cragun shares that he is looking at this for the use of the area rather than the project itself and is in favor of the  
151 change. Commissioner Cragun is grateful for the public's input and feels that the use is appropriate for this area.  
152 Chair Thorson shares his concerns to the Commission in wanting to not put conditions on the GP approval. Chair  
153 Thorson gives concerns for the increase in density of the City that isn't affordable and therefore doesn't see the need  
154 to increase the density as it isn't 'affordable'. Chair Thorson would like the conditions to have a traffic study for the  
155 project and limit on density similar to that of R-3.

156 [7:42:59 PM](#)

157 Commissioner McCuiston shares his thoughts concerning that of allowing crazy densities and buildings within  
158 different areas. Commissioner McCuiston shares that the WDC could potentially increase values of the surrounding  
159 properties. Commissioner McCuiston feels that having higher density near freeways makes sense.

160 [7:47:23 PM](#)

161 COMMISSIONER **CRAGUN** MOVED THE PLANNING COMMISSION RECOMMEND THAT THE CITY COUNCIL  
162 APPROVE THE REQUEST OF ALAN PRINCE TO AMEND THE GENERAL PLAN MAP FROM R-1 AND A-1 TO  
163 PRD AT 3500 SOUTH BLUFF ROAD. COMMISSIONER **MCCUISTION** SECONDS THE MOTION. MOTION FAILS  
164 WITH A 3-1.

165 [7:49:03 PM](#)

166 COMMISSIONER **JOHNSON** MOVED THE PLANNING COMMISSION RECOMMEND THAT THE CITY COUNCIL  
167 APPROVE THE REQUEST OF ALAN PRINCE TO AMEND THE GENERAL PLAN MAP FROM R-1 AND A-1 TO  
168 PRD AT 3500 SOUTH BLUFF ROAD WITH THE CONDITION TO HAVE A DEVELOPMENT AGREEMENT WITH  
169 CITY COUNCIL. COMMISSIONER **MCCUISTION** SECONDS THE MOTION. THIS MOTION PASSES  
170 UNANIMOUSLY.

171 [7:49:42 PM](#)

172 **7. Adjourn**

173 COMMISSIONER **DAY** MADE A MOTION TO ADJOURN. COMMISSIONER **JOHNSON** SECONDED THE  
174 MOTION. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

175 \_\_\_\_\_  
176 Grant Thorson, Chairman

177 \_\_\_\_\_  
178 Commission Secretary

179 Date Approved: \_\_\_\_\_  
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## Minutes of the Syracuse Planning Commission Work Session, September 4, 2018

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Minutes of the Syracuse City Planning Commission Work Session held on September 4, 2018, at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

**Present:**

Commission Members: Grant Thorson, Chair  
Larry Johnson, Vice Chair  
Curt McCuiston  
Brett Cragun  
Greg Day

City Employees: Noah Steele, Development Services Manager  
Royce Davies, Planner  
Heather Davies, Administrative Professional  
Brian Bloemen, City Engineer  
Jo Hamblin, Deputy Fire Chief  
Paul Roberts, City Attorney

City Council: Councilwoman Corrine Bolduc  
Councilman Dave Maughan

Excused: Dale Rackham

Visitors:

[7:58:59 PM](#)

Chair Thorson starts the Work Session.

### **1. Department Business:**

[7:59:37 PM](#)

#### **a. City Council Liaison Report**

Councilwoman Corrine Bolduc shares:

- JUB presented the plans for a regional park of \$31 mil
- Reviewed the cemetery maintenance
- Reviewed the financing for the culinary water tank which will take 6 months to draft and a year to build which will take 7 to 10 years to finance.

[7:02:34 PM](#)

#### **b. City Attorney Updates**

Paul Roberts, City Attorney, stated that he has nothing.

[8:02:41 PM](#)

#### **c. Upcoming Agenda Items**

Mr. Steele shares the following items are as follows:

- GP rezone off 1550 W and approx. 300 S
- Still Water Phase 5 & 6

[8:06:59 PM](#)

### **2. Discussion Items:**

#### **a. Proposed Amendments to the RPC Zone**

Commissioner Day recuses himself from the discussion. Mr. Steele shares that the intent is to change the code for future developments rather than catering to one development in particular. Staff did a study of attached single-family homes in neighboring cities.

[8:10:58 PM](#)

Commissioner McCuiston makes the comment that it looks cleaned up. Commissioner Johnson asks if there is any architectural control within this zone. Mr. Steele reads through the lot standards and urban design standards.

[8:21:06 PM](#)

Commissioner Johnson asks if the applicant can change the concept/zone with the proposed change. Mr. Roberts shares that there would be a development agreement and be locked in at the preliminary plat. Mr. Davies, Mr. Steele and Mr. Roberts shares that there is no wiggle room for the developer to make a change as there is a binding clause. Mr. Steele continues with the proposed changes that would include information for townhomes. Mr. Steele goes over open space and the fee in lieu of reduced requirements of open space.

[8:33:58 PM](#)

Commissioner Johnson feels that the words for future/planned parks when there are parks throughout the city that haven't been developed. Mr. Roberts shares the reasoning for requiring the distance requirements. Chair Thorson talks about the increased density that comes with the fee in lieu of decreased open space.

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Chair Thorson asks for discussion on this topic. Commissioner Cragun asks if there will be consistency between the two zones in RPC and PRD. Mr. Davies shares that he would be happy to look at developments and draw circles to determine half mile from the edge of the development or the center of the development.

[8:46:58 PM](#)

Commissioner McCuiston feels the distance requirements and density isn't that bad. Commissioner Johnson doesn't like the smallest lots that are proposed, but overall like the control over the plan. Chair Thorson doesn't see a compelling reason to increase density and attached housing. Chair Thorson feels that there is a need to follow the GP. Chair Thorson feels that the changes are pushed through by developers that end in results that neither are happy with.

[8:53:10 PM](#)

Chair Thorson asks if there are any other changes, or a motion to extend the meeting. Mr. Steele shares that there needs to be a decision if the City wants townhomes or not included in the PRD zone. City Council would like the Commission to review this zones code to allow townhomes, fee in lieu of, and the driveway requirements. Chari Thorson moves this to the Public Hearing at the next meeting.

[8:59:46 PM](#)

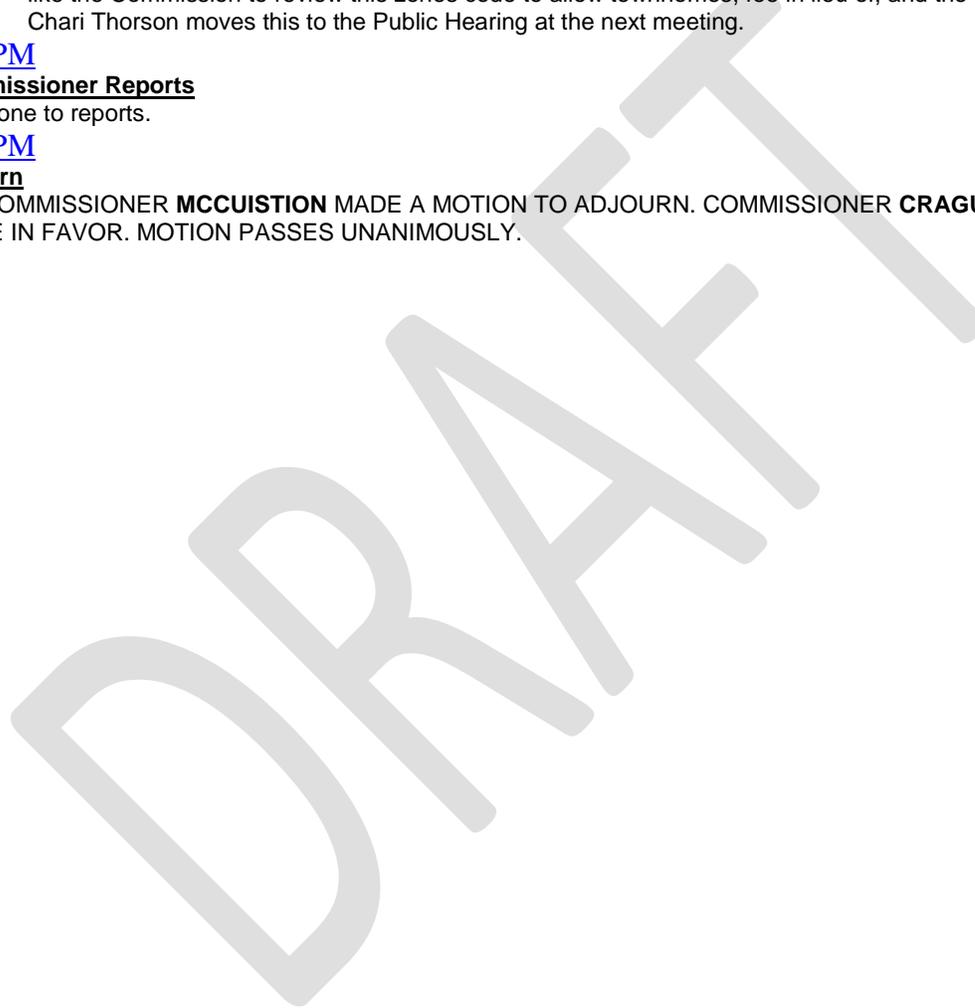
**3. Commissioner Reports**

None to reports.

[9:00:15 PM](#)

**4. Adjourn**

COMMISSIONER **MCCUISTION** MADE A MOTION TO ADJOURN. COMMISSIONER **CRAGUN** SECONDED. ALL WERE IN FAVOR. MOTION PASSES UNANIMOUSLY.



# Minutes of the Syracuse Planning Commission Regular Meeting, September 18, 2018

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on September 18, 2018, at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

**Present:** Commission Members: Grant Thorson, Chair  
Larry Johnson, Vice Chair  
Brett Cragun  
Curt McCuiston

City Employees: Noah Steele, Community & Economic Development Director  
Royce Davies, Planner  
Heather Davies, Administrative Professional  
Brian Bloeman, City Engineer  
Paul Roberts, City Attorney  
Jo Hamblin, Deputy Fire Chief

City Council: Councilwoman Corrine Bolduc

Excused: Gary Bingham  
Dale Rackham  
Greg Day

Visitors: **Barbara Nichols**      **Kenneth Slack**  
**G.W. Guffey**            **Dan Nelson**  
**Warren Ashby**         **Nancy Ashby**

[6:03:13 PM](#)

**1. Meeting Called to Order:**

Chair Thorson called the meeting to order. Commissioner Johnson provided an invocation. The Pledge of Allegiance was led by Commissioner McCuiston.

[6:04:19 PM](#)

COMMISSIONER **JOHNSON** MADE A MOTION TO ADOPT THE PLANNING COMMISSION AGENDA FOR THE SEPTEMBER 18, 2018 MEETING. THE MOTION WAS SECONDED BY COMMISSIONER **MCCUISTION**. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

[6:04:50 PM](#)

**2. Meeting Minutes:**

COMMISSIONER **MCCUISTION** MADE A MOTION TO APPROVE THE PLANNING COMMISSION MINUTES FROM AUGUST 7, 2018 REGULAR AND WORK SESSION AND AUGUST 21, 2018 REGULAR AND WORK SESSION AS POSTED. THE MOTION WAS SECONDED BY COMMISSIONER **JOHNSON** ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

[6:05:41 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.

Open public comment.

[6:06:06 PM](#)

Close public comment.

[6:06:10 PM](#)

**4. Public Hearing – Proposed Amendment to §10.82 RPC – Residential Planned Community Zone**

Mr. Noah Steele, Community and Economic Development Director, shares the proposed changes to the RPC text.

[6:10:16 PM](#)

Open Public Hearing.

[6:10:37 PM](#)

Ms. Barbara Nichols, of Syracuse, is opposed to the increased density of multi-family housing.

[6:14:04 PM](#)

Ms. Dana Carrigan, of Syracuse, is not in favor of the proposed amendment.

[6:18:03 PM](#)

Mr. Steele gives clarification concerning an item that will going to City Council at a later date.

[6:20:58 PM](#)

Close Public Hearing.

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6:21:09 PM

Chair Thorson asks for a one-by-one opinion of each of the Commission based on the 5 items presented. Commissioner Johnson shares his thoughts on the proposed changes and isn't in favor or a few of the proposed amendments. Commissioner McCuiston reads through the current language of the General Plan and gives his thoughts on the proposed amendments to the text. Commissioner Cragun gives his vote of approval for the proposed amendments. Chair Thorson shares his concerns on the proposed amendments.

6:34:00 PM

COMMISSIONER **MCCUISTION** MOVED THE PLANNING COMMISSION SEND A MOTION OF THE FOLLOWING FINDINGS TO THE CITY COUNCIL: THE MAJORITY OF THE COMMISSIONERS DO NOT RECOMMEND UP TO 6 UNITS ATTACHED, THE MAJORITY OF THE COMMISSIONERS DO NOT RECOMMEND INCREASING FROM 47% TO 55% OF THE PROJECT UNITS TO BE 3,500 SQ FT LOTS, THE MAJORITY OF THE COMMISSIONERS DO NOT RECOMMEND REDUCING THE TWO CAR GARAGE REQUIREMENTS FROM 100% TO 75%, THE COMMISSIONER HAVE A SPLIT DECISION ON ALLOWING THE FEE TO BE GIVEN IN LEIU OF CONSTRUCTED COMMON SPACE IF WITHIN ½ MILE OF THE RECEIVING PARK, AND THE MAJORITY OF THE COMMISSION WAS IN FAVOR OF INCREASING PARKING REQUIREMENTS TO HAVE 2 CAR PARKING SPACES IN FRONT OF THE GARAGE. COMMISSIONER **JOHNSON** SECONDED. THIS MOTION PASSES UNANIMOUSLY.

6:36:44 PM

**5. Adjourn**

COMMISSIONER **MCCUISTION** MADE A MOTION TO ADJOURN TO WORK SESSION. COMMISSIONER **JOHNSON** SECONDED THE MOTION. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

\_\_\_\_\_  
Grant Thorson, Chairman  
Date Approved: \_\_\_\_\_

\_\_\_\_\_  
Commission Secretary

## Minutes of the Syracuse Planning Commission Work Session, September 18, 2018

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Minutes of the Syracuse City Planning Commission Work Session held on September 18, 2018, at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

**Present:**

Commission Members: Grant Thorson, Chair  
Larry Johnson, Vice Chair  
Brett Cragun  
Curt McCuiston

City Employees: Noah Steele, Community & Economic Development Director  
Royce Davies, Planner  
Heather Davies, Administrative Professional  
Brian Bloemen, City Engineer  
Jo Hamblin, Deputy Fire Chief  
Paul Roberts, City Attorney

City Council: Councilwoman Corrine Bolduc  
Councilman Dave Maughan

Excused: Gary Bingham  
Greg Day  
Dale Rackham

Visitors: **Barbra Nichols**

[6:36:59 PM](#)

Chair Thorson starts the Work Session.

### 1. **Department Business:**

[6:37:14 PM](#)

#### **a. City Council Liaison Report**

Councilwoman Corrine Bolduc shares:

- The Council approved the A-1 to Business Park located approx. 1600 W 300 S
- The Council tabled a GP Change from BP to R-1 for property located just south of the above property.
- Noah Steele was appointed as the CED Director
- The Mayor has received 3 applications for the PC which will be approved at next CC meeting to fill the vacancies on the Commission

[6:39:56 PM](#)

#### **b. City Attorney Updates**

Paul Roberts, City Attorney, stated that he has nothing.

[6:40:04 PM](#)

#### **c. Upcoming Agenda Items**

Mr. Steele shares the following items are as follows:

- Potential for GP Zone Change
- Application for Ninigret North 3
- Final Plat Still Water Phase 5 & 6
- Potential Work Session items to be PH at next meeting
- Combined CC & PC Mtg for October 23

[6:42:07 PM](#)

### 2. **Discussion Items:**

#### **a. Density Training**

Mr. Steele presents the training to the Planning Commission. Mr. Royce Davies, City Planner, gives input for the need of economic development to give longevity for the City.

[7:23:11 PM](#)

Commissioner McCuiston asks about the WDC and open Commercial Space located within the City. Mr. Paul Roberts, City Attorney, shares some education from the State concerning Affordable Housing.

[7:26:38 PM](#)

#### **b. Proposed Amendment to §10.75 PRD – Planned Residential Development**

Mr. Steele shares the breakdown of proposed amendments to the PRD Zone text.

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[7:32:32 PM](#)

Commissioner McCuiston shares concerns for the increased traffic on the infrastructure at this given time. Chair Thorson is uncertain with having these types of developments along arterial roads. Mr. Steele continues with the discussion of the proposed changes.

[7:41:26 PM](#)

Commissioner Johnson asks about the increased density along collector roads. There is discussion on the impact fees associated with new residential development.

[7:51:33 PM](#)

Chair Thorson shares his concerns to make changes to the text. Mr. Steele continues to discuss the proposed changes concerning fees in lieu of common space.

[7:58:24 PM](#)

Commissioner Johnson weighs in on the common space and amenities that would be required at minimum in the development area.

[8:03:21 PM](#)

There is discussion on the distance requirements for the fee in lieu of common space. The discussion swings back to the traffic and where their accesses would cross onto arterial roads.

[8:10:58 PM](#)

Mr. Steele continues the discussion on the architecture standards within the proposed change.

[8:17:16 PM](#)

Mr. Roberts weighs on the legalities and processes for the plans a developer would have to go through.

[8:24:57 PM](#)

Commissioner McCuiston shares concerns for CC&Rs. Mr. Roberts weighs in on the City's standpoint for CC&Rs. Commissioner McCuiston shares his approval of the changes as long as they are done right and in the right locations. Commissioner Cragun is in favor of moving this to a Public Hearing. Commissioner Cragun is in favor of having a minimum distance requirement for the fee in lieu of common space. Commissioner Johnson agrees with Commissioner Cragun on the minimum common space requirements and need for distance, but is not too agreeable with the increase of density. This will be scheduled for Work Session at the next meeting.

[8:36:54 PM](#)

**c. Proposed Amendment to §10.20.060 – General Plan Amendments**

Mr. Roberts give the breakdown of the proposed change. There is discussion as to whether or not they remove the language where it closes the GP every other year.

[8:44:42 PM](#)

Chair Thorson states to put this on for Public Hearing at the next meeting.

[8:46:42 PM](#)

**3. Commissioner Reports**

None to report.

[8:46:52 PM](#)

**4. Adjourn**

COMMISSIONER MCCUISTION MADE A MOTION TO ADJOURN. COMMISSIONER JOHNSON SECONDED. ALL WERE IN FAVOR. MOTION PASSES UNANIMOUSLY.



# PLANNING COMMISSION

## AGENDA

October 2, 2018

### **Agenda Item # 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.



# PLANNING COMMISSION AGENDA

October 2, 2018

**Agenda Item # 4**

**PUBLIC HEARING: Proposed Amendment to § 10.20.060 -  
General Plan Amendments**

**10.20.060 General plan amendments.**

(A) Purpose. The City Council previously adopted the Syracuse City general plan, which sets forth procedures for amending same. For purposes of this section, amendment shall include the addition of new elements to the general plan and any comprehensive revisions to or adoption of same.

(B) Authority. The City Council, as the Land Use Authority, may from time to time amend the general plan as provided in this section. Such amendments may include any matter within the scope of the general plan.

(C) Initiation. Anyone may propose amendments to the general plan as provided in this section.

~~(D) Applications for general plan text or general plan map amendments during open amendment periods shall be considered as provided in this subsection:~~

~~(1) Open amendment periods shall:~~

~~(a) For general plan text amendments, commence on January 1st, beginning in 2018, and commencing on the same date every four years; and~~

~~(b) For general plan map amendments, commence on January 1st on odd-numbered years.~~

~~(2) Applications for amendments to the general plan text or general plan map during an open amendment period may be accepted at any time prior to the open amendment period, but may only be considered by the Commission during an open amendment period if the application is received by the Community Development Department no later than 5:00 p.m. on January 31st, or 5:00 p.m. on the following business day, if January 31st is a weekend or holiday, on the year of the open amendment.~~

~~(3) The Commission shall consider applications for proposed amendments to the general plan text or map which have been submitted in accordance with subsection (D)(2) of this section during the open amendment period, in the same order by which they were received by the City.~~

~~(E) Applications for general plan text or general plan map amendments outside of the open amendment period shall be considered as provided in this subsection:~~

~~(1) Any application submitted after the time identified in subsection (D) of this section shall be kept on file for consideration for the next open amendment period, unless the applicant makes a special request as provided in this subsection.~~

~~(2) An applicant may make a special request to the City Council to consider the applicant's amendment outside of the open amendment period.~~

~~(3) The Council may, after proper notice, authorize the consideration of the applicant's amendment outside of the open amendment period only if any of the following apply:~~

~~(a) Significant changes to arterials or infrastructure by agencies other than the City, and which were contrary to the assumptions in the current general plan;~~

~~(b) Catastrophic events, such as natural disasters or conflagrations;~~

~~(c) The Council finds that the proposed development has the potential to confer a substantial benefit on the City; or~~

~~(d) The request for authorization was submitted to the Community and Economic Development Department prior to 5:00 p.m. on March 15, 2016.~~

~~(4) Applications to open the general plan must receive at least four affirmative votes by the City Council.~~

~~(5) If the City Council authorizes the special request, then the proposed amendment is referred to the Community Development Department pursuant to subsection (G) of this section, for consideration by the Planning Commission and City Council.~~

~~(F) Each application which is submitted by an applicant in accordance with subsection (D) of this section, or authorized for special consideration pursuant to subsection (E) of this section, shall be considered and given due consideration by the Commission and Council, unless withdrawn by the applicant.~~

(G) Procedure. City staff shall process and consider general plan amendments as provided in this subsection.

(1) An applicant shall submit a request to the Community Development Department on a form established by the Department along with any fee established by the City's schedule of fees. The City Council, Planning Commission, or authorized City staff may initiate a general plan amendment without submittal of an application or payment of any fee. Anyone proposing general plan amendments shall do the survey and analysis work necessary to justify the proposed amendment. To ensure the Planning Commission and City Council have sufficient information to evaluate a proposed amendment, an applicant shall submit at least the following information:

(a) For map amendments:

- (i) An eight-and-one-half-inch by 11-inch map showing the area of the proposed amendment;
- (ii) Current copy of county assessor's parcel map showing the area of the proposed amendment;
- (iii) Mapped inventory of existing land uses within the area of the proposed amendment and extending one-half mile beyond such area;
- (iv) Correct property addresses of parcels included within the area of the proposed amendment;
- (v) Written statement specifying the potential use of property within the area of the proposed amendment;
- (vi) Written statement explaining why the existing general plan designation for the area is no longer appropriate, desirable, or feasible; and
- (vii) Analysis of potential impacts of the proposed amendment on existing infrastructure and public services such as traffic, streets, intersections, water and sewer, storm drains, electrical power, fire protection, garbage collection, and such other matters as the City may require from time to time; and

(b) For text amendments:

- (i) Written statement showing the desired language change and explaining why existing general plan language is no longer appropriate or feasible;
- (ii) Analysis of potential impacts of the proposed amendment;
- (iii) Map showing affected geographic areas based on proposed text changes.

(2) After City staff determines the completeness of an application or prior to a City-initiated general plan amendment proposal, ~~as well as its timeliness under subsection (D) of this section,~~ the City shall provide notice of intent to prepare or amend the general plan in accordance with the provisions of SCC 10.20.050. After providing notice of intent to prepare or amend the general plan, the Community Development Department, as the Land Use Administrator, shall prepare a staff report evaluating the proposed amendment.

(3) The Planning Commission, as the Advisory Body, shall schedule and hold a public hearing on the proposed amendment in accordance with the provisions of SCC 10.20.050, ~~if the proposed amendment was submitted in accordance with subsection (D) of this section or authorized in accordance with subsection (E) of this section.~~ After the public hearing, the Planning Commission may modify the proposed amendment before forwarding its recommendation to the City Council.

(4) The City Council may schedule and hold a public hearing on the recommended general plan amendment in accordance with the provisions of SCC 10.20.050.

(H) Approval Standards. A decision to amend the general plan is a matter within the legislative discretion of the City Council. After the public hearing described in subsection (G)(4) of this section, the City Council may make any modifications to the proposed general plan amendment that it considers appropriate. The City Council may then adopt or reject the proposed amendment either as proposed by the Planning Commission or after making said modifications. The City Council may also table the matter for further information, consideration or action.

(I) Appeal. Any person adversely affected by a final decision of the City Council to amend the general plan may appeal that decision to the district court as provided in Section 10-9a-801, Utah Code Annotated 1953, as amended.

(J) Effect of Approval. No one shall deem approval of an application to amend the general plan as an approval of any zone, conditional use, site plan, or other permit. Obtaining approval of a particular zone or permit shall be in accordance with applicable provisions of this title.

(K) Effect of Disapproval. City Council denial of an application to amend the general plan shall preclude a person from filing another application covering substantially the same subject or property, or any portion thereof, for six months from the date of the disapproval. This section shall not limit the City Council, Planning Commission, or authorized City staff from initiating a general plan amendment at any time. [Ord. 16-10; Ord. 15-24 § 1 (Exh. A); Ord. 11-02 § 1 (Exh. A); Ord. 10-02 § 1 (Exh. A, B); Ord. 08-07 § 1 (Exh. A); Code 1971 § 10-4-060.]



# PLANNING COMMISSION WORK AGENDA

October 2, 2018

## **Agenda Item # 2a**

## **Proposed Amendment to § 10.75 PRD - Planned Residential Development**

### ***Factual Summation***

Please review the following information. Any questions regarding this agenda item may be directed to Noah Steele, Community & Economic Development Director.

The city has received an application to amend the text of 10.75 - Planned Residential Development. The City Council has indicated that they would like the Planning Commission (PC) to provide a recommendation on the proposed amendment. The PC has reviewed this item on its work agenda on 7/17/18 and 8/7/18, 9/11/18.

The major points of discussion involve:

- Allowing increased density if certain qualifiers are met
- Increasing attached units from 4 to 6
- Allowing an in lieu of fee to 'buy out' of required common space landscaping
- Adjusting the maximum building height
- Increasing the architectural standards
- Removing the minimum acreage requirement
- Allowing private driveways longer than 160 feet
- Adjusting the garage requirements
- Changing the approval process to require a concept plan up front with the general plan request.

Please review the attached draft revision of the PRD 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~~ **060** Street design.
- ~~10.75.080~~ **070** Off-street parking and loading.
- ~~10.75.090~~ **080** 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. 16-26 § 1 (Exh. A); 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) Dwelling units, duplex, townhomes, up to six units attached**
- (E) Educational services.
- (F) Household pets.
- (G) Private parks.
- (H) Public and quasi-public buildings.
- (I) Residential facilities for persons with disabilities and assisted living centers. [Ord. 16-26 § 1 (Exh. A); 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 non-attached 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)(12)) (minor). [Ord. 16-26 § 1 (Exh. A); 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: ~~Density shall be allowed according to the following conditions overall density of six dwelling units per gross acre., a bonus density up to 12 units per acre may be applied if the conditions found in section (B) (2) are satisfied.~~

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

~~(1) 6 units per acre are allowed if the proposed project has frontage upon a collector road~~

~~(2) 12 units per acre are allowed only when one of the following are met:~~

~~(a) have frontage upon an arterial road~~

~~(b) share a property line with an existing or future general commercial, professional office, or industrial development.~~

~~(3) 18 units per acre are allowed only when one of the following are met:~~

~~(a) have frontage upon a major arterial that is owned and maintained by the state department of transportation~~

~~(b) be within the town center overlay zone~~

~~(c) Have frontage upon the intersection of either two arterials or a collector and an arterial road.~~

~~(4) Road classifications are identified in the adopted transportation master plan.~~

~~(2) (B) Common Space:~~ A minimum of 20 percent of the gross acreage of the project shall be developed as common space.

~~(1) Common space areas shall:~~

~~(a) Be landscaped by the developer with turf, trees, shrubs, ground cover, amenities, and an automatic sprinkling system.~~

- (b) 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.
- (c) Be generally contiguous, not a collection of remnants.
- (d) Create an open atmosphere where development does not feel overly intense.
- (e) Not include required front, side, and rear yard areas towards common space acreage.
- (f) Be administered by an active homeowners' association.
- (g) Be permanently restricted from future development and shown on the subdivision plat as perpetually common.
- (h) 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.
- (i) Include approved amenities in each segment of common area; landscaping alone does not qualify a segment as common space.
- (j) 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;

**(2) Fee in lieu of required common space. A fee in lieu of required common space may be accepted for the development of a nearby city park under the following conditions:**

- (a) Determination of qualification and identification of a fee receiving location is approved by the city council in conjunction with the concept plan and by recommendation by the Planning Commission.
- (b) The proposed fee receiving location matches the city's current and future park development needs and benefits the future residents of the development.
- (c) Use of fees collected in lieu of common space is limited to identified park receiving locations.
- (d) Improvements made to city park(s) with in lieu of fees shall be accessible and beneficial to the residents of the proposed development.
- (e) If the City Council does not approve the qualification of a park to receive in lieu of fees, the development project shall be required to build the required on-site common space as required by the zone.

(f) If a fee is accepted in lieu of common space, the project will nevertheless be required to build at a minimum: one on-site amenity such as a tot lot or pool, front yard landscaping, and all required buffer landscaping.

(g) The fee money will be due to the city prior to recording the final subdivision plat.

(h) To calculate the fee amount, multiply the gross project acreage by the amount of required common space that is desired to buy out of. Then convert the resulting acreage to square feet by multiplying by 43,560. Then, multiply the square footage by the value per square foot of improved residential land. Land value is equivalent to subdivided residential land with utility laterals and public street access. The resulting total is the amount due to the city in lieu of building the required common space. To determine value per square foot, the city council should evaluate multiple comparable land listings, property tax valuations, and/or hire an appraisal to arrive at an agreed upon value with the developer.

(i) The agreed upon fee amount, percentage of open space bought out of, and land value amount shall be included in the development agreement.

(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;

~~(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~~

~~(5) (C) The development design shall include a direct connection to a major arterial, minor arterial, or major collector roadway. Primary access to a PRD development shall not be through a single-family detached neighborhood and not require travel upon non-arterial or non-collector roads. by way of a full width and dedicated right-of-way designed for the movement of automobile traffic.~~

~~(B) (D) Lot width: determined by development plan.~~

~~(E) (E) Front yard: 20 feet.~~

~~(D) (F) Side yards: a minimum of 16 feet between primary structures and eight feet from the property line.~~

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

~~(F)~~(H) Building height: as allowed by current adopted building code, with a maximum height of ~~30~~ 40 feet to the top of the roof structure. Units located adjacent to a single-family detached neighborhood shall be limited to a maximum of two stories and 26 feet.

~~(G)~~ (I) Structure: Architecture:

~~(1) units~~ Buildings shall not have a single roofline and shall have variations in architectural style between the buildings. ~~each unit. The units shall include a minimum of two-car~~

(2) Overly repetitive and monotonous facades shall be prohibited.

(3) Garages for each unit and shall not be the major architectural feature of the building.

(4) Garages are encouraged to be recessed from the front facade, or be side or rear fed.

(5) All units shall feature a front porch with sufficient space for two seats and a walkway.

(6) Buildings shall be positioned on the site so that front façades face the public road or private drive.

(7) When a unit has frontage onto both a public road and private drive, the front door and front porch shall face the public road. [Ord. 16-26 § 1 (Exh. A); 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 agreement 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 agreement 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 homeowners' association and governed by enforceable, duly recorded CC&Rs. [Ord. 16-26 § 1 (Exh. A); 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.~~

**(G) The development agreement shall** The Land Use Authority shall approve the required common building theme. The design shall **include a building theme** showing 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. 16-26 § 1 (Exh. A); 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.]

#### ~~10.75.0760~~ 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 **may** dedicate all street rights-of-way to the City **so long as they are built per the city's adopted standard drawings.** Private driveways servicing more than one dwelling unit shall: meet the fire code as directed by the Fire Marshal; **and** be built to support the weight of a fire truck and other heavy service vehicles; ~~service no more than six units (three per side), and be no longer than 160 feet.~~ [Ord. 16-26 § 1 (Exh. A); 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.]

#### ~~10.75.0870~~ Off-street parking and loading.

~~For multi-unit developments, one additional off-street parking space shall be provided for each unit of four dwellings.~~ **An enclosed garage shall be provided for car parking with each unit and a minimum of 50% of the units shall have a two-car garage. A driveway a minimum of 20' deep by 20' wide shall be provided for each front or side fed unit. If a rear fed garage is provided, the required driveway parking may be transferred to well-marked on street parallel parking and/or a nearby, off street visitor parking area.** 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. 16-26 § 1 (Exh. A); 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.]

#### 10.75.0980 Signs.

The signs permitted in this zone shall be those allowed in residential zones by Chapter 10.45 SCC. [Ord. 16-26 § 1 (Exh. A); 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.]

#### 10.75.100 Land use approval process.

(A) Due to the unique nature of Planned Residential Developments, an alternate approval process is hereby adopted. This process is adopted to ensure that the land use authority has a clear understanding of the nature of the proposed development prior to giving zone approval, and then expediting development after approval is given. It also calls for more detailed plans as the project develops, so that a property owner will have opportunities to receive input from the City Council on the project prior to investing in detailed plans.

(B) Requests for general plan map amendment, pursuant to SCC 10.20.060, shall be accompanied by the documents required for a subdivision concept plan, as provided in Chapter 8.20 SCC, for the entire development. These items shall be considered concurrently, with input provided by the Planning Commission and City Council to the property owner during the approval process. The City Council is the land use authority for this joint application, with the Planning Commission acting in a recommending capacity.

(C) Requests for an amendment to the zoning map, pursuant to SCC 10.20.070, shall be accompanied by the documents required for a preliminary subdivision review, as provided in Chapter 8.25 SCC, for the entire development. The application shall also be accompanied, to the extent Chapter 8.25 SCC does not require it, by:

(1) Master plan, including lot sizes and densities for each lot;

(2) Circulation plan;

(3) Architectural theme plan; and

(4) Landscaping theme plan.

(D) The preliminary subdivision plat shall be considered concurrently with the zoning map amendment. The City Council is the land use authority for this joint application, with the Planning Commission acting in a recommending capacity. Once approved, the preliminary subdivision plat shall be considered a binding zoning document. The applicant must also execute a development agreement in connection to the zoning map amendment.

(E) Final subdivision approval for each phase of development for a master planned community shall proceed as provided in Chapter 8.30 SCC.

(F) The entirety of the proposed project must be presented and approved in one approval process. After the City Council grants preliminary approval of a development, no additional phases may be added.

(G) PRD zone entitlement is contingent upon the developer following the concurrently approved preliminary subdivision plat and the required development agreement. The development agreement shall run with the land and remain in force for the original developer. All subsequent owners of at least five percent of the land originally proposed to be developed shall be bound to the terms of the original agreement and plat until the conclusion of development. Failure of the developer to comply with the terms of the development agreement or preliminary subdivision plat may result in the Council reverting zoning back to the designation that existed prior to the zoning map amendment.



**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.

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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. 16-26 § 1 (Exh. A); 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.

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- (C) Dwelling units, ~~single-family (no more than four units attached).~~ **Up to six 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. 16-26 § 1 (Exh. A); 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 non-attached 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)(12)) (minor). [Ord. 16-26 § 1 (Exh. A); 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, a bonus density up to 12 units per acre may be applied if the conditions found in section (B) (2) are satisfied.

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

~~(2)~~ (B) Open Space: A minimum of 20 percent of the gross acreage of the project shall be developed as common space.

(1) Common space areas shall:

- (a) Be landscaped by the developer with turf, trees, shrubs, ground cover, amenities, and an automatic sprinkling system.
- (b) 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.
- (c) Be generally contiguous, not a collection of remnants.
- (d) Create an open atmosphere where development does not feel overly intense.
- (e) Not include required front, side, and rear yard areas towards common space acreage.
- (f) Be administered by an active homeowners' association.
- (g) Be permanently restricted from future development and shown on the subdivision plat as perpetually common.
- (h) 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.
- (i) Include approved amenities in each segment of common area; landscaping alone does not qualify a segment as common space.

(j) 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;

(2) Fee in leu of required common space. A fee in leu of required common space may be accepted for the development of a nearby city park under the following conditions:

(a) The proposed PRD project shall be located within 1 mile to an existing or future Syracuse City park. Distance shall be measured following pedestrian sidewalks and/or greenway trails. Measurement will be made from the nearest property line of the park to the nearest property line of the development project.

(b) The fee in leu of common space shall not be approved if any portion of the development is further than 1.25 miles from the nearest receiving park property boundary.

(c) The park property to receive the fee money shall be identified and approved in conjunction with the concept plan.

(d) Qualification of a city park to receive in leu of common space fees shall be approved or denied by City Council after considering the City's park development needs and priorities. The city reserves the right to determine if it is appropriate or not to accept a fee in leu of required common space.

(e) The fee in leu of common space collected by the city shall be applied only to the park property identified upon approval of fee acceptance.

(f) If the City Council does not approve the qualification of a park to receive in leu of fees, the development project shall be required to build the required 20% on-site common space as required by the PRD zone.

(g) If a fee is accepted in leu of common space, the project will nevertheless be required to build at a minimum: one on-site amenity such as a tot lot or pool, front yard landscaping, and all required buffer landscaping. All on-site landscaping shall be maintained by an HOA.

(h) The fee money will be due to the city prior to recording the final subdivision plat.

(i) To calculate the required fee amount, multiply the gross project acreage by the percentage of common space that is desired to buy out of. Then convert that resulting acreage to square feet by multiplying by 43,560. Then, multiply that by the value per square foot of improved residential land. The total is the amount due to the city in leu of building the required common space. To determine value per square foot, the city council should evaluate multiple comparable land listings, property tax valuations, and/or hire an appraisal in order to arrive at an agreed upon value with the developer.

(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;

~~(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~~

~~(5) (C) The development design shall include a possess direct connection frontage to a major arterial, minor arterial, or major collector roadway. Primary access to the development shall not be through an existing residential neighborhood. by way of a full width and dedicated right-of-way designed for the movement of automobile traffic.~~

~~(B) (D) Lot width: determined by development plan.~~

~~(C) (E) Front yard: 20 feet.~~

~~(D) (F) Side yards: a minimum of 16 feet between primary structures and eight feet from the property line.~~

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

~~(F) (H) Building height: as allowed by current adopted building code, with a maximum height of 30 feet to the top of the roof structure.~~

~~(G) (I) Structure: Architecture: 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. Garages are encouraged to be recessed from the front facade, or be side or rear fed. Units shall be designed so that all front doors shall face the public street and include a front porch with sufficient space for two seats. Sufficient space is defined by a minimum of 36 square feet. [Ord. 16-26 § 1 (Exh. A); 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 homeowners' association and governed by enforceable, duly recorded CC&Rs. [Ord. 16-26 § 1 (Exh. A); 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. 16-26 § 1 (Exh. A); 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 dwelling unit shall: meet the fire code as directed by the Fire Marshal, be built to support the weight of a fire truck and other heavy service vehicles, service no more than six units (three per side), and be no longer than 160 feet. [Ord. 16-26 § 1 (Exh. A); 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.~~ An enclosed garage shall be provided for car parking with each unit and a minimum of 50% of the units shall have a two-car garage. A driveway a minimum of 20' deep by 20' wide shall be provided for each unit in front of the garage door. 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. 16-26 § 1 (Exh. A); 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. 16-26 § 1 (Exh. A); 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.]

#### 10.75.100 Land use approval process.

(A) Due to the unique nature of Planned Residential Developments, an alternate approval process is hereby adopted. This process is adopted to ensure that the land use authority has a clear understanding of the nature of the proposed development prior to giving zone approval, and then expediting development after approval is given. It also calls for more detailed plans as the project develops, so that a property owner will have opportunities to receive input from the City Council on the project prior to investing in detailed plans.

(B) Requests for general plan map amendment, pursuant to SCC 10.20.060, shall be accompanied by the documents required for a subdivision concept plan, as provided in Chapter 8.20 SCC, for the entire development. These items shall be considered concurrently, with input provided by the Planning Commission and City Council to the property owner during the approval process. The City Council is the land use authority for this joint application, with the Planning Commission acting in a recommending capacity.

(C) Requests for an amendment to the zoning map, pursuant to SCC 10.20.070, shall be accompanied by the documents required for a preliminary subdivision review, as provided in Chapter 8.25 SCC, for the entire development. The application shall also be accompanied, to the extent Chapter 8.25 SCC does not require it, by:

- (1) Master plan, including lot sizes and densities for each lot;
- (2) Circulation plan;
- (3) Architectural theme plan; and
- (4) Landscaping theme plan.

8/7/18

(D) The preliminary subdivision plat shall be considered concurrently with the zoning map amendment. The City Council is the land use authority for this joint application, with the Planning Commission acting in a recommending capacity. Once approved, the preliminary subdivision plat shall be considered a binding zoning document. The applicant must also execute a development agreement in connection to the zoning map amendment.

(E) Final subdivision approval for each phase of development for a master planned community shall proceed as provided in Chapter 8.30 SCC.

(F) The entirety of the proposed project must be presented and approved in one approval process. After the City Council grants preliminary approval of a development, no additional phases may be added.

(G) PRD zone entitlement is contingent upon the developer following the concurrently approved preliminary subdivision plat and the required development agreement. The development agreement shall run with the land and remain in force for the original developer. All subsequent owners of at least five percent of the land originally proposed to be developed shall be bound to the terms of the original agreement and plat until the conclusion of development. Failure of the developer to comply with the terms of the development agreement or preliminary subdivision plat may result in the Council reverting zoning back to the designation that existed prior to the zoning map amendment.



## 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. 16-26 § 1 (Exh. A); 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. 16-26 § 1 (Exh. A); 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\(A\)\(12\)](#)) (minor). [Ord. 16-26 § 1 (Exh. A); 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) A minimum of 20 percent of the [gross acreage](#) of the project shall be developed as [common space](#). [Common space](#) areas shall:
- (a) Be landscaped by the developer with turf, trees, shrubs, ground cover, amenities, and an automatic sprinkling system.
  - (b) 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](#).
  - (c) Be generally contiguous, not a collection of remnants.
  - (d) Create an open atmosphere where development does not feel overly intense.
  - (e) Not include required front, side, and [rear yard](#) areas towards [common space](#) acreage.
  - (f) Be administered by an [active homeowners' association](#).
  - (g) Be permanently restricted from future development and shown on the subdivision plat as perpetually common.
  - (h) 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.
  - (i) Include approved amenities in each segment of common [area](#); [landscaping](#) alone does not qualify a segment as [common space](#).
  - (j) [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;
- (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;
- (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
- (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: 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. 16-26 § 1 (Exh. A); 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 [homeowners' association](#) and governed by enforceable, duly recorded CC&Rs. [Ord. 16-26 § 1 (Exh. A); 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. 16-26 § 1 (Exh. A); 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 [dwelling unit](#) shall: meet the fire code as directed by the Fire Marshal, be built to support the weight of a fire truck and other heavy service vehicles, service no more than six units (three per side), and be no longer than 160 feet. [Ord. 16-26 § 1 (Exh. A); 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. 16-26 § 1 (Exh. A); 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. 16-26 § 1 (Exh. A); 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.]

**The Syracuse City Code is current through Ordinance 18-15, passed July 10, 2018.**

Disclaimer: The City Recorder's Office has the official version of the Syracuse City Code. Users should contact the City Recorder's Office for ordinances passed subsequent to the ordinance cited above.

City Website: <http://syracuseut.com/> (<http://syracuseut.com/>)

City Telephone: (801) 614-9633

Code Publishing Company (<https://www.codepublishing.com/>)







(C) Maximum Height Limitations. No maximum height regulations, as stated in this title except for specified exceptions, shall apply to prevent the construction of penthouse or roof structures for the housing of elevators, stairways, tanks, ventilating fans, or similar equipment required to operate and maintain the buildings, and fire or parapet walls, skylights, towers, steeples, flagpoles, chimneys, smoke stacks, water tanks, television masts, silos, or similar structures above the stated height limits; provided, that no space above the height limit shall provide additional floor space.

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

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

(F) Swimming Pools. Any structure intended for swimming, recreational bathing, or wading that is over 24\* inches deep shall require a building permit. The provisions of the adopted International Residential Building Code, Appendix (G), adopted by the City Council, shall govern the design and construction of swimming pools, spas, and hot tubs installed in or on the lot of a one- or two-family dwelling.

(1) All ponds or pools over 24 inches deep in any residential zone shall comply with the following conditions and requirements:

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

(b) The swimming pool shall be walled or fenced to no less than 48 inches in height to prevent uncontrolled access by children from adjacent properties.

(2) Hot tubs equipped with a lockable safety cover meeting the ASTM F1346-91 requirements are exempt from the fencing requirement.

(3) Temporary Swimming Pools. Pools that do not have water pumps or heating systems and are of temporary nature shall not be left unattended. When said pool is not in use, it must be drained, and stored away from street view. If a temporary pool is left unattended with standing water, the pool shall be fenced to no less than 48 inches in height. [Ord. 17-16 § 1 (Exh. A); Ord. 15-12 § 1 (Exh. A); Ord. 11-02 § 1 (Exh. A); Ord. 10-02 § 1 (Exh. A); Ord. 09-16 § 1 (Exh. A); Ord. 09-10 § 1 (Exh. A); Ord. 08-11 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Ord. 04-04; Ord. 03-18; Ord. 03-08; Code 1971 § 10-6-010.]

\* Code reviser's note: 24 inches follows International Building Code Section R105, elected to be the standard by the City Council.

### **10.30.020 Regulations for buildings and structures.**

Buildings or structures, where allowed, shall comply with the following regulations specific to each type of structure:

(A) Regulations for All Residential Structures.

(1) All residential structures shall be permanently affixed to the applicable property site and held in common ownership and classification and taxed as real estate.

(2) Each residential structure shall have a permanent connection to all available utilities.

(3) Any and all appendages or accessory uses, such as steps, carports, garages, storage buildings, decks, and awnings or additions and alterations, shall comply with the adopted edition of the International Residential Code.

(B) Regulations for New Residential Construction Must Meet One of These Two Options.

(1) Option 1. All single-family dwellings, duplexes, and detached and attached town homes shall have the front exterior walls constructed with a minimum 75 percent of brick, rock, or stone. On corner lots, the street side of the structure shall have 50 percent, or up to a maximum height of four vertical feet of wainscot, composed of brick, rock, or stone. These coverage requirements shall be calculated by first determining square footage of the total wall areas, based on measurements of the front and side elevations of the structure from foundation to top-plate line of the uppermost level, excluding openings for windows and doors, and multiplying that square footage by the applicable percentage. Homebuilders may only include brick, rock, or stone in these percentage requirements if clearly shown on the City-approved, stamped set of front and side elevations. Hidden areas, such as front porches, shall not qualify towards the percentage requirements; however, City staff may credit gables with brick, rock, or stone towards the percentage requirements. The installation of aluminum or vinyl siding shall only be allowed on the rear of homes.

(2) Option 2. All single-family dwellings, duplexes, and detached and attached town homes shall have the front exterior walls constructed with a minimum 30 percent of brick, rock, or stone and the remainder covered in hardy board or hardy plank. On corner lots, the street side of the structure shall have 50 percent, or up to a maximum height of four vertical feet of wainscot, composed of brick, rock, or stone. These coverage requirements shall be calculated by first determining square footage of the total wall areas, based on measurements of the front and side elevations of the structure from foundation to top-plate line of the uppermost level, excluding openings for windows and doors, and multiplying that square footage by the applicable percentage. Homebuilders may only include brick, rock, or stone in these percentage requirements if clearly shown on the City-approved, stamped set of front and side elevations. Hidden areas, such as front porches, shall not

qualify towards the percentage requirements; however, City staff may credit gables with brick, rock, or stone towards the percentage requirements. The installation of aluminum or vinyl siding shall only be allowed on the rear of homes.

The requirement for brick, rock, or stone constructed on front and side exterior walls shall apply to any single-family dwelling, duplex, or single-family detached or attached town home planned as part of a development for which the City approved a preliminary plat after August 12, 2003.

(3) Every residential dwelling shall have a minimum fully enclosed two-car garage (attached or detached) and having at least 400 square feet in total floor area. The Building Department shall not issue a building permit for construction of residential structure(s) unless plans for such structure(s) include the garage described in this subsection.

(a) All garages on detached single-family residential dwellings shall have a minimum outside width of 20 feet (as measured from outsides of foundation).

(b) On attached dwellings, a minimum of 50 percent of the garages on each building shall have a minimum outside width of 20 feet (as measured from outsides of foundation).

(C) Regulations for Manufactured Housing.

(1) The U.S. Department of Housing and Urban Development inspectors shall certify all manufactured homes as meeting the National Manufactured Housing Construction and Safety Standards Act of 1974, effective June 15, 1976 (HUD Code), and any subsequent amendments thereto.

(2) Each manufactured home, with or without basement, shall be located on a site-built permanent foundation system that meets or exceeds applicable requirements of the building codes as detailed in the Guidelines for Manufactured Housing Installations. Permanent masonry or concrete perimeter enclosures shall be required and shall conform to the adopted edition of the International Residential Code as specified for foundation walls.

(3) The manufactured home, when fully installed, shall have the appearance of a site-built single-family dwelling and meet the requirements of subsections (A) and (B) of this section.

(4) Homeowners shall ensure the removal of all towing hitches and running gear, which include tongues, axles, brakes, wheels, lights, and other parts of the chassis intended only for transport.

(D) Dwellings, Two-Family Attached. Two-family attached dwelling units as defined in this title shall be subject to the following:

(1) Two-family dwelling units are only permitted as a conditional use in the PRD – planned residential zone and in an R-1 cluster subdivision, subject to the provisions of this section.

(2) One two-family dwelling unit is permitted per residential lot.

(3) Underlying Zoning Applies. Unless specifically provided otherwise in this section, two-family dwelling units are subject to the regulations for a principal building of the underlying zoning district with regard to lot standards, such as building and wall height, setbacks, yard requirements and building coverage.

(4) Minimum Lot Area. The minimum lot size for a two-family dwelling shall be that of the underlying zone district, plus an additional 3,000 square feet.

(5) Minimum Frontage. The minimum frontage for a two-family dwelling shall be that of the underlying zone district, plus an additional 20 feet.

(6) Building Code Compliance. Two-family dwelling units are subject to compliance with current building code at the time of permit approval.

(7) Two-family dwellings shall be required to have separate utility services for each unit.

(8) Nightly Rental. Neither dwelling unit may be used for nightly/weekly rental.

(9) Parking. Parking shall be provided such that each unit of a two-family dwelling is equal to that parking requirement of a single-family dwelling.

(10) Conditional Use Permit Required. A conditional use permit shall be required for a two-family dwelling unit in compliance with the standards of review set forth in this code. Applications which do not meet the minimum standards set forth herein for a minor conditional use permit and have been denied by the Zoning Administrator may be appealed to the Planning Commission for review.

(11) Occupancy. No two-family dwelling shall be occupied until the property owner has obtained a building permit and certificate of final occupancy from the city.

(12) Design Guidelines. Two-family homes shall be designed such that the structure has the appearance of a single-family dwelling from the street. To achieve this, all new two-family homes shall conform to the following design guidelines: