

Minutes of the Syracuse Planning Commission Regular Meeting, August 7, 2018

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on August 7, 2018, at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present:

Commission Members: Larry Johnson, Vice Chair
Curt McCuiston
Dale Rackham
Brett Cragun
Greg Day

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: Grant Thorson, Chair
Gary Bingham

Visitors: **Trent Smith** **Lynnette Mills**
Chris Sanford **Mack McDonald**
Mike Bastian

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1. Meeting Called to Order:

Vice Chair Johnson called the meeting to order. Commissioner McCuiston provided a thought. The Pledge of Allegiance was led by Commissioner Day.

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COMMISSIONER **RACKHAM** MADE A MOTION TO ADOPT THE PLANNING COMMISSION AGENDA FOR THE AUGUST 7, 2018 MEETING. THE MOTION WAS SECONDED BY COMMISSIONER **DAY**. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

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2. Meeting Minutes:

N/A.

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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.

[6:09:13 PM](#)

Close public comment.

[6:09:17 PM](#)

4. Public Hearing – Site Plan for Davis County Library Expansion, located 1875 S 2000 W

Development Services Manager Noah Steele shares that they are planning to add an additional 7,800 sq. ft to the existing 8,100 sq. ft building. This will add a new children's library and auditorium as well as dual entry into the building. The ARC has met and reviewed the plans in which the applicant did meet the changes suggested by ARC. Mr. Steele reviews the revised plans.

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Mr. Mack McDonald shares his thanks for the cooperation with the City. Commissioner Rackham asks what the seating capacity is for the auditorium. Mr. McDonald states that the chairs are not fixed in which could hold up to 150 seats. The auditorium will be used as a multi-use venue.

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Open public comment.

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Close public comment.

[6:24:36 PM](#)

Commissioner Day asks some clarifying questions concerning the architecture required within the Town Center Overlay Zone. Mr. Steele explains the standards of architecture for that zone.

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COMMISSIONER **MCCUISTION** MOVED THE PLANNING COMMISSION APPROVE THE REQUEST OF DAVIS COUNTY FOR A SITE PLAN APPLICATION LOCATED AT 1875 S 2000 W IN THE A-1 ZONE. COMMISSIONER **RACKHAM** SECONDED. THIS MOTION PASSES UNANIMOUSLY.

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5. **Final Plat – Wilcox Meadows Phase 2, located approx. 2750 W 1175 S**

Mr. Steele gives the basic facts included with this project. Staff recommends approval as they have addressed all the comments from Staff.

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COMMISSIONER **DAY** MOVED THE PLANNING COMMISSION RECOMMEND THAT THE CITY COUNCIL APPROVE THE REQUEST OF CASTLE CREEK HOMES FOR A FINAL PLAT CALLED WILCOX MEADOWS PHASE 2 AT 2750 WEST 1175 SOUTH IN THE R-2 ZONE. COMMISSIONER **CRAGUN** SECONDED. MOTION PASSES UNANIMOUSLY.

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6. **Adjourn**

COMMISSIONER **RACKHAM** MADE A MOTION TO ADJOURN. COMMISSIONER **MCCUISTION** 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, August 7, 2018

Minutes of the Syracuse City Planning Commission Work Session held on August 7, 2018, at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present:

Commission Members: Larry Johnson, Vice Chair
Dale Rackham
Curt McCuiston
Brett Cragun

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

Excused: Grant Thorson, Chair
Greg Day
Gary Bingham

Visitors: **Mike Bastian**

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Commissioner Day recuses himself from the discussion. Vice Chair Johnson starts the Work Session.

1. **Department Business:**

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a. City Council Liaison Report

Councilwoman Corrine Bolduc shares:

- The Council would like the Commission to review the RPC Zone.

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b. City Attorney Updates

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

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c. Upcoming Agenda Items

Mr. Steele shares the following items are as follows:

- The PRD property on Bluff will be on the agenda for next time.
- Preschool – Major CUP
- Potential work session items as Public Hearings
- Staff has met with a potential mortuary wanting to come in to the City

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2. **Discussion Items:**

a. Amendment to §10.82 RPC – Residential Planned Community Zone

Mr. Steele reads through the proposed revisions to the code. The City has been approached by many developers in looking to build multi-family, such as townhomes, within Syracuse. Some of the proposed changes include an increase in density of homes in the development and a decrease in common space requirements.

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Mr. Steele continues to share information regarding another major proposed change which is that of a fee in lieu of required common space, giving the project increased density. There is discussion as to how far the distance requirement to the park for the fee in lieu of requirement.

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Commissioner Johnson asks for clarification on the nodes and their location. Commissioner Johnson suggests creating a buffer per our code to differentiate between townhomes and single-family. There is discussion to requiring a buffer of 6 ft fence and 20 ft landscape.

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Commissioner McCuiston feels that this could create a moat around the townhomes and doesn't feel that it would be the best solution. Commissioner McCuiston suggests a traffic impact analysis to any RPC prior to development with perhaps a distance requirement of how far that impact extends. Commissioner McCuiston shares his concerns that this dense of a project would be met with negative resistance from the public. Mr. Roberts shares that there are some great steps that the

Minutes of the Syracuse Planning Commission Work Session, August 7, 2018

applicant/developer would have to go through to submit plans. Commissioner McCuiston and Commissioner Johnson both share their concerns in that the City will be being bought out by developers with this being passed as written.

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Commissioner Rackham asks for clarification on the distances required for the buyout. Mr. Steele reads the differences between the minimum and maximum distance requirements. Commissioner Rackham also asks what size requirements of the park this would count towards. Commissioner Johnson shares that this could potentially cause problems for smaller linear parks that wouldn't benefit. Commissioner Cragun asks for an example of the distance in which Mr. Roberts gives him. Commissioner Johnson suggests a minimum of acreage for the parks the monies go towards. Commissioner McCuiston suggests leaving it up the Council to decide which park would either need funds for development or improvements.

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Commissioner Johnson discusses zero lot lines. There is discussion for a minimum building space. Mr. Steele cautions exclusionary zoning. Commissioner Johnson would like a visual survey of good planning where the RPC worked with townhomes. Mr. Steele reviews the architectural standards for the RPC zone. There is discussion about the cost of the project and bringing affordability in the townhome costs. Commissioner Johnson is for townhomes and Commissioner McCuiston is for them as long as they are done well. Mr. Steele reviews the comments the Commission made to have for the next meeting's presentation. Commissioner McCuiston discusses the need to do the traffic study towards the nearest main freeway/highway as it affects more than just Syracuse. This item will be brought back on Work Session for the next meeting.

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b. Proposed Amendment to §10.75 – Planned Residential Development

This proposed change came from a potential developer looking to change the Code. Mr. Steele reviews the proposed changes to the PRD Code. Commissioner Johnson shares concerns for having property managers take over in that type of development. Mr. Roberts shares that Code Enforcement would help regulate and maintain the good appearance of the zone just as they would in any other zone.

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Commissioner Rackham pursues discussion into what the State's Ordinance is for "affordable housing". Mr. Steele gives background information as to what the approx. costs of housing would need to be for Syracuse. Commissioner Johnson and McCuiston are ok with the 6 units. There is discussion as to garage space and driveway size. Mr. Steele continues to review the proposed changes.

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Commissioner McCuiston shares that he doesn't feel this would be a good change at this time in our community. Commissioner Johnson shares his concerns for having expensive product that would make these less affordable. Mr. Steele shares that it is good planning to have affordable housing, but there needs to have some architectural standards to maintain a good appearance throughout the city. Commissioner Johnson shares that he would like to bring this back to Work Session for the next meeting.

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c. Proposed Amendment to §10.20.060 and the text of the Adopted 2015 General Plan

Mr. Steele shares that currently the General Plan is closed every other year. The way to get around it is to petition the Council to open the General Plan. In recent months, the Council has opened the General Plan in lieu of the West Davis Corridor coming in. Commissioner Cragun is in favor of the change. Commissioner Johnson suggests work session for this item as well. The initial intent of having the GP close every other year was to have developers wait until the year when the GP was open. Mr. Steele shares that in the near future it would be good to review the General Plan.

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3. Commissioner Reports

Commissioner Johnson shares that he received an email asking for a zoning map to be put on the City website.

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4. Adjourn

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