

Minutes of the Syracuse Planning Commission Regular Meeting, October 2, 2018

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on October 2, 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
Dale Rackham
Greg Day
Ralph Vaughan
Gretchen Ruelan

City Employees: Noah Steele, Community & Economic Development Director
Royce Davies, Planner
Heather Davies, Administrative Professional
Paul Roberts, City Attorney

City Council: Councilman Doug Peterson

Excused: Brian Bloeman, City Engineer
Jo Hamblin, Deputy Fire Chief
Councilwoman Corrine Bolduc

Visitors: **Barbara Nichols**
Mike Bastian

[6:02:27 PM](#)

1. Meeting Called to Order:

Chair Thorson called the meeting to order. Commissioner Vaughan provided a thought. The Pledge of Allegiance was led by Commissioner Rackham. There are two new members to the Commission, Chair Thorson, Commissioner Vaughan, and Commissioner Ruelan.

[6:05:40 PM](#)

COMMISSIONER **RACKHAM** MADE A MOTION TO ADOPT THE PLANNING COMMISSION AGENDA FOR THE OCTOBER 2, 2018 MEETING. THE MOTION WAS SECONDED BY COMMISSIONER **DAY**. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

[6:06:17 PM](#)

2. Meeting Minutes:

COMMISSIONER **MCCUITION** MADE A MOTION TO APPROVE THE PLANNING COMMISSION MINUTES FROM SEPTEMBER 4, 2018 REGULAR AND WORK SESSION AND SEPTEMBER 18, 2018 REGULAR AND WORK SESSION AS PUBLISHED. THE MOTION WAS SECONDED BY COMMISSIONER **JOHNSON** ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

[6:07:08 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.

[6:07:31 PM](#)

Ms. Barbara Nichols, of Syracuse, shares some comments concerning Pleasant Grove City. Mr. Nichols is not in favor of the changes to §10.75.

[6:11:21 PM](#)

Close public comment.

[6:11:25 PM](#)

4. Public Hearing – Proposed Amendment to §10.20.060 – General Plan Amendments

Mr. Noah Steele, Community and Economic Development Director, shares the proposed changes to the General Plan text in regard to removing the language to have the General Plan closed every other year.

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Commissioner Vaughan asks when the last amendment was to this Code, which was two years previous. Chair Thorson asks for clarification. Mr. Steele shares the desire for the change from both Staff's and the Council's standpoint.

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Open Public Hearing.

[6:21:55 PM](#)

Close Public Hearing.

[6:22:05 PM](#)

Commissioner Vaughan has questions concerning the paper size for submittal as well as the language the applicant would use for their request. Commissioner Vaughan also shares concerns for needing more information from the applicant at time of submittal.

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Commissioner Johnson is not in favor of the proposed change. Commissioner Rackham also shares his opinion in keeping the text as is written. Commissioner McCuiston is in favor of the proposed amendment. Commissioner Day sees both sides but is in favor of the proposed amendment. Chair Thorson also sees both sides and shares concerns for developer influence. Chair Thorson is not in favor of the changes to the text. Commissioner Vaughan shares that the City Council is already gathering a committee to update the General Plan Map.

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COMMISSIONER **VAUGHAN** MOVED THE PLANNING COMMISSION RECOMMEND APPROVAL TO THE CITY COUNCIL FOR THE PROPOSED AMENDMENT TO §10.20.060 – GENERAL PLAN AMENDMENTS. COMMISSIONER **DAY** SECONDED. THIS MOTION PASSES WITH A 4-3 VOTE.

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5. Adjourn

COMMISSIONER **RACKHAM** 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, October 2, 2018

Minutes of the Syracuse City Planning Commission Work Session held on October 2, 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
Greg Day
Dale Rackham
Ralph Vaughan
Gretchen Ruelan

City Employees: Noah Steele, Community & Economic Development Director
Royce Davies, Planner
Heather Davies, Administrative Professional
Paul Roberts, City Attorney

City Council: Councilman Doug Peterson

Excused: Brian Bloeman, City Engineer
Jo Hamblin, Deputy Fire Chief
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Visitors: **Barbara Nichols**
Mike Bastian

[6:39:03 PM](#)

Chair Thorson starts the Work Session.

1. Department Business:

[6:39:08 PM](#)

a. City Council Liaison Report

Councilman Doug Peterson shares that he has nothing to report. Mr. Ralph Vaughan and Ms. Gretchen Ivy Ruelan was appointed to Planning Commission at the last City Council meeting. Mr. Steele shares:

- Feedback was given to the Council for the RPC text change.
- R-1 to PRD will be on the voting agenda October 9th at CC.

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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. Davies shares the following items are as follows:

- Combined CC & PC Mtg for October 23
- Hunter's Glen Preliminary Plat
- Still Water Phases 5 & 6 Final Plat
- Rezone on the corner of 1700 S and Bluff Ridge Drive
- Animal Ordinance
- Potential PRD for P.H. next meeting

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2. Discussion Items:

a. 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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Chair Thorson asks for where the direction for the change came from, which came from a developer. Mr. Steele reads through the two proposed versions.

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Chair Thorson and Commissioner Rackham discuss fee in lieu of common space as well as location within the city. Commissioner Day shares his thoughts in having the PRD within the City Center.

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The discussion switches to number of attached units. There is discussion as to what the City would like the changes to be.

[7:07:38 PM](#)

Mr. Steele shares the proposed changes to the architectural standards to be similar to that in the RPC. Mr. Steele reads through the rest of the proposed text changes.

[7:18:03 PM](#)

The Commission discusses the City Council's involvement in the fee in lieu of requirements. The Commission goes through one by one on the items for proposed changes.

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Commissioner Vaughan asks when this would go to a Public Hearing and when this could go before City Council. Mr. Steele reviews the comments made by the Commission. There is more discussion as to what they would like to have on the next meeting. Public Hearing for next meeting.

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3. Commissioner Reports

Commissioner Day is grateful for the Commission working together. Commissioner Vaughan shares concerns for the signs and the violations within the city.

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4. Adjourn

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