

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:

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

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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.

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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.

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2. Meeting Minutes:

NONE TO APPROVE.

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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.

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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.

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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.

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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.

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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.

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

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

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

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

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

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Close public comment.

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

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

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

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

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Close public comment.

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

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

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

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The applicant shares that the fenced the yard when they purchased the home in May. Also, the homes surrounding the property are fenced, therefore the children cannot access the neighboring pools. Ms. Stoker also goes through where the 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.

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

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

Commissioner Day recuses himself.

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

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

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

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

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

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

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

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

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

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

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7. Adjourn

COMMISSIONER **DAY** MADE A MOTION TO ADJOURN. 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 4, 2018

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:

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Chair Thorson starts the Work Session.

1. Department Business:

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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.

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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:

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

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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.

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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.

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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.

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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.

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Commissioner McCuistion 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.

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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.

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3. Commissioner Reports

None to reports.

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4. Adjourn

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