

Minutes of the Syracuse Planning Commission Regular Meeting, October 16, 2018

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on October 16, 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
Brett Cragun
Curt McCuiston
Dale Rackham
Greg Day
Ralph Vaughan
Gretchen Ivy Ruelan

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

City Council: Councilwoman Corrine Bolduc

Excused: Larry Johnson, Vice Chair

Visitors:

Carl Christensen	Lorna Goodspeed	Cole Schlack
Alias Meller	Dave Whitaker	Mike Bastian
Dean Youngblood	Lonn Hunter	Mike McBride
Danna Carrigan		

[6:02:12 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.

[6:03:45 PM](#)

COMMISSIONER **VAUGHAN** MADE A MOTION TO ADOPT THE PLANNING COMMISSION AGENDA FOR THE OCTOBER 16, 2018 MEETING. THE MOTION WAS SECONDED BY COMMISSIONER **DAY**. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

[6:04:21 PM](#)

2. **Meeting Minutes:**

None to approve.

[6:04:25 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.

[6:04:47 PM](#)

Close public comment.

[6:05:30 PM](#)

4. **Public Hearing – Rezone Request Industrial to General Commercial, located 1726 S Bluff Ridge Drive**

Mr. Royce Davies, shares that this land has been vacant for quite some time. Mr. Davies reads through the permitted uses between the two zones. Staff recommends approval as this does meet the General Plan.

[6:09:13 PM](#)

JD Michelson, the applicant, shares that he would love to have a greater variety of commercial uses on this property. Commissioner Vaughan asks the applicant what his ties are to the property. Mr. Michelson shares that he is currently under contract and that the property owner is aware of the proposed changes.

[6:10:49 PM](#)

Open Public Hearing.

[6:11:00 PM](#)

Close Public Hearing.

[6:11:14 PM](#)

Minutes of the Syracuse Planning Commission Regular Meeting, October 16, 2018

Commissioner McCuiston feels that this is a good move and makes sense for this location. Commissioner Vaughan is also in favor of the proposed change.

[6:12:03 PM](#)

COMMISSIONER **MCCUISTION** MOVED THE PLANNING COMMISSION RECOMMEND THAT THE CITY COUNCIL APPROVE THE REQUEST OF TRICO HOLDING, LLC FOR A REZONE OF APPROXIMATELY 0.81 ACRES FROM THE INDUSTRIAL DEVELOPMENT ZONE TO THE GENERAL COMMERCIAL ZONE ON PROPERTY LOCATED AT 1726 SOUTH BLUFF RIDGE DRIVE. COMMISSIONER **RACKHAM** SECONDED THE MOTION. THIS MOTION PASSES UNANIMOUSLY.

[6:13:07 PM](#)

5. Public Hearing – Hunter’s Glen Preliminary Plat, located at 920 S 4000 W

Mr. Davies shares that process that this property has gone through with the Board of Adjustments for a variance to allow for a longer cul-de-sac based on the lay of the land. They did get approval from the BOA with conditions. Staff recommends approval.

[6:15:35 PM](#)

Commissioner Vaughan has questions as to whether or not there are any outstanding items. There are a few items still outstanding.

[6:17:06 PM](#)

Cole Schlack, property owner, is excited to move this project forward. Commissioner Vaughan questions the noticing of properties surrounding this property as was stated in the applicant’s comments. Mr. Schlack states that his mother felt that she didn’t get much input and involvement with the developments surrounding her parcel of land. Chair Thorson gave some inside context into the noticing of the properties being developed. Commissioner Rackham has concerns for the existing septic tank on the property. Commissioner Ruelan asks the applicant some background information on the property.

[6:23:14 PM](#)

Open Public Hearing.

[6:23:28 PM](#)

Mike McBride, representative of Glen Eagle Golf Course and Layton Canal, shares that the property owner was informed when the golf course was developed. Mr. McBride has questions concerning the irrigation pipeline that runs along the property length of the property. The Chair and Mr. McBride discuss that irrigation pipeline.

[6:31:06 PM](#)

Mr. Brian Bloeman, City Engineer, shares that they will make sure the easement is recorded on plat. Mr. McBride has concerns and questions regarding abandonment of the pipeline. Commissioner Vaughan has questions concerning the paperwork that created the pipeline. Mr. Roberts shares some legal input to the Commission.

[6:35:25 PM](#)

Ashley Pobiello, a neighboring property owner, has concerns for the increase this will have on the school systems. Ms. Pobiello has concerns about the flooding of that area and where the water will go when it floods.

[6:39:54 PM](#)

Lorna Goodspeed, lives behind the proposed cul-de-sac, shares her concerns for the lack of water pressure.

[6:40:53 PM](#)

Close Public Hearing.

[6:41:17 PM](#)

Mr. Schlack is the property owner and wanting to sell the property to a developer that will build single-family homes. Chair Thorson asks if there are basements on the proposed homes. Mr. Schlack is unsure. Mr. Schlack also clarifies that developers are required to bring water shares to the City to service this property. A person comments from the crowd concerning a potential for apartments. The zone doesn’t allow for apartments.

[6:45:05 PM](#)

The Commission calls for the Layton Irrigation Canal representative, Mr. McBride, to address a flooding issue that was previously made. Mr. McBride shares that there would be a hard time to have the pipeline flood the surrounding areas as it is used as storm drain.

[6:47:54 PM](#)

Mr. Bloeman explains that a developer would bring additional secondary water shares to the project and should not have any impact on the current pressure. Mr. Bloeman shares that this development would help the secondary water pressure. There is discussion for what the process is in the future for this project.

[6:52:11 PM](#)

COMMISSIONER **VAUGHAN** MOVED THE PLANNING COMMISSION RECOMMEND THAT THE CITY COUNCIL APPROVE THE REQUEST OF ROBIN PATTERSON FOR APPROVAL OF A PRELIMINARY SUBDIVISION PLAT TENTATIVELY CALLED HUNTER’S GLEN AT 920 SOUTH 4000 WEST IN THE R-2 ZONE CONTINGENT ON COMPLETION OF ANY ENGINEERING REQUIREMENTS WHICH INCLUDE THE SEPTIC TANK. COMMISSIONER **MCCUISTION** SECONDED THE MOTION. THIS MOTION PASSES UNANIMOUSLY.

[6:52:57 PM](#)

6. Public Hearing – Proposed Amendment to §10.75 PRD – Planned Residential Development

Minutes of the Syracuse Planning Commission Regular Meeting, October 16, 2018

Chair Thorson gives a synopsis of how the Planning Commission got this item to a Public Hearing. Mr. Noah Steele, CED Director, gives a break down to the proposed amendments to the ordinance.

[7:02:32 PM](#)

Commissioner Vaughan asks some procedural questions. Commissioner Rackham has questions in regard to the accessory use structures.

[7:07:36 PM](#)

Open Public Hearing.

[7:08:08 PM](#)

Dana Carrigan, of Syracuse, is not in favor of the proposed amendments and increased density.

[7:11:09 PM](#)

Close Public Hearing.

[7:11:24 PM](#)

Commissioner Vaughan shares his thoughts in regards to the increased architectural standards. Commissioner Day shares his thoughts on having a Concept Plan presented upfront. Mr. Roberts shares some guidance to the Commission.

[7:15:42 PM](#)

COMMISSIONER **MCCUITION** MOVED THE PLANNING COMMISSION RECOMMEND THAT THE CITY COUNCIL APPROVE THE PROPOSED AMENDMENTS TO §10.75 PRD - PLANNED RESIDENTIAL DEVELOPMENT WITH THE ADDITION OF ACCESSORY USES AND BUILDINGS FOR SINGLE-FAMILY UNITS ONLY. COMMISSIONER **CRAGUN** SECONDED THE MOTION. There are some clarifying questions asked concerning the number of units per acre and the accessory structures.

[7:20:48 PM](#)

COMMISSIONER **RACKHAM** MADE A MOTION TO AMEND THE PREVIOUS MOTION TO INCLUDE THE CHANGES TO INCLUDE 6,8,10 UNITS PER ACRE. COMMISSIONER **DAY** SECONDS THE MOTION. Discussion ensues. MOTION PASSES 5 TO 2.

[7:27:14 PM](#)

THE COMMISSION THEN VOTES ON THE 1ST MOTION MADE BY COMMISSIONER MCCUITION. THIS MOTION FAILS WITH A 4 TO 3 VOTE.

[7:28:44 PM](#)

COMMISSIONER **RACKHAM** MOVED THE PLANNING COMMISSION RECOMMEND THAT THE CITY COUNCIL DISAPPROVES THE PROPOSED AMENDMENTS TO 10.75 PRD – PLANNED RESIDENTIAL DEVELOPMENT WITH THE CONDITION TO REMOVE ACCESSORY USES AND STRUCTURES AND THE AMENDED PREVIOUS MOTION. COMMISSIONER **VAUGHAN** SECONDS THE MOTION. THIS MOTION FAILS WITH A 4 TO 3 VOTE.

[7:33:58 PM](#)

COMMISSIONER **VAUGHAN** MOVED THE PLANNING COMMISSION RECOMMEND DISAPPROVAL TO THE CITY COUNCIL FOR INCREASED DENISTY. COMMISSIONER **RACKHAM** SECONDS THE MOTION. MOTION FAILS WITH A 4:3 VOTE.

[7:36:28 PM](#)

COMMISSIONER **MCCUITION** MOTIONS TO INCREASE THE DENSITY AS WRITTEN. COMMISSIONER **CRAGUN** SECONDS THE MOTION. THIS MOTION FAILS WITH A 4:3 VOTE.

[7:38:34 PM](#)

COMMISSIONER **RACKHAM** MOTIONS TO INCREASE AT 6, 8, 10 UNITS. MOTION FAILS TO NO SECOND.

[7:39:27 PM](#)

COMMISSIONER **RUELAN** MADE A MOTION TO INCREASE THE DENSITY TO 6, 8, 10 UNITS. COMMISSIONER **RACKHAM** SECONDS. MOTION PASSES WITH A 4:3 VOTE.

[7:43:28 PM](#)

COMMISSIONER **RACKHAM** MADE A MOTION TO LEAVE THE NUMBER OF UNITS ATTACHED AT 4 UNITS. COMMISSIONER **VAUGHAN** SECONDED. MOTION PASSES WITH A 4:3 VOTE.

[7:44:55 PM](#)

COMMISSIONER **VAUGHAN** MADE A MOTION TO NOT ALLOW A FEE IN LEIU OF COMMON SPACE. COMMISSIONER **RACKHAM** SECONDS. THIS MOTION PASSES 4:3 VOTE.

[7:45:48 PM](#)

There is discussion concerning the number of stories or height restrictions. Mr. Steele gives a breakdown of the proposed changes.

[7:51:23 PM](#)

COMMISSIONER **DAY** MOTION TO MODIFY THE BUILDING HEIGHT TO READ, 3 STORIES OR 40 FT. COMMISSIONER **CRAGUN** SECONDS. THE MOTION PASSES WITH A 5:2 VOTE.

[7:53:23 PM](#)

COMMISSIONER **DAY** RECOMMENDS APPROVAL TO THE INCREASE IN THE ARCHITECTURAL STANDARDS AS WRITTEN. COMMISSIONER **MCCUITION** SECONDS. THE MOTION PASSES UNANIMOUSLY.

[7:57:29 PM](#)

COMMISSIONER **DAY** MADE A MOTION TO APPROVE THE REMOVAL OF THE MINIMUM ACREAGE REQUIREMENTS FOR THE PRD ZONE. COMMISSIONER **MCCUISTION** SECONDS. MOTION PASSES WITH A 4:3 VOTE.

[8:01:30 PM](#)

The Fire Marshall, Jo Hamblin, reads through the current fire code standards for drive isles, etc. Commissioner Rackham is in favor of 150 feet. Commissioner McCuiston is in favor of changing it to keep with the standards of the fire code.

[8:05:40 PM](#)

COMMISSIONER **VAUGHAN** MOTION MODIFY THE TEXT TO READ "PRIVATE DRIVES SHALL MEET THE FIRE CODE AS DIRECTED BY THE FIRE MARSHALL AND BE NO LONGER THAT 150 FT". COMMISSIONER **RACKHAM** SECONDS. MOTION PASSES 4-3.

[8:08:54 PM](#)

Mr. Steele gives a brief summary of the proposed changes to additional off-street parking and garage requirements.

[8:14:42 PM](#)

COMMISSIONER **DAY** MADE A MOTION TO APPROVE AS WRITTEN WITHOUT STRIKING "FOR MULTI-UNIT DEVELOPMENTS ONE ADDITIONAL OFF-STREET PARKING SPACE SHALL BE PROVIDED FOR EACH UNIT OF 4 DWELLINGS". COMMISSIONER **RACKHAM** SECONDS. MOTION FAILS 5:2.

[8:16:56 PM](#)

COMMISSIONER **RACKHAM** MADE A MOTION TO UNSTRIKE FIRST SENTENCE AND STRIKE OUT 50% OF UNITS AND REQUIRED THAT ALL HAVE 2 CAR GARAGES. COMMISSIONER **RALPH** SECONDS. MOTION PASSES 4:3.

[8:18:14 PM](#)

There is discussion regarding the approval processes.

[8:32:00 PM](#)

COMMISSIONER **VAUGHAN** MADE A MOTION TO LEAVE AS PROPOSED. COMMISSIONER **MCCUISTION** SECONDS. THIS MOTION FAILS 4:3.

[8:36:20 PM](#)

COMMISSIONER **RACKHAM** MOTIONS TO APPROVE AS PROPOSED. COMMISSIONER **RACKHAM** SECONDS. MOTION PASSES 5:2.

[8:37:12 PM](#)

For the record, Mr. Steele clarifies the exact motions and votes for each of the proposed amendments.

[8:40:53 PM](#)

COMMISSIONER **RACKHAM** MOTIONS TO ONLY ALLOW ACCESSORY STRUCTURES TO SFD TO §10.75.020. COMMISSIONER **DAY** SECONDS. MOTION PASSES UNANIMOUSLY.

[8:41:51](#)

7. Adjourn

COMMISSIONER **DAY** MADE A MOTION TO ADJOURN TO WORK SESSION. COMMISSIONER **RACKHAM** 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 16, 2018

Minutes of the Syracuse City Planning Commission Work Session held on October 16, 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
Brett Cragun
Curt McCuiston
Dale Rackham
Greg Day
Ralph Vaughan
Gretchen Ivy Ruelan

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

City Council: Councilwoman Corrine Bolduc

Excused: Larry Johnson, Vice Chair

Visitors:

[8:46:49 PM](#)

Chair Thorson starts the Work Session.

[8:47:02 PM](#)

COMMISSIONER VAUGHAN MOTIONS TO MOVE THE MEETING PAST 9 PM. MOTION FAILS TO NO SECOND

1. **Department Business:**

[8:47:29 PM](#)

a. City Council Liaison Report

Councilwoman Bolduc shares:

- The initial IBI Study came back and is under review
- The Mayor is gather people to update the General Plan
- The Parks Committee is review the Parks Plan
- Creating a new 5 year list for parks
- Annexation for 2600 W 3000 S was approved

[8:49:31 PM](#)

b. City Attorney Updates

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

[8:49:35 PM](#)

c. Upcoming Agenda Items

Mr. Davies shares the following items are as follows:

- Mortuary Site Plan
- Prince PRD Zone Change
- CW Land for annexation of LDS Church Property.
- Ninigret North
- Combined October 23rd Meeting

[8:52:17 PM](#)

2. **Discussion Items:**

a. Proposed Amendment to §10.30.040 – Animals

Mr. Steele shares the breakdown of proposed amendments to the animal ordinance which brings us closer to the Davis County animal standards. There is discussion as to whether or not a house is a kennel. The Commission will bring this item to public hearing next meeting.

[8:58:29 PM](#)

3. **Commissioner Reports**

Commissioner Rackham will not be in attendance for the November 6th meeting. Commissioner Vaughan shares some properties for sale in Syracuse to discuss affordability. Commissioner Ruelan has questions on the Class of Syracuse.

[9:01:26 PM](#)

4. **Adjourn**

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