

Minutes of the Syracuse Planning Commission Regular Meeting, January 15, 2019

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on January 15, 2019, 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
Grant Thorson
Curt McCuiston
Greg Day
Ralph Vaughan
Dale Rackham
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: Brett Cragun, Chair

Visitors: **Ray Zaugg** **Collin Fawcett**
Kamie Gorder **Keller Facer**
Bridger Gorder **Con Wilcox**

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1. Meeting Called to Order:

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

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COMMISSIONER **MCCUITION** MADE A MOTION TO ADOPT THE PLANNING COMMISSION AGENDA FOR THE JANUARY 15, 2019 MEETING AGENDA. THE MOTION WAS SECONDED BY COMMISSIONER **THORSON**. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

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2. Meeting Minutes:

COMMISSIONER **THORSON** MADE A MOTION TO APPROVE THE MEETING MINUTES FOR NOVEMBER 6, 2018 REGULAR MEETING AND WORK SESSION AND DECEMBER 4, 2018 REGULAR MEETING AND WORK SESSION WITH THE CHANGE THAT COMMISSIONER VAUGHAN MOTIONED TO ADJOURN THE MEETING ON DECEMBER 6, 2018. COMMISSIONER **MCCUITION** SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED UNANIMOUSLY.

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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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Close public comment.

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4. Public Hearing – Proposed Annexation Petition. located approx. 3800 W 3000 S

Mr. Noah Steele, Community & Economic Development Director, gives a synopsis of where this project is located and the back story of how many times it has come before the City. Each time this has been brought before the City, the Council has tabled the item due to the indecision of the West Davis Corridor. Mr. Steele points out that the boundary presented on their annexation plat is missing a few lines but that it does not change the acreage. Mr. Steele shares an example of what the applicant would like to do with the property.

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Mr. David George and Stevan Vasic, the applicants, share that they are joined together in this project and are eager to develop this land. Mr. Vasic shares that they also brought their engineer to this meeting to answer question about utilities and whether or not it is serviceable. Mr. Vasic shares that their idea is to have a lake called Sunset Lake, with amenities such as fishing, swimming, canoeing, etc. Vice Chair Johnson asked if the lake would have to be lined, Mr. Vasic said it would not. Commissioner Rackham asks if they can give a copy of the Geo-Tech study to Staff.

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Commissioner Vaughan asks the applicants how they plan on building the land with the soil there and whether they will need fill of any kind. Commissioner Vaughan also asks if the applicant would be willing to enter into an Annexation agreement to build what is presented in the packet. There is discussion as to the Wetlands that UDOT will be building in the near future. Commissioner Vaughan is curious as to whether or not there have been engineered studies to allow for the weight of their proposed lake. Commissioner Vaughan asks if the City would be required to maintain 2700 S. The applicants are not sure of that at this point. Mr. George shares that they would be willing to do a traffic study to determine whether or not they would need to improve more of 2700 S. Commissioner Vaughan asks the applicants why they are not building in the County rather than annexing into the City. The applicants share that they were directed to annex into Syracuse City. Commissioner Vaughan shares his concern that the General Plan has this as farmland.

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Commissioner Thorson questions the amount of fill needed. Collin Fawcett, the applicant's engineer, shares that they have estimated that they would need approx. 10 feet of fill. Currently the sewer is about 14 feet below 2700 S. Commissioner Thorson asks if this is a set project that they are planning for this area. Mr. Vasic shares that this presented proposal is what they would like to build. Commissioner Thorson questions the trails along the property and whether or not they would connect with our Trails Master Plan.

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Commissioner Day asks questions as to whether or not this land was located within the Master Plan as well as what zoning this project could/would come in at. Commissioner Ruelan asks whether or not the lake would be public or private. The applicants propose that they would have it be public. Commissioner Vaughan has questions as to the depth of soil on the lake. Mr. Vasic shares that they would be allowing the lake to be public.

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Commissioner McCuiston questions whether or not having a peninsula of annexed land is ideal. Commissioner McCuiston asks the City Engineer, Brian Bloeman, if there would be enough utilities to service this land. Mr. Bloeman shares that it was not currently Master Planned for the utilities. Mr. Bloeman shares that it would be more along the lines of 16 feet of fill needed to tie into the sewer main. Mr. Collins, the applicant's engineer, states that they are aware of the need of fill to get the sewer serviceable to that property. Commissioner McCuiston lets the applicants know that they will probably need a dam permit if they get approved and build a lake.

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Commissioner McCuiston is not really in favor of the project in light that there is not enough information.

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Open Public Hearing.

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Mr. Larry Mills, a neighboring property owner, shares his concerns for having the lake next to his property and whether or not the applicant is willing to protect against his property from damages caused by the lake. Commissioner Thorson shares with Mr. Mills that they will very much take into consideration the affects this would have on neighboring properties. Commissioner Thorson shares that if this was approved, there would be additional Public Hearings to help address more of these concerns.

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Close Public Hearing.

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Commissioner Thorson shares his thoughts about the amount of fill and the ability to connect to the utilities. Commissioner Thorson is also concerned with having a public lake and the maintenance that is required with having one created. Vice Chair Johnson isn't sure if he would like to annex this into the City. Commissioner Rackham would like to see the geo-tech, see a more detailed annexation plan, and see where the wetlands and plans are for surrounding properties. Commissioner Day agrees that it is unique and does feel that there needs to be more analysis. Vice Chair Johnson shares the same sentiments. Commissioner Vaughan shares his thoughts that this item should be tabled and come back with a cleaner idea and environmental study.

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Commissioner Vaughan is in favor of updating the Annexation Policy. Commissioner Vaughan shares his thoughts in wanting to do more infill before working on this area. Commissioner Vaughan shares that we do not have the funds nor the manpower to take care of the existing roads and shares concerns for being able to maintain 2700 S and this proposed development. Commissioner Vaughan shares that having this development in the middle of farmland is not ideal and therefore says no to this item.

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Commissioner Thorson is in favor of tabling this item until more details can be given on this project. Commissioner Day and Vice Chair Johnson asks how long it would take to get a geo-tech study. The Commission discusses what they would like to say in their motion.

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COMMISSIONER **VAUGHAN** MOVED THE PLANNING COMMISSON CONTINUE THE REQUEST OF DAVID GEORGE AND STEVAN VASIC FOR AN ANNEXATION LOCATED APPROX 3800 W 3000 S WITH THE NEED FOR THE

APPLICANT TO REWRITE AND BRING A FINAL, FORMAL PROPOSAL TO THE COMMISSION. THIS MOTION FAILS TO NO SECOND. There is discussion as to what specifically they would like to include in the motion.

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COMMISSIONER **RACKHAM** MOVED THE PLANNING COMMISSION TABLE THE ANNEXATION REQUEST OF STEVAN VASIC & DAVID GEORGE FOR PROPERTY LOCATED AT APPROX. 3800 W 3000 S UNITL THE APPLICANT CAN PROVIDE: 1.UPDATED APPLICATION 2.GEO-TECH REPORT 3.ANNEXATION AGREEMENT WITH BULLET POINTS 4.MORE INFORMATION IN BUILDING THE LAKES AND HOW THEY WILL BE FORMED 5.HOW THE LAKE WILL AFFECT THE SURROUNDING PROPERTIES 6.A BETTER DETERMINATION OF FILL REQUIREMENTS NEEDED FOR THE HOUSES TO MEET THE SEWER, WITH NO TIME LIMIT. COMMISSIONER **THORSON** SECONDED THE MOTION. THIS MOTION PASSES WITH A UNANIMOUS VOTE.

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5. **Final Plat – Criddle Farms North Phase 2**, located approx. 4000 W 1200 S

Mr. Davies shares the overview of where this project is located in relation to the existing Criddle Farms South Development. Per the development agreement, this will complete the requirements of needing the park for that development. There are some minor Fire and Planning needs. Staff recommends conditional approval on this item as it still has an outstanding truncating dome on the corners, needing an easement on the west side, and a fire turnaround. Parcels A & B are going to be owned and maintained by the HOA.

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Commissioner Rackham has questions as to the need of having approval from West Point. This development will tie Syracuse to West Point and there will be utilities stubbed to the west. Commissioner McCuiston has concerns for the emergency responses to this phase. There is discussion as to what would be required for acceptable road base for the fire apparatuses.

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Mr. Con Wilcox, project manager for Criddle Farms LLC, says that they are ok to work with D.R. Horton in regard to servicing this project. Mr. Wilcox shares that they are excited for this development and the drinkable well they are wanting to have with this project. Commissioner Rackham asks if he could address Staff's comments. Commissioner Day is in favor of tabling this item as the applicant is not present. Commissioner McCuiston asks if that would be acceptable to access from 4000 W to the temporary turnaround.

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COMMISSIONER **MCCUISTION** MOVED THE PLANNING COMMISSION RECOMMEND TO THE CITY COUNCIL APPROVE THE REQUEST OF CRIDDLE FARMS NORTH PHASE 2 FOR APPROVAL OF A SUBDIVISION PLAT CALLED CRIDDLE FARMS NORTH PHASE TWO AT 4050 W 920 S IN THE R-3 ZONE WITH THE FOLLOWING CONDITIONS: 1.ALL STAFF'S COMMENTS SHALL BE ADDRESSED BEFORE THE PLAT IS RECORDED WITH DAVIS COUNTY AND 2.AN ADDITIONAL PAVED ACCESS WITH SUFFICIENT SECTION TO SUPPORT EQUIPMENT NECESSARY FOR LIFE SAFETY BE INSTALLED. COMMISSIONER **VAGUHAN** SECONDS THE MOTION. THIS MOTION PASSES WITH UNANIMOUSLY.

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6. **2019 Thought/Pledge Schedule**

Commissioner Vaughan shares thoughts about keeping the September 3rd and December 17th meeting. Commissioner Johnson shares the same sentiments.

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COMMISSIONER **THORSON** MOVED THE PLANNING COMMISSION ADOPT THE MEETING SCHEDULED AS PUBLISHED WITH THE CORRECTION TO INCLUDE SEPTEMBER 3RD AND DECEMBER 17TH MEETINGS. COMMISSIONER **DAY** SECONDS THE MOTION. THIS MOTION PASSES UNANIMOUSLY.

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7. **Adjourn**

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

Brett Cragun, Chairman

Date Approved: February 5, 2019

Commission Secretary

Minutes of the Syracuse Planning Commission Work Session, January 15, 2019

Minutes of the Syracuse City Planning Commission Work Session held on January 15, 2019, 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 Grant Thorson Curt McCuiston Greg Day Ralph Vaughan Dale Rackham G. 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:	Brett Cragun, Chair
Visitors:	Ray Whitchurch Lars Ericson

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Vice Chair Johnson starts the Work Session.

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1. Department Business:

a. City Council Liaison Report

Councilwoman Bolduc shares:

- The Council approved the LDS Church/CW Land Annexation
- They discussed the PRD 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. Davies shares the following items are as follows:

- Request for PRD on Bluff.
- Request to expand and existing PRD on Banbury and Antelope.
- Amendment of Bluff Phase 4
- City Council is discussing Mixed Use Zone

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2. Discussion Items:

a. IBI Study Presentation

Mr. Steele shares that this presentation came to pass as the City was given a grant to fund this study and help figure out what would be great for Syracuse City and how Antelope Drive should look when entering into our City.

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Ray Whitchurch, IBI Study President, and Lars Ericson, Project Manager, introduce themselves and share a vision for this area. Mr. Whitchurch shares that they have met with a lot of the property owners as well as Council to help and come up with a good design and plan.

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Commissioner Ruelan shares that she has seen other countries and places that she has personally seen areas that have had similar studies and loves the turnout of the projects. Mr. Ericson shares some inside into his trade and profession and how they designed the study. Commissioner Rackham questions whether this study takes into effect

the existing codes and what changes they would recommend in adjusting the codes for future developments. Commissioner Thorson questions the level of aggression the City should take to help implement the changes.

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b. §10.35.040 Home Occupation

COMMISSIONER **RACKHAM** MOVED THAT THE HOME OCCUPATION MOVED TO NEXT MEETING. COMMISSIONER **THORSON** SECONDED. MOTION PASSED UNANIMOUSLY.

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3. Commissioner Reports

NONE

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4. Adjourn

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