

Minutes of the Syracuse Planning Commission Regular Meeting, August 21, 2018

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on August 21, 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
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: Curt McCuistion
Gary Bingham

Visitors:

Alan Prince	Nancy Ashby	Warren Ashby
Gary Hansen	Sonja Barker	Connie Barlow
Ruth Williams	DeWayne & Judy Jacobsen	
Keith Warren	Kent & Jana Brekson	Mike Bastian
Barbara Nichols	Gordon & Kristie Gerszewski	
Tom Knorr	James & Marlene Ruggles	
Gary Oscarson	Tim & Synda Whipple	Phyllis Godwin
Dana Carrigan	Greg Kelly	

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1. Meeting Called to Order:

Chair Thorson called the meeting to order. Commissioner Rackham provided an invocation. 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 21, 2018 MEETING. THE MOTION WAS SECONDED BY COMMISSIONER **JOHNSON**. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

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2. Meeting Minutes:

COMMISSIONER **JOHNSON** MADE A MOTION TO ADOPT THE MEETING MINUTES FOR JULY 17, 2018 REGULAR AND WORK SESSION. COMMISSIONER **RACKHAM** SECONDED THE MOTION. ALL WERE IN FAVOR, THE MOTION PASSES 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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Barbra Nichols, of Syracuse, shares her desire for a 55+ community as the infrastructure cannot handle large/younger families. Ms. Nichols shares her distaste for the high density and open agreement for development.

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Ms. Phyllis Godwin, of Syracuse, is in favor of keeping the open space along the rear of her property and the walking trail.

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Mr. Jim Ruggles, of Syracuse, has concerns for the traffic and the road crossing of the trail at two different points. Mr. Ruggles shares his concern for the added vehicular traffic along Bluff Road and the impacts on the schools.

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Mr. Craig Carrigan, of Syracuse, shares some information in regard to the applicant.

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Ms. Nancy Ashby, of Syracuse, shares her concerns for the increased traffic on the City's infrastructure. Ms. Ashby also shares that she is concerned for the neighborhoods going in to disrepair and the devaluation of properties.

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Close public comment.

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4. **Public Hearing – Major Home Occupation, Best Friends Preschool, located 2323 W 1425 S**

Planner Royce Davies shares that this is a Major CUP due to the number of sessions held during the week. The applicant is proposing two sessions per day, thus increasing the traffic to the home. The applicant is unable to attend the meeting but is available via phone. This does meet all the items of the Code and therefore, Staff recommends approval.

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Commissioner Rackham asks some clarifying questions concerning the entrance. Chair Thorson asks about the drop-off/pickup plan.

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Open public comment. Ms. Synda Whipple, the applicant's neighbor to the west, would like to know what the plan is for the kids being outside due to herself having dogs and concerned for the barking/biting that may occur.

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Mr. Davies reads a concern that was sent via email to staff. Ms. Sherrie shares her concerns for the increased traffic and parking already existing on that street.

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Close public comment.

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Commissioner Rackham shares concerns for the gate to access the preschool as well as the dogs and would like to postpone this to a later time. The applicant is available via phone call. Commissioner Day would like more input on the designated play area to avoid the dogs. Commissioner Johnson shares that his thought would be to put another barrier along that west fence to help guard against the dogs.

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COMMISSIONER **RACKHAM** MOVED THE PLANNING COMMISSION TABLE THE REQUEST OF JENNIFER STOKER FOR A MAJOR CONDITIONAL USE PERMIT FOR A PRESCHOOL CALLED BEST FRIENDS PRESCHOOL LOCATED AT 2323 W 1425 S IN THE R-1 ZONE BASED ON THE FOLLOWING FINDINGS: ADDRESS THE FENCE/DOGS, THE GATE, DROPOFF, AND TRAFFIC. COMMISSIONER **DAY** SECONDED. THIS MOTION PASSES UNANIMOUSLY.

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

Mr. Davies shares that not much has changed. Staff shares comparable densities and units that could have potentially been built. Mr. Davies shares that the applicant has worked with the Army Corp. concerning the wetlands. The property on the north of Bluff Road will stay the same density.

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There is discussion as to how many lots would be approved with the project. Commissioner Day asks what the average lot size of Trailside. Commissioner Day has questions concerning the road and infrastructure improvements happening on Bluff Road in preparation for the WDC. Chair Thorson asks if our Code plans for a traffic study with development.

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Mr. Alan Prince, of Monterey Properties, shares that the projected homes are for Century Communities and is happy to share with them a proposed 55+ community. Mr. Prince shares that they would not like to max out their density. Mr. Prince shares that in working with Army Corp. and City Staff; they increased the open space and reduced density. Mr. Prince shares that they property owners are allowed to build on their property regardless of having a public trail on the property. The proposed homes will be \$300-400k. Mr. Prince shares his proposal for a development agreement up front to help with the future development of this area.

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Mr. Davies excuses himself from the meeting.

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Commissioner Day asks a clarifying question concerning the trail and using that for open space. Mr. Steele tries to give clarification. Chair Thorson asks a question about right-of-ways. Commissioner Rackham had questions concerning the General Plan Zoning.

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Mr. Prince shares information regarding the Army Corp. and wetlands. Commissioner Day is in favor of the General Plan change with conditions to address the traffic study where there are two crossing on the proposed concept. Commissioner Day also shares a thought about liking the access to the west to avoid another access point on Bluff Road. Commissioner Cragun shares thanks for public input. Commissioner Johnson shares that Jensen Park is more dangerous that the proposed concept for trails cross access. Chair Thorson is not in favor of increased density as a whole and has concerns for the increased traffic to the infrastructure.

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Commissioner Day asks clarifying questions. Commissioner Johnson asks Staff for reasons why they suggest approval. Mr. Steele gives clarifying information. Chair Thorson recommends a condition of a density cap for the project. Mr. Roberts weighs in on some legislative direction. Mr. Steele and Mr. Day shares their thoughts in entering a development agreement with City Council.

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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 THAT THE APPLICANT PERSUE A DEVELOPMENT AGREEMENT ON DENSITY WITH THE PROPOSED 64 UNITS OR LOWER. MOTION FAILS DUE TO NO SECOND.

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COMMISSIONER **RACKHAM** MOVED THE PLANNING COMMISSION RECOMMEND THAT THE CITY COUNCIL DENY THE REQUEST OF ALAN PRINCE TO AMEND THE GENERAL PLAN MAP FROM R-1 TO A-1 TO PRD AT 3500 SOUTH BLUFF ROAD, INCREASED DENSITY IS NOT WARRANTED AT THIS TIME. MOTION FAILS DUE TO NO SECOND.

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There is discussion amongst the commissioners as to what they would like included in the motion.

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COMMISSIONER **RACKHAM** MOTION TO TABLES UNTIL THERE ARE MORE COMMISSIONERS PRESENT. MOTION FAILS DUE TO NO SECOND.

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COMMISSIONER **DAY** MOTIONS TO APPROVE THE PRD AND REQUEST THE APPLICANT TO PERSUE A DEVELOPMENT AGREEMENT WITH CITY COUNCIL. COMMISSIONER **JOHNSON** SECONDS THE MOTION. THIS MOTION FAILS 3-2.

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COMMISSIONER **JOHNSON** MOVED THE PLANNING COMMISSION CONTINUE THE REQUEST OF ALAN PRINCE TO AMEND THE GENERAL PLAN MAP FROM R-1 TO A-1 TO PRD AT 3500 SOUTH BLUFF ROAD TO TABLE THE MOTION TO THE NEXT MEETING. COMMISSIONER **RACKHAM** SECONDS THE MOTION. MOTION PASSES UNANIMOUSLY.

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6. Adjourn

COMMISSIONER **DAY** MADE A MOTION TO ADJOURN. 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, August 21, 2018

Minutes of the Syracuse City Planning Commission Work Session held on August 21, 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
Dale Rackham
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: Curt McCuiston
Gary Bingham

Visitors: **Mike Bastian**

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

1. **Department Business:**

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a. City Council Liaison Report

Councilwoman Corrine Bolduc shares:

- The Mayor has received and accepted the resignation of Gary Bingham. Also Greg Day was reappointed.
- Mr. Kelly Neilson was appointed to the ARC.
- Wilcox Phase 2 final plat was approved
- Davis County Library presented plans as well.
- There is a tax rate discussion for S.B. 235 that removes a portion of sales tax for homeless shelters. The Council voted to increase the tax rate to make up the difference.

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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:

- Rezone app – A-1 to business park off SR193 and 1550 W
- Hunter's Glen
- Still Water Phase 5 & 6
- Potential Work Session items to public hearing
- Best Friends Preschool

There is deliberation as to holding another meeting on Sept. 4th. The Chair calls for a meeting to be held on September 4, 2018.

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2. **Discussion Items:**

a. House Density Training

Mr. Steele shares some information regarding density for different housing types throughout our City and others surrounding. Commissioner Rackham shares his thoughts in suggesting waiting until they have a full board. Mr. Steele shares different developments and densities for types of cities.

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Mr. Steele reads through the State's requirements for affordable housing.

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Chair Thorson has questions concerning whether Syracuse meets the State's requirements. Both Mr. Steele and Mr. Roberts give input as to how our Code somewhat doesn't make for affordable housing as the Code requires increased

architecture standards which tend to increase the price of the homes. Commissioner Johnson and Chair Thorson share that we really don't offer affordable housing with increased density.

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Chair Thorson moved to address item 2c- Proposed Amendment to §10.20.060 – General Plan Amendments.

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

Mr. Steele gives a breakdown of the General Plan and GP Map. The idea is to take away the closure of the GP.

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Commissioner Cragun asks the purpose for having the General Plan closed in the first place. Mr. Roberts shares that the City felt it was wasting time and money in opening all of the time. Commissioner Rackham shares that it was to help better control development. Commissioner Johnson asks how many times it's been opened during the closed period in which it was opened almost every time it was petitioned.

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Commissioner Rackham shares his thoughts as to why the City Council asked them to close this every other year to help the City build how they would want rather than that of what a developer wanted. There are questions as to why the Council now wants to remove this open/close period.

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Chair Thorson shares his thoughts that developers don't want to build what the City wants. Commissioner Rackham dreads what changing the code invites and therefore is not in favor of the change. Commissioner Johnson shares his thoughts about leaving it the way it was written. Commissioner Cragun doesn't see the purpose in having it closed if it keeps being opened. Commissioner Rackham shares how the plan was brought to pass and the reasons for why they put the language in for closing the GP every other year.

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Mr. Steele shares that he sees that they would like to have the GP closed during the off times. However, it is a legislative decision between Planning Commission and City Council. Chair Thorson shares for more orderly planning for opening and closing the GP due to money and time frames of the developer. Chair Thorson moves to continue this to next meeting on September 18, 2018. Chair Thorson asks for the Council's opinion.

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Councilwoman Corrine Bolduc shares that the WDC wasn't considered when the GP was last designed. The City Council was looking at the GP as a whole and how to put more density/affordable housing. The Council feels like having the GP closed in the odd years adds only 2 weeks longer to an application.

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3. Adjourn

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