

# Minutes of the Syracuse Planning Commission Regular Meeting, September 18, 2018

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Minutes of the Regular Meeting of the Syracuse City Planning Commission held on September 18, 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

City Employees: Noah Steele, Community & Economic Development Director  
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: Gary Bingham  
Dale Rackham  
Greg Day

Visitors: **Barbara Nichols**                      **Kenneth Slack**  
**G.W. Guffey**                              **Dan Nelson**  
**Warren Ashby**                          **Nancy Ashby**

[6:03:13 PM](#)

**1. Meeting Called to Order:**

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

[6:04:19 PM](#)

COMMISSIONER **JOHNSON** MADE A MOTION TO ADOPT THE PLANNING COMMISSION AGENDA FOR THE SEPTEMBER 18, 2018 MEETING. THE MOTION WAS SECONDED BY COMMISSIONER **MCCUISTION**. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

[6:04:50 PM](#)

**2. Meeting Minutes:**

COMMISSIONER **MCCUISTION** MADE A MOTION TO APPROVE THE PLANNING COMMISSION MINUTES FROM AUGUST 7, 2018 REGULAR AND WORK SESSION AND AUGUST 21, 2018 REGULAR AND WORK SESSION AS POSTED. THE MOTION WAS SECONDED BY COMMISSIONER **JOHNSON** ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

[6:05:41 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.

[6:06:06 PM](#)

Close public comment.

[6:06:10 PM](#)

**4. Public Hearing – Proposed Amendment to §10.82 RPC – Residential Planned Community Zone**

Mr. Noah Steele, Community and Economic Development Director, shares the proposed changes to the RPC text.

[6:10:16 PM](#)

Open Public Hearing.

[6:10:37 PM](#)

Ms. Barbara Nichols, of Syracuse, is opposed to the increased density of multi-family housing.

[6:14:04 PM](#)

Ms. Dana Carrigan, of Syracuse, is not in favor of the proposed amendment.

[6:18:03 PM](#)

Mr. Steele gives clarification concerning an item that will going to City Council at a later date.

[6:20:58 PM](#)

Close Public Hearing.

6:21:09 PM

Chair Thorson asks for a one-by-one opinion of each of the Commission based on the 5 items presented. Commissioner Johnson shares his thoughts on the proposed changes and isn't in favor of a few of the proposed amendments. Commissioner McCuiston reads through the current language of the General Plan and gives his thoughts on the proposed amendments to the text. Commissioner Cragun gives his vote of approval for the proposed amendments. Chair Thorson shares his concerns on the proposed amendments.

6:34:00 PM

COMMISSIONER **MCCUISTION** MOVED THE PLANNING COMMISSION SEND A MOTION OF THE FOLLOWING FINDINGS TO THE CITY COUNCIL: THE MAJORITY OF THE COMMISSIONERS DO NOT RECOMMEND UP TO 6 UNITS ATTACHED, THE MAJORITY OF THE COMMISSIONERS DO NOT RECOMMEND INCREASING FROM 47% TO 55% OF THE PROJECT UNITS TO BE 3,500 SQ FT LOTS, THE MAJORITY OF THE COMMISSIONERS DO NOT RECOMMEND REDUCING THE TWO CAR GARAGE REQUIREMENTS FROM 100% TO 75%, THE COMMISSIONER HAVE A SPLIT DECISION ON ALLOWING THE FEE TO BE GIVEN IN LEIU OF CONSTRUCTED COMMON SPACE IF WITHIN ½ MILE OF THE RECEIVING PARK, AND THE MAJORITY OF THE COMMISSION WAS IN FAVOR OF INCREASING PARKING REQUIREMENTS TO HAVE 2 CAR PARKING SPACES IN FRONT OF THE GARAGE. COMMISSIONER **JOHNSON** SECONDED. THIS MOTION PASSES UNANIMOUSLY.

6:36:44 PM

5. Adjourn

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

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Grant Thorson, Chairman  
Date Approved: \_\_\_\_\_

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Commission Secretary

## Minutes of the Syracuse Planning Commission Work Session, September 18, 2018

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Minutes of the Syracuse City Planning Commission Work Session held on September 18, 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

City Employees: Noah Steele, Community & Economic Development Director  
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: Gary Bingham  
Greg Day  
Dale Rackham

Visitors: **Barbra Nichols**

[6:36:59 PM](#)

Chair Thorson starts the Work Session.

**1. Department Business:**

[6:37:14 PM](#)

**a. City Council Liaison Report**

Councilwoman Corrine Bolduc shares:

- The Council approved the A-1 to Business Park located approx. 1600 W 300 S
- The Council tabled a GP Change from BP to R-1 for property located just south of the above property.
- Noah Steele was appointed as the CED Director
- The Mayor has received 3 applications for the PC which will be approved at next CC meeting to fill the vacancies on the Commission

[6:39:56 PM](#)

**b. City Attorney Updates**

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

[6:40:04 PM](#)

**c. Upcoming Agenda Items**

Mr. Steele shares the following items are as follows:

- Potential for GP Zone Change
- Application for Ninigret North 3
- Final Plat Still Water Phase 5 & 6
- Potential Work Session items to be PH at next meeting
- Combined CC & PC Mtg for October 23

[6:42:07 PM](#)

**2. Discussion Items:**

**a. Density Training**

Mr. Steele presents the training to the Planning Commission. Mr. Royce Davies, City Planner, gives input for the need of economic development to give longevity for the City.

[7:23:11 PM](#)

Commissioner McCuiston asks about the WDC and open Commercial Space located within the City. Mr. Paul Roberts, City Attorney, shares some education from the State concerning Affordable Housing.

[7:26:38 PM](#)

**b. Proposed Amendment to §10.75 PRD – Planned Residential Development**

Mr. Steele shares the breakdown of proposed amendments to the PRD Zone text.

[7:32:32 PM](#)

Commissioner McCuiston shares concerns for the increased traffic on the infrastructure at this given time. Chair Thorson is uncertain with having these types of developments along arterial roads. Mr. Steele continues with the discussion of the proposed changes.

[7:41:26 PM](#)

Commissioner Johnson asks about the increased density along collector roads. There is discussion on the impact fees associated with new residential development.

[7:51:33 PM](#)

Chair Thorson shares his concerns to make changes to the text. Mr. Steele continues to discuss the proposed changes concerning fees in lieu of common space.

[7:58:24 PM](#)

Commissioner Johnson weighs in on the common space and amenities that would be required at minimum in the development area.

[8:03:21 PM](#)

There is discussion on the distance requirements for the fee in lieu of common space. The discussion swings back to the traffic and where their accesses would cross onto arterial roads.

[8:10:58 PM](#)

Mr. Steele continues the discussion on the architecture standards within the proposed change.

[8:17:16 PM](#)

Mr. Roberts weighs on the legalities and processes for the plans a developer would have to go through.

[8:24:57 PM](#)

Commissioner McCuiston shares concerns for CC&Rs. Mr. Roberts weighs in on the City's standpoint for CC&Rs. Commissioner McCuiston shares his approval of the changes as long as they are done right and in the right locations. Commissioner Cragun is in favor of moving this to a Public Hearing. Commissioner Cragun is in favor of having a minimum distance requirement for the fee in lieu of common space. Commissioner Johnson agrees with Commissioner Cragun on the minimum common space requirements and need for distance, but is not too agreeable with the increase of density. This will be scheduled for Work Session at the next meeting.

[8:36:54 PM](#)

**c. Proposed Amendment to §10.20.060 – General Plan Amendments**

Mr. Roberts give the breakdown of the proposed change. There is discussion as to whether or not they remove the language where it closes the GP every other year.

[8:44:42 PM](#)

Chair Thorson states to put this on for Public Hearing at the next meeting.

[8:46:42 PM](#)

**3. Commissioner Reports**

None to report.

[8:46:52 PM](#)

**4. Adjourn**

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