



# Syracuse City Planning Commission Meeting June 18, 2019

Begins at 6:00 p.m. in the Council Chambers  
1979 West 1900 South, Syracuse, UT 84075

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## Regular Meeting Agenda

### PLANNING COMMISSIONERS

#### CHAIR

Brett Cragun

#### VICE CHAIR

Larry Johnson

Curt McCuiston

Greg Day

Dale Rackham

Grant Thorson

Ralph Vaughan

G. Ivy Ruelan

1. **Meeting Called to Order**
  - Invocation or Thought by Commissioner **Rackham**
  - Pledge of Allegiance by Commissioner **Ruelan**
  - Adoption of Meeting Agenda
2. **Meeting Minutes**
  - May 21, 2019 Regular Meeting and Work Session Minutes
  - June 4, 2019 Regular Meeting and Work Session Minutes
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.
4. **Continuation – Vision 2050 General Plan Update**
5. **Planning Commission End of Term – Commissioner McCuiston and Commissioner Rackham**
6. **Adjourn**

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## Work Session

1. **Department Business**
  - a. City Council Liaison Report
  - b. City Attorney Updates
  - c. Upcoming Agenda Items
2. **Discussion Items**
  - a. Creation of a Mixed-use Development Zone
  - b. §10.35.040 Home Occupation – Employee Parking Standards
3. **Commissioner Reports**
4. **Adjourn**

### NOTE

If you wish to attend a particular agenda item, please arrive at the beginning of the meeting. In compliance with the Americans Disabilities Act, those needing auxiliary communicative aids and services for this meeting should contact the City Office, at 801-614-9626, at least 48 hours prior to the meeting.

Meetings of the Syracuse Planning Commission may be conducted via electronic means pursuant to Utah Code Ann. §52-4-207. In such circumstances, contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Rules, Policies and Procedures established by the Governing Body for electronic meetings.

### CERTIFICATE OF POSTING

This agenda was posted on the Syracuse City Hall Notice Boards, the State Public Notice website at <http://www.utah.gov/pmn/index.html>, and the Syracuse City website at <http://www.syracuseut.com>.



# PLANNING COMMISSION

## AGENDA

June 18, 2019

### **Agenda Item # 2**

### **Meeting Minutes**

- May 21, 2019 Regular Meeting and Work Session
- June 4, 2019 Regular Meeting and Work Session

## Minutes of the Syracuse Planning Commission Regular Meeting, May 21, 2019

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1 Minutes of the Regular Meeting of the Syracuse City Planning Commission held on May 21, 2019, at 6:00 p.m., in the Large  
2 Conference Room, 1979 West 1900 South, Syracuse City, Davis County, Utah.

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4 **Present:** Commission Members: Brett Cragun, Chair  
5 Larry Johnson, Vice Chair  
6 Ralph Vaughan  
7 Curt McCuiston  
8 Dale Rackham  
9 Grant Thorson  
10 Gretchen Ivy Ruelan  
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13 City Employees: Noah Steele, Community & Economic Development Director  
14 Royce Davies, Planner  
15 Heather Davies, Administrative Professional  
16 Paul Roberts, City Attorney  
17 Jo Hamblin, Deputy Fire Chief  
18 Brian Bloeman, City Engineer  
19  
20 City Council: Councilwoman Corrine Bolduc  
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22 Excused: Greg Day  
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24 Visitors: **Brian Bayles**  
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28 [6:00:35 PM](#)

29 **1. Meeting Called to Order:**

30 Chair Cragun called the meeting to order. Commissioner McCuiston provided a thought. The Pledge of Allegiance  
31 was led by Commissioner Johnson.

32 [6:01:29 PM](#)

33 COMMISSIONER **MCCUISTION** MADE A MOTION TO ADOPT THE PLANNING COMMISSION AGENDA FOR  
34 THE MAY 21, 2019 MEETING AGENDA. THE MOTION WAS SECONDED BY COMMISSIONER **RACKHAM**. ALL  
35 WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

36 [6:02:04 PM](#)

37 **2. Meeting Minutes:**

38 COMMISSIONER **MCCUISTION** MADE A MOTION TO APPROVE THE MEETING MINUTES FOR MAY 7, 2019  
39 REGULAR MEETING AND WORK SESSION. COMMISSIONER **JOHNSON** SECONDS THE MOTION. ALL IN  
40 FAVOR, THE MOTION PASSES UNANIMOUSLY.

41 [6:02:51 PM](#)

42 **3. Public Comment:** This is an opportunity to address the Planning Commission regarding your concerns or ideas,  
43 regarding items that have not been scheduled for a public hearing on this agenda. Please limit your comments to three  
44 minutes.

45 Open public comment.

46 [6:03:07 PM](#)

47 Close public comment.

48 [6:03:12 PM](#)

49 **4. Continuation – Preliminary Subdivision Plan and Major Conditional Use for The Fields,** located approx. 2465 W  
50 3700 S (Gentile Street)

51 Commissioner Vaughan shares that Commissioner Day has recused himself from the meeting and therefore  
52 Commissioner Ruelan will fill in his spot for voting. Mr. Royce Davies, City Planner, shares that the subdivision is an R-1  
53 Cluster Subdivision. Mr. Davies presents the information on the subdivision.

54 [6:13:42 PM](#)

55 Commissioner Johnson starts a conversation as to amenities within the common space. Commissioner Rackham  
56 questions examples of drawings for house plans.

57 [6:14:47 PM](#)

58 Mr. Brian Bayles, representative for C.W. Land, shares that there are going to be more architectural plans drawn up by  
59 the builder. Mr. Bayles shares that there will be a developmental architecture for this subdivision by Final Plat.

60 [6:15:51 PM](#)

61 Commissioner Rackham questions when the Annexation took place and what all was discussed in the Annexation  
62 Agreement. Commissioner Thorson asks questions in regard to the trail system that would run through this development.  
63 Mr. Noah Steele, Community Economic Director, shares information about the project and whether or not items meet the

64 Code. Commissioner McCuiston asks whether or not there is wiggle room to discuss a different color, style, and lot  
65 variance requirement for the development to help create diversity.

66 [6:24:06 PM](#)

67 Commissioner Thorson doesn't feel that there is a big enough reason for a Cluster Subdivision for this property. There is  
68 discussion about not wanting a low-volume roadway due to traffic flow.

69 [6:28:37 PM](#)

70 Commissioner Vaughan agrees with Commissioner Thorson in that there is no value to the City to have the property on  
71 the south of Gentile dedicated to the City. Commissioner Vaughan also worries about the cost of the homes and whether  
72 or not they will be able to be "affordable housing". The comment is made in regard to the 8-foot side setback and is  
73 concerned that there isn't enough room on the side of the home to park a recreational vehicle and other such toys.

74 [6:35:27 PM](#)

75 Mr. Bayles, the applicant, shares his appreciation for the comments made and will consider them. In regard to the trail, Mr.  
76 Bayles shares that there is an asphalt trail on the south side of the property with the widened sidewalks. There is  
77 discussion about an HOA for the development as well. Mr. Bayles shares his cooperation to work with the City and  
78 builders to create a product that will meet the Code and please the City.

79 [6:40:53 PM](#)

80 Commissioner Thorson asks for where the pipeline will be located on the plans for the irrigation. Mr. Brian Bloeman, City  
81 Engineer, gives some information in regard to the utility connections and roadways. Mr. Jo Hamblin, City Fire Marshall,  
82 shares that he knows his Fire apparatus will be able to fit down the low volume local roadways. Commissioner Ruelan  
83 asks the applicant questions about the development and whether there are basements and a community fence.

84 [6:52:09 PM](#)

85 COMMISSIONER **THORSON** MOVED THE PLANNING COMMISSION TO RECOMMEND APPROVAL TO CITY  
86 COUNCIL OF THIS ITEM WITH THE CONDITION THAT ALL STAFF'S COMMENTS BE ADDRESSED BEFORE THE PLAT  
87 GOES BEFORE THE CITY COUNCIL. COMMISSIONER **JOHNSON** SECONDED THE MOTION. THIS MOTION PASSES  
88 WITH ONE OBSTAINED.

89 [6:52:49 PM](#)

90 **5. Adjourn**

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

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Brett Cragun, Chairman

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Commission Secretary

100 Date Approved: \_\_\_\_\_

## Minutes of the Syracuse Planning Commission Work Session, May 21, 2019

Minutes of the Syracuse City Planning Commission Work Session held on May 21, 2019, at 6:00 p.m., in the Large Conference Room, 1979 West 1900 South, Syracuse City, Davis County, Utah.

**Present:**

Commission Members: Brett Cragun, Chair  
Larry Johnson, Vice Chair  
Curt McCuiston  
Ralph Vaughan  
Dale Rackham  
Grant Thorson  
G. Ivy Ruelan

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

City Council: Councilwoman Corrine Bolduc

Excused: Greg Day  
Heather Davies, Administrative Professional

Visitors:

[6:53:10 PM](#)

Chair Cragun starts the Work Session.

[6:53:19 PM](#)

### 1. **Department Business:**

#### **a. City Council Liaison Report**

- The Council has approved the Final Plat for Legend Pointe.
- The Council is going to surplus some property 2228 S 1660 W
- General Plan Map on Bluff Road was changed to PRD.

Commissioner Rackham questions how the PRD vote was approved when the PC gave a vote of 7-0 to disapprove. Councilwoman Bolduc shared that it seemed appropriate to the Council to approve this change as it was similar to those areas surrounding this property. The developer also went door to door and spoke with the neighbors of Trailside subdivision. Commissioner Thorson questions whether or not the developer is bound to the plan that was discussed in the City Council meeting.

[7:04:24 PM](#)

#### **b. City Attorney Updates**

Paul Roberts, City Attorney, stated that he does not have anything for tonight.

[7:04:28 PM](#)

#### **c. Upcoming Agenda Items**

Mr. Davies shares the following items are as follows:

- Public Hearing for the Vision 2050 Discussion.
- Mixed-Use Development discussion
- Shoreline Application was received and will be coming at a later date to the PC.

[7:05:36 PM](#)

### 2. **Discussion Items:**

#### **a. Planning Commission By-Laws & Rules of Procedure**

Mr. Paul Roberts shares the updates drafted to the currently by-laws. Commissioner Vaughan asks about the seniority within the Commission. Commissioner Rackham suggests a fix to a grammatical error within the proposed changes. This item will be on the regular agenda for the next meeting.

[7:14:40 PM](#)

#### **b. Vision 2050 Discussion**

Mr. Steele thanks the Planning Commission for their hard work and diligence over the last few months on meetings to create a draft of the discussion.

[7:18:58 PM](#)

Commissioner Vaughan asks staff questions in regard to putting nodes on roadways. There is discussion about the IBI study, and the terms used in the General Plan. Commissioner Johnson asks how much more land can be developed within the City. There is discussion amongst the Commissioners about land available to be developed within the city.

63 [7:27:40 PM](#)

64 Mr. Steele begins discussion on the General Plan map. Commissioner Rackham questions what zones are going to  
65 be located within the different densities suggested on the map. Commissioner Thorson shares his opinions as to what  
66 zones he would fee appropriate in the different densities. Commissioner Johnson discusses ideas behind creating a  
67 more affordable housing in different areas of the city.

68 [7:41:38 PM](#)

69 Mr. Steele goes discusses the different densities along different areas on the map. Commissioner Ruelan asks Staff if  
70 they are aware of any additional schools in Syracuse. There is discussion about how these different density areas will  
71 affect the Town Center area. Parks Master Plan also becomes a topic of discussion.

72 [8:01:35 PM](#)

73 **c. Creation of a Mixed-Use Development Zone**

74 Mr. Steele shares the drafts of the mixed-use overlay to the Planning Commission. Commissioner Thorson has  
75 concerns over the use of property value and would prefer it to state property utility. Commissioner Rackham asks  
76 how to define the superior architectural standards. Mr. Steele continues on with the discussion for setbacks and  
77 other such specifics for this zone. Commissioner Johnson and Rackham bring up a need for parking standards.  
78 Commissioner Ruelan asks for an introductory explanation for where this zone would be permission at the  
79 beginning of the document.

80 [8:28:09 PM](#)

81 Commissioner Johnson is curious as to how many units attached this zone would allow for. There is discussion  
82 as to how many units the Commission would like for the zone. Commissioner Rackham brings up the topic of  
83 height restrictions for the zone. Work Session on next Agenda.

84 [8:43:46 PM](#)

85 **3. Commissioner Reports**

86 None to report.

87 [8:43:54 PM](#)

88 **4. Adjourn**

89 COMMISSIONER RACKHAM MADE A MOTION TO ADJOURN. MOTION PASSES UNANIMOUSLY.

Minutes of the Syracuse Planning Commission Regular Meeting, June 4, 2019

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Minutes of the Regular Meeting of the Syracuse City Planning Commission held on June 4, 2019, at 6:00 p.m., in the Council Chambers located at 1979 West 1900 South, Syracuse City, Davis County, Utah.

- Present:**
- Commission Members: Brett Cragun, Chair  
Ralph Vaughan  
Curt McCuistion  
Dale Rackham  
Grant Thorson  
Greg Day
- City Employees: Noah Steele, Community & Economic Development Director  
Royce Davies, Planner  
Heather Davies, Administrative Professional  
Paul Roberts, City Attorney  
Jo Hamblin, Deputy Fire Chief  
Brian Bloeman, City Engineer
- City Council: Councilwoman Corrine Bolduc
- Excused: Larry Johnson, Vice Chair  
G. Ivy Ruelan
- Visitors: **Josh Hughes**  
**Matthew Bolduc**

[6:02:56 PM](#)

**1. Meeting Called to Order:**

Chair Cragun called the meeting to order. Chair Cragun noted that Vice Chair Johnson and Commissioner Ruelan are not in attendance. Commissioner Thorson provided an invocation. The Pledge of Allegiance was led by Commissioner Day.

[6:04:18 PM](#)

COMMISSIONER MCCUISTION MADE A MOTION TO ADOPT THE PLANNING COMMISSION AGENDA FOR THE JUNE 4, 2019 MEETING AGENDA. THE MOTION WAS SECONDED BY COMMISSIONER DAY. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

[6:04:51 PM](#)

**2. Meeting Minutes:**

None to approve.

[6:04:55 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.

[6:05:36 PM](#)

Josh Hughes, resident of Syracuse, shares his favor in increasing density within the General Plan. Mr. Hughes suggests having apartments of higher quality brought to Syracuse.

[6:11:56 PM](#)

Close public comment.

[6:12:04 PM](#)

**4. Public Hearing – Vision 2050 General Plan Update**

Mr. Noah Steele, Community and Economic Development Director, shares the background process of where this item has gone over the last few months.

[6:14:42 PM](#)

Commissioner Rackham suggests a legend on Page 14 for the map on Page 15. Commissioner Day shares has concerns for businesses and densities along 1000 w. Commissioner McCuistion echoes Commissioner Days' sentiments. Commissioner Vaughan noted a typo on the map on Page 15 and the need for a strike-through of the date written on the map.

[6:21:35 PM](#)

Open Public Hearing.



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[6:21:50 PM](#)

Close Public Hearing.

[6:22:44 PM](#)

Commissioner Thorson gives his opinion as to not liking the opening of the densities and his distaste for the mixed-use density that has unrestricted limitations. Chair Cragun clarifies some items with the City Attorney, Paul Roberts.

[6:25:50 PM](#)

COMMISSIONER **RACKHAM** MOVED THE PLANNING COMMISSION TO RECOMMEND TABLING THIS ITEM TO ALLOW THE NEW COMMISSIONERS TO REVIEW THE DOCUMENT AND WAIT FOR THE APPROVAL/DISAPPROVAL OF THE CREATION OF THE MIXED-USE ZONE. COMMISSIONER **THORSON** SECONDED THE MOTION.

[6:26:42 PM](#)

Commissioner Day questions the timeline that was laid out for the General Plan document. Mr. Steele shares that the timeline was created to help City Council to better address this item before their focus is directed more towards elections. Mr. Roberts shares that the urgency was to help make this General Plan flow through a smooth process and to help future projects come to pass that were waiting for the 2050 General Plan to be created and revised. Commissioner McCuiston shares his appreciation for the time that has been spent on this project and feels that it is a fair timeline.

[6:31:18 PM](#)

CHAIR CRAGUN CALLED FOR A ROLL CALL VOTE. VOTE FAILED WITH A 4-2 VOTE.

[6:31:55 PM](#)

COMMISSIONER **DAY** MOVED THE PLANNING COMMISSION RECOMMEND APPROVAL TO CITY COUNCIL OF THE GENERAL PLAN 2050 WITH THE ADJUSTMENT OF MAKING THE PROPERTIES INDICATED AS MEDIUM DENSITIES ALONG ANTELOPE DRIVE BETWEEN 1000 W AND 2000 W CHANGED TO HIGH DENSITY. COMMISSIONER **MCCUISTION** SECONDED THE MOTION. VOTE FAILS WITH A 3-3 VOTE.

[6:33:36 PM](#)

Commissioner Vaughan shares his distaste for the lack of dates within the motion.

[6:34:53 PM](#)

COMMISSIONER **MCCUISTION** MOVED THE PLANNING COMMISSION RECOMMEND TO CITY COUNCIL TO APPROVE THE GENERAL PLAN 2050 SYRACUSE AS IT HAS BEEN WRITTEN AND DISTRIBUTED WITH THE STRIKING OF THE DATE ON THE MAP INCLUDED ON PAGE 15. MOTION FAILS DUE TO NO SECOND.

[6:35:58 PM](#)

Commissioner Vaughan shares his distaste for the third sentence, in the second paragraph, on page 14 that states "It is not a zoning designation and is not binding on the City Council, nor does it follow parcel boundaries; parcels may have more than one general plan designation." Commissioner Day asks Commissioner Thorson to make a motion. Commissioner Thorson shares his opinion in bringing this item back to PC for discussion to finish working out the details before forwarding the information on to the City Council. Commissioner Thorson is not in favor of the Vision 2050 General Plan. Commissioner Rackham shares his concerns with the zones included in the low-density General Plan designations.

[6:40:46 PM](#)

COMMISSIONER **RACKHAM** MADE A MOTION TO RECOMMEND DISAPPROVAL TO THE CITY COUNCIL FOR THE VISION 2050 GENERAL PLAN. COMMISSIONER **THORSON** SECONDS. MOTION FAILS WITH A 2-4 VOTE.

[6:42:55 PM](#)

COMMISSIONER **RACKHAM** MADE A MOTION TO TABLE THIS ITEM. MOTION FAILS TO LACK OF SECOND.

[6:43:15 PM](#)

Commissioner Vaughan shares that there needs to be a date set on tabling this item rather than leaving it open for a big period of time. Commissioner Day questions the Commission as to what items could be changed in this meeting with a motion to allow for this to pass on to City Council today. Commissioner McCuiston asks Staff some clarifying questions as to how to address this item. Mr. Steele and Mr. Roberts give advice to the Commission. Commissioner Thorson shares that this change to the General Plan came from the West Davis Corridor and growth coming to Syracuse. Commissioner Thorson reiterates his distaste for opening the density to increased levels.

[6:51:37 PM](#)

COMMISSIONER **MCCUISTION** MOVED TO TABLE THIS ITEM TO THE NEXT SCHEDULE PLANNING COMMISSION MEETING. MOTION FAILS FOR A LACK OF A SECOND.

[6:52:59 PM](#)

Commissioner Day proposes some additional changes to the text to include some switching of zones within the "densities" listed on the General Plan. Commissioner Rackham shares his distaste for the vague terms of densities. There is discussion amongst the Commissioners as to what would work to get a motion approval. Commissioner Rackham shares his thoughts as to what he would consider low, medium, and high density. Commissioner Vaughan agrees with the definitions Commissioner Rackham proposed.

[6:57:43 PM](#)

COMMISSIONER **RACKHAM** MOTIONS TO SEND THIS TO A WORK SESSION TO REVIEW THE MAP. COMMISSIONER **VAUGHAN** SECONDS. MOTION FAILS TO A VOTE OF 3-3. There is discussion as to what will happen with this item if a motion cannot be made.

[6:59:42 PM](#)



124 COMMISSIONER **RACKHAM** MOVED THE PLANNING COMMISSION RECOMMEND APPROVAL TO THE CITY  
125 COUNCIL WITH A CHANGE OF "LOW-DENSITY" CONSISTING OF A-1, R-1, AND R-2, AND "MEDIUM DENSITY"  
126 BECOMES RPC, CLUSTER, PRD, MIXED-USED AND R-3, AND "HIGH DENSITY" BECOMES PRD, MIXED-USE,  
127 GENERAL COMMERCIAL, PROFESSIONAL OFFICE AND R-4. THE MOTION FAILS TO LACK OF SECOND.

128 7:00:30 PM

129 Commissioner Day questions where this item will be going if there is no motion made tonight. Mr. Roberts clarifies  
130 that it will be moved to the next Planning Commission to discuss. Commissioner McCuiston suggests moving this to the next  
131 meeting to allow for additional voices on this item. Commissioner Rackham asks what other Commissioners want or don't  
132 want on this General Plan. Commissioner Vaughan shares his thoughts that there is a big shift happening in the City for levels  
133 of density. Commissioner Day points out the level of growth the City has had in the last 15+ years. He continues to discuss the  
134 income necessary to live and afford a home in Syracuse and a need for more intense density to help our City grow  
135 economically and to allow the businesses that are currently in Syracuse to survive.

136 7:05:54 PM

137 **5. Planning Commission By-Laws & Rules of Procedures Update**

138 Chair Cragun asks if there is any discussion on this item. There are none.

139 7:06:46 PM

140 COMMISSIONER **DAY** MADE A MOTION THAT THE PLANNING COMMISSION RECOMMEND TO THE CITY  
141 COUNCIL APPROVAL OF THE BY-LAWS AS CURRENTLY WRITTEN AND AMENDED. COMMISSIONER **RACKHAM**  
142 SECONDS THE MOTION. ALL WERE IN FAVOR, MOTION CARRIES UNANIMOUSLY.

143 7:07:08 PM

144 **6. Adjourn**

145 COMMISSIONER **MCCUISTION** MADE A MOTION TO ADJOURN TO WORK SESSION. COMMISSIONER **RACKHAM**  
146 ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

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Brett Cragun, Chairman

\_\_\_\_\_  
Commission Secretary

154 Date Approved: \_\_\_\_\_

## Minutes of the Syracuse Planning Commission Work Session, June 4, 2019

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Minutes of the Syracuse City Planning Commission Work Session held on June 4, 2019, at 6:00 p.m., in the Large Conference Room, 1979 West 1900 South, Syracuse City, Davis County, Utah.

**Present:**

Commission Members:	Brett Cragun, Chair Greg Day Curt McCuiston Ralph Vaughan Dale Rackham Grant Thorson
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 G. Ivy Ruelan
Visitors:	<b>Josh Hughes</b> <b>Matthew Bolduc</b>

[7:07:33 PM](#)

Chair Cragun starts the Work Session.

[7:07:40 PM](#)

**1. Department Business:**

**a. City Council Liaison Report**

- The Council discussed some of the by-laws of the Planning Commission and the mannerism that need to be addressed. Councilwoman Bolduc read through some of those by-laws and pointed out that the Planning Commission needs to handle themselves in a professional manner.

[7:10:32 PM](#)

**b. City Attorney Updates**

Paul Roberts, City Attorney, stated that he does not have anything for tonight.

[7:10:38 PM](#)

**c. Upcoming Agenda Items**

Mr. Steele shares the following items are as follows:

- Mixed-Used zone creation
- Employee Parking Standards for Home occupations
- Vision 2050

[7:11:06 PM](#)

**2. Discussion Items:**

**a. Creation of the Mixed-Use Development Zone**

Mr. Steele shares the draft of the Mixed-Used Development Zone. Commissioner Day asks Staff information in regard to the design of the structures and the height of the buildings. Commissioner Thorson agrees that the City would have a higher quality product due to the architectural standards required in Syracuse. Mr. Steele continues in his explanation of structures for mixed-use development.

[7:33:56 PM](#)

Commissioner McCuiston likes the design from Bountiful City and would definitely agree with not having vinyl siding. Commissioner Thorson questions the density that would come with the architectural standards required for this type of development. There is discussion about the need for apartments and sales tax revenues.

[7:43:30 PM](#)

Commissioner Day is in favor of the structures and how they address the streets. Commissioner Day is in favor of the commercial façade on the main roads with the more residential façade on the streets leading to more residential area. Commissioner Vaughan has concerns with the timeline and need for developers that would want to build the mixed-use and apartments. Commissioner Thorson shares his thought in liking the 3 stories with an exception to the height by having a corner monument. Mr. Davies shares ideas and thoughts concerning buffers and the width of the streets. Commissioner Thorson points out that due to the images presented tonight, he does feel like the mixed-use would be most appropriate in a more commercial area. Mr. Davies gives some

63 insight into whether there could be height and design restrictions within this zone and different areas throughout  
64 the City. This item will be brought back for the next Work Session.

65 [7:54:42 PM](#)

66 **b. Code 10.35.040 Home Occupation – Employee Parking Standards**

67 Mr. Davies shares that this came from the City Council to have the Planning Commission address the employee  
68 parking limitations. Currently there are very limited types of Home Occupations that allow for employees to park  
69 their vehicle at the residence, such as daycares. The discussion is to determine whether or not the Commission  
70 feels that it would be acceptable to allow for more employee parking with Home Occupations.

71 [7:57:09 PM](#)

72 Commissioner Vaughan shares his concerns for addressing a problem for one business rather than looking at the  
73 businesses as a whole. Commissioner Rackham asks how this item came to pass. Mr. Steele gives feedback as to  
74 what occurred during a Council meeting when the resident asked the Council to change the Code. Commissioner  
75 Thorson comments on how many vehicles he feels would be acceptable. Commissioner Day throws out the idea of a  
76 Major Conditional Use Permit to allow for more vehicles.

77 [8:05:20 PM](#)

78 Commissioner McCuiston shares concerns as to how many vehicles there would be allowed for the Home  
79 Occupation with how the Code is written currently where it already lists “no more than five family members actively  
80 engaged in the home occupation”. Commissioner McCuiston is not in favor of adding additional vehicles for  
81 employees. Commissioner Thorson agrees that it could create a huge addition of vehicles on that property and  
82 increased traffic for that area. Chair Cragun would like to have more time to think on this matter and address this  
83 issue at the next meeting.

84 [8:13:19 PM](#)

85 **c. Training – Transportation Networks**

86 Mr. Davies gives the staff training as to what different roadways look like as well as where they could be located if  
87 they meet specific regulations. Mr. Davies shares an informational video with the Planning Commission.

88 [8:27:40 PM](#)

89 **3. Commissioner Reports**

90 None to report.

91 [8:28:06 PM](#)

92 **4. Adjourn**

93 COMMISSIONER RACKHAM MADE A MOTION TO ADJOURN. COMMISSIONER MCCUISTION SECONDED THE  
94 MOTION. ALL WERE IN FAVOR. MOTION PASSES UNANIMOUSLY.



# PLANNING COMMISSION

## AGENDA

June 18, 2019

### **Agenda Item # 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.