

Minutes of the Syracuse Planning Commission Regular Meeting, May 7, 2019

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on May 7, 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
Ralph Vaughan
Dale Rackham
Grant Thorson
Gretchen Ivy Ruelan

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: Greg Day
Curt McCuiston

Visitors: **Eric Rice** **Alan Maughan**
Sharalyn Maughan **Alice Dahl**

[6:00:27 PM](#)

1. Meeting Called to Order:

Chair Cragun called the meeting to order. Commissioner Vaughan provided a thought. The Pledge of Allegiance was led by Commissioner Rackham.

[6:01:53 PM](#)

COMMISSIONER **VAUGHAN** MADE A MOTION TO ADOPT THE PLANNING COMMISSION AGENDA FOR THE MAY 7, 2019 MEETING AGENDA. THE MOTION WAS SECONDED BY COMMISSIONER **THORSON**. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

[6:02:20 PM](#)

2. Meeting Minutes:

COMMISSIONER **JOHNSON** MADE A MOTION TO APPROVE THE MEETING MINUTES FOR APRIL 16, 2019 REGULAR MEETING AND WORK SESSION. COMMISSIONER **THORSON** SECONDS THE MOTION. ALL IN FAVOR, THE MOTION PASSES UNANIMOUSLY.

[6:02:57 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.

[6:03:37 PM](#)

Ms. Sharalyn Maughan, of Kaysville, has property fronting Antelope Drive and wants to sell the property and cannot because the City is blocking the zone changes for that property.

[6:12:26 PM](#)

Close public comment.

[6:12:29 PM](#)

4. Public Hearing – Preliminary Subdivision Plan for The Fields. located approx. 2465 W 3700 S (Gentile Street)
Mr. Royce Davies, City Planner, shares that the applicant would like this item to be tabled until the next meeting.

[6:12:21 PM](#)

Open public comment.

[6:13:47 PM](#)

Close public comment.

[6:13:57 PM](#)

COMMISSIONER **THORSON** MOVED THE PLANNING COMMISSION TO TABLE THIS ITEM UNTIL THE NEXT MEETING, MAY 21, 2019. COMMISSIONER **JOHNSON** SECONDED THE MOTION. THIS MOTION PASSES UNANIMOUSLY.

[6:14:57 PM](#)

5. **Adjourn**

COMMISSIONER **JOHNSON** 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: May 21, 2019

Commission Secretary

Minutes of the Syracuse Planning Commission Work Session, May 7, 2019

Minutes of the Syracuse City Planning Commission Work Session held on May 7, 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
Ralph Vaughan
Dale Rackham
Grant Thorson
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: Greg Day
Curt McCuiston

Visitors:

[6:15:17 PM](#)

Chair Cragun starts the Work Session.

[6:15:13 PM](#)

1. Department Business:

a. City Council Liaison Report

- The Council has been discussing Economic Development in the City
- They continued discussion on the PRD and began discussion of a Mixed-Use

[6:16:38 PM](#)

b. City Attorney Updates

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

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c. Upcoming Agenda Items

Mr. Davies shares the following items are as follows:

- The Fields Item

[6:17:10 PM](#)

2. Discussion Items:

a. Vision 2050 Discussion

Mr. Steele continues the Vision 2050 Discussion. Tonight's coverage will be housing. Commissioner Vaughan shares that he is a member of the Utah Transit Authority for Weber and Davis County. Commissioner Vaughan gives insight in to the need for additional bus transit stops within the City.

[8:14:11 PM](#)

b. Creation of a Mixed-Used Development Zone

Mr. Steele shares that this discussion spurred from the City Council's desire to create a zone within the City that would allow for commercial and residential within the same units. The creation of this zone could help provide more affordable housing options in Syracuse. There is discussion between the Commissioners for what they would like to create. Mr. Steele proposes and overlay zone of the Mix-Use Development over a Commercial zoning.

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Mr. Steele discusses the importance of streetscaping. The Commission and Staff discuss the option of taking a fieldtrip around the City to view different areas they fill a Mixed-Use Zone would be appropriate.

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3. Commissioner Reports

None to report.

[8:40:26 PM](#)

4. **Adjourn**

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