

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

Minutes of the Regular Meeting of the Syracuse City Planning Commission 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
Ralph Vaughan
Curt McCuiston
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

Visitors: **Brian Bayles**

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1. Meeting Called to Order:

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

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

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2. Meeting Minutes:

COMMISSIONER **MCCUISTION** MADE A MOTION TO APPROVE THE MEETING MINUTES FOR MAY 7, 2019 REGULAR MEETING AND WORK SESSION. COMMISSIONER **JOHNSON** SECONDS THE MOTION. ALL 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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Close public comment.

[6:03:12 PM](#)

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

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

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

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

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

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

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

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

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

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

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

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5. **Adjourn**

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

Brett Cragun, Chairman

Date Approved: June 18, 2019

Commission Secretary

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:

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Chair Cragun starts the Work Session.

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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.

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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:

- 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.

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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.

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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.

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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.

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

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

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c. Creation of a Mixed-Use Development Zone

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

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

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3. Commissioner Reports

None to report.

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4. Adjourn

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