

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

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 McCuiston
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

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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 **MCCUITION** 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.

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2. Meeting Minutes:

None to approve.

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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.

[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.

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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 his concerns for businesses and densities along 1000 w. Commissioner McCuiston echoes Commissioner Day's 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.

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Open Public Hearing.

[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.

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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.

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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.

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

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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.

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

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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.

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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.

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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.

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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.

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

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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.

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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.

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

[7:00:30 PM](#)

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

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

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

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

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6. Adjourn

COMMISSIONER **MCCUISTION** MADE A MOTION TO ADJOURN TO WORK SESSION. COMMISSIONER **RACKHAM** 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, June 4, 2019

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: **Josh Hughes**
Matthew Bolduc

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Chair Cragun starts the Work Session.

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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.

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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. Steele shares the following items are as follows:

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

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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.

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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.

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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

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

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b. Code 10.35.040 Home Occupation – Employee Parking Standards

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

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

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

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c. Training – Transportation Networks

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

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3. Commissioner Reports

None to report.

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4. Adjourn

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