

Minutes of the Syracuse Planning Commission Regular Meeting, June 18, 2019

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on June 18, 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
Larry Johnson, Vice Chair
G. Ivy Ruelan
Dale Rackham
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: Grant Thorson
Ralph Vaughan
Curt McCuistion

Visitors: **Kyle Nance**

[6:00:46 PM](#)

1. Meeting Called to Order:

Chair Cragun called the meeting to order. Chair Cragun noted that Commissioner Thorson, Commissioner McCuistion, and Commissioner Vaughan are excused. Commissioner Ruelan will be a voting member tonight. Commissioner Rackham provided an invocation. The Pledge of Allegiance was led by Commissioner Ruelan.

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COMMISSIONER **RACKHAM** MADE A MOTION TO ADOPT THE PLANNING COMMISSION AGENDA FOR THE JUNE 18, 2019 MEETING AGENDA. THE MOTION WAS SECONDED BY COMMISSIONER **JOHNSON**. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

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2. Meeting Minutes:

COMMISSIONER **DAY** MADE A MOTION TO APPROVE THE MEETING MINUTES FOR BOTH REGULAR MEETING AND WORK SESSION FOR MAY 21, 2019 AND JUNE 4, 2019. COMMISSIONER **RACKHAM** SECONDS THE MOTION. 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.

[6:03:43 PM](#)

Close public comment. Due to no comment.

[6:03:47 PM](#)

4. Continuation – Vision 2050 General Plan Update

Mr. Noah Steele, Community and Economic Development Director, shares the minor changes that were made to the document per the remarks from the previous meeting.

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Commissioner Rackham discusses with Staff the need to remove R-4 from the General Plan Map Designation Table on Page 15. Commissioner Rackham questions some of the Industrial Zones on the map. Commissioner Rackham would like to see the R-3 taken out of the Low Density Residential and placed in the medium and high density. For the Industrial Designation, Commissioner Rackham would like to have the Mixed Used taken out of the zone as he doesn't feel it's appropriate for people to live in an Industrial Area. Commissioner Rackham would like to change the zoning where Utah Onions and the Gateway Storage Industrial zones to be changed to Commercial. Commissioner Johnson does agree with Commissioner Rackham in changing those zones to be Commercial rather than Industrial in the case that those businesses one day left the City. City Attorney, Paul Roberts, gives some feedback as to what the procedural processes are for applications. Mr. Royce Davies, City Planner, shares his input that there are many requests that are denied at the offices prior to coming to the Planning Commission.

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Mr. Steele asks Chair Cragun to gather incite as to what is the dividing line between Low and Medium Density, units per acre or housing type. Commissioner Day would like to recap the items for proposed changes again. Mr. Steele shares that the idea behind having Mixed Use within the Industrial Zone to help have a more flexible zone for big office companies to want to come to the City such as Facebook.

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Commissioner Day questions how large the Industrial Zone is along SR-193. There is discussion as to what zones would be appropriate for the Industrial designations.

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Commissioner Ruelan questions whether or not there will be a big show of the approval of this General Plan.

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COMMISSIONER **DAY** MOVED THE PLANNING COMMISSION RECOMMEND APPROVAL TO CITY COUNCIL OF THE VISION 2050 WITH THE MODIFICATIONS 1. THE INDUSTRIAL PARCELS ON ANTELOPE AND 2000 W BE CHANGED TO COMMERCIAL 2. R-4 BE REMOVED FROM THE LOW DENSITY. COMMISSIONER **JOHNSON** SECONDED THE MOTION. THE MOTION PASSES WITH A 4-1 VOTE.

Chair Cragun thanks everyone who participated in this item and for all the work that has been put into it.

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5. Planning Commission End of Term – Commissioner McCuistion and Commissioner Rackham

Chair Cragun thanks both Commissioner McCuistion and Commissioner Rackham for their service with the City. Mr. Noah Steele presents an award in recognition of their service for serving in the Planning Commission. Applause ensues.

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Commissioner Rackham appreciates his gift and his service for the City. Mr. Steele announces the two new Commissioners will be Alan Gallegos and Keeth Kennington. Commissioner Vaughan has requested a medical leave of absence until October.

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6. Adjourn

COMMISSIONER **RACKHAM** MADE A MOTION TO ADJOURN TO WORK SESSION. THE MOTION CARRIED UNANIMOUSLY.

Brett Cragun, Chairman

Date Approved: July 2, 2019

Commission Secretary

Minutes of the Syracuse Planning Commission Work Session, June 18, 2019

Minutes of the Syracuse City Planning Commission Work Session held on June 18, 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 Greg Day Dale Rackham 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:	Grant Thorson Curt McCuiston Ralph Vaughan
Visitors:	Kyle Nance

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Chair Cragun starts the Work Session.

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1. **Department Business:**

a. City Council Liaison Report

- The Council did approve the appointment of two Commissioners, Alan Gallegos and Keith Kennington
- The Council denied a General Plan Amendment on 3000 W.
- The Consolidated fee schedule was adopted to include a few increases in items to cover costs of the garbage cans and the new water tank.
- Councilwoman Bolduc shares her appreciation for the Commission's work on the General Plan and Commissioner Rackham for serving on the Planning Commission over the years.

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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:

- 2 Major Conditional Use Daycares
- Lindquist Mortuary Site Plan was reviewed by the Architectural Review Committee and will be on the next meeting
- The Villages @ The Bluff has submitted a Concept Plan meeting
- The Shoreline Subdivision
- Edgewater Subdivision

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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 with the items address from the previous meeting. Mr. Steele explains the difference between vertical and horizontal mixed-use commercial and residential.

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Commissioner Johnson is more in favor of having a vertical Mixed-Use Development. Commissioner Day has questions concerning an Overlay Zone. Chair Cragun asks Staff some clarifying questions for the processes of this item.

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Commissioner Rackham shares that the Commission should review this item sooner than later as they moved the General Plan forward to Council. Commissioner Rackham also agrees with Commissioner Johnson in regard

to the vertical design of Mixed-Use. Commissioner Day does agree with the vertical Mixed-Use. Commissioner Day is in favor of keeping a horizontal Mixed-Use only if they are near existing Commercial.

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Chair Cragun asks the Commission what they would like to do with this item. This item will be on the Work Session for the next meeting and asks the Commission to come back with the ideas on what they would like to see in this text. Commissioner Johnson asks Staff to provide some additional information in regard to an Overlay for Mixed-Use. Commissioner Ruelan shares her input to focus on the objective of “why” we are creating this zone. Commissioner Rackham points out not have the residential behind a commercial be taller than the commercial.

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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. The current Code strongly limits the amount of employees parking at the residence. Mr. Davies reads through the proposed changes.

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Commissioner Johnson asks for clarification of the changes. Chair Cragun is not in favor of the proposed changes. Commissioner Rackham is not in favor of completely striking B(4) and rather making it that it “does not adversely impact the residential nature of the neighborhood.” Mr. Roberts asks the Commission to be detailed in their conditions that they would like to avoid with these items.

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Commissioner Ruelan questions what information restricts the Home Businesses currently. Mr. Davies reads through what specifically is permitted for Home Occupations. Chair Cragun asks the Commission what they would like to go forward with this item. There is discussion as to how to limit the employees or the number of cars. The number 2 is thrown out for the number of employees allowed.

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3. Commissioner Reports

None to report.

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4. Adjourn

COMMISSIONER RACKHAM MADE A MOTION TO ADJOURN. ALL WERE IN FAVOR. MOTION PASSES UNANIMOUSLY.