

Minutes of the Syracuse Planning Commission Regular Meeting, August 6, 2019

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on August 6, 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
Grant Thorson
Alan Gallegos
Keeth Kennington

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

City Council: Councilwoman Corrine Bolduc

Excused: Greg Day
G. Ivy Ruelan
Heather Davies, Administrative Professional

Visitors:

Marilyn Suttlemyre	Kathy Wright	Mike Wright
Bonnie Bourgeois	Stan Epps	Pat Epps
Amy Epps	Michaela Messina	John Messina
Thom Clifford	Hedy McClellan	Susan Booth
Kris Carlson	Janet Maler	Tiffany Litster
Ordith Bourgeois	Gerald Carlson	Hayden Johnson
Ethan Johnson	Mike Velasquez	Shawn Strong
Brent Bourgeois	Michael Shaffer	Trinady Shaffer
Bryan Bayles	Susan Jordan	Cheryl Barker
Jenine Spencer	Colleen Thurgood	Doug Dahl
Wendy Oltmanns	Jason Oltmanns	Mike Bastian
Cam Preston	Janet Newbold	Mickal Winward
Kyle Curtis	Jackie Curtis	Clint Sherman
Ana Garcia	Christina Collins	Paul Portillo
Don Ormsby	Spencer Brimley	Keith & Susan Bourgeois

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1. **Meeting Called to Order:**

Chair Cragun called the meeting to order. Commissioner Ruelan and Day are not present for the meeting. Commissioner Johnson provided an invocation. The Pledge of Allegiance was led by Commissioner Kennington.

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COMMISSIONER **THORSON** MADE A MOTION TO ADOPT THE PLANNING COMMISSION AGENDA FOR THE AUGUST 6, 2019 MEETING AGENDA. THE MOTION WAS SECONDED BY COMMISSIONER **GALLEGOS**. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

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2. **Meeting Minutes:**

COMMISSIONER **JOHNSON** MADE A MOTION TO APPROVE THE MEETING MINUTES FOR BOTH REGULAR MEETING AND WORK SESSION FOR JULY 16, 2019. COMMISSIONER **KENNINGTON** 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.

[6:10:15 PM](#)

Mr. John Messina, of Syracuse, asks if there are any relationships for the Shoreline subdivision and any elected official or City Staff.

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Ms. Bonnie Bourgeois, of Syracuse, brought information forward to state she feels the developer and City Council agreed to terms that were not presented in the discussion of the project. Ms. Bourgeois is concerned that having high-density will waste the City's water. Ms. Bourgeois feels that the City is disregarding the concerns of the existing residents in the City.

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Mr. Stan Epps, of Syracuse, is concerned with the number of homes that will be directly abutting his property and the complaints that those homes will generate due to being close to farmland. Mr. Epps feels there should be a buffer zone between the farms and the new development. Mr. Epps feels that the Commission should take into consideration the existing property owner's rights. Mr. Epps feels that the developer needs to fix the infrastructure and do their due diligence before they develop this property.

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Mr. Keith Bourgeois, of Davis County, asks the Commission to deny the request of the developer as it does not meet the zoning for the Code. Mr. Bourgeois feels that there are not enough play areas and parks in the development. Mr. Bourgeois is concerned over the sewer line that runs through the property.

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Mr. Mike Wright, of Syracuse, says shame on the City for the dirt piles of weeds throughout the City and for allowing a freeway through the middle of the City. Mr. Wright is very upset that the City Officials would approve items to get parks named after themselves.

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Mr. Mike Velasquez, of Syracuse, shares concerns that children won't have areas to play. Mr. Velasquez is concerned for the crime rates that are going to increase with high density. Mr. Velasquez is fine with development coming but not to have such a dense development next to his property.

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Ms. Susan Booth, of Syracuse, is concerned for the water that floods her property every year and what will happen when the development comes through. Ms. Booth is concerned that the new neighbors would complain about the smells and animals from her property.

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Mr. Brent Bourgeois, of Syracuse, is not in favor of the increased density. Mr. Bourgeois would like the developer to draft a R-1 development.

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Chair Cragun reads an email from Mr. Josh Hughes, of Syracuse, that states that he is in favor of the proposed development.

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A second email from Shawn Strong, of Syracuse, is read by Chair Cragun. Mr. Strong is in favor of the development and the diversity of homes that can be brought to the City.

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Chair Cragun reads an email from Mr. Scott Shae, of Syracuse, who supports this development. Mr. Shae is in favor of the density closer to the interchange and likes the proposed HOA and development standards that come with the development.

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There are undistinguishable statements from the public.

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Ms. Bonnie Bourgeois, of Syracuse, shares that there was an email she sent out with signatures on a petition against this development. This petition has been given to Commissioner Thorson and will be put into the records as Exhibit 1. There is another statement from the public that is not distinguishable.

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Mr. Kyle Curtis, of Syracuse, has concerns for the impacts this development would have on the existing schools and traffic.

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Mr. MicKal Winward, of Syracuse, states that he is not in favor of the density of the project. Mr. Winward also shares concerns for the water that floods his property and what will happen when the development gets built. Mr. Winward feels that the smaller lots will promote short term residents.

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Ms. Marilynn Suttlemyre, of Syracuse, does not feel that this development would bring low cost housing to Syracuse. Ms. Suttlemyre shares her concern for lack of parking available for visitors of the subdivision. Ms. Suttlemyre is also concerned that there is lack of parks and playgrounds for the people in the area. Ms. Suttlemyre is disappointed that there is not a bigger buffer zone between the existing homes and this development.

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Mr. Michael Shaffer, of Syracuse, shares his concerns for the water and drainage issues that are along the back of the homes on 2850 S. Mr. Shaffer is in favor of keeping the denser items closer to the centers of the City. Mr. Shaffer is not in favor of the proposed project.

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Ms. Anna Garcia, of Syracuse, is not in favor of the proposed project. Ms. Garcia is concerned for the increased crime, rentals, and devalue to their property with a small lot subdivision. Ms. Garcia is concerned with the impacts this will have on the existing homes, farms, and especially the schools.

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Mr. Ordith Burgeous, of Syracuse, is not in favor of the smaller lots as it doesn't provide enough space to allow homeowners to grow in the future.

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Ms. Jenine Spencer, of Syracuse, is not in favor of the development coming behind her home. Ms. Spencer shares concerns for the traffic and the effects this will have on the birds that live in that area.

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Mr. Paul Portillo, of Syracuse, shares that he comes from California and has never seen high density work. Mr. Portillo shares that his family is moving from California to get away from traffic and high density.

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Ms. Wendy Oltmanns, of Syracuse, shares that this development would not allow affordable homes for young families starting out. Ms. Oltmanns also shares her concern for the traffic and the impacts that this will have on Davis School District.

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There is undistinguishable statements from the public.

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Ms. Michaela Messina, of Syracuse, feels that high density would bring an increase in crime and is not in favor of this development. Ms. Messina shares that she feels that it is difficult to find the information on the website.

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Ms. Kathy Wright, of Syracuse, is curious as to when the final date of the project is scheduled for.

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Mr. Don Ormsby, of Syracuse, is not in favor of the proposed project and high density.

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Ms. Kris Carlson, of Syracuse, is not in favor of the zone change. Ms. Carlson shares her concerns for lack of water pressure and the potential widening of 2700 S.

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Ms. Sheila Velasquez, of Syracuse, is concerned that the development will cause flooding of her property. Ms. Velasquez is concerned with the traffic, the impacts on the school, and the complaints that will come with the farm animals already on the property. Ms. Velasquez is not in favor of high-density housing.

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A lady from the public comes forward to share that she is not in favor of the high density. She continues to share that she would like to reiterate that the City Council needs to hear the voice of the petition and the residents who do not want high density housing.

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Mr. Jason Collins, of Syracuse, is not in favor of high-density housing in this area. Mr. Collins shares that the schools in Syracuse are currently bursting at the seams due to overcrowding and therefore feels this development would not be a good idea until another school is built. Mr. Collins feels that the sense of community would go away with a high-density project.

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Mr. Stan Epps, of Syracuse, questions whether or not any member of the Commission are part of the project. Mr. Epps also questions whether or not the Davis School District has property in Syracuse. Mr. Epps feels that there needs to be more public awareness of the project in the City.

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Close public comment. Chair Cragun thanks the public for their input for the meeting. Commissioner Thorson shares that he has sent the petition to the City Attorney. Mr. Roberts shares that the document will be part of the official minutes.

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4. Continuation – Rezone and Subdivision Preliminary Plat, Shoreline Subdivision located approx. 2500 W 3000 S from R-1 to RPC

Mr. Royce Davies, City Planner, shares his appreciation for the public's input during the meeting. Mr. Davies reads through the City Council meeting motion on January 8, 2019 reads, "Councilmember Peterson moved to adopt the ordinance amending the Syracuse City General Plan Map for property located at 2600 W 3200 S residential R-1 to RPC and grant conditional approval of the concept plan based on the feedback provided by the Council relative to the mixture of lot sizes in the plan and requests that the lot sizes along the Equestrian Trail be 7,000 plus square feet in size. Councilmember Bingham seconded the motion. Vote of 3 in favor 2 against." Mr. Davies shares that the closest property the School Districts owns to the proposed development is located on 2000 W near 3700 S (Gentile St). The sewer pipe that crosses this property will be abandoned prior to development. Mr. Davies give some insight. into what would happen if this development was

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approved and built for the existing agricultural properties that a property owner can apply for an agriculture protection with the County. Mr. Davies shares that there is a minimum of 25% open space with this project. The City Council amended the Code to allow for a fee in lieu of where a developer located within a half mile of an existing or proposed park can buy out of open space. The applicant is will be providing \$1.2 million for the park that will be built on the corner of 2000 W and Gentile St (3700 S).

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There is a question from the public that is undistinguishable.

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Mr. Davies responds to the question and states that there is language in the Code that there is a distance requirement of half a mile where a development can do the fee in lieu of to buy out of open space. There is another undistinguishable comment from the public. Mr. Davies responds that each development is required to dedicate water shares to the City prior to recording.

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Mr. Davies continues to share a comparison of the 115 acres as R-1 to RPC. Mr. Davies reiterates that he is not trying to sell the RPC and is simply sharing the information as a Planner.

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Mr. Davies addresses the concerns for lack of sidewalks and explains that all new streets and improvement of streets are required to have sidewalk. Mr. Davies shares that there will be additional off-street parking in the denser areas of the proposed development.

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There is an undistinguishable comment from the public.

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Mr. Davies replies to the comment from the public that this is the visitor parking he was addressing and shared that the Planning Commission can determine if more parking is needed. There are more undistinguishable comments from the public. Mr. Davies shares that there is always on-street parking. Mr. Davies shares through some of the proposed architecture. There is explanation for the processes for development. There is an undistinguishable comment from the public.

[8:01:50 PM](#)

Mr. Brian Bayles, the applicant, verifies with Staff that they did indeed meet the City Council's conditions during the City Council's motion in January, which indeed they did. Mr. Bayles shares that some background information about himself working in development. Mr. Bayles shares that his team is trying to work with the land, the City, and the concerns of the neighbors to create the best development possible. Mr. Bayles goes on to explain through the features of the development.

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Mr. Cam Preston, with Ensign Engineering, shares some information in regard to the drainage of not only this property but how it will affect the existing neighboring properties as well.

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Commissioner Kennington ask Mr. Preston how this will affect the existing standing water on the property. Mr. Preston shares that it there will be a larger storm drain system that will be put into place to help the standing water and discharge into the southwest corner of the proposed subdivision.

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There is an undistinguishable comment from the public. Mr. Preston shares that the storm drain will have enough depth to drain to the southwest corner and detention basin. There is more undistinguishable comment from the public.

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Commissioner Thorson asks if there are going to be land drains in the subdivision. Mr. Preston shares that currently there are not any land drains proposed and the homes will be slab on grade with no basements.

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Mr. Bayles shares that they are trying to do the best they can and knows there will be issues no matter what zone or lot size is developed on the property.

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There is an undistinguishable comment from the public.

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Mr. Bayles and Mr. Davies reply that there is a piece of open space that is 40 feet by 50 feet. Mr. Davies gives additional measurements of lot spaces. Mr. Bayles shares his high hopes for this development.

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There is an undistinguishable comment from the public.

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Commissioner Kennington questions as to whom the pool and amenities will be maintained by. The HOA will be the maintenance for those amenities. Commissioner Thorson questions if the open spaces that save the wetlands will be converted to grass or if they will be maintained as current wetlands. Mr. Bayles shares that many of the areas will continue to be wetlands where other spaces that involve trails and amenities will be manicured and maintained by the HOA.

[8:38:48 PM](#)

There are undistinguishable comments from the public.

[8:39:27 PM](#)

Mr. Bayles answers the comment to state that every school district has people that look at long range growth for schools in the County. There currently is a property within less than half a mile from this development.

[8:41:19 PM](#)

Chair Cragun pauses the discussion in the interest of time. Chair Cragun asks if there is anyone that is here for the next few items that are scheduled for Public Hearing. Chair Cragun states that we will get to those items momentarily.

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Commissioner Thorson is grateful for the input and feedback from the Commission and the applicant. Commissioner Johnson asks the applicant if they would entertain looking at larger lots along the Epps property. Mr. Paul Roberts, City Attorney, gives some clarification for the Commission.

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Commissioner Kennington notices fencing around the properties on Mr. Epps property. Chair Cragun shares his opinion and is for property rights and does not have a problem with the development but does have concerns for the existing neighbors.

[8:50:01 PM](#)

COMMISSIONER **THORSON** MOVED THE PLANNING COMMISSION DENY THE REQUEST FOR CW LAND FOR A REZONE OF APPROXIMATELY 115 ACRES FROM R-1 RESIDENTIAL TO RESIDENTIAL PLANNED COMMUNITY (RPC) ON PROPERTY LOCATED APPROXIMATELY 2400 WEST GORDON AVENUE (2700 S) AS PRESENTED. MOTION FAILS DUE TO LACK OF A SECOND.

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COMMISSIONER **KENNINGTON** MOVED THE PLANNING COMMISSION RECOMMEND THE CITY COUNCIL APPROVE THE REQUEST OF CW LAND FOR A REZONE OF APPROXIMATELY 115 ACRES FROM R-1 RESIDENTIAL TO RESIDENTIAL PLANNED COMMUNITY (RPC) ON PROPERTY LOCATED AT APPROXIMATELY 2400 WEST GORDON AVENUE (2700 SOUTH). COMMISSIONER **JOHNSON** SECONDED THE MOTION. THIS MOTION CARRIES WITH A 4-1 VOTE.

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COMMISSIONER **THORSON** MOVED THE PLANNING COMMISSION EXTEND THE MEETING TO FINISH THIS ITEM, ADDRESS ITEM #5 AND THE PUBLIC COMMENT FOR ITEM #7 FOR THOSE THAT ARE PRESENT. COMMISSIONER **GALLEGOS** SECONDED THE MOTION. ALL WERE IN FAVOR.

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There is some discussion amongst two of the Commissioners that cannot be heard. They are asked to speak so that it can be heard on the record. Commissioner Thorson shares that Commissioner Johnson asked about Commissioner Thorson's concerns for including the proposed drainage plan. Commissioner Johnson made a joke that they were trying to have a secret meeting.

[8:58:46 PM](#)

There is an undistinguishable comment from the public.

[8:58:56 PM](#)

Mr. Paul Roberts, City Attorney, replies to the comment to state that is why they asked the Commissioners to share their discussion for the record.

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COMMISSIONER **GALLEGOS** MOVED THE PLANNING COMMISSION RECOMMEND THE CITY COUNCIL APPROVE THE REQUEST OF CW LAND FOR A PRELIMINARY PLAT CALLED SHORELINE SUBDIVISION ON APPROXIMATELY 115 ACRES ON PROPERTY LOCATED AT APPROXIMATELY 2400 WEST GORDON AVENUE (2700 SOUTH) IN THE REQUESTED RESIDENTIAL PLANNED COMMUNITY (RPC) ZONE. COMMISSIONER JOHNSON ASKS COMMISSIONER GALLEGOS TO ADD THE DRAINAGE PLAN BE INCLUDED AS PRESENTED AND ADDITIONAL BUFFERING BE ADDRESSED.

[9:00:42 PM](#)

COMMISSIONER **GALLEGOS** AMENDS HIS MOTION TO RECOMMEND THE CITY COUNCIL APPROVE THE REQUEST OF CW LAND FOR A PRELIMINARY PLAT CALLED SHORELINE SUBDIVISION ON APPROXIMATELY 115 ACRES ON PROPERTY LOCATED AT APPROXIMATELY 2400 WEST GORDON AVENUE (2700 SOUTH) IN THE REQUESTED RESIDENTIAL PLANNED COMMUNITY (RPC) ZONE WITH THE FOLLOWING CONDITIONS: 1. TO INCLUDE THE PLANS PRESENTED TODAY THAT RELATE TO DRAINAGE AND 2. BUFFER ZONE CONSIDERATIONS. COMMISSIONER **KENNINGTON** SECONDS THE MOTION. MOTION CARRIES 4-1.

[9:01:52 PM](#)

5. Public Hearing – Major Home Occupation Strong Sprouts, located 3246 S 575 W

Mr. Davies, City Planner, thanks the applicant for their patience during the long meeting. Mr. Davies shares that this is a preschool that is expanding and therefore needs a Major Conditional Use. Staff recommends conditional approval with the condition to not block driveways, fire hydrants, garbage and recycling cans during the pickup and drop off of children.

[9:05:14 PM](#)

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Ms. Tiffany Lister, the applicant, comes forward to answer any questions. Ms. Lister shares that there are 8 students enrolled in each class.

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Open Public Comment.

[9:07:44 PM](#)

Ms. Bonnie Bourgeois, of Syracuse, is in favor of the preschool.

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Close Public Comment.

[9:08:34 PM](#)

COMMISSIONER **THORSON** MOVED THE PLANNING COMMISSION APPROVE THE REQUEST OF TIFFANY LISTER FOR A MAJOR HOME OCCUPATION CALLED STRONG SPROUTS LOCATED AT 3246 S 575 W IN THE R-2 ZONE. COMMISSIONER **JOHNSON** SECONDS THE MOTION. MOTION CARRIES UNANIMOUSLY.

[9:09:47 PM](#)

6. Public Hearing - §10.35.040 Home Occupation Employee Parking Standards

Chair Cragun opens the Public Comment portion of this item.

[9:10:03 PM](#)

Chair Cragun closes the Public Comment portion of this item.

[9:10:08 PM](#)

7. Public Hearing - §10.83 Mixed Use Development Zone (MXD)

Chair Cragun open the Public Comment portion of this item.

[9:10:29 PM](#)

Mr. Shawn Strong, of Syracuse, shares that he is in favor of the proposed development zone. Mr. Strong feels that this zone would help our City grow especially with the West Davis Corridor coming to the City.

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Mr. Jerry Preston, of Farmington, shares his support for the proposed development zone. Mr. Preston feels that this zone will help develop the empty commercial land with the creation of this zone. Mr. Preston does feel like the height restriction does need some work to help provide gables and the different architectures and curb appeal mentioned and provided in the proposed text.

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There are some undistinguishable comments from the public.

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Ms. Bonnie Bourgeois, of Syracuse, is in favor of mixed-use with restraint. Ms. Bourgeois states that she feels 35 feet is a good restriction of height and compares the mixed-use buildings of Washington, D.C.

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Close Public Comment.

[9:14:23 PM](#)

COMMISSIONER **JOHNSON** MADE A MOTION TO ADJOURN. Mr. Noah Steele, CED Director, asks the Commission to discuss Item 8 as it is a quick matter. There are no objections from the Commission.

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8. Discussion on Sale of City Owned Property – Lot 1 of Harvey Subdivision, approx. 1.97 acres located at approx. 2200 S 1660 W

The City has owned property on 1660 W that has been used as a detention basin for the last few years. The City decided to surplus the land as there is no need for the detention anymore. The City has received an offer and therefore is presenting it to the City.

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Commissioner Gallegos questions what the buyer is intending to do with the property. Mr. Steele shares that the intent is to put single-family homes on the property.

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There is an undistinguishable comment from the public. There are comments about Steed Farm and Harvey Subdivision.

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COMMISSIONER **THORSON** MOVED THE PLANNING COMMISSION RECOMMEND APPROVAL TO THE CITY COUNCIL FOR THE SALE OF THE SURPLUS PROPERTY LOCATED AT APPROX 1.97 ACRES LOCATED APPROX 2200 S 1660 W IN THE R-2 ZONE. COMMISSIONER **GALLEGOS** SECONDS THE MOTION.

[9:17:25 PM](#)

9. Adjourn

COMMISSIONER **THORSON** MOVED TO ADJOURN THE MEETING. ALL WERE IN FAVOR. THE MOTION CARRIES UNANIMOUSLY.

Brett Cragun, Chairman
Date Approved: _____

Commission Secretary