

Syracuse City Planning Commission Meeting July 19, 2011

1. Meeting called to Order and Adoption of Agenda

Planning Commission Chair Kenneth Hellewell called the meeting to order at 6:04 p.m., indicating that City staff posted the agenda 24 hours prior to the meeting and delivered copies to all Commission members. Kenneth Hellewell offered the prayer, and T.J. Jensen led the pledge of allegiance.

Members Present: Chairman Kenneth Hellewell, Vice Chairman Tyler Bodrero, Braxton Schenk, Curt McCuiston, T.J. Jensen, Dale Rackham, and Gregory Day as well as Community Development Director Michael Eggett, City Planner Kent Andersen, and Administrative Secretary Judy Merrill

Excused: Gary Pratt

Visitors: Robert Favero Craig Johnson Wade Stoker Jerry Stoker
Larry Shingleton

Commissioners reviewed the July 19, 2011, Planning Commission meeting agenda.

T.J. JENSEN MOVED TO ADOPT THE JULY 19, 2011, AGENDA AS OUTLINED, SECONDED BY TYLER BODRERO; ALL VOTED IN FAVOR.

2. Planning Commission Elections

BRAXTON SCHENK MADE A MOTION TO ELECT GREGORY DAY AS CHAIRMAN AND GARY PRATT AS VICE CHAIRMAN. T.J. JENSEN SECONDED THE MOTION.

Commissioner Hellewell called for a vote. Three commissioners voted in favor, and two voted nay. Prior to a roll-call vote, Commissioner Schenk asked to express his reasons for the motion. He said Chairman Hellewell served well and spent many hours of his personal time on behalf of the community. His nomination of Commissioner Day was not personal. He simply wanted Commissioner Day to assume the position of Chair at this point after having paid close attention to his remarks in the past. He also believed Commissioner Pratt would serve very well as Vice Chair.

Commissioner Jensen liked the idea of rotating these positions and sharing the responsibilities.

Commissioner Hellewell recommended electing Chairs with experience and years of service in order for them to understand and remember the history behind many of the Commission's decisions. Commissioner Schenk agreed that experience was valuable but opposed tradition in any sense. He believed that less experience had value as well and that the Commission would still have the experience and historical input with Chairman Hellewell still on the Commission, just not conducting the meetings. He again voiced appreciation for Chairman Hellewell's service and stated that he was ready for the Commission to head in a different direction.

Commissioner Rackham asked Commissioner Schenk if he talked with Commissioner Pratt prior to this nomination, to which Commissioner Schenk said no. Commissioner Jensen expressed confidence in Commissioner Pratt accepting the position since Gary served on other commissions previously. Commissioner Schenk added that Commissioner Pratt had been serving on this Commission longer than any of the other members, besides Chairman Hellewell, and that all the commissioners possessed the necessary qualifications to serve as chairman. He just preferred to see Commissioner Day be the Chair at this time—not because of experience on the Commission but a lot of outside experience he considered valuable for the Chair to have at this time.

Planner Andersen pointed out that the Commission could elect a Chair that evening and table the election of the Vice Chair in order to discuss it further. Commissioner Schenk accepted the suggestion, but Chairman Hellewell pointed out that the Commission could request a new election should Commissioner Pratt decline the position. Chairman Hellewell then called for a roll call vote.

ALL THOSE VOTING AYE: BRAXTON SCHENK, TYLER BODRERO, GREGORY DAY, DALE RACKHAM, CURT McCUISTION, AND T.J. JENSEN. ALL THOSE VOTING NAY: KENNETH HELLEWELL.

3. Approval of Minutes

Commissioners reviewed the July 5, 2011, regular meeting and work session minutes.

BRAXTON SCHENK MOVED TO APPROVE THE JULY 5, 2011, REGULAR MEETING MINUTES AS WRITTEN. GREGORY DAY SECONDED THE MOTION; ALL VOTED IN FAVOR.

T.J. JENSEN MADE A MOTION TO APPROVE THE JULY 5, 2011, WORK SESSION MINUTES AS WRITTEN. CURT McCUISION SECONDED THE MOTION; ALL VOTED IN FAVOR.

4. Recommendation to City Council of Amendments to the General Plan relating to District 8

Chairman Hellewell referred to the executive summary, which included information regarding Area 5, and pointed out that Area 5 was not in District 8. Director Eggett explained the change in Area 2 from PRD to R-3, stating that it was due to acreage. Staff reviewed that parcel again, based on Chairman Hellewell's questioning, and determined that the acreage was less than the required 5 acres to qualify for a PRD. Therefore, Planner Andersen again contacted the property owner and received approval to change the zoning designation on the General Plan to the next highest density, which would be R-3. Staff would also make that change in the General Plan document language. Commissioner Jensen asked if the property owner could purchase adjacent land to qualify for a PRD. Director Eggett pointed out that the land surrounding that parcel was all built out and that the subject property needed an entire acre more to qualify for the PRD zoning.

T.J. JENSEN MOVED TO RECOMMEND APPROVAL OF THE FOLLOWING AMENDMENTS TO THE AREAS IN DISTRICT 8 OF THE GENERAL PLAN MAP, AS IDENTIFIED ON THE PROPOSED GENERAL PLAN MAP AND DOCUMENT, AND TO FORWARD THEM TO CITY COUNCIL: AREA 1 FROM AN R-3 TO A PRD ZONE, AND AREA 2 FROM AN R-4 TO AN R-3 ZONE. TYLER BODRERO SECONDED THE MOTION; ALL VOTED IN FAVOR.

5. Adjournment

T.J. JENSEN MOVED TO ADJOURN AT 6:20 P.M.; ALL VOTED IN FAVOR.

Kenneth Hellewell
Planning Commission Chair