

Minutes of the Syracuse City Planning Commission Work Session held on June 4, 2013, at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

**Present:**

Commission Members: Kenneth Hellewell, Chairman  
TJ Jensen, Vice-Chair  
Gary Pratt  
Curt McCuiston  
Wayne Kinsey  
Brandon Haddick

City Employees: Sherrie Christensen, Community & Economic Development Director  
Jenny Schow, Planner  
Kelly A. Janis, Administrative Professional  
Will Carlson, City Attorney

City Council: Craig Johnson

Excused: Dale Rackman  
Tyler Bodrero

Visitors:

## 1. Department Business

[8:19:11 PM](#)

**Attorney Carlson** – Affordable Housing – Under state code, every city’s general plan must estimate the needs for moderate income housing in the community and they need to establish a plan to meet those needs. Our general plan does that, but not correctly. This does need to be addressed. Under state code, moderate income is defined as 80% of the median household for the county that you reside in. Syracuse City did figure that into the general plan, but only figured the 80% for Syracuse median income, but not for the county. Syracuse has a higher median income than the county, so that inflated what moderate income housing was going to look like. The general plan states that moderate income would be \$60,132 per year. Based on the 2011 Census, that moderate income is only \$55,317 per year; about 10% lower. The general plan says that moderate rent, based on \$60,000 would be \$1,353 and moderate mortgage would be \$186,409. Moderate income mortgage for Syracuse would be \$171,485. My calculations are assuming that the equations used in the general plan are still valid equations. Syracuse median home values are based on substantially above what a moderate income household could afford. Not everyone needs affordable housing; there just needs to be adequate housing to meet the needs of the community. Our general plan states:

**“...more than 1,650 of the homes currently within the City meet the moderate-income housing needs. This currently represents 44 percent of the homes within the City.... It is apparent that the City currently exceeds the demands for moderate income housing and with the availability of existing homes already exceeds the requirement for moderate income housing at build out.”**

### **General Plan p. 18**

That is very optimistic; I just do not know that this is accurate. In the Islander last month, the lieutenant governor talked about poverty and racial diversity and changing the face of Davis County. Especially under current state code, it is important that we not narrow the focus to the city like we have in the general plan. When North Salt Lake or Clearfield become more diverse and lower income, that changes what Syracuse has to do to meet moderate income housing needs. We need to address moderate income housing in the general plan that, at a minimum, complies with state code, on the county and not just Syracuse.

**Commissioner Hellewell** – It has been years since we have looked at the written portion of the plan.

**Attorney Carlson** – There was talk last week about a potential lawsuit due to the lack of affordable housing in Syracuse.

**Commissioner Pratt** – So what you are saying is the plan that we worked our numbers off previously doesn’t exist anymore – did they replace it with something else?

**Attorney Carlson** – Unfortunately, that information I could not find. That department has no new publications on this issue.

**Commissioner Pratt** – Previously, it was centered on the city and now you are alluding to the fact that we need to incorporate it regionally then?

**Attorney Carlson** – Yes, and if I seemed ambiguous on that, I apologize. State code requires us to look at the entire county. It could be possible that we would have to look larger. But right now, according to state code, moderate income housing is 80% for the county.

**Director Christensen** – The purpose of county based analysis is to prevent one city from bearing the burden of all of the affordable housing. I believe that it would be good to do an update of the general plan.

**Commissioner Hellewell** – I recommend that we put the verbiage and the written portion of the general plan, with the most recent general plan changes out there on our next topic. I think we should put this on as a future topic.

**Attorney Carlson departed**

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**Commissioner Hellewell** – We do have some R-4 areas; we could either rewrite something into the R-4 zone or go through the rezone process and rezone R-4 into something else.

**Director Christensen** – The problem with rezoning the areas that are zoned R-4 is to deal with the 10 day protest period and the noticing requirements. The cost of mailing notices and posting each property, and the staff time would be astronomical.

**Commissioner Hellewell** – I would recommend to the Commission that we have staff come up with an ordinance for R4.

**Commissioner Pratt** – We should keep R-4 on the books, but terminate it.

**Commissioner Hellewell** - PRD to replace R4. We have more control in PRD and we can make it look more the way we want it to.

**Director Christensen** – The problem is that we cannot get rid of zoning code in ordinance because we have property that has already been deemed R-4. Then that property would have no zoning. We need to have something in place in reference to R-4 zoning.

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**Director Christensen** – The cluster subdivision is not a zoning, it is a conditional use permit and it becomes a right by use.

**Planner Schow** – R-4 is not at build out; I had another building permit application come in today. It is very difficult to explain that there are no setbacks. There are still a handful of vacant lots in R-4.

**Commissioner Hellewell** – Can we come up with something for our next work session?

**Director Christensen** – I am skeptical about advertising a public hearing tomorrow on an ordinance I have not written. The funeral homes would be fine. I would prefer for us to work on it during a work session and then have a public hearing.

**Planner Schow** – We are also about 2 weeks out on building permit reviews, so anything that comes in currently will have a two week waiting period.

**Commissioner Pratt** – Can we put tabling or a moratorium on anything that comes in?

**Commissioner Hellewell** – Let's plan on adding that to the regular meeting in July.

**Commissioner Jensen** – I do think that in a clustering subdivision we need to introduce setbacks.

There was discussion about changing the general plan and/or the ordinance about cluster subdivisions. The general plan is a recommending document.

## 2. Next Agenda

- Conditional use permit for a duplex
- Zone change to add funeral homes to PO – Professional Office

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**Commissioner Jensen** was talking about a conference.

## 3. Adjourn – Motion by Commissioner Pratt

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