

Minutes of the Syracuse City Planning Commission Work Session held on July 16, 2013, at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

**Present:**

Commission Members:	Curt McCuiston, Chairman Kenneth Hellewell TJ Jensen Dale Rackham Gary Pratt Wayne Kinsey
City Employees:	Sherrie Christensen, Community & Economic Development Director Jenny Schow, Planner Kelly A. Janis, Administrative Professional Steven Garside, City Attorney
City Council:	Craig Johnson
Excused:	Tyler Bodrero, Vice-Chairman
Visitors:	None

## 1. Department Business

[7:04:14 PM](#)

**Director Christensen** – I will be on vacation soon and if you need anything, please see Kelly Janis or Jenny Schow. I would like to give a reminder about the upcoming Layton/Syracuse Marathon. The City will be in charge of finding volunteers.

- Moonlight Bike Ride is this weekend.
- The City Council meeting that was scheduled for July 23 has been cancelled and moved to July 30 for an extended work session meeting. The majority of the discussion will revolve around the Planning Commission. In addition, Ninigret and the General Plan change.
- The City Council meeting that was scheduled for August 13 has been cancelled due to the Primary Election and will have only one meeting on August 27.
- The ARC Chapter passed and we will get that added to your ordinances. Drop Box will be updated as well.

**Planner Schow** – Harvest Point 6 is coming through and they are hoping to be on the August 6 meeting. They are only going to do the one phase for final. Zaugg Meadows should be back for final approval as soon as they can get their modifications made.

**Director Christensen** – I have been working with Still Water to help draft their development agreement.

**Commissioner Jensen** – I would like to remind the City Council that we are volunteers. I shared Brandon Haddick's comments and tried to stick up for the Planning Commission.

**Director Christensen** – The National Park Service (NPS) has a Planning grant available where they will come in and do planning assistance for trails. Noah Steele and I met with the Park Service this past Friday and we went out to the Causeway and we discussed a feasibility study for the shoreline trail. They were really excited about the idea about being able to start that process of the trail along the shoreline, as well as, connecting down from Gentile up to the Causeway and then from the Causeway up to our trail at Rock Creek. We will work on connecting the Rock Creek trail to the SR 193 trail. We had a good meeting with the NPS.

[7:13:01 PM](#)

### Planning Commission Appointments

**Director Christensen** – The Mayor, Curt McCuiston, and I met last week and we interviewed applicants for the 3 open Planning Commission seats. They are Anne Greeson and Ralph Vaughan, and the alternate will be Sean Dixon.

**Commissioner McCuiston** – Any thoughts or discussion on that?

**Commissioner Rackham** – As far as the Planning Commission, we should put a letter together recommending that they reinstate Commissioners Hellewell and Pratt.

**Commissioner Jensen** – My comment on that: it is the Mayor's appointment and she can put up whomever she wants. We can send a letter, but ultimately, it is her appointment with the advice from City Council.

**Commissioner Kinsey** – I would be totally unopposed to a letter.

**Commissioner Pratt** – We have not indicated that we want out and we are the two senior people on the Planning Commission; of the 8 people that applied, 2 were not interviewed and that was us. I would like to see a letter from the PC for support in our reappointment, since we are not asking to be relieved of our duties and not being considered is a little bit of a slap in the face considering we are the two senior people on the Planning Commission. We would like you all to support us on that, and it would give the City Council a third option. They are not giving me the opportunity to do that.

**Attorney Garside** – Just like Mr. Jensen said, it would be “A” political, and no different than if you combined it as a citizen’s letter, because you represent the zoning code. That is the limit to your authority and power.

**Commissioner Jensen** – Those are the Mayor’s appointments. I feel that support in a letter would be making a political statement and as an apolitical body, we are not supposed to do that.

**Commissioner Pratt** – You made a pretty good statement for Brandon Haddick.

**Commissioner Kinsey** – My reasoning for supporting the letter would be losing the experience of the 2 senior members.

**Commissioner Hellewell** – It is a benefit to have experience, especially from past decisions. I think that it is valuable to have history in the Planning Commission.

**Commissioner Jensen** – I do not disagree because in the past, we have had some individuals serve 8 years. There certainly is an advantage to that.

**Commissioner McCuiston** – It is hard to go one way or the other. I am going to be presenting the applicants to Council; I do not want to appear biased.

[7:25:44 PM](#)

### Cluster Subdivisions

**Director Christensen** – What we need is conservation easement language.

**Commissioner Rackham** – When I was reading through this, the purpose is very specific. I think the development requirements and cluster subdivisions shall be tailored for a defined specific use. (10-16-020)

**Director Christensen** – What would you like it to say?

**Commissioner Rackham** – The cluster subdivision shall be tailored for a defined specific use.

**Commissioner Rackham** – I think that more specific language needs to be in the requirements.

**Director Christensen** – Does anyone have any thoughts on how I was trying to structure the setbacks for single family dwellings?

**Commissioner Rackham** – The think that we need to be more specific on the side requirements.

**Director Christensen** – That brings up the point to what was raised after the meeting with Brighton Homes. He was stating that he has seen developments where they would put the garage side of the home right on the property line and then the 16” would be on the other side so that they would have a nice 16’ side yard rather than 8’ and 8’ and putting fences down the middle.

**Commissioner Hellewell** – Would they put the garages next to each other?

**Director Christensen** – That is why there is the point about the minimum separation of dwellings.

**Commissioner Rackham** – If you are not controlling the design, you never know what you are going to get.

**Director Christensen** - We do control the design of the buildings.

**Planner Schow** – The 8’ and 8’ is the simplest way. Could we write a zero lot line adjustment to get it to the 8’ and 8’ and make the language very specific?

**Commissioner Jensen** – What would concern me is the 2<sup>nd</sup> story and privacy issues.

**Planner Schow** – Single story would be the best.

**Director Christensen** – On the open space preservation table, are those the right numbers?

**Commissioner Hellewell** – The numbers are correct.

**Director Christensen** – On the open space language, does that meet what your intent was Dale?

**Commissioner Rackham** – Yes.

### Moderate Income Housing

[8:00:26 PM](#)

**Commissioner Rackham** – What is the definition of moderate income housing?

**Director Christensen** – These are the basic requirements under state code; we have to estimate our current supply of moderate income housing. We have to have a 5 year estimate of the need for moderate income housing, and we have to revise it every two years. I am not sure when we updated our moderate income housing plan. The moderate income housing plan is part of our General Plan. It was rated out of a scale of 10 ~ 2.5. We fail on our existing plan. In addition, every two years, we are supposed to revise it and send in a document.

**Commissioner Rackham** – Does the county have to have a plan?

**Director Christensen** – Yes, every jurisdiction, county, and city.

**Commissioner Pratt** – Whose responsibility is it to enforce moderate income housing in the state?

**Director Christensen** – We would be sued by developers who try to do moderate income housing, especially if we put up barriers to it.

**Attorney Garside** – The state really has no “stick”. If we do not do plan, then we are not eligible for certain grants and things like that. The “stick” is from the private sector.

**Director Christensen** – We have to evaluate our potential regulatory barriers to moderate income housing,

**Commissioner Pratt** – So the developer goes around and sues all of the cities who do not meet this requirement and they could win money by not doing anything?

**Director Christensen** – They would have to get denied; they would have to apply for a project and it would have it be denied. Here is a description of city or county programs that encourage moderate income housing. Currently in our county, the programs that we have through Davis County Housing Authority, there are only 2: Section 8 Vouchers and the County actually owns some units that they rent. Those are the only programs available here.

**Commissioner Rackham** – Based on Syracuse’s population and cost of housing, what would a moderate income house cost here in Syracuse?

**Director Christensen** – We have to go with the area median income, which is Davis County. Syracuse median income is \$84,604. The Davis County area median income is \$71,500. Moderate income housing is considered somebody who makes 80% of that, which would be \$57,200. Basically that could purchase you a home between \$216,000 - \$258,000. We are required to adopt a moderate income housing plan, update it, and we are required to report it every two years.

**Commissioner Pratt** – Who is going to be responsible for inventorying the low income housing in Syracuse?

**Director Christensen** – This is our responsibility.

**Attorney Garside** – If you are in the process of developing the plan, the City would be fine. It is when the developer comes and forces the issue. Less desirable lots, 8:21:56

**Director Christensen** – This is just our responsibility to do and we do need to address this on some level. These are just some of the data that we have to acquire as we go through this update. This is a very high median income and we may not be lacking in affordable housing. But I do not know this until we do the numbers. This is what we are required to do is moderate income housing, not extreme low income housing.

**Commissioner Jensen** – The used housing, does that count toward moderate income?

**Director Christensen** – If they are reselling their houses and the individual buying falls within the guidelines. There are things that you cannot violate in the Fair Housing Act. Once we gather the data, then we must analyze it. How does the current and future population sizes and income levels and housing needs compare to each other and do we anticipate that we have a shortage or surplus; how affordable is the current housing stock for the target population, and how many additional affordable housing units may be needed.

**Commissioner Jensen** – Can we go off of the County appraisals? How do we determine that?

**Director Christensen** – We have to be reasonably defensible in whatever position we choose with our data and that we use it in good faith. This plan talks about high quality plans and they are going to empower the decision makers, the plan should be action oriented and should have specific concrete goals. We need to make sure that we are writing our plan for our community and not for the state and then every two years we need to reevaluate it and find out what is and is not working, what has been done, and to be able to report on those items. There is funding for various housing projects, it just depends on how we decide to go with our moderate income housing plan and what kind of things we want to do.

**Commissioner Pratt** – Are we required to have some kind of financing program?

**Director Christensen** – No, we have to have our own plan and if what we plan to do is something that we want to get more involved in to make it work, we can look at other options for funding for affordable housing. We can use RDA money; for instance, if one of our affordable housing goals was to provide better quality for our very low income people, we could use those funds to relocate those tenants into other units.

**Attorney Garside** – There are many programs out there and some are pretty simple. RDA money can be used for less desirable lots.

**Director Christensen** – It just depends on where we decide to go with the housing plan. I will be gathering the data within the next few months.

**Commissioner Jensen** – Our first step is to see exactly where we are at and then we can find out what we need to do.

**Director Christensen** - There are many ways the city could meet affordable and moderate income housing.

## 2. Next Agenda

Writing language for Zero Lot Line.

## 3. Adjourn – Motion by Commissioner Jensen. All in favor.