

Minutes of the Syracuse City Planning Commission Work Session held on January 7, 2014, at 6:00 p.m., in the large Council Conference Room, 1979 West 1900 South, Syracuse City, Davis County, Utah.

**Present:**

Commission Members: Curt McCuiston, Chairman  
Tyler Bodrero, Vice-Chairman  
TJ Jensen  
Wayne Kinsey  
Dale Rackham  
Ralph Vaughan  
Sean Dixon

City Employees: Sherrie Christensen, Community and Economic Development Director  
Jenny Schow, Planner  
Kelly A. Janis, Planning Administrator  
Clint Drake, City Attorney  
Terry Palmer, Mayor

City Council: Craig Johnson

Excused: Commissioner Anne Greeson

Visitors: Gary Pratt

### 1. Department Business

**Director Christensen** – Presented the department business:

- Mayor Palmer has been sworn into office.
- Joint work session with Council has been scheduled for January 28<sup>th</sup>, pending approval by the Mayor.
- SR-193 is now open and complete, which will help in marketing the industrial area and take traffic pressure off of Antelope Dr.
- The Planning Commissioners W-2 have been mailed.
- Wilcox annexation has been approved and the PC can expect an application on that PRD in the coming months.
- At the next City Council meeting the Council will be addressing the hiring of the City Manager.
- Staff continues to work with Still Water on the Development Agreement, there should be an application coming forward in the next month.
- Future item-WFRC is having an open house in Clearfield on February 24.

### 2. Commissioner Reports

No reports were given.

### 3. Discussion Items

**General Plan Survey**-The Planning Commission reviewed the draft questions. The following suggestions were made:

- Add a question for the number of adults living in the house.
- The format of the survey should ask a range of answers, will be done on line.
- The term “permanent resident” was asked to be changed to ask “year round” or “seasonal”
- There needs to be a purpose statement explaining why the city is collecting the info, how it will be used and that it is anonymous. The privacy of citizens will be protected.
- There will be one unique code per household to ensure that one survey per home.
- Suggested question regarding number of vehicles per household.
- The survey can’t be too long or people won’t complete the survey.
- Suggested to put a comment section at the end of each question.
- Satisfaction with parks/recreational facilities, adding questions about fishing, lacrosse.
- Proximity to work
- Suggestion on density questions be broken down into lot sizes or units per acre.
- Multi family housing question changed wording to where could it be developed, give choices of location near transportation nodes (SR-193, WDC, Antelope, etc.)
- Suggestions for open space definitions and uses allowed in open space and types favored, suggested graphic to select areas where open space is desired.
- Questions were discussed regarding transportation and commuting, what form of transportation is used.
- Rank or select top 2-3 most pressing transportation needs.
- Change commercial development questions to where could it be developed.

- Industrial zoning location options, perhaps near the sewer district.
- Keep the wording simplified, don't over wordsmith.
- Put the more important questions toward the beginning of the survey, and don't duplicate questions.

**Animals**

The Planning Commission discussed whether the points system is too onerous or not. The city has been relying on the Nuisance Ordinance to enforce issues with roosters, but perhaps better regulations would give direction to the enforcement officers/animal control. Commissioner Vaughan stated that he did some research on regulations regarding roosters throughout the state. It will be placed on the next work session agenda to discuss. The Planning Commission may entertain making a recommendation on the nuisance ordinance. A copy of the nuisance ordinance will be placed in the drop box for the Commission.

**Metal Buildings in Industrial Zone**

This will also be placed on the next work session agenda.

**Duplex/Accessory Dwelling Unit Amendments**-The most recent revisions were reviewed. The Planning Commission requested additional pictures in the "this/not this" section. It was determined that significant changes had been made to the proposed amendments since the last public hearing and it was advised that the Planning Commission hold an additional public hearing prior to making a recommendation to the Council. It will be scheduled for January 21<sup>st</sup>.

**4. Next Agenda Items**

No applications for the next agenda, staff would like to suggest that the Planning Commission discuss Trailside 7 in work session to determine how/if a trail connection should be made and tie in the open space to the whole development.

Public Hearing on Duplex amendments

Future Work Session items:

- Review Nuisance Ordinance
- Animals
- Rooster Survey from Commissioner Vaughan
- Commercial Parking
- Maintenance of entry monuments in subdivisions
- Items to discuss with the Council for the Joint Work Session

**5. Adjourn**

**COMMISSIONER VAUGHAN MOVED TO ADJOURN THE MEETING, ALL VOTED IN FAVOR.**

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Curt McCuiston, Chairman

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Prepared by:  
Sherrie Christensen, CED Director

Date Approved: