
Minutes of the Syracuse City Planning Commission Work Session held on February 18, 2014, at 6:00 p.m., in the Council Chambers, 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
Ann Greeson

City Employees: Terry Palmer, Mayor
Brody Bovero, City Manager
Jenny Schow, Planner
Clint Drake, City Attorney
Noah Steele, Planner

City Council: Craig Johnson

Excused: Sherrie Christensen, Community and Economic Development Director

Visitors: Gary Pratt

1. Department Business

- The new City Manager, Brody Bovero was present to introduce himself to the Commission. He expressed appreciation for the Commission and the citizens and looks forward to working with the Commission. He gave a brief history of his experience.
- Commissioner Jensen commented that the staff needs a white board in their office to keep track of developments and tasks we are working on, so that things aren't forgotten.
- Duplex ordinance will be on the first Council agenda in March.
- Attorney Drake advised the Commission that when they table an item it would be helpful if you indicate a date when it will be reconsidered.
- Director Christensen will return on Monday. Department are hoping to interview next week for the administrative professional position that closed today.
- Planner Steele reported on some projects in the works a coffee shop in the Shadow Point Commercial Subdivision and a professional business south of the Movie Theaters. Also east of Smith's someone requested a zone change application.
- The Commission discussed the tabled application for Still Water
 - Planner Schow reported that staff would need time to review the minutes to determine what the previous minutes and motions reflect.
 - Commissioner Bodrero commented that a lot of public comment was accepted but may not have been appropriate and may have muddied the water. He would like to see in future packets the previous minutes/motions on multi-meeting agenda applications to see a timeline of the application. Perhaps in the executive summary could have the checklist of the previous conditions could be checked off. He suggested that the application forms have a notarized signature of the owner.
 - Attorney Drake will look into the signature issue on application forms. He commented that some of the issues tonight relate directly to Director Christensen being absent tonight due to her surgery and her knowledge of the project, having worked on it for the last two years. As well that Planner Schow and Steele are extremely overloaded right now with her absence and the vacancy in the administrative professional position and they are doing a very good job trying to fill in and cover for those two vacancies.
 - Commissioner Bodrero asked that some research be done prior to the next date that the Still Water development is on the agenda.
 - Commissioner Vaughan clarified that the motion was to table the action on the proposal as presented tonight. If staff learns the lot sizes are not correct, he would like to clarify that the developer can modify the submittal prior to it coming back.

- Commissioner Jensen suggested that the applicant may decide if they would prefer to come to a work session prior to being placed on the regular agenda if needed.
- Mike Thayne commented that staff has had the application for a month and he felt that the application was ready and all issues had been addressed with many meetings with all the staff. The City staff has worked very hard to make sure we have met the requirements of the code. He is disappointed that some questions came up that really had been addressed and were not appropriate. He feels this is showing a lack of trust between the City and the developer is not fair based upon their work on this development. He is disappointed by the outcome from the meeting and being tabled, he would like to be back on the agenda in two weeks.
- City Attorney suggested the item be on the agenda in two weeks. The county road issue needs to be addressed and that will give staff time to find out how that needs to be addressed.
- Commissioner Bodrero discussed the need to stub the roads to the adjacent properties in areas where they are appropriate and will be used. He commented that he believes that the locations where the roads are proposed to be stubbed is sufficient. It is not appropriate to put the burden entirely on the developer to provide all the accesses to future development.
- Chairman McCuiston state that it is important to look at the whole transportation network so that the city doesn't end up with neighborhoods that are difficult to get in and out of because there is only one provided access on one main road to get access or through a maze of roads.
- Commissioner Rackham commented that Chapter 16 and Chapter 2 are not consistent. One lists a Cluster Subdivision being a minimum of 10 acres and the other being a minimum of 5 acres.

2. Commissioner Reports

Commissioner Jensen reported that he and Planner Schow attended a conference on open space and cluster subdivisions. He will prepare a report for the Commission. He also commented that there are documents in the drop box regarding the discussion of the Shared Solution. He noted that the Administration would like to consider this and give direction to the Commission prior to any action by the Commission. This will be on the agenda for Council work session.

3. Discussion Items

Commissioner Greeson discussed the priorities of Commission work and distributed a survey that she would like the Commission to rank the priorities. The Commission would like to see what the staffs prioritize separately. She would like to see the responses from the Commission at the next meeting.

Commission would like to have the metal buildings in industrial zones put to bed very soon.

The presentation by Commissioner Jensen was postponed until a future agenda date.

4. Next Agenda Items

Planner Schow reported the upcoming applications:

- Briggs property at 1950 S. 1000 W.-General Plan Amendment
- Monterey Estates-Final Plat
- Home Occupation for a Tumbling Studio-would like your concerns prior to the night of the meeting
- Still Lakes-Preliminary Again-They had been pressuring staff to get it on the agenda tonight

Commissioner Jensen asked that future agendas have a public comment period at the beginning of every meeting.

5. Adjourn

Curt McCuiston, Chairman

Sherrie Christensen, CED Director

Date Approved: