

Minutes of the Syracuse City Planning Commission Work Session held on March 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
Dale Rackham
TJ Jensen
Wayne Kinsey

City Employees: Sherrie Christensen, Director of Community & Economic Development
Jenny Schow, Planner
Clint Drake, City Attorney
Brian Bloemen, City Engineer
Jo Hamblin, Deputy Fire Chief

Excused: Anne Greeson
Ralph Vaughan

Visitors: Matt Yeates
Colby Bond

1. Department Business

[7:58:50 PM](#)

- There will be a new planning administrator by next Planning Commissioner meeting.
- There has been a severe increase in developments.
- Request for an alternate by Commissioner Jensen.
There was a discussion regarding a quorum and Mayor Palmer decided not to have the position of an alternate planning commissioner filled.

2. Commissioner Reports

[8:03:09 PM](#)

Commissioner Jensen stated the Trails Committee will meet this month to discuss Davis County Trails.

3. Discussion Items

[8:04:24 PM](#)

a. Application from Wright Development Group

Planner Schow stated they received an application from the Wright Development Group for a section of land located on 1000 West. They received their General Plan Amendment from the City Council and they brought in the Rezone and Sketch Plan application. She asked the planning commission if they would like the applications together or separately.

Commissioner Jensen discussed a General Plan change review for R-3 Residential, near the Keller property, as requested by the City Council. Director Christensen discussed contacting property owners within the area and receiving feedback before an official Work Session is scheduled regarding this item.

Planner Schow suggested separating the applications. Commissioner Bodrero stated as long as City Council does not have an issue receiving the Rezone and Sketch at the same time, he did not see any issue with it. He did not want to make this a standard practice, but rather on a case by case. Chairman McCuiston stated he would like to see them one at a time to avoid any confusion.

b. Recommendations from City Council

Commissioner Jensen asked City Attorney Drake regarding deadlines to respond to City Council request for recommendations. City Attorney Drake stated there is a provision in the ordinance that states the requests should be acted upon within 30 days depending on the situation. He stated if the City Council is asking for an opinion then it wouldn't apply to the 30 day rule. He stated it is more in regards to a land use application, etc. Commissioner Jensen stated City Council members have indicated they will act with or without the recommendation from the planning commission regarding the change for PRD zoning. He stated they have asked for a formal recommendation. Director Christensen stated this would not be something that could be acted upon within 30 days because of the drafting process. She stated you need a Work Session to draft the ordinance and work load also needs to be taken into consideration. She suggested designated the priorities of the items they would like to see on Work Session.

4. Next Agenda Items

8:16:28 PM

Planner Schow stated the items on the next agenda are: Conditional Use Permit from Dollar Loan Center, Rezone and Sketch from the Wright Group, and General Plan request for the northwest area in the city. The Work Session Agenda will be the Keller Property discussion. Planner Schow stated the Steed property will return with a General Plan Amendment for R-3 Residential. Director Christensen asked if the planning commission would like the West Davis Corridor and PRD on the next Work Session.

There was discussion regarding Commissioner Jensen’s preparation for the presentation on the Shared Solution for the next Work Session. Commissioner Jensen gave a brief over view of Farmington’s perspective. Planner Steele discussed a work shop he attended for UDOT (Utah Department of Transportation) called Travel Wise. It is a program that encourages cities to do things that cost less than brand new roads. Members of Travel Wise are interested in meeting with the Mayor and discussing alternatives.

The planning commissioners discussed the importance of reviewing the proposed General Plan Amendments. They put the General Plan Amendment discussion to the next Work Session.

Planner Steele stated the Architecture Review Committee will have meetings whether or not they have an applicant, so the committee can ensure proper process. Director Christensen directed the committee to review the ordinance of Title X and give feedback.

Chairman McCuiston stated the roundabouts are becoming an issue within the city. He recommended additional law enforcement. He stated due to the lengthy detour residents are driving the opposite direction in the roundabouts. He mentioned several signs seen in the roundabouts that were against ordinance. Director Christensen stated they are working with code enforcement regarding the violations.

There was discussion regarding business access during construction with an emphasis on helping the businesses stay in business during construction and finding a balance with temporary signs.

Adjourn.

Curt McCuiston, Chairman

Jackie Manning, Admin Professional

Date approved: _____