

Minutes of the Syracuse City Planning Commission Work Session held on May 20, 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  
Dale Commissioner Rackham  
Ralph Vaughn  
TJ Jensen  
Wayne Kinsey
  - City Employees: Jenny Schow, Planner  
Jackie Manning, Admin Professional  
Clint Drake, City Attorney  
Clint Attorney  
Terry Palmer, Mayor  
Brian Bloemen, City Engineer  
Jo Hamblin, Deputy Fire Chief
  - Excused: Sherrie Christensen, Director of Community & Economic Development  
Commissioner Anne Greeson  
Commissioner Tyler Brodrero
  - Visitors: Gary Pratt

**1. Department Business**

6:35:51 PM

- Request for Discussion on the West Davis Corridor on the Next Agenda, by Commissioner Jensen.
- Request for keeping Minutes current by Commissioner Vaughan.
- Suggestion for a member of staff to report to planning commission on actions taken by city council for items the planning commissioner referred to the city council, by Commissioner Vaughan.
- Commissioner Vaughan Suggested to add a sentence to public comment, "This is an opportunity to address the planning commission on any concern or item not on the agenda." City Attorney Drake stated if you have a public comment portion of a public meeting it is difficult to restrict what they are going to talk about. He stated if they are going to have an opportunity within the same meeting then they should wait until the agenda item. He would hesitate to put limitations on public comment.
- Suggested changing code for the Conditional Use Permits from "Public Meeting" to "Public Hearing", by Commissioner Jensen. Commissioner Jensen asked staff to address the council regarding the code change. Commissioner Kinsey agreed.

Commissioner Vaughan stated according to the city code an alternate planning commissioner is a regular designated position. He stated the code needed to change to eliminate "alternate" or that opening should be reposted. He stated an alternate would have helped with the Still Water Estates. This was significant for him, because he changed his vote from against the project to be in favor, solely to avoid delaying the project any longer. City Attorney Drake stated he did not have the code in front of him, but if it says "may appoint", "May" is advisory, but if it says "shall appoint", then "Shall" is mandatory. Planner Schow stated the decision was made not to fill the alternate position. She stated they can mention it again and readdress it.

**2. Commissioner Reports**

6:52:04PM

Commissioner Jensen stated the city council approved all the recommended zoning changes by the planning commission. He stated on [Lakeview Farm LLC] the council approved the applicant's entire request for the general plan amendment from R-1 Residential to R-2 and R-3. Commissioner Jensen invited Gary Pratt to speak regarding the council's decision. Gary Pratt, Syracuse, Utah stated the reason the rezone got approved to R-2 and R-3 was they didn't feel there was much of a difference in lot sizes. Commissioner Vaughan suggested reviewing the definition for R-1, R-2, and R-3 and base it solely on square feet to make it clear. Commissioner Rackham agreed there needed to be a difference in size. Commissioner Jensen stated the current system allows the developer to be creative and allow for trails and parks. He felt enforcing minimum lot size would take away the incentive.

**Adjourn**

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Curt McCuiston, Chairman

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Jackie Manning, Admin Professional

Date approved: \_\_\_\_\_