

Minutes of the Syracuse Planning Commission Work Session, November 17, 2015

Minutes of the Syracuse City Planning Commission Work Session held on November 17, 2015, at 6:00 p.m., in the Conference Room, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present:

Commission Members:	Ralph Vaughan, Chairman TJ Jensen Curt McCuistion Greg Day Grant Thorson
City Employees:	Jenny Schow, Planner Paul Roberts, City Attorney Noah Steele, Planner Stacy Adams, Admin Professional
City Council:	Councilman Mike Gailey
Excused:	Commissioner Rackham Commissioner McCuistion
Visitors:	Adam Bernard

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1. **Department Business:**
a. City Council Report

Planner Schow stated the Department Heads and current and new City Council members held a retreat and met and went over the plans for the City. Staff will be presenting a final plan application for Keller Crossing phase 3 at the next meeting. Also busy getting new phases that have been approved online and plats recorded so developers can get more lots ready to go through the winter. Commissioner Jensen asked if staff knew the number of lots that were approved this year so far for residential. Planner Schow stated the Building Department could get that information.

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b. City Attorney Updates

City Attorney Roberts asked if they wanted to discuss the Bylaws Review. Commissioner Jensen stated he would like to make the recommendation that they have the entire Planning Commission present or at least more members than 4, it is a valuable discussion to have but thinks they need to have more Commissioners present to have that discussion. Commissioner Moultrie seconded that as well. Commissioner Vaughan stated it is optimistic that they will have more Commissioners present at a meeting. Commissioner Jensen stated they should have at least 5, not counting the alternate. Commissioner Vaughan agrees with Commissioner Jensen and they should have at least 5, so they can have 4/1 or a super majority. Commissioner Jensen stated even though it is a work session, he would make the motion to table the Bylaws for next time. Commissioner Vaughan stated they are important for the Planning Commission and would be a good idea. Commissioner Vaughan asked to have the Bylaws a continuing item on the agenda and they will take action when they have 5 seated.

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c. Upcoming Agenda Items

Planner Schow stated she was requested to ask the Commission if they would cancel the last meeting in December. Commissioner Jensen stated the City Council had also cancelled their last meeting in December. Commissioner Vaughan asked if there was anything for the benefit of applicants that is important that would need to be done before the end of the year. Planner Schow stated no, the only thing she is aware of coming up is the final approval is the final phase for Keller Crossing phase 3, the only other thing that could come up if anyone applied for a rezone as a result of the general plan closing. Commissioner Vaughan stated they can tentatively cancel it and if the City Council has something that they urgently needs them to consider they can be reinstated. Commissioner Jensen stated he doesn't think it will not matter if they have a meeting on the 15th or the first week of January. Planner Schow stated they can tentatively cancel and then make it formal at the next meeting on December 1st. Commissioner Jensen stated they will meet on January 5th and the City Council won't meet before January 12th. Planner Schow stated it will not hold anyone back and doesn't foresee a large load of work of new applications coming in. Commissioner Jensen stated if the situation changes they can discuss that at their next meeting. Commissioner Vaughan stated in Planners Schow's judgement there is no need for them to meet, send the Commission an email to confirm.

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Commissioner Jensen stated the Title X changes that the Commission proposed were passed by the City Council, the only significant change they made was they took out 10 acre minimum requirement if the Council wants to let someone open the plan outside of the 2 year schedule, they don't have to have at least 10 acres, as long as they can make a compelling argument to the Council to consider. Commissioner thought that was a good change. Commissioner Jensen stated Syracuse wasn't in its finest hour last week, it was a pretty contentious meeting when it didn't need to be and apologizes for having a part in that too, wish people could have discussed things like adults rather than pointing fingers, it could have been handled better.

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2. **Discussion Items:**
a. Noise Ordinance

Commissioner Vaughan stated they have discussed the need for a noise ordinance in previous meetings. The noise ordinance for Salt Lake County and Salt Lake City is 22-26 pages, it is massive, but suggested to initially start with 3 paragraphs. Commissioner Jensen stated the one thing he wants to see in a noise ordinance is something that allows reasonable noise levels during the day but a lower level at night, whether that is 10 pm essentially don't want to have people making all sorts of noise at 3 o'clock in the morning, don't want to be too restrictive but by the same token need to have an ordinance that allows more noise during the day. Commissioner Vaughan stated what he proposed does include noise levels and those noise levels are standard through the Western U.S. There is a time on general noise, but a caveat on that, if they are doing to have anything decibel a specific decibel number also have to have a decibel meter, industrial grade, used and used by code enforcement and trained on it. Commissioner Jensen stated they are a City of 27,000, they can afford a decibel meter. Commissioner Vaughan stated on motor vehicles, talking about off road bikes, which is more strict, with the use of snow mobiles and open exhaust. Construction noise speaks for its self and the last section refuge vehicle, trash pickup, started it at 7pm to 7am, in his neighborhood the trash man is there at 615am, so not sure how they would feel about that, but there is also a provision for a noise administrator, the trash company could make a blanket application for that. Commissioner Vaughan stated these are just suggestions for the Commission to think on and open for discussion and for staff and City Attorney to review. Commissioner Moultrie stated he thought it was good, this is what residents have wanted and is tired of some of the loud noise late at night. Commissioner Vaughan stated there is an exemption for fireworks, fireworks display is approved or permitted by the Fire Marshall.

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Commissioner Jensen wanted to compliment the City Attorney, he was trying to come up with draft language for the general plan to allow appendixes for that plan to be added at any time without them having to open the plan, for an example the parks master plan is appended to that document which is a good place for it, so citizens can find it, they can change the parks master plan whenever they want and don't have to involve the general plan process to do that. Had come up with a really complex amendment and the City Attorney came up with a much simpler way and thought it was really good and wanted to compliment him on that.

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3. **Commissioner Reports:**

Commissioner Moultrie stated they should limit the time to 5 minutes each, but had nothing to report. Commissioner Jensen stated the Davis County Act of Transportation Committee will be meeting this week and invited City Manager Brody Bovero to attend because they are going to be talking about what is going to happen since Proposition 1 was passed, which approved the quarter cent sales tax increase which would go to transportation. Syracuse the estimates from the committee are an extra \$278,000 a year based on current projections that would go to the City budget, which can be used for roads that need to be fixed but also can be used for trails and that type of things. The County's portion will be over 2 million and they discussed maybe doing a grant program or allocate some of theta money to the Cities as projects are submitted. Commissioner Thorson stated he had nothing to report.

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Commissioner Vaughan stated he wanted to extend an apology to Commissioners Rackham and Commissioner Jensen. At the last City Council meeting he made some comments from the microphone in front of the City Council and to a full house and made some statements that were based on incomplete information. After making those comments it was made known that some of the things he had said were said because not all the facts were known. After it was called to his attention, he apologized to Mr. Rackham and Mr. Jensen, also to Councilman Lisonbee, but apologizing in private is not the same as apologizing in public and putting it on the record and wants to go on record for his sincere humble apology and asks for their forgiveness for those comments. They were hard, they were harsh and sincerely apologize for them and look forward to moving on.

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Commissioner Jensen stated he wanted to comment on that as well. He had commented on it earlier, they tend to get in the bunker mode sometimes when they get passionate about issues and sometimes a lot of this stuff can be resolved if people just sit down and discuss it. Certainly appreciates Commissioner Vaughan's heartfelt apology and has no problem with him raising questions about the process because it is good to know that things are done right and has no problem at all in making sure that is done and bringing information to light. Believes Commissioner Rackham forwarded the minutes from the committee meetings since that was a concern and hadn't remembered seeing them and provided copies and thought that was good of Commissioner Rackham to do that. Hope that in the future they can be a little more constructive when they get into situations like that. The Chambers letter was a little scathing, that was read into the record last week, and if the Chamber had just come to the Planning Commission when they had public hearings and raise their concerns then, think a lot of issues that got blown out of proportion could have been resolved right then and there. Not sure what need to do to amend that bridge with other organizations within the City, specifically the Chamber of Commerce, they are free to attend the public hearings, there is no reason they can't and want to hear from them.

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4. **Adjourn**