

Minutes of the Syracuse Planning Commission Work Session, October 18, 2016

Minutes of the Syracuse City Planning Commission Work Session held on October 18, 2016, at 6:00 p.m., in the Conference Room, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present:

Commission Members: Ralph Vaughan, Chairman
Dale Rackham, Vice Chairman
Greg Day
Curt McCuiston
Grant Thorson
Gary Bingham

City Employees: Noah Steele, Planner
Paul Roberts, City Attorney
Stacy Adams, Commission Secretary

City Council: Councilman Gailey

Excused:

Absent: Commissioner Moultrie

Visitors:

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1. **Department Business:**

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a. City Council Liaison Report

Councilman Gailey stated he has 2 items he would like them to be aware of. At the City Council meeting that they had last week, they discussed the calendar and because some members of the City Council are not available on the 15th, they were going to squat on the Commission's meeting and hold City Council meeting for November on the 15th but there are 2 members of the City Council that are not available that evening and so are going to hold their meeting on November 14th which is a Monday night and will not be meeting on November 8th because of Election night, so are free to hold a meeting on the 15th if have business items. That said looking at the calendar and looking at what needs to be done in relationship to the Woodside development and that annexation and the development of that property, are on a pretty steep timeline for completion of that or getting into that. That property still has not closed and one of the issues is the timeliness of that and make that statement to the Commission so understand that are on a pretty steep timeline there. Will share with the Commission that the approval and the desire of all on the City Council is for them to work with Woodside. All on the City Council feel that this a win for the City, in lieu of the fact that some years ago they sold property over in this same area for a park and just short of 10 acres the City will receive, if the deal goes through, will receive 50 acres of that back with water rights to that property and think that is a win for the City. The money that saved from the sale of the other property now will be placed into amenities in that park as opposed to the land purchases there. Don't think is misrepresenting the Council at all when share with them that this is pretty well a fully supported activity of the Council and it may be that in the next few weeks that will be working fast to be able to allow this sale to move forward. Suspect that the City Council will be meeting once in November that is announced now but sure that they will be meeting in special session with the announcement of a new agenda within 24 hours.

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b. City Attorney Updates

City Attorney Roberts stated nothing tonight.

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c. Upcoming Agenda Items

Planner Steele stated next meeting will have Major Conditional Use for a daycare and then if want to work on the Buffer ordinance or any other ordinance could bring those back to them. Will have Woodside items coming but not next meeting, they have to create a zone and open the General Plan and will apply for a General Plan Amendment and that is when the Planning Commission will see it and assuming everything stays on track that will be in November. Commissioner Vaughan asked if they have anything else scheduled at that time so that will probably be a 1 item agenda but it is going to be a doozy. Planner Steele stated as of right now do not have any applications but hear that will be getting a Site Plan for Utah Onions soon but sometimes they come in when they say they are going to and sometimes they don't. Planner Steele stated City Attorney Roberts reminded him that staff has noticed the General Plan open period will be open for the General Plan Map and has been noticed so can accept applications 90 days prior and that will be first come first serve January 1, 2017. For Woodside the City Council is considering opening especially for them so that they can apply the new they zone they have created to them, but staff does not have any applications for General Plan right now. Planner Steele stated so that is something to discuss if do still want to hold the meeting on November 15th, don't have any applications as of yet, but may come in handy for Woodside. Commissioner Vaughan stated his feeling is to keep it on the calendar for right now and then staff can cancel it within the time period required to cancel, what is the time period that they have to give the general public if they cancel a meeting. Planner Steele stated believe it is 24 hours.

Commissioner Vaughan stated correct, so they can go up to November 13th before make a decision or staff makes a decision. Planner Steele stated staff will know way before 254 hours because depending on what kind of application it is staff will have to do public noticing 10 days before so if don't have anything will be able to let the Commission know a couple weeks before.

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2. Discussion Items: Sale of City Property

City Attorney Roberts stated this is related to the widening of 2000 West. Under City code are required to give recommendations if are ever going to sell land. UDOT is taking a couple little slivers, the first little sliver the City will be receiving \$13,000 for that according to the appraisals. There will also be straight property acquisition and utility easement, a perpetual easement and then also a temporary construction easement. Also a corner that UDOT will be needing for a temporary construction purposes so that is not going to be sold necessarily. Don't need to take action on it tonight just wanted to the give the Commission a heads up will be on the agenda for November 1st and expect that will make a recommendation at that point, if the City were to not sell this then UDOT could take it from the City, so might as well just sell them. There might be more property as the project develops but these are 2 sections currently. The City Engineer has indicated there might be a couple items that are off on this drawing but this is roughly what UDOT needs. Commissioner Vaughan asked if this was basically a pro forma type request to comply with statute in regards of how dispose of property or is this something that there is a real burning argument in staff and Council over. City Attorney Roberts stated ordinance require the Commission to review this so if have any concerns let staff know, otherwise would expect this would probably pass through this body. So this is just information and prepping the Commission for a recommendation on it at the next meeting.

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Commissioner Vaughan asked at the same time there is a whole lot of property that looks like it may be surplus and in his mind that is the property on the west side of the street beginning at the Junior High and going north until get to Utah Onions, where all of the residential homes were taken out. Has staff heard anything additional from UDOT on what they anticipate on doing with the land not needed for the actual right-of-way. Planner Steele stated can speak to that, staff has been in some talks with UDOT and have what is called an embitterment budget, it is a certain amount, a half of a percentage of the project budget that they give the City to do some landscaping and are going to powder coat some poles just to make the project look nice. Are going to work on some street trees and that remaining piece of land are working towards creating, wouldn't call it a linear park but trying to landscape that and provide a buffer for those residents back yards. UDOT will need some detention area so are a little limited of what can be done there but, the concept is that along the fence there will be trees and some vegetation and where can are going to try pushing the sidewalk back a little bit and meander it and put some street trees in. There are some challengers there with utilities, some overhead power lines, so it is a little bit limited but staff is working towards getting a landscape agreement with UDOT so that that remaining parcel look nice. Commissioner Vaughan asked if fencing would be included in any part of that discussion, think a nice uniform fence would dramatically improve visibility of that entire strip, not to say anything about the people whose backyards are looking into but some of them need help and some of them wonder if they would ever be able to improve their new back fence. Planner Steele state fencing was on the list along with a lot of other items but unfortunately have had to cut down on some things, but screening will still happen for those residents. The main focus has been street trees and try to get those at a regular interval along the corridor but are going to focus on covering up those backyards as much as possible with vegetation. Commissioner Vaughan asked if the City would be against a citizen group, an informal citizen group, unorganized coming forward to volunteer and donate a whole bunch of trees so that the money that would have been spent on those trees could be diverted to an actual fence. Planner Steele stated he doesn't think so, can't remember off the top of his head the cost for fencing for that long corridor, but it was more than just a few trees, it was a significant amount for fencing for something that long. Commissioner Vaughan stated he apologizes for putting staff on the spot. Commissioner Day stated related to that as from a what a facility UDOT is planning, will that be similar to the one when they widening Antelope that they placed up here, is the facility going to be similar in scope and look and feel as that one. Planner Steele stated he hopes it doesn't. It will function like that but it won't be fenced in, and are going to have some turf in it and it will integrate seamlessly with the linear park, that is the goal.

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3. Commissioner Reports

Commissioner Day stated he doesn't have anything to report. Commissioner McCuiston stated nothing to report. Commissioner Rackham stated after last meeting saying they were not going to meet on the 15th, had scheduled something so regardless whether if have the meeting or not will not be there. Commissioner Bingham stated nothing to report. Commissioner Thorson stated nothing to report. Commissioner Vaughan stated nothing also.

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4. Adjourn

COMMISSIONER MCCUISTION MADE A MOTION TO ADJOURN. COMMISSIONER THORSON SECONDED THE MOTION. ALL WERE IN FAVOR, MOTION CARRIED UNANIMOUSLY.