

Minutes of the Syracuse Planning Commission Work Session, September 20, 2016

Minutes of the Syracuse City Planning Commission Work Session held on September 20, 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
Curt McCuiston
Grant Thorson
Gary Bingham

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

City Council: Councilman Maughan

Excused: Commissioner Rackham
Commissioner Day
Commissioner Moultrie

Visitors: TJ Jensen

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1. **Department Business:**

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a. City Council Liaison Report

Councilman Gailey stated wanted to thank Councilman Maughan for sitting in at the last meeting. Wanted to review a few things the City Council is working on now so are aware. They are in the process of creating a CDA which will be the last one because of the State Legislature are coming in on the tail end of the opportunity to create this kind of development and it will basically be from 2000 W on both sides of the street heading east to encourage development along Antelope Drive particularly on the south side. There is a proposal to bring a liquor store to Syracuse and are dealing with some concerns with access to that liquor store, the sites that are being looked at are behind McDonalds up in the Smith's parking lot where would gain access to that liquor store through the Boyer property but that access is going to cost the State a lot of money and so there is a propose possibility of that moving to the property that is on 1000 W, west of the adult community that is along 1000 W there or may even just fold and may not have that opportunity depending on what the City Council and how open they are from moving it from location to the other. They are working on the compensation for the employees of the City and have made considerable progress to that the last time they met. It was very, very positive and they worked out a lot of details, still have some to work with. Don't know if the Commission is aware but have a Paralympian returning home to Syracuse tomorrow and are going to celebrate, he won a bronze and silver medal at the Paralympics and participated in a 4x100 relay and by a technical disqualification for some kind of an unapproved touch, but set a world record. He will be welcomed home tomorrow and then on Saturday at the High School on the Football stadium at 930 have organized a welcome home to Hunter Woodhall. It has been great to see him be successful. Wanted to take a minute to thank the Commission and wished the other 3 members were here so could hear what have to say and have thought about this long and hard since they met in the last City Council meeting. There was some very caustic and very unkind, he thought, criticism of both the Planning Commission and City Council in public comment made last time they met and just wanted to thank the Commission for voting their feelings and voting their coconscious and being willing to take it on the head, for both Yay's and Nay's. What he commends to the Commission is the fact that they honestly look at something and have an opinion and that express that opinion and that opinion isn't hidden somewhere for fear of deprecation or some other thing. Just felt that needed to communicate that to the Commission as a member of the City Council and know that all on the City Council appreciates the work of this body and what they do and were it not for the Commission the burden on the City Council would be much greater than it is. So thank you for what you do and please do not, not respond because are afraid that what say may, has learned a ton in these meetings in listening to what the Commission says about issues that will come to the City Council and is grateful has this opportunity because is more educated by the time it gets to the City Council. So thank you for what you say and what you represent and just wanted to apologize on behalf of the residents of the City for some of the comments that were made in a public comment last time, those comments were unfair.

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b. City Attorney Updates

City Attorney Roberts stated just a point of clarification Councilman Gailey mentioned the CDA that was created, it was actually approved in August, there was a lot of paperwork that had to be filed, had a table full of notices that had to send to different agencies and made sure that all of the notices had been sent out and things had been recorded with the County. At this point now the County waits for the City to trigger the CDA, so as soon as are ready to start that increment collect will let the County know and will start having increment collect. Generally, wait until there is significant development and the City can maximize the amount of increment the agency receives. So it was effective in August, and if it wasn't effective by now wouldn't be able to have it because it had to be approved by the Council before the beginning of this

month, fortunately were able to accomplish that. Also, the Commission was given instructions on the email updates and getting email properly migrated over with the new Office365 update and if ever have problems getting to the packet staff is always here as a resource, if Dropbox isn't working can access it online, it is always posted on the City website, if for some reason that is not working, contact staff and will provide it, just make sure that get the information that need.

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c. Upcoming Agenda Items

Planner Steele stated have 1 application for another plat amendment, it is located to the west of Stoker Gardens and then will also bring back what was tabled tonight and hopefully will have some more information. Also will be absent next meeting but Planner Davies will be here.

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Commissioner McCuistion stated he heard a rumor about a Costco that a few people had asked him about, is anything going on with that. Planner Steele stated think it is just a rumor, have barked up that tree unsuccessfully a few times. City Attorney Roberts stated if it was true wouldn't be able to tell them anyway because they want the City to be very tight lipped on those type of things. Planner Steele stated also if are going to be absent or not able to attend PC just let staff or the Chair know by email or phone.

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2. Discussion Items:

Commissioner Vaughan asked if they wanted to work on anything like the sign ordinance or noise ordinance. Nothing to discuss.

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3. Commissioner Reports

Commissioner Thorson stated nothing. Commissioner Bingham stated nothing. Commissioner McCuistion stated nothing. Commissioner Vaughan stated has one observation that is a month old and didn't know if anyone had a chance to see it, but a cell phone tower in Farmington that failed recently, caught fire, fell over, 115% of the fall zone, so it fell outside of the fall zone, which is normally 110% around the base of the cell phone. AS much as they talk about cell phones sometime in the past there were some comments about never ever hearing about a cell phone tower failing and this cell tower failed not too far down the road. It blocked traffic for about 5-6 hours until were able to cut it up into small pieces and drag it away. It involved 6 fire units because the fire was that big and couldn't get to it because the fire originated inside the tube.

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4. Adjourn

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