



Syracuse City Planning Commission Meeting September 18, 2018

Begins at 6:00 p.m. in the City Council Chambers
1979 West 1900 South, Syracuse, UT 84075

Regular Meeting Agenda

PLANNING COMMISSIONERS

CHAIR

Grant Thorson

VICE CHAIR

Larry Johnson

Curt McCuistion

Greg Day

Dale Rackham

Brett Cragun

1. **Meeting Called to Order**
 - Invocation or Thought by Commissioner **Johnson**
 - Pledge of Allegiance by Commissioner **McCuistion**
 - Adoption of Meeting Agenda
2. **Meeting Minutes**
 - August 7, 2018 Regular and Work Session
 - August 21, 2018 Regular and Work Session
3. **Public Comment**, this is an opportunity to address the Planning Commission regarding your concerns or ideas, regarding items that have not been scheduled for a public hearing on this agenda. Please limit your comments to three minutes.
4. **Public Hearing – Proposed Amendment to §10.82 RPC – Residential Planned Community Zone**
5. **Adjourn**

Work Session

1. **Department Business**
 - a. City Council Liaison Report
 - b. City Attorney Updates
 - c. Upcoming Agenda Items
 - i. Combined CC & PC – October 23rd
2. **Discussion Items**
 - a. Density Training
 - b. Proposed Amendment to §10.75 PRD – Planned Residential Development
 - c. Proposed Amendment to §10.20.060 – General Plan Amendments
3. **Commissioner Reports**
4. **Adjourn**

NOTE

If you wish to attend a particular agenda item, please arrive at the beginning of the meeting. In compliance with the Americans Disabilities Act, those needing auxiliary communicative aids and services for this meeting should contact the City Office, at 801-614-9626, at least 48 hours prior to the meeting.

Meetings of the Syracuse Planning Commission may be conducted via electronic means pursuant to Utah Code Ann. §52-4-207. In such circumstance contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Rules, Policies and Procedures established by the Governing Body for electronic meetings.

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PLANNING COMMISSION AGENDA

September 18, 2018

Agenda Item # 2

Meeting Minutes

August 7, 2018 Regular and Work Session

August 21, 2018 Regular and Work Session

Minutes of the Syracuse Planning Commission Regular Meeting, August 7, 2018

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on August 7, 2018, at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present: Commission Members: Larry Johnson, Vice Chair
Curt McCuistion
Dale Rackham
Brett Cragun
Greg Day

City Employees: Noah Steele, Development Services Manager
Royce Davies, Planner
Heather Davies, Administrative Professional
Brian Bloeman, City Engineer
Paul Roberts, City Attorney
Jo Hamblin, Deputy Fire Chief

City Council: Councilwoman Corrine Bolduc

Excused: Grant Thorson, Chair
Gary Bingham

Visitors: **Trent Smith** **Lynnette Mills**
Chris Sanford **Mack McDonald**
Mike Bastian

6:07:23 PM

1. Meeting Called to Order:

Vice Chair Johnson called the meeting to order. Commissioner McCuistion provided a thought. The Pledge of Allegiance was led by Commissioner Day.

6:08:16 PM

COMMISSIONER **RACKHAM** MADE A MOTION TO ADOPT THE PLANNING COMMISSION AGENDA FOR THE AUGUST 7, 2018 MEETING. THE MOTION WAS SECONDED BY COMMISSIONER **DAY**. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

6:08:44 PM

2. Meeting Minutes:

N/A.

6:08:51 PM

3. Public Comment: This is an opportunity to address the Planning Commission regarding your concerns or ideas, regarding items that have not been scheduled for a public hearing on this agenda. Please limit your comments to three minutes.

Open public comment.

6:09:13 PM

Close public comment.

6:09:17 PM

4. Public Hearing – Site Plan for Davis County Library Expansion, located 1875 S 2000 W

Development Services Manager Noah Steele shares that they are planning to add an additional 7,800 sq. ft to the existing 8,100 sq. ft building. This will add a new children's library and auditorium as well as dual entry into the building. The ARC has met and reviewed the plans in which the applicant did meet the changes suggested by ARC. Mr. Steele reviews the revised plans.

6:21:51 PM

Mr. Mack McDonald shares his thanks for the cooperation with the City. Commissioner Rackham asks what the seating capacity is for the auditorium. Mr. McDonald states that the chairs are not fixed in which could hold up to 150 seats. The auditorium will be used as a multi-use venue.

6:24:16 PM

Open public comment.

6:24:29 PM

Close public comment.

6:24:36 PM

Commissioner Day asks some clarifying questions concerning the architecture required within the Town Center Overlay Zone. Mr. Steele explains the standards of architecture for that zone.

6:26:44 PM

COMMISSIONER **MCCUISTION** MOVED THE PLANNING COMMISSION APPROVE THE REQUEST OF DAVIS COUNTY FOR A SITE PLAN APPLICATION LOCATED AT 1875 S 2000 W IN THE A-1 ZONE. COMMISSIONER **RACKHAM** SECONDED. THIS MOTION PASSES UNANIMOUSLY.

6:27:07 PM

5. Final Plat – Wilcox Meadows Phase 2, located approx. 2750 W 1175 S

Mr. Steele gives the basic facts included with this project. Staff recommends approval as they have addressed all the comments from Staff.

6:30:05 PM

COMMISSIONER **DAY** MOVED THE PLANNING COMMISSION RECOMMEND THAT THE CITY COUNCIL APPROVE THE REQUEST OF CASTLE CREEK HOMES FOR A FINAL PLAT CALLED WILCOX MEADOWS PHASE 2 AT 2750 WEST 1175 SOUTH IN THE R-2 ZONE. COMMISSIONER **CRAGUN** SECONDED. MOTION PASSES UNANIMOUSLY.

6:30:30 PM

6. Adjourn

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

Grant Thorson, Chairman

Date Approved: _____

Commission Secretary

Minutes of the Syracuse Planning Commission Work Session, August 7, 2018

Minutes of the Syracuse City Planning Commission Work Session held on August 7, 2018, at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present:

Commission Members:	Larry Johnson, Vice Chair Dale Rackham Curt McCuistion Brett Cragun
City Employees:	Noah Steele, Development Services Manager Royce Davies, Planner Heather Davies, Administrative Professional Brian Bloemen, City Engineer Jo Hamblin, Deputy Fire Chief Paul Roberts, City Attorney
City Council:	Councilwoman Corrine Bolduc
Excused:	Grant Thorson, Chair Greg Day Gary Bingham
Visitors:	Mike Bastian

[6:34:09 PM](#)

Commissioner Day recuses himself from the discussion. Vice Chair Johnson starts the Work Session.

1. **Department Business:**

[6:34:20 PM](#)

a. City Council Liaison Report

Councilwoman Corrine Bolduc shares:

- The Council would like the Commission to review the RPC Zone.

[6:35:43 PM](#)

b. City Attorney Updates

Paul Roberts, City Attorney, stated that he has nothing.

[6:35:52 PM](#)

c. Upcoming Agenda Items

Mr. Steele shares the following items are as follows:

- The PRD property on Bluff will be on the agenda for next time.
- Preschool – Major CUP
- Potential work session items as Public Hearings
- Staff has met with a potential mortuary wanting to come in to the City

[6:37:25 PM](#)

2. **Discussion Items:**

a. Amendment to §10.82 RPC – Residential Planned Community Zone

Mr. Steele reads through the proposed revisions to the code. The City has been approached by many developers in looking to build multi-family, such as townhomes, within Syracuse. Some of the proposed changes include an increase in density of homes in the development and a decrease in common space requirements.

[6:49:04 PM](#)

Mr. Steele continues to share information regarding another major proposed change which is that of a fee in lieu of required common space, giving the project increased density. There is discussion as to how far the distance requirement to the park for the fee in lieu of requirement.

[6:57:40 PM](#)

Commissioner Johnson asks for clarification on the nodes and their location. Commissioner Johnson suggests creating a buffer per our code to differentiate between townhomes and single-family. There is discussion to requiring a buffer of 6 ft fence and 20 ft landscape.

[7:03:43 PM](#)

Commissioner McCuistion feels that this could create a moat around the townhomes and doesn't feel that it would be the best solution. Commissioner McCuistion suggests a traffic impact analysis to any RPC prior to development with perhaps a distance requirement of how far that impact extends. Commissioner McCuistion shares his concerns that this dense of a project would be met with negative resistance from the public. Mr. Roberts shares that there are some great steps that the

applicant/developer would have to go through to submit plans. Commissioner McCuiston and Commissioner Johnson both share their concerns in that the City will be being bought out by developers with this being passed as written.

7:17:01 PM

Commissioner Rackham asks for clarification on the distances required for the buyout. Mr. Steele reads the differences between the minimum and maximum distance requirements. Commissioner Rackham also asks what size requirements of the park this would count towards. Commissioner Johnson shares that this could potentially cause problems for smaller linear parks that wouldn't benefit. Commissioner Cragun asks for an example of the distance in which Mr. Roberts gives him. Commissioner Johnson suggests a minimum of acreage for the parks the monies go towards. Commissioner McCuiston suggests leaving it up the Council to decide which park would either need funds for development or improvements.

7:26:15 PM

Commissioner Johnson discusses zero lot lines. There is discussion for a minimum building space. Mr. Steele cautions exclusionary zoning. Commissioner Johnson would like a visual survey of good planning where the RPC worked with townhomes. Mr. Steele reviews the architectural standards for the RPC zone. There is discussion about the cost of the project and bringing affordability in the townhome costs. Commissioner Johnson is for townhomes and Commissioner McCuiston is for them as long as they are done well. Mr. Steele reviews the comments the Commission made to have for the next meeting's presentation. Commissioner McCuiston discusses the need to do the traffic study towards the nearest main freeway/highway as it affects more than just Syracuse. This item will be brought back on Work Session for the next meeting.

7:49:45 PM

b. Proposed Amendment to §10.75 – Planned Residential Development

This proposed change came from a potential developer looking to change the Code. Mr. Steele reviews the proposed changes to the PRD Code. Commissioner Johnson shares concerns for having property managers take over in that type of development. Mr. Roberts shares that Code Enforcement would help regulate and maintain the good appearance of the zone just as they would in any other zone.

8:02:09 PM

Commissioner Rackham pursues discussion into what the State's Ordinance is for "affordable housing". Mr. Steele gives background information as to what the approx. costs of housing would need to be for Syracuse. Commissioner Johnson and McCuiston are ok with the 6 units. There is discussion as to garage space and driveway size. Mr. Steele continues to review the proposed changes.

8:18:55 PM

Commissioner McCuiston shares that he doesn't feel this would be a good change at this time in our community. Commissioner Johnson shares his concerns for having expensive product that would make these less affordable. Mr. Steele shares that it is good planning to have affordable housing, but there needs to have some architectural standards to maintain a good appearance throughout the city. Commissioner Johnson shares that he would like to bring this back to Work Session for the next meeting.

8:25:13 PM

c. Proposed Amendment to §10.20.060 and the text of the Adopted 2015 General Plan

Mr. Steele shares that currently the General Plan is closed every other year. The way to get around it is to petition the Council to open the General Plan. In recent months, the Council has opened the General Plan in lieu of the West Davis Corridor coming in. Commissioner Cragun is in favor of the change. Commissioner Johnson suggests work session for this item as well. The initial intent of having the GP close every other year was to have developers wait until the year when the GP was open. Mr. Steele shares that in the near future it would be good to review the General Plan.

8:36:08 PM

3. Commissioner Reports

Commissioner Johnson shares that he received an email asking for a zoning map to be put on the City website.

8:37:35 PM

4. Adjourn

COMMISSIONER MCCUISTION MADE A MOTION TO ADJOURN. COMMISSIONER RACKHAM SECONDED. ALL WERE IN FAVOR. MOTION PASSES UNANIMOUSLY.

Minutes of the Syracuse Planning Commission Regular Meeting, August 21, 2018

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on August 21, 2018, at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present: Commission Members: Grant Thorson, Chair
Larry Johnson, Vice Chair
Dale Rackham
Brett Cragun
Greg Day

City Employees: Noah Steele, Development Services Manager
Royce Davies, Planner
Heather Davies, Administrative Professional
Brian Bloeman, City Engineer
Paul Roberts, City Attorney
Jo Hamblin, Deputy Fire Chief

City Council: Councilwoman Corrine Bolduc

Excused: Curt McCuiston
Gary Bingham

Visitors:

Alan Prince	Nancy Ashby	Warren Ashby
Gary Hansen	Sonja Barker	Connie Barlow
Ruth Williams	DeWayne & Judy Jacobsen	
Keith Warren	Kent & Jana Brekson	Mike Bastian
Barbara Nichols	Gordon & Kristie Gerszewski	
Tom Knorr	James & Marlene Ruggles	
Gary Oscarson	Tim & Synda Whipple	Phyllis Godwin
Dana Carrigan	Greg Kelly	

6:01:12 PM

1. Meeting Called to Order:

Chair Thorson called the meeting to order. Commissioner Rackham provided an invocation. The Pledge of Allegiance was led by Commissioner Day.

6:02:29 PM

COMMISSIONER **RACKHAM** MADE A MOTION TO ADOPT THE PLANNING COMMISSION AGENDA FOR THE AUGUST 21, 2018 MEETING. THE MOTION WAS SECONDED BY COMMISSIONER **JOHNSON**. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

6:02:52 PM

2. Meeting Minutes:

COMMISSIONER **JOHNSON** MADE A MOTION TO ADOPT THE MEETING MINUTES FOR JULY 17, 2018 REGULAR AND WORK SESSION. COMMISSIONER **RACKHAM** SECONDED THE MOTION. ALL WERE IN FAVOR, THE MOTION PASSES UNANIMOUSLY.

6:03:25 PM

3. Public Comment: This is an opportunity to address the Planning Commission regarding your concerns or ideas, regarding items that have not been scheduled for a public hearing on this agenda. Please limit your comments to three minutes.
Open public comment.

6:04:56 PM

Barbra Nichols, of Syracuse, shares her desire for a 55+ community as the infrastructure cannot handle large/younger families. Ms. Nichols shares her distaste for the high density and open agreement for development.

6:08:18 PM

Ms. Phyllis Godwin, of Syracuse, is in favor of keeping the open space along the rear of her property and the walking trail.

6:11:49 PM

Mr. Jim Ruggles, of Syracuse, has concerns for the traffic and the road crossing of the trail at two different points. Mr. Ruggles shares his concern for the added vehicular traffic along Bluff Road and the impacts on the schools.

6:14:29 PM

Mr. Craig Carrigan, of Syracuse, shares some information in regard to the applicant.

6:17:05 PM

Ms. Nancy Ashby, of Syracuse, shares her concerns for the increased traffic on the City's infrastructure. Ms. Ashby also shares that she is concerned for the neighborhoods going in to disrepair and the devaluation of properties.

64 [6:19:45 PM](#)

65 Close public comment.

66 [6:19:53 PM](#)

67 **4. Public Hearing – Major Home Occupation, Best Friends Preschool, located 2323 W 1425 S**

68 Planner Royce Davies shares that this is a Major CUP due to the number of sessions held during the week. The applicant
69 is proposing two sessions per day, thus increasing the traffic to the home. The applicant is unable to attend the meeting
70 but is available via phone. This does meet all the items of the Code and therefore, Staff recommends approval.

71 [6:22:48 PM](#)

72 Commissioner Rackham asks some clarifying questions concerning the entrance. Chair Thorson asks about the drop-
73 off/pickup plan.

74 [6:25:21 PM](#)

75 Open public comment. Ms. Synda Whipple, the applicant's neighbor to the west, would like to know what the plan is
76 for the kids being outside due to herself having dogs and concerned for the barking/biting that may occur.

77 [6:28:57 PM](#)

78 Mr. Davies reads a concern that was sent via email to staff. Ms. Sherrie shares her concerns for the increased traffic
79 and parking already existing on that street.

80 [6:29:59 PM](#)

81 Close public comment.

82 [6:30:09 PM](#)

83 Commissioner Rackham shares concerns for the gate to access the preschool as well as the dogs and would like to
84 postpone this to a later time. The applicant is available via phone call. Commissioner Day would like more input on the
85 designated play area to avoid the dogs. Commissioner Johnson shares that his thought would be to put another barrier along
86 that west fence to help guard against the dogs.

87 [6:34:34 PM](#)

88 COMMISSIONER RACKHAM MOVED THE PLANNING COMMISSION TABLE THE REQUEST OF JENNIFER
89 STOKER FOR A MAJOR CONDITIONAL USE PERMIT FOR A PRESCHOOL CALLED BEST FRIENDS PRESCHOOL
90 LOCATED AT 2323 W 1425 S IN THE R-1 ZONE BASED ON THE FOLLOWING FINDINGS: ADDRESS THE FENCE/DOGS,
91 THE GATE, DROPOFF, AND TRAFFIC. COMMISSIONER DAY SECONDED. THIS MOTION PASSES UNANIMOUSLY.

92 [6:37:11 PM](#)

93 **5. Continuation – Proposed Amendment to the General Plan Map R-1 to PRD, per request of Monterey Properties LLC,**
94 **Located approx. 2955 S Bluff Rd**

95 Mr. Davies shares that not much has changed. Staff shares comparable densities and units that could have
96 potentially been built. Mr. Davies shares that the applicant has worked with the Army Corp. concerning the wetlands.
97 The property on the north of Bluff Road will stay the same density.

98 [6:41:51 PM](#)

99 There is discussion as to how many lots would be approved with the project. Commissioner Day asks what the
100 average lot size of Trailside. Commissioner Day has questions concerning the road and infrastructure improvements
101 happening on Bluff Road in preparation for the WDC. Chair Thorson asks if our Code plans for a traffic study with
102 development.

103 [6:49:10 PM](#)

104 Mr. Alan Prince, of Monterey Properties, shares that the projected homes are for Century Communities and is happy
105 to share with them a proposed 55+ community. Mr. Prince shares that they would not like to max out their density. Mr.
106 Prince shares that in working with Army Corp. and City Staff; they increased the open space and reduced density. Mr.
107 Prince shares that they property owners are allowed to build on their property regardless of having a public trail on
108 the property. The proposed homes will be \$300-400k. Mr. Prince shares his proposal for a development agreement
109 up front to help with the future development of this area.

110 [6:56:19 PM](#)

111 Mr. Davies excuses himself from the meeting.

112 [6:56:46 PM](#)

113 Commissioner Day asks a clarifying question concerning the trail and using that for open space. Mr. Steele tries to
114 give clarification. Chair Thorson asks a question about right-of-ways. Commissioner Rackham had questions
115 concerning the General Plan Zoning.

116 [7:00:49 PM](#)

117 Mr. Prince shares information regarding the Army Corp. and wetlands. Commissioner Day is in favor of the General
118 Plan change with conditions to address the traffic study where there are two crossing on the proposed concept.
119 Commissioner Day also shares a thought about liking the access to the west to avoid another access point on Bluff
120 Road. Commissioner Cragun shares thanks for public input. Commissioner Johnson shares that Jensen Park is more
121 dangerous that the proposed concept for trails cross access. Chair Thorson is not in favor of increased density as a
122 whole and has concerns for the increased traffic to the infrastructure.

123 [7:12:06 PM](#)

Commissioner Day asks clarifying questions. Commissioner Johnson asks Staff for reasons why they suggest approval. Mr. Steele gives clarifying information. Chair Thorson recommends a condition of a density cap for the project. Mr. Roberts weighs in on some legislative direction. Mr. Steele and Mr. Day shares their thoughts in entering a development agreement with City Council.

[7:18:37 PM](#)

COMMISSIONER **JOHNSON** MOVED THE PLANNING COMMISSION RECOMMEND THAT THE CITY COUNCIL APPROVE THE REQUEST OF ALAN PRINCE TO AMEND THE GENERAL PLAN MAP FROM R-1 AND A-1 TO PRD AT 3500 SOUTH BLUFF ROAD WITH THE CONDITION THAT THE APPLICANT PERSUE A DEVELOPMENT AGREEMENT ON DENSITY WITH THE PROPOSED 64 UNITS OR LOWER. MOTION FAILS DUE TO NO SECOND.

[7:20:08 PM](#)

COMMISSIONER **RACKHAM** MOVED THE PLANNING COMMISSION RECOMMEND THAT THE CITY COUNCIL DENY THE REQUEST OF ALAN PRINCE TO AMEND THE GENERAL PLAN MAP FROM R-1 TO A-1 TO PRD AT 3500 SOUTH BLUFF ROAD, INCREASED DENSITY IS NOT WARRANTED AT THIS TIME. MOTION FAILS DUE TO NO SECOND.

[7:21:06 PM](#)

There is discussion amongst the commissioners as to what they would like included in the motion.

[7:22:55 PM](#)

COMMISSIONER **RACKHAM** MOTION TO TABLES UNTIL THERE ARE MORE COMMISSIONERS PRESENT. MOTION FAILS DUE TO NO SECOND.

[7:23:36 PM](#)

COMMISSIONER **DAY** MOTIONS TO APPROVE THE PRD AND REQUEST THE APPLICANT TO PERSUE A DEVELOPMENT AGREEMENT WITH CITY COUNCIL. COMMISSIONER **JOHNSON** SECONDS THE MOTION. THIS MOTION FAILS 3-2.

[7:29:20 PM](#)

COMMISSIONER **JOHNSON** MOVED THE PLANNING COMMISSION CONTINUE THE REQUEST OF ALAN PRINCE TO AMEND THE GENERAL PLAN MAP FROM R-1 TO A-1 TO PRD AT 3500 SOUTH BLUFF ROAD TO TABLE THE MOTION TO THE NEXT MEETING. COMMISSIONER **RACKHAM** SECONDS THE MOTION. MOTION PASSES UNANIMOUSLY.

[7:31:07 PM](#)

6. Adjourn

COMMISSIONER **DAY** MADE A MOTION TO ADJOURN. COMMISSIONER **RACKHAM** SECONDED THE MOTION. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

Grant Thorson, Chairman

Commission Secretary

Date Approved: _____

Minutes of the Syracuse Planning Commission Work Session, August 21, 2018

Minutes of the Syracuse City Planning Commission Work Session held on August 21, 2018, at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present:

Commission Members:	Grant Thorson, Chair Larry Johnson, Vice Chair Dale Rackham Brett Cragun Greg Day
City Employees:	Noah Steele, Development Services Manager Royce Davies, Planner Heather Davies, Administrative Professional Brian Bloemen, City Engineer Jo Hamblin, Deputy Fire Chief Paul Roberts, City Attorney
City Council:	Councilwoman Corrine Bolduc Councilman Dave Maughan
Excused:	Curt McCuistion Gary Bingham
Visitors:	Mike Bastian

7:43:35 PM

Commissioner Day recuses himself from the discussion. Chair Thorson starts the Work Session.

1. Department Business:

7:43:49 PM

a. City Council Liaison Report

Councilwoman Corrine Bolduc shares:

- The Mayor has received and accepted the resignation of Gary Bingham. Also Greg Day was reappointed.
- Mr. Kelly Neilson was appointed to the ARC.
- Wilcox Phase 2 final plat was approved
- Davis County Library presented plans as well.
- There is a tax rate discussion for S.B. 235 that removes a portion of sales tax for homeless shelters. The Council voted to increase the tax rate to make up the difference.

7:46:16 PM

b. City Attorney Updates

Paul Roberts, City Attorney, stated that he has nothing.

7:46:21 PM

c. Upcoming Agenda Items

Mr. Steele shares the following items are as follows:

- Rezone app – A-1 to business park off SR193 and 1550 W
- Hunter's Glen
- Still Water Phase 5 & 6
- Potential Work Session items to public hearing
- Best Friends Preschool

There is deliberation as to holding another meeting on Sept. 4th. The Chair calls for a meeting to be held on September 4, 2018.

7:51:21 PM

2. Discussion Items:

a. House Density Training

Mr. Steele shares some information regarding density for different housing types throughout our City and others surrounding. Commissioner Rackham shares his thoughts in suggesting waiting until they have a full board. Mr. Steele shares different developments and densities for types of cities.

8:10:52 PM

Mr. Steele reads through the State's requirements for affordable housing.

8:15:25 PM

Chair Thorson has questions concerning whether Syracuse meets the State's requirements. Both Mr. Steele and Mr. Roberts give input as to how our Code somewhat doesn't make for affordable housing as the Code requires increased

architecture standards which tend to increase the price of the homes. Commissioner Johnson and Chair Thorson share that we really don't offer affordable housing with increased density.

8:21:25 PM

Chair Thorson moved to address item 2c- Proposed Amendment to §10.20.060 – General Plan Amendments.

8:21:30 PM

d. Proposed Amendment to §10.20.060 and the text of the Adopted 2015 General Plan

Mr. Steele gives a breakdown of the General Plan and GP Map. The idea is to take away the closure of the GP.

8:24:40 PM

Commissioner Cragun asks the purpose for having the General Plan closed in the first place. Mr. Roberts shares that the City felt it was wasting time and money in opening all of the time. Commissioner Rackham shares that it was to help better control development. Commissioner Johnson asks how many times it's been opened during the closed period in which it was opened almost every time it was petitioned.

8:27:07 PM

Commissioner Rackham shares his thoughts as to why the City Council asked them to close this every other year to help the City build how they would want rather than that of what a developer wanted. There are questions as to why the Council now wants to remove this open/close period.

8:31:25 PM

Chair Thorson shares his thoughts that developers don't want to build what the City wants. Commissioner Rackham dreads what changing the code invites and therefore is not in favor of the change. Commissioner Johnson shares his thoughts about leaving it the way it was written. Commissioner Cragun doesn't see the purpose in having it closed if it keeps being opened. Commissioner Rackham shares how the plan was brought to pass and the reasons for why they put the language in for closing the GP every other year.

8:41:26 PM

Mr. Steele shares that he sees that they would like to have the GP closed during the off times. However, it is a legislative decision between Planning Commission and City Council. Chair Thorson shares for more orderly planning for opening and closing the GP due to money and time frames of the developer. Chair Thorson moves to continue this to next meeting on September 18, 2018. Chair Thorson asks for the Council's opinion.

8:46:55 PM

Councilwoman Corrine Bolduc shares that the WDC wasn't considered when the GP was last designed. The City Council was looking at the GP as a whole and how to put more density/affordable housing. The Council feels like having the GP closed in the odd years adds only 2 weeks longer to an application.

8:48:52 PM

3. Adjourn

COMMISSIONER **RACKHAM** MADE A MOTION TO ADJOURN. COMMISSIONER **JOHNSON** SECONDED. ALL WERE IN FAVOR. MOTION PASSES UNANIMOUSLY.