

## Minutes of the Syracuse Planning Commission Regular Meeting, March 5, 2019

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Minutes of the Regular Meeting of the Syracuse City Planning Commission held on March 5, 2019, at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

**Present:**

Commission Members: Brett Cragun, Chair  
Larry Johnson, Vice Chair  
Grant Thorson  
Curt McCuiston  
Greg Day  
Ralph Vaughan  
Dale Rackham  
Gretchen Ivy Ruelan

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

City Council: Councilwoman Corrine Bolduc

Excused:

Visitors: **Daniel Jackson**                      **Matt Yardley**  
**Alan Molleahauer**                      **Marie Pizarro**  
**Eric Moyes**                                      **Jerry Preston**

[6:00:26 PM](#)

**1. Meeting Called to Order:**

Chair Cragun called the meeting to order. Commissioner Thorson provided a thought. The Pledge of Allegiance was led by Commissioner Day.

[6:02:09 PM](#)

Where all commissioners are present, Commissioner Ruelan is an alternate who will not be voting. COMMISSIONER **VAUGHAN** MADE A MOTION TO ADOPT THE PLANNING COMMISSION AGENDA FOR THE MARCH 5, 2019 MEETING AGENDA. THE MOTION WAS SECONDED BY COMMISSIONER **THORSON**. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

[6:02:55 PM](#)

**2. Meeting Minutes:**

None to approve.

[6:03:01 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.

[6:03:42 PM](#)

Ms. Marie Pizarro, resident of Syracuse, came forward to discuss an item. Chair Cragun states that the Commission will address her concerns during the Public Comment of that item.

[6:04:35 PM](#)

Close public comment.

[6:04:41 PM](#)

**4. Public Hearing – Amendment to §10.35.040 Home Occupation Standards, concerning parking regulations for home-based businesses**

Mr. Royce Davies, City Planner, asks if the Commission has any questions for Staff in regard to the changes. There are none.

[6:05:48 PM](#)

Open Public Hearing.

[6:05:58 PM](#)

Close Public Hearing.

[6:06:09 PM](#)

Commissioner Vaughan asks that Staff adds the word “rating” after G.V.W. into the text.

[6:07:34 PM](#)

COMMISSIONER **VAUGHAN** MOVED THE PLANNING COMMISSION RECOMMEND THAT THE CITY COUNCIL APPROVE THE AMENDMENT TO §10.35.040 HOME OCCUPATION STANDARDS TO ADOPT THE ORDINANCE AS PRINTED WITH THE ADDITION OF "RATING" AFTER THE G.V.W. COMMISSIONER **MCCUISTION** SECONDED THE MOTION. THIS MOTION PASSES UNANIMOUSLY.

[6:08:21 PM](#)

**5. Public Hearing – Request from Rosewood Townhouse LLC for a Minor Subdivision Plat called Rosewood Townhomes, located approx. 1600 S 2000 W**

Mr. Davies shares that at one time this property had a home in which UDOT demolished for the widening of 2000 W. The applicant then decided to put townhomes on that property. The current zoning is R-4 which does allow for townhomes. Mr. Davies shares the information on the project which includes owner-occupied townhomes.

[6:11:01 PM](#)

Mr. Jerry Preston, the applicant, comes forward to answer questions from the Commission. There are none.

[6:11:24 PM](#)

Open Public Comment.

[6:11:36 PM](#)

Close Public Comment.

[6:11:52 PM](#)

Commissioner Vaughan is in favor of the proposed application. Commissioner Rackham is curious on the building permits. Mr. Davies shares that this came forward as this is condominiumization of the plat.

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COMMISSIONER **THORSON** MOVED THE PLANNING COMMISSION RECOMMEND THAT THE CITY COUNCIL APPROVE THE REQUEST OF ROSEWOOD TOWNHOMES LLC FOR APPROVAL OF A MINOR SUBDIVISION CONSISTING OF 9 LOTS AND 1.278 ACRES LOCATED AT APPROXIMATELY 1600 S 2000 W IN THE R-4 RESIDENTIAL ZONE. COMMISSIONER **JOHNSON** SECONDS THE MOTION. THIS MOTION PASSES WITH UNANIMOUSLY.

[6:14:12 PM](#)

**6. Public Hearing – Request from CJA Lindquist Inc. for a Rezone A-1 & R-2 to Professional Office (PO), approx. 2,241 +/- acres located approx. 777 S 2000 W**

Mr. Davies shares that they are looking to rezone the property for a potential funeral home for the property. Mr. Davies shares what are the permitted uses within the Professional Office zone as well as the buffer requirements for those uses.

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Commissioner Vaughan asks Staff if there is any consideration to rezone the entire properties to include the detention basins. Mr. Noah Steele, Community Economic Development Director, shares that both the detention basins are undevelopable at this time. City Engineer, Brian Bloeman, shares that they would need to relocate the detention within the bigger lot, but that it would still need to exist.

[6:22:39 PM](#)

Mr. Matthew Yardley, the applicant, comes forward to answer any questions the Commission may have. There are none.

[6:23:12 PM](#)

Open Public Hearing.

[6:23:35 PM](#)

Ms. Marie Pizzaro, a resident of Syracuse and neighbor to the property, questions whether or not a wall would be built to divide the businesses from the residential homes. Mr. Davies shares that it would depend on the use as to what the wall and buffer requirements would be. Mr. Steele shares that if they got the rezone approval, the applicant would then have to come back for a Site Plan review which would include those specifics. Ms. Pizzaro is concerned about the water, noise and traffic.

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Close Public Hearing.

[6:26:05 PM](#)

Discussion happens

[6:26:05 PM](#)

COMMISSIONER **MCCUISTION** MOVE THE PLANNING COMMISSION RECOMMEND THAT THE CITY COUNCIL APPROVE THE REQUEST OF CJA LINDQUIST INC. FOR A REZONE OF APPROXIMATELY 2.241 ACRES LOCATED AT APPROXIMATELY 777 S 2000 W FROM A-1 AND R-2 TO PROFESSIONAL OFFICE. COMMISSIONER **RACKHAM** SECONDED THE MOTION. THIS MOTION PASSES UNANIMOUSLY.

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**7. Adjourn**

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

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Brett Cragun, Chairman  
Date Approved: \_\_\_\_\_

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Commission Secretary

## Minutes of the Syracuse Planning Commission Work Session, March 5, 2019

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Minutes of the Syracuse City Planning Commission Work Session held on March 5, 2019, at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

**Present:**

Commission Members: Brett Cragun, Chair  
Larry Johnson, Vice Chair  
Grant Thorson  
Curt McCuiston  
Greg Day  
Ralph Vaughan  
Dale Rackham  
G. Ivy Ruelan

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

City Council: Councilwoman Corrine Bolduc

Excused:

Visitors:

[6:27:12 PM](#)

Chair Cragun starts the Work Session.

[6:27:20 PM](#)

**1. Department Business:**

**a. City Council Liaison Report**

Councilwoman Bolduc shares:

- The Council has come to some consensus with the PRD Zone
- The Council would like to address setbacks at some point/

[6:28:41 PM](#)

**b. City Attorney Updates**

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

[6:28:48 PM](#)

**c. Upcoming Agenda Items**

Mr. Davies shares the following items are as follows:

- Still Water Clubhouse
- Reminder about the Vision 2050 Meetings

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**2. Discussion Items:**

There are no items for discussion.

[6:29:49 PM](#)

**3. Commissioner Reports**

Commissioner Vaughan asks that the Staff review the Planning Commissioner Bylaws and perhaps update them.

[6:31:02 PM](#)

**4. Adjourn**

COMMISSIONER JOHNSON MADE A MOTION TO ADJOURN. COMMISSIONER DAY SECONDED THE MOTION. ALL WERE IN FAVOR. MOTION PASSES UNANIMOUSLY.