

Minutes of the Syracuse Planning Commission Regular Meeting, March 19, 2019

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on March 19, 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 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: | Grant Thorson |
| Visitors: | Derek Terry |

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1. Meeting Called to Order:

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

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With the absence of Commissioner Thorson, Commissioner Ruelan is an alternate who will be voting.

COMMISSIONER **VAUGHAN** MADE A MOTION TO ADOPT THE PLANNING COMMISSION AGENDA FOR THE MARCH 19, 2019 MEETING AGENDA. THE MOTION WAS SECONDED BY COMMISSIONER **JOHNSON**. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

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2. Meeting Minutes:

COMMISSIONER **VAUGHAN** MADE A MOTION TO APPROVE THE MEETING MINUTES FOR BOTH FEBRUARY 19, 2019 REGULAR MEETING AND WORK SESSION AND MARCH 5, 2019 REGULAR MEETING AND WORK SESSION. COMMISSIONER **DAY** SECONDS THE MOTION. ALL IN FAVOR, THE MOTION PASSES UNANIMOUSLY.

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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.

[6:06:28 PM](#)

Close public comment.

[6:06:34 PM](#)

4. Public Hearing – Request from Woodside Homes for a Site Plan called Still Water Clubhouse, located 1793 W Ash Drive

Mr. Royce Davies, City Planner, shares with the Commission the site plan that Woodside Homes has provided. This Clubhouse is an opt in only for the existing Still Water developments. There are still some Engineering comments that have yet to be addressed in regard to Storm Water. Staff recommends conditional approval.

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Mr. Derek Terry, the applicant, shares that he is in contact with the City Engineer and is will be adjusting his plans to meet the engineer's comments.

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Commissioner Vaughan questions Mr. Terry as to whether or not there is direct access from the trail to the Clubhouse. Mr. Terry shares that there is keycard access to the Clubhouse, and it will be HOA maintained. Mr. Vaughan questions the security of the facility and how to maintain "jumpers" from accessing the Clubhouse.

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Open Public Hearing.

[6:17:16 PM](#)

Close Public Hearing.

[6:17:26 PM](#)

Commissioner Vaughan questions how to address the security in those who don't have access to the Clubhouse as well as general pool safety requirements.

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Chair Cragun asks a legal question to the City Attorney.

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COMMISSIONER **JOHNSON** MOVED THE PLANNING COMMISSION TO APPROVE THE REQUEST OF WOODSIDE HOMES OF UTAH LLC FOR A RESIDENTIAL CLUBHOUSE SITE PLAN LOCATED AT 1793 W ASH DRIVE IN THE RPC RESIDENTIAL ZONE WITH THE CONDITION THAT STAFF COMMENTS BE ADDRESSED. COMMISSIONER **MCCUISTION** SECONDED THE MOTION. THIS MOTION PASSES 7-0 VOTE.

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5. Adjourn

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

Brett Cragun, Chairman

Date Approved: April 2, 2019

Commission Secretary

Minutes of the Syracuse Planning Commission Work Session, March 19, 2019

Minutes of the Syracuse City Planning Commission Work Session held on March 19, 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
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: Grant Thorson

Visitors:

[6:23:10 PM](#)

Chair Cragun starts the Work Session.

[6:23:23 PM](#)

1. Department Business:

a. City Council Liaison Report

Councilwoman Bolduc shares:

- The Council has come to some consensus with the PRD Zone
- The sell of the house on 500 W was approved as well as the road expansion of that same road

[6:24:33 PM](#)

b. City Attorney Updates

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

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c. Upcoming Agenda Items

Mr. Davies shares the following items are as follows:

- Cherry Village Plat Amendment
- Hunter's Glen Phase 1 Final Plat – with a name change
- Cluster Subdivision ordinance potentially
- Vision 2050 Meetings

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2. Discussion Items:

a. Proposed Text Amendment to Syracuse Code 10.80 Cluster Subdivision (Major Conditional Use)

Mr. Noah Steele, Community Economic Development Director, shares that currently the Cluster Subdivision is a Major Conditional Use on top of the R-1 Zone. Mr. Steele reads through the draft ordinance amendments.

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Commissioner Vaughan approves of the changes. Commissioner Rackham shares some concerns for the conditional use within that zone. There is discussion as to what the Commission would like removed/added to the text.

[6:37:09 PM](#)

Commissioner Ruelan gives comments on the potbellied pigs. There is more discussion as to what to keep or remove from the proposed text amendments. There is discussion as to Minor/Major Home Occupation. Move to Public Hearing for next meeting.

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3. Commissioner Reports

Commissioner Vaughan shares information on the West Davis Corridor meeting that was held tonight at this same time as this meeting. Commissioner Vaughan shares concerns for Staff and the Planning Commission not being in attendance for that meeting.

[7:11:40 PM](#)

4. **Adjourn**

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