

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on October 16, 2012, at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

**Present:**

Commission Members: Kenneth Hellewell, Chairman  
TJ Jensen, Vice-Chair  
Tyler Bodrero  
Braxton Schenk  
Gregory Day  
Curt McCuiston  
Gary Pratt

City Employees: Will Carlson, City Attorney  
Michael Eggett, Community & Economic Development Director  
Sherrie Christensen, Planner

Excused: Dale Rackham  
Jenny Schow, Administrative Professional

Visitors: Sheldon Peck  
Mike McBride

### 1. Meeting Called to Order

[6:05:21 PM](#)

- a. **Invocation or Thought**- Commissioner Bodrero
- b. **Pledge of Allegiance**-Commissioner Hellewell
- c. **Adoption of Meeting Agenda**-COMMISSIONER JENSEN MADE A MOTION TO ADOPT THE MEETING AGENDA FOR OCTOBER 16, 2012. COMMISSIONER BODRERO SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.

### 2. Approval of October 2, 2012, Regular Meeting and Work Session Minutes

COMMISSIONER JENSEN MADE A MOTION TO APPROVE THE OCTOBER 2, 2012 REGULAR MEETING MINUTES AS AMENDED. COMMISSIONER PRATT SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.

### 3. Hammon Acres Subdivision, located at approximately 1290 South 3700 West, Preliminary Plan

[6:10:00 PM](#)

City Planner, Sherrie Christensen presented background information regarding the application. Mike McBride was present to speak regarding the development. He has an ownership interest on lots 103 & 104. The reason that lot 104 was left as large as it is and with the A-1 zoning, was that the Hammon family owned the property to the west and they had wanted to have use of the horse stalls. The patriarch of the Hammon family has since died and the family's desire for the lot and horse stalls has changed. They would like to make the division between lot 103 and lot 104 more equal, creating two lots of approximately 0.75 acres each. Mr. Hellewell explained that would require a zone change, as lot 104 is currently zoned A-1 Agriculture.

There was some discussion regarding the timing of the hearing and running a zone change concurrently with final plat approval. Mr. McBride will need to speak with the Hammon family, which he could do as early as tomorrow.

Commissioner Jensen asked if the horse stalls were going to stay, as they cannot cross a property line. Mr. McBride indicated that the building would be removed from lot 103.

The Commission agreed that property owners could run the zone change in the next meeting concurrently with the final plat approval. Commissioner Jensen commented with this being a small subdivision he is not concerned with doing that.

COMMISSIONER PRATT MOTIONED TO GRANT PRELIMINARY PLAN APPROVAL OF THE HAMMON ACRES SUBDIVISION, LOCATED AT APPROXIMATELY 1290 S. 3700 W, SUBJECT TO ALL REQUIREMENTS OF THE CITY'S MUNICIPAL CODES AND TO THE CITY ENGINEER'S REVIEW, DATED OCTOBER 10, 2012, AND CITY PLANNER'S REVIEW, DATED OCTOBER 11, 2012. COMMISSIONER JENSEN SECONDED THE MOTION, WITH A NOTE THAT THERE MAY BE A LOT CONFIGURATION CHANGE ON LOTS 103 & 104 PRIOR TO FINAL. ALL VOTED IN FAVOR.

### 4. Adjournment-

[6:28:56 PM](#)

COMMISSIONER JENSEN MOTIONED TO ADJOURN. ALL VOTED IN FAVOR

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Kenneth Hellewell, Chairman

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Sherrie Christensen, City Planner

Date Approved: