

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on October 2, 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  
Curt McCuiston  
Gary Pratt  
Dale Rackham

City Council Members: Craig Johnson

City Employees: Will Carlson, City Attorney  
Michael Eggett, Community & Economic Development Director  
Sherrie Christensen, Planner  
Jenny Schow, Administrative Professional  
Brian Bloemen, City Engineer  
Joe Hamblin, Deputy Fire Chief

Excused: Gregory Day  
Tyler Bodrero  
Braxton Schenk

Visitors: Ray Zaugg  
Nikki Tek  
Kaylin Smedley  
Sydney Lomax

#### 1. Meeting Called to Order

- a. **Invocation or Thought:** Commissioner Hellewell
- b. **Pledge of Allegiance:** Commissioner Jensen
- c. **Adoption of Meeting Agenda:**

COMMISSIONER JENSEN MADE A MOTION TO ADOPT THE MEETING AGENDA FOR OCTOBER 2, 2012 AS AMMENDED TO INCLUDE CLUSTER SUBDIVISION CONDITIONAL USE APPROVAL FOR TRAILSIDE PARK SUBDIVISION PHASE 3. COMMISSIONER PRATT SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.

#### 2. Approval of September 18, 2012, Regular Meeting and Work Session Minutes

COMMISSIONER JENSEN MADE A MOTION TO APPROVE THE SEPTEMBER 18, 2012, REGULAR MEETING MINUTES AS AMENDED. COMMISSIONER MCCUISTON SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.

#### 3. Public Hearing-Brighton Bank, located at approximately 2463 West 1700 South, Rezone from R-2 Residential to Professional Office

[6:11:08 PM](#)

Planner Christensen gave a general description of the rezone application that is in accordance with the General Plan.

##### Public Hearing Open

[6:11:30 PM](#)

No Public Comment

##### Public Hearing Closed

[6:12:21 PM](#)

COMMISSIONER MADE JENSEN A MOTION TO APPROVE THE BRIGHTON BANK REZONE FROM RESIDENTIAL R-2 TO PROFESSIONAL OFFICE, LOCATED AT APPROXIMATELY 2463 WEST 1700 SOUTH. COMMISSIONER RACKHAM SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.

#### 4. Trailside Park Subdivision, Phase 3, located at approximately 2950 South 2000 West, Final Plat and Cluster Subdivision Conditional Use.

[6:13:53 PM](#)

Planner Christensen presented the Final Plat. Parcel A and B have been labeled common area. She explained there will be an amended development agreement. In addition, the developer has expressed interest in developing a fourth phase.

Commissioner Jensen discussed the density allowance calculations and said the developer is within the density allowance. He also discussed the setbacks for the temporary turnarounds. Planner Christensen said the setbacks will be 25 feet from the easement and have already been changed on the plat.

Commissioner Pratt discussed the continuity within the subdivision as some phases were developed by the original developer. Brad Frost, Ovation Homes, said they have made changes to assist with HOA maintenance and expenses. HOA fees were raised. Homeowners will be responsible for any landscaping that is fenced in. Commissioner Jensen asked where phase four will be located. Mr. Frost said they are working on land acquisition to the south of Trailside Park. Commissioner

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Pratt asked about the landscaping in the island. Mr. Frost said they have installed the landscaping. Commissioner Pratt asked if the roads meet fire code needs for the fire apparatus. Deputy Fire Chief Hamblin said the roads meet the necessary requirements. Commissioner Pratt asked how much the HOA fee was increased. Mr. Frost said \$10.00, allowing for a decent sized reserve fund.

Commissioner Jensen asked City Engineer if everything has been addressed per engineering standards. City Engineer Bloemen confirmed yes.

Commissioner McCuiston asked about the location and distance to the next storm drain catch basin. City Engineer Bloemen said he would look into the location.

[6:29:03 PM](#)

COMMISSIONER MCCUITION MADE A MOTION TO APPROVE THE TRAILSIDE PARK SUBDIVISION PHASE 3 FINAL PLAT, LOCATED AT APPROXIMATELY 2950 SOUTH 2000 WEST SUBJECT TO THE DEVELOPMENT AGREEMENT AND STAFF REVIEWS DATED SEPTEMBER 28, 2012 WITH THE STIPULATION FOR THE CITY ENGINEER TO REVIEW THE TRIBUTARY AREA FOR THE STORM WATER CATCH BASIN TO THE NORTH, AND ANY NECESSARY RECOMENDATONS AND UPDATES BE MADE TO THE DEVELOPER, AND THE APPROVAL OF A CONDITIONAL USE FOR THE SUBDIVISION CLUSTER. COMMISSIONER JENSEN SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.

**5. Adjournment Commissioner Jensen Made a motion to Adjourn.**

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Kenneth Hellewell, Chairman

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Jenny Schow, Administrative Professional

Date Approved: