

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on November 20, 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
Gary Pratt
Tyler Bodrero
Gregory Day
Curt McCuistion
Dale Rackham
Braxton Schenk

City Employees: Sherrie Christensen, Planner
Jenny Schow, Administrative Professional
Brian Bloemen, City Engineer
Jo Hamblin, Deputy Chief/Fire Marshal

Excused: Michael Eggett, Community & Economic Development Director
Will Carlson, City Attorney

Visitors: Sheldon Peck Donita Bitter
Ray Zaugg Steve Hobbs
Pat Zaugg

1. Meeting Called to Order

- a. **Invocation or Thought**- Commissioner Day
- b. **Pledge of Allegiance**-Commissioner Schenk
- c. **Adoption of Meeting Agenda**-COMMISSIONER JENSEN MADE A MOTION TO ADOPT THE MEETING AGENDA NOVEMBER 20, 2012. COMMISSIONER PRATT SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.

2. Approval of November 6th, 2012, July, Regular Meeting and Work Session Minutes

COMMISSIONER JENSEN MADE A MOTION TO APPROVE THE NOVEMBER 6, 2012; JULY 3, 2012; JUNE 19, 2012; & JUNE 5, 2012, PLANNING COMMISSION REGULAR MEETING AND WORK SESSION MINUTES AS AMENDED. COMMISSIONER PRATT SECONDED THE MOTION, ALL VOTED IN FAVOR.

3. Destiny Homes, located at approximately 1527 W. 2925 S, Conditional Use Permit -2 family dwelling

[6:06:11 PM](#)

Planner Christensen said the project has a few minor changes required by the City Engineer.

Sheldon Peck, applicant, said he is aware of the requirements from Engineering and is working on the changes.

COMMISSIONER SCHENK MADE A MOTION TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE FINAL PLAN FOR 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 AND CITY PLANNER'S REVIEW, DATED NOVEMBER 14, 2012. COMMISSIONER PRATT SECONDED THE MOTION, ALL VOTED IN FAVOR.

4. Fox Haven Subdivision, located at approximately 2900 S. 2400 W., Final Plat

[6:11:23 PM](#)

Planner Christensen stated the application is clean with a few requirements from the Engineering staff.

Commissioner Jensen asked the applicant if he has seen the letters from staff and is in agreement to take care of the outstanding items.

Clint Sherman, Syracuse, stated he has received the staff reviews and will comply with the requirements.

City Engineer Bloemen stated item 2, storm drain has been cleared. He requested the approval be conditional upon approval of the City Council approving the land transaction with the City.

Commissioner Jensen corrected an Engineering staff report error that should read Final Plat review.

COMMISSIONER DAY MADE A MOTION TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE FINAL PLAN FOR FOX HAVEN SUBDIVISION, LOCATED AT APPROXIMATELY 2900 S. 2400 W, SUBJECT TO ALL REQUIREMENTS OF THE CITY'S MUNICIPAL CODES AND TO THE CITY ENGINEER'S REVIEW AND CITY PLANNER'S REVIEW, DATED NOVEMBER 14, 2012. COMMISSIONER SCHENK SECONDED THE MOTION, ALL VOTED IN FAVOR.

5. Anita Townley, located at approximately 2747 S. 800 W., Conditional Use Permit-2 family dwelling

[6:15:02 PM](#)

Donita Bitter, Syracuse, applicant.

Planner Christensen gave a description of the application.

Commissioner Jensen clarified that the Syracuse building official will be involved with the basement construction.

COMMISSIONER SCHENK MADE A MOTION TO APPROVE A CONDITIONAL USE PERMIT FOR ANITA TOWNLEY TO CONSTRUCT A TWO-FAMILY DWELLING, LOCATED AT 2747 S 800 W, SUBJECT TO MEETING ALL REQUIREMENTS OF THE LAND USE ORDINANCE. COMMISSIONER JENSEN SECONDED THE MOTION, ALL VOTED IN FAVOR.

6. Public Hearing-Desertscape Subdivision, located at approximately 1097 W. 1700 S., Plat Amendment

[6:18:48 PM](#)

Planner Christensen gave a property description. The applicant has indicated the subdivision amendment request is for financial purposes.

Public Hearing Open

[6:20:53 PM](#)

Steve Hobbs, Syracuse, inquired if the property would be developed with Condo's.

Planner Christensen clarified the application simply divides the existing commercial lot into two lots. No residential use is permitted.

Public Hearing Closed

[6:22:32 PM](#)

Commissioner Jensen requested an update on the outstanding items from the Engineer Review. Planner Christensen reviewed the items and confirmed that they have all been addressed or will be addressed prior to recording.

COMMISSIONER JENSEN MADE A MOTION TO GRANT PLAT AMENDMENT APPROVAL OF THE DESERTSCAPE SUBDIVISION, LOCATED AT APPROXIMATELY 1097 W 1700 S, SUBJECT TO ALL REQUIREMENTS OF THE CITY'S MUNICIPAL CODES AND TO THE CITY ENGINEER'S REVIEW, DATED NOVEMBER 14, 2012, AND CITY PLANNER'S REVIEW, DATED NOVEMBER 15, 2012. COMMISSIONER PRATT SECONDED THE MOTION, ALL VOTED IN FAVOR.

7. Public Hearing-Trailside Park Phase 2, located at approximately 1809 W. Park Dr., Plat Amendment

[6:26:09 PM](#)

Planner Christensen gave a description of the plat amendment request.

Norm Frost, owner, Kaysville, stated 3 pads are not sold. The sale is pending approval of the lot extension.

Commissioner Jensen reminded the applicant that the plat needed a signature block for the city Attorney's signature.

Public Hearing Open

[6:28:53 PM](#)

No Comment

Public Hearing Closed

[6:28:56 PM](#)

COMMISSIONER BODRERO MADE A MOTION TO GRANT PLAT AMENDMENT APPROVAL OF THE TRAILSIDE PARK SUBDIVISION, PHASE 2, 3RD AMENDMENT, LOCATED AT APPROXIMATELY 1907 W PARK DRIVE, SUBJECT TO ALL REQUIREMENTS OF THE CITY'S MUNICIPAL CODES AND TO THE CITY ENGINEER'S REVIEW, DATED NOVEMBER 9, 2012, AND THE CITY PLANNER'S REVIEW, DATED NOVEMBER 9, 2012. COMMISSIONER JENSEN SECONDED THE MOTION, ALL VOTED IN FAVOR.

8. Adjournment

COMMISSIONER JENSEN MOTIONED TO ADJOURN AND MOVE THE WORK SESSION TO THE COUNCIL CHAMBERS. ALL VOTED IN FAVOR

Kenneth Hellewell, Chairman

Jenny Schow, Administrative Professional

Date Approved: