

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on November 6, 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
Gregory Day
Curt McCuiston
Gary Pratt
Dale Rackham

City Employees: Michael Eggett, Community & Economic Development Director
Sherrie Christensen, Planner
Jenny Schow, Administrative Professional
Brian Bloemen, City Engineer
Jo Hamblin, Deputy Chief/Fire Marshal

Excused: Will Carlson, City Attorney
Braxton Schenk

Visitors: Clint Sherman
Dennis Higley
Vickie Higley

1. Meeting Called to Order

[6:00:52 PM](#)

- a. **Invocation or Thought**- Commissioner McCuiston
- b. **Pledge of Allegiance**-Commissioner Bodrero
- c. **Adoption of Meeting Agenda**-COMMISSIONER JENSEN MADE A MOTION TO ADOPT THE MEETING AGENDA WITH ITEM 3, HAMMON ACRES SUBDIVISION, BE STRICKEN FROM THE AGENDA, FOR NOVEMBER 6, 2012. COMMISSIONER PRATT SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.

2. Approval of October 16, 2012, Regular Meeting and Work Session Minutes

[6:04:22 PM](#)

COMMISSIONER JENSEN MADE A MOTION TO APPROVE THE OCTOBER 16, 2012 REGULAR MEETING AND WORK SESSION MINUTES. COMMISSIONER PRATT SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.

3. Fox Haven Subdivision, located at approximately 2900 South 2400 West, Preliminary Plat

[6:05:33 PM](#)

Planner Christensen said the application is clean. The applicant has received the letter from the Army Corp of Engineers, confirming no wetlands on the site. There are a few items on the Engineers staff report to be addressed. Community Development is ready to recommend approval.

Commissioner Jensen asked the applicant, Clint Sherman, if he received the letter from the City Engineer and was compliant with the items that need to be addressed. Mr. Sherman said he received the letter this afternoon around 3 pm and has not had time to review it for changes. Commissioner Jensen reviewed the items, including, concrete for the manholes, drainage, water shares need to be conveyed to the City, the existing well.

City Engineer Bloemen wanted clarification on the abandonment plans for the existing well on the property. Mr. Sherman stated the well will remain open for irrigation, until the lot is developed. They will cap the well, if necessary, depending on the footprint of the future house.

Commissioner McCuiston asked the applicant if he could taper the asphalt out on station 1694.76, referenced on sheet five. City Engineer Bloemen said as part of the agreement for the land transfer, the city has asked Mr. Sherman to repave the last half of the road. The City will take on paving from Mr. Sherman's development up to 2700, providing a whole new road. Curb and gutter will be installed. Commissioner McCuiston asked about the perf box. City Engineer Bloemen said the City inherited the old sewer line from the North Davis Sewer District. The city will turn that into a storm drain line, but an outfall has not been created yet. The storm drain will empty into a ditch, with no changes in drainage patterns, until it is piped.

[6:12:08 PM](#)

COMMISSIONER DAY MOTIONED TO GRANT PRELIMINARY PLAT APPROVAL OF THE FOX HAVEN SUBDIVISION, LOCATED AT APPROXIMATELY 2900 SOUTH 2400 WEST, SUBJECT TO COMPLETION OF ALL THE ITEMS ON THE ENGINEERS REVIEW. COMMISSIONER PRATT SECONDED THE MOTION, ALL VOTED IN FAVOR.

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

[6:12:30 PM](#)

Planner Christensen presented background information regarding the application. She read a letter addressed to the Syracuse Planning Commission, submitted by Michael Wolsey, located at 1524 W 2925 S, dated November 6, 2012.

Commissioner Jensen asked for data on the current number of existing two-family dwellings in the Syracuse City. Director Eggett said there are very few at the current time, and two-family dwellings have not created a problem. Planner Christensen presented the benefits for this type of home in a community.

Dennis Higley, applicant, indicated the home is a nice home. He confirmed that he applied for two homes the first one is built and has a great family located in the basement.

Commissioner Rackham asked about the basement access. Mr. Higley said there is a walk out entrance on the right side of the home, behind the garage.

Commissioner Jensen verified there is adequate parking per code. Mr. Higley confirmed parking requirements are met.

Commissioner Jensen asked if the city has the ability to require ownership for renting. Director Eggett stated that every home owner has the right to rent their property.

[6:22:40 PM](#)

COMMISSIONER JENSEN MADE A MOTION TO APPROVE THE CONDITIONAL USE PERMIT FOR DESTINY HOMES AND DENIS HIGLEY TO CONSTRUCT A TWO-FAMILY DWELLING, LOCATED AT APPROXIMATELY 1527 WEST 2925 SOUTH, SUBJECT TO MEETING ALL REQUIREMENTS OF THE LAND USE ORDINANCE. COMMISSIONER BODRERO SECONDED THE MOTION, ALL VOTED IN FAVOR.

5. Adjournment

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COMMISSIONER JENSEN MOTIONED TO ADJOURN. ALL VOTED IN FAVOR

Kenneth Hellewell, Chairman

Jenny Schow, Administrative Professional

Date Approved: