

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on June 19, 2012, at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

- Present:**
- Commission Members: Gregory Day, Chairman  
Gary Pratt, Vice-Chair  
Kenneth Hellewell  
TJ Jensen  
Tyler Bodrero  
Braxton Schenk
  - City Employees: Will Carlson, City Attorney  
Michael Eggett, Community & Economic Development Director  
Kent Andersen, Planner  
Noah Steele, Planner  
Brian Bloemen, City Engineer  
Judy Merrill, Administrative Professional
  - Excused: Dale Rackham  
Curt McCuiston
  - Visitors:
 

Cynthia Gardner Justin Nelson Charlie Black Curt Warnick Nick Nance Jean Darling Byron Yamaniz Deloy Bench Tom Day Andrew Lowe Randolph Abood	Robert Redford Jenni Nelson Mike Thayne Gordon Nance Toni Cowdell Pete Darling Ray Zaugg Clint Sherman Jan Kamp Allen Willie Gary McEntee	Brandyn Bodily Joshua Florez Sundi Warden Rick Kamp Frank Weiler Jon Darling Joyce Bench Doug Claylere Louanne Liresey Pat Zaugg Paige Terry
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**1. Meeting Called to Order**

[6:08:51 PM](#)

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

[6:10:58 PM](#)

Commissioner Day stated that the Public Noticing was done incorrectly for Item 4. Fox Haven Subdivision located at approximately 2400 West 2900 South, Sketch Plans and Item 8. Public Hearing: Wasatch Villas Subdivision Phases 7 and 8, located at approximately 600 West 3150 South, Final Plan Review, and they do not qualify for a public hearing and were removed from the agenda. The public noticing for Item 7. Public Hearing: Ninigret North 1 Subdivision, located at approximately 1100 West 450 South, Sketch Plan was also incorrectly noticed, but the item remained on the agenda and open for public comment.

[6:12:44 PM](#)

COMMISSIONER HELLEWELL MADE A MOTION TO ADOPT THE MEETING AGENDA FOR JUNE 19, 2012 AS AMENDED. COMMISSIONER PRATT SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.

**2. Approval of June 5, 2012, regular meeting and work session minutes**

[6:13:06 PM](#)

COMMISSIONER JENSEN MADE A MOTION TO TABLE THE REGULAR MEETING MINUTES FOR JUNE 5, 2012. COMMISSIONER SCHENK SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.

**3. Amendments to General Plan Specific to District 1**

[6:13:35 PM](#)

Commissioner Hellewell gave a brief discussion of the General Plan Amendments. He said the area west of Marilyn Drive would remain General Commercial. The area to the east will change from General Commercial and Professional Office to Neighborhood Service. Changes also included a Residential area along 2000 west to change to Neighborhood Services to accommodate for the future road widening. One last area is the IHC corner changing to General Commercial.

[6:18:03 PM](#)

COMMISSIONER HELLEWELL MADE A MOTION TO ADOPT THE CHANGES TO THE GENERAL PLAN DISTRICT ONE, AS AMENDED AND AS OUTLINED ON THE SKETCH PLAN. COMMISSIONER SCHENK SECONDED THE MOTION;

Commissioner Day said the shape of the proposal is concerning. Commissioner Hellewell said the layout is accounting for a future street light of SR 193. Commissioner Jensen said he is concerned with the down grading of residential property and potentially lowering property values.

[6:25:31 PM](#)

COMMISSIONER SCHENK MADE A MOTION TO ADOPT THE AMENDMENTS TO THE GENERAL PLAN, DISTRICT ONE, INCLUDING THE ITEMS DISCUSSED IN THE WORK SESSION AND ADJUSTING THE NORTH LINE OF RESIDENTIAL R1 CLUSTER TO BE BUSINESS PARK PARRALELL TO THE NORTH BOUNDARY OF SYRACUSE HIGH SCHOOL, AND INCLUDE LANGUAGE IN THE GENERAL PLAN DOCUMENT TO ALLOW FOR AN AQUATIC CENTER. COMMISSIONER HELLEWELL SECONDED THE MOTION.

COMMISSIONER BODRERO REQUESTED AN AMENDMENT TO THE MOTION TO REMOVE THE BUSINESS PARK ACREAGE ON THE EAST SIDE AND MOVE IT TO THE WEST SIDE OF THE POWER CORRIDOR AND INCORPORATE THAT ACREAGE ON THE WEST SIDE, SHRINK THE GENERAL COMMERCIAL AREA AND INCREASE THE RESIDENTIAL R-1 COMPONENT. COMMISSIONER SCHENK DID NOT ACCEPT THE AMENDMENT.

ROLL CALL VOTE ON THE ORIGINAL MOTION; COMMISSIONER JENSEN VOTED NO, COMMISSIONER SCHENK VOTED YES, COMMISSIONER BODRERO VOTED NO, COMMISSIONER DAY VOTED YES, COMMISSIONER PRATT VOTED YES, COMMISSIONER HELLEWELL VOTED YES, THE MOTION PASSED.

**4. Public Hearing: Fox Haven Subdivision, located at approximately 2400 West 2900 South, Sketch Plan**

[6:40:36 PM](#)

Planner Andersen said the applicant has requested the item tabled for further revisions.

**Public Hearing Open**

[6:42:46 PM](#)

No Comment

**Public Hearing Closed**

[6:43:40 PM](#)

COMMISSIONER JENSEN MADE A MOTION TO TABLE THE PUBLIC HEARING FOR FOX HAVEN SUBDIVISION, LOCATED AT APPROXIMATELY 2400 WEST 2900 SOUTH, SKETCH PLAN. COMMISSIONER PRATT SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.

**5. Public Hearing: Proposed amendment to General Plan District 10 to change the zoning designation of property, located at approximately 1500 West 3700 South, from Open Space and A-1 Agriculture to R-1 Single-Family Residential and a Rezone to same.**

[6:44:27 PM](#)

Commissioner Jensen recused himself from the discussion due to a conflict of interest.

Planner Andersen explained the request for a general plan and zoning update. He said the density association is 2.9 with the potential to request for a subdivision cluster overlay, which would require a major conditional use permit, allowing up to 4.7 units per net acre.

**Public Hearing Open**

[6:46:49 PM](#)

Cynthia Gardner, 562 West Gentile, Layton, asked if all of the property is being zoned Residential. Planner Andersen said yes.

Robert Redford, Syracuse, wanted to know how much property was purchased and how close it is to the pump house. City Engineer Bloemen said the pump house is on the border of the property.

Will Carlson, read a statement from a neighboring property owner. The letter discussed the new sewer trunk line that services the area and that sewer service should be easily achieved. It discussed the future West Davis Corridor and the negative impacts that will bring to farming the land. The letter discussed the positive property tax increase for the City.

Toni Cowdell, Syracuse, wanted clarification on the boundary of the property in question. Her property is on the south side of the proposed project.

Charlie Black, Syracuse, stated he supports the rezone and master plan change. He is concerned with the alignment of the West Davis Corridor. He also discussed the lake proposal over the Davis County drain and the need for properly designed siphon drains. He discussed the proposed clay pond liner and the potential for flooding. He has experience with siphon drains and clay lined ponds on his adjacent property.

Sundi Warden, Syracuse, is concerned with the property taxes of existing home owners. She discussed the land below the Bluff having a high water table. Commissioner Day asked the City Engineer to address this issue following the public hearing.

**Public Hearing Closed**

[7:02:17 PM](#)

City Engineer Bloemen, stated they have not seen the Site Plan submitted yet. He discussed the requirements the applicant will have to abide by for the next phase of the development process.

[7:03:32 PM](#)

COMMISSIONER PRATT MADE A MOTION TO TABLE THE PROPOSED GENERAL PLAN AMENDMENT TO DISTRICT 10 AND REZONE OF PROPERTY, LOCATED AT APPROXIMATELY 1500 WEST 3700 SOUTH, FROM OPEN SPACE AND A-1 AGRICULTURE TO R-1 SINGLE-FAMILY RESIDENTIAL, UNTIL THE ITEMS DISCUSSED ARE ADDRESSED. COMMISSIONER HELLEWELL SECONDED THE MOTION; ROLL CALL VOTE, COMMISSIONER SCHENK VOTED NO, COMMISSIONER BODRERO NO, COMMISSIONER DAY NO, COMMISSIONER PRATT YES, COMMISSIONER HELLEWELL YES, THE MOTION FAILED.

[7:08:30 PM](#)

COMMISSIONER BODRERO MADE A MOTION TO RECOMMEND APPROVAL OF THE REQUEST FOR GENERAL PLAN AMENDMENT TO DISTRICT 10 AND REZONE OF PROPERTY, LOCATED AT APPROXIMATELY 1500 WEST 3700 SOUTH, FROM OPEN SPACE AND A-1 AGRICULTURE TO R-1 SINGLE-FAMILY RESIDENTIAL. COMMISSIONER SCHENK SECONDED THE MOTION; ROLL CALL VOTE, COMMISSIONER SCHENK VOTED YES,

COMMISSIONER BODRERO YES, COMMISSIONER DAY YES, COMMISSIONER PRATT NO, COMMISSIONER HELLEWELL NO, THE MOTION PASSED.

[7:09:32 PM](#)

**6. Public Hearing: Proposed Rezone of property, located at 1384 West 1700 South, from R-3 Single-Family Residential to PO Professional Office**

[7:10:16 PM](#)

Curt Warnick, applicant, owns an insurance agency that he would like to relocate.

**Public Hearing Opened**

[7:11:31 PM](#)

Justin Nelson, Syracuse, clarified that the L shape parcel is now one parcel attached to his property.

Peter Darling, Syracuse, said he is concerned with the screening and a privacy wall. Planner Andersen said the applicant will be required to install improvements per code in buffer table D, including a 6' impervious fence and landscaping. Mr. Darling also asked about the effects on his property value.

Frank Weiler, Syracuse, addressed the property values of the homes along Antelope and said they would likely deteriorate. He thinks the professional office will provide a positive effect to the surrounding homes.

**Public Hearing Closed**

[7:16:28 PM](#)

Commissioner Jensen asked how wide the southern portion of the L shape parcel is. Mr. Nelson said it is roughly 30 feet.

Jonathan Darling, Syracuse, asked about current zoning on the property of the adjacent lot to the west. Commissioner Jensen said the current zoning is Residential, but it is in the General Plan for General Commercial.

[7:18:52 PM](#)

COMMISSIONER BODRERO MADE A MOTION TO APPROVE PROPOSED REZONE OF PROPERTY, LOCATED AT 1384 WEST 1700 SOUTH, FROM R-3 SINGLE-FAMILY RESIDENTIAL TO PO PROFESSIONAL OFFICE, AS IT CONFORMS TO THE CITY'S GENERAL PLAN. COMMISSIONER JENSEN SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.

**7. Public Hearing: Ninigret North 1 Subdivision, located at approximately 1100 West 450 South, Sketch Plan**

[7:19:28 PM](#)

Commissioner Day reiterated the public notice deficiencies and said a second public hearing will be scheduled. Planner Andersen said the second public hearing is scheduled for July 3, 2012.

**Public Hearing Open**

[7:21:01 PM](#)

Ray Zaugg, Syracuse, asked about the buffer along 700 south. He also asked if the subdivision road is a cul-de-sac. Planner Andersen stated the road is a cul-de-sac. Mr. Zaugg also asked about the road widening of 1000 West and discussed the traffic from neighboring business and the high school, and how it will be addressed.

Director Eggett stated that the buffering will be addressed with the Site Plan application.

Paige Terry, Clearfield, inquired about the type of industrial businesses being proposed. Commissioner Day said they have not received any proposals yet, and provided the resident with guidance to find the allowable uses in City Code.

**Public Hearing Closed**

[7:26:37 PM](#)

Commissioner Hellewell asked about the potential for a stop light on 1000 West and 450 South. Corbin Bennion, Civil Engineer for Ninigret, said there have not been any discussions with the City about a street light, but he is willing to discuss the potential need. Commissioner Hellewell discussed the access for lot three. Mr. Bennion said the driveways would be located on 1000 west. Commissioner Hellewell discussed the 66 foot PUE easement. Mr. Bennion said that four different utility lines will be installed, but it could possibly be reduced.

Commissioner Day addressed the cul-de-sac length requirements and asked the developer why this development should be allowed an extension to 800 feet. Gary McEntee stated the lot sizes will change with a shorter road and reduced the number of occupants for the space.

Commissioner Jensen asked if the applicant has read the staff letters in the Planning Commission packet. Mr. Bennion said they have gone through the items outlined in the letter. City Engineer Bloemen discussed the road being shared with Clearfield City and the right of way requirements. He also discussed the 66 foot PUE and said that there are no issues with it. Commissioner Jensen asked about the location for a secondary emergency access road. City Engineer Bloemen located the secondary access on the overhead, showing access to 700 South.

Commissioner Pratt asked about the plans for lot five. Mr. McEntee said it would be a single building, likely to be a 300,000 square foot building.

Commissioner Jensen verified that the fire department is comfortable with the terms for the rezone.

[7:39:02 PM](#)

COMMISSIONER JENSEN MADE A MOTION TO TABLE NINIGRET NORTH 1 SUBDIVISION, LOCATED AT APPROXIMATELY 1100 WEST 450 SOUTH, SKETCH PLAN. COMMISSIONER PRATT SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.

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**8. Public Hearing: Wasatch Villas Subdivision Phases 7 and 8, located at approximately 600 West 2700 South, Final Plan review**

[7:41:20 PM](#)

**Open Public Hearing Open**

Byron Yamoniz, Syracuse, stated he is in favor of the development.

**Public Hearing Closed**

[7:44:16 PM](#)

COMMISSIONER JENSEN MADE A MOTION TO TABLE WASATCH VILLAS SUBDIVISION PHASES 7 AND 8, LOCATED AT APPROXIMATELY 600 WEST 2700 SOUTH, FINAL PLAN REVIEW DUE TO NOTICING ISSUES. COMMISSIONER PRATT SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.

**9. Adjournment-COMMISSIONER JENSEN MOTIONED TO ADJOURN**

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Gregory Day, Chairman

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Date Approved