
Minutes of the Regular Meeting of the Syracuse City Planning Commission held on July 31, 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
 Braxton Schenk
 Gregory Day
 Dale Rackham
 Curt McCuiston

City Employees: Michael Eggett, Community & Economic Development Director
 Sherrie Christensen, Planner
 Brian Bloemen, City Engineer
 Jo Hamblin, Deputy Chief/Fire Marshal
 Will Carlson, City Attorney

Excused: None

Visitors: Dean & Holly Rasband,
 Dan & Marlene Merklng
 Mike & Donna Lehman

1. Meeting Called to Order

Invocation or thought-Chairman Hellewell

Pledge of Allegiance-Commissioner Rackham

Adoption of Meeting Agenda-MOTION TO ADOPT THE MEETING AGENDA BY COMMISSIONER JENSEN, SECONDED BY COMMISSIONER RACKHAM, ALL VOTED IN FAVOR. THE MOTION CARRIED.

2. Approval of July 17, 2012, Regular Meeting and Work Session Minutes

COMMISSIONER DAY MADE A MOTION TO APPROVE THE JULY 17, 2012 REGULAR MEETING MINUTES AS AMENDED, COMMISSIONER RACKHAM SECONDED THE MOTION. ALL VOTED IN FAVOR. THE MOTION CARRIES.

3. Consider recommendation for City Council approval of Final Plans for Ninigret North I Subdivision, located at approximately 1100 West 450 South

Commissioner Day asked the developer about the approval of Clearfield City and the progress there with regards to the utility easement that is within Clearfield City.

Corbin Bennion explained that they have submitted preliminary and final plat to Clearfield and that they meet once a month. The Clearfield City meetings will be on August 1 with the Planning Commission and on August 28 with the Council agenda.

Commissioner Jensen directed everyone's attention to the intersection of 1000 W. and 450 S. He asked Brian Bloemen about the 72' right of way on 1000 W. He is concerned with regard to the two lanes and asked him if he would like to have 12' lanes. Brian explained that this is the UDOT standard and that in order to change it we would need UDOT approval.

Commissioner Jensen also pointed to the 4.5' shoulder on the construction drawing cross section and stated that he is concerned with it not being wide enough for a car on the shoulder to be out of the travel lane. He would like to see that curb moved back a few feet. But the power poles would be in the way. Mr. Bloemen agreed that he would like to see more right of way, but he stated that the applicant does meet the minimum requirements of City Code with the 72' right-of-way. Mr. Bloemen stated that he is going to work with UDOT to ask them to shift everything to the east to eliminate the bottle neck in that area.

Developer Gary McEntee stated that he will work with the City with the alignment if it doesn't mean they have to move the power poles which would be cost prohibitive. Commissioner Jensen stated that he believes the side walk could wrap around the power poles and if necessary and if not it could infringe on the public utility easement. Developer agreed that this would not be a major issue to do that.

Commissioner Bodrero stated that he felt that moving power poles would be cost effective. He would like to see as much width as possible in the travel lanes and shoulder.

Mr. Bloemen indicated that if a park strip is installed the sidewalk can be narrowed from 5 feet to 4 feet. Which is a potential savings to the developer in concrete.

Commissioner McCuiston commented about the cross slope of the road on the plans and would like to see it leveled out a bit. The developer agreed to work on that.

Commissioner Bodrero asked if there had been an application with UDOT about the intersection at 1000W and 200 S with regard to matching up with UDOTs future improvements to Hwy. 193. Corbin Bennion, the developers engineer, stated that UDOT will be matching what the developer builds as they will be completed before the work on 193 starts.

Eric Rice stated there is no requirement for an access permit from UDOT.

COMMISSIONER JENSEN MOTIONED TO RECOMMEND TO CITY COUNCIL APPROVAL FO THE FINAL PLANS FOR THE NINIGRET NORTH I SUBDIVISION, LOCATED AT APPROXIMAELTY 1100 WEST 450 SOUTH, SUBJECT TO MEETING ALL REQUIREMENTS OF THE CITY'S MUNICIPAL CODES AND CITY STAFF REVIEWS DATED JULY 23 AND

JULY 26, 2012 & WITH THE FOLLOWING THAT NINIGRET WORK WITH CITY TO MOVE CURB AND GUTTER 2-3 FEET TO THE WEST, DEPENDING ON EXISTING UTILITIES WITH OPTION OF INSTALLING A PARK STRIP AND THAT EXCHANGE CAN COME OUT OF THE REQUIRED 10% LANDSCAPING. COMMISSIONER SHANK SECONDED THE MOTION. ALL VOTED IN FAVOR WITH THE EXCEPTION OF COMMISSIONERS RACKHAM AND PRATT WHO VOTED NAY. THE MOTION CARRIES.

4. **Adjournment**-COMMISSIONER JENSEN MOTIONED TO ADJOURN TO WORK SESSION, ALL VOTED IN FAVOR. THE MOTION CARRIED.

APPROVED: _____ DATE: _____
Kenneth Hellewell, Chairman

ATTEST: _____ DATE: _____
Sherrie Christensen, Planner