

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on January 15, 2013, at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present:

Commission Members: TJ Jensen, Acting Chair
Gary Pratt
Tyler Bodrero
Dale Rackham
Curt McCuiston

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

Excused: Dale Rackham

Visitors: Reva Laurella Clint Sherman Robert Gardner
Mr. & Mrs. Chris Bennett

1. Meeting Called to Order

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

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COMMISSIONER BODRERO MADE A MOTION TO ADOPT THE MEETING AGENDA FOR JANUARY 15, 2013. COMMISSIONER JENSEN SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.

2. Approval of the December 18th, 2012 Regular Meeting and Work Session Minutes

[6:02:40 PM](#)

- Regular Meeting Minutes-Line 161: change pointed to point.
- Regular Meeting Minutes-Line 171: removed the line: There was no final consensus on the cul-de-sac language.
- Work Session-Line 83: change West Layton Village to Layton Transit Development.
- Work Session-Line 108: change strike to striking.
- Work Session-Line 109: Expand Commissioner Pratt's discussion regarding mixed use developers.

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COMMISSIONER PRATT MADE A MOTION TO APPROVE THE DECEMBER 18, 2012 PLANNING COMMISSION REGULAR MEETING AND WORK SESSION MINUTES AS WRITTEN AND AMENDED. COMMISSIONER MCCUITION SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.

3. Public Hearing-Title VIII Amendment-Water Shares for Residential Subdivisions

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Planner Christensen stated the changes refer to an exemption for when a lake or man-made pond is created within a subdivision, a developer will not be required to transfer water shares for the area of the lake as it will not be irrigated with secondary water. The area must be larger than one acre. The area must be designated as open space and maintained by a homeowners association. The water body may not be filled or maintained with secondary or culinary water. The developer must provide applicable proof from all State and Federal Entities including all necessary permits. If the land use is converted at a future date, water shares would be required.

Public Hearing Open

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No Comment

Public Hearing Closed

[6:10:13 PM](#)

Commissioner Jensen discussed the water bodies being specifically man made and pointed out that Syracuse does not have any existing lakes or large bodies of water. Planner Christensen discussed why the text was specific to manmade construction so as not to include existing wetlands as bodies of water and said the text was written with Public Works.

Attorney Carlson said that any one intending to build a lake will require lake approval prior to subdivision approval. Commissioner Hellewell asked what level in the development process the lake approval would occur at. Planner Christensen said at Sketch. Commissioner Pratt pointed out that approvals would need to be presented from the other governing entities, precluding application to the City. Commissioner Pratt asked if there were size limitations. Planner Christensen reconfirmed the one acre minimum.

Commissioner Hellewell asked if text needed to be added to the Preliminary requirements of City Ordinance. Planner Christensen explained that it is not necessary due to the requirements in place by state and federal government. Commissioner Jensen discussed the Thayne development and asked if they were aware of the requirements from the State

and Federal Government. Planner Christensen said they were aware and the proposed changes would not hold up progress on their development.

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COMMISSIONER PRATT MADE A MOTION TO RECOMMEND TO THE CITY COUNCIL THE PROPOSED AMENDMENTS TO THE MUNICIPAL CODE TITLE VIII, WITH FINDINGS THAT THE PROPOSED CHANGES ARE MADE IN CONFORMANCE WITH THE CITY MUNICIPAL CODE, SECTION 10-4-070 (E) APPROVAL STANDARDS AS PROPOSED. COMMISSIONER JENSEN SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.

4. Clint Sherman- located at approximately 2767-2877 S. 2400 W., Conditional Use Permit-Two Family Dwellings (6 lots)

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Planner Christensen put the elevations for the proposed homes on the overhead. Director Eggett said the city has held discussions with Mr. Sherman and he is aware of the Cities building standards.

Commissioner Pratt confirmed that a wetland study was completed. Commissioner Hellewell said this application is just for the conditional use. The wetlands were taken care of with the subdivision approval.

Commissioner Jensen asked about the documents that were submitted to the Planning Department the previous day. Clint Sherman, Developer, said the documents were drawings of building options. Both building styles meet the setback requirements and he is currently comparing them to see if one style has any advantage. Commissioner Hellewell asked if the buildings will be primarily single level or two-story. Mr. Sherman said both building styles are slab on grade and he has received more interest for single story homes.

Commissioner Jensen confirmed that staff had no issues.

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COMMISSIONER PRATT MADE A MOTION TO APPROVE A CONDITINOAL USE PERMIT TO CONSTRUCT TWO FAMILY DWELLINGS, SINGLE LEVEL OR DUAL LEVEL, ON LOTS 1-6 OF THE FOXHAVEN SUBDIVISION LOCATED AT 2767 S, 2789 S, 2811 S, 2833 S, 2855 S AND 2877 S 2400 WEST, SUBJECT TO MEETING ALL REQUIREMENTS OF THE LAND USE ORDINANCE. THE MOTION WAS SECONDED BY COMMISSIONER JENSEN; ALL VOTED IN FAVOR, THE MOTION PASSED.

5. Chris Bennett- located at 685 W 2225 S-Conditional Use Permit-Two Family Dwelling

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Planner Christensen confirmed that data was not included in the amended Planning Commission Packet. Planner Christensen put the information on the overhead.

Applicant, Chris Bennett stated they built the basement apartment a few years back, for their daughters to live in. Subsequently, they began to rent to non-family and are now requesting the conditional use permit per code.

Commissioner Jensen asked if the applicant is meeting current ordinance. Planner Christensen said it does. Parking can accommodate a total of five spaces, counting the two in the garage.

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COMMISSIONER JENSEN MADE A MOTION TO APPROVE A CONDITIONAL USE PERMIT FOR CHRIS BENNETT TO CONSTRUCT A TWO-FAMILY DWELLING LOCATED AT 685 W 2225 S, SUBJECT TO MEETING ALL REQUIREMENTS OF THE LAND USE ORDINANCE. THE MOTION WAS SECONDED BY COMMISSIONER PRATT; ALL VOTED IN FAVOR, THE MOTION PASSED.

6. Commissioner Jensen made a motion to adjourn, all voted in favor.

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Kenneth Hellewell, Chairman

Jenny Schow, Administrative Professional

Date Approved: