

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on March 19, 2013, 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 Chairman  
Gary Pratt  
Dale Rackham  
Curt McCuiston  
Wayne Kinsey  
Brandon Haddick

City Employees: Michael Eggett, Community & Economic Development Director  
Sherrie Christensen, Planner  
Jenny Schow, Administrative Professional  
Will Carlson, City Attorney  
Brian Bloemen, City Engineer

Excused: Tyler Bodrero

Visitors: Reva Laurella                      Craig N. Hansen  
Jim Chadbourne                      Linda Chadbourne  
Dick Cornell

### 1. Meeting Called to Order

- a. Invocation or Thought-Commissioner McCuiston
- b. Pledge of Allegiance-Commissioner Kinsey
- c. Adoption of Meeting Agenda-

COMMISSIONER JENSEN MADE A MOTION TO ADOPT THE MEETING AGENDA FOR MARCH 19, 2013. COMMISSIONER MCCUISTION SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.

### 2. Approval of Regular Meeting and Work Session Minutes for March 5, 2013

[6:04:19 PM](#)

- Line 154 grammatical errors
- Remove Commissioner Pratt and McCuiston from attendance

COMMISSIONER JENSEN MADE A MOTION TO APPROVE THE PLANNING COMMISSION REGULAR MEETING AND WORK SESSION MINUTES FOR MARCH 5, 2013, AS AMENDED. COMMISSIONER KINSEY SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.

### 3. Public Hearing - G&N Hansen Subdivision, located at approximately 2416 S 2000 W, Sketch Plan

[6:07:37 PM](#)

Planner Christensen indicated that this is a minor subdivision, creating three lots from 2 existing lots. The applicant will need to submit a Plat with the appropriate signature blocks, for Preliminary and Final Plat approval. Commissioner Hellewell asked City Engineer Bloemen about the 10' Public UE easement. City Engineer Bloemen explained that 10' PUE is the Cities typical setback required on all lots.

#### Open Public Hearing

[6:09:23 PM](#)

Dick Cornell, explained when he purchased his property, he was told the view to the mountains will never change and asked the planning Commission to consider that when they make their decision. Commissioner Pratt asked if the speaker's home is a part of the same subdivision. Planner Christensen explained that he is located adjacent to the west, but it is not part of the subdivision plat.

Jim Chadbourne, Syracuse, expressed concern with how an additional home will affect the water issues they are currently having in that neighborhood, otherwise he had no problem with the subdivision. City Engineer Bloemen said 1000 West was on the impact list for future upgrades to the waterline. Mr. Chadbourne expressed his wishes for the homes to be owned and not rented, in order to maintain a nice neighborhood.

#### Closed Public Hearing

[6:14:44 PM](#)

Commissioner Jensen discussed the allowance for state code to streamline small subdivisions of ten lots or less and asked Planner Christensen to discuss the State Code. Commissioner Hellewell stated that we do not have this allowance in our City Code. Planner Christensen said that while our City Code does provide for small subdivisions, the State Code provides a mechanism for our City Code to allow a streamlined process for small subdivisions. Planner Christensen gave a brief discussion of the State Code and said she would like to hold further discussion in the Work Session Meeting. She also asked for permission to streamline this project by allowing both Preliminary and Final approval to occur simultaneously.

Craig Hansen, applicant, stood for questions. There were no questions from the Planning Commission.

6:17:36 PM

COMMISSIONER JENSEN MADE A MOTION TO APPROVE THE SKETCH PLAN FOR G&N HANSEN SUBDIVISION, LOCATED AT APPROXIMATELY 2416 S 2000 W. COMMISSIONER PRATT SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.

6:18:23 PM

Commissioner Hellewell held a brief discussion regarding the allowance for the applicant of G&N Hansen Subdivision to submit for both preliminary and final approval simultaneously. Commissioner Jensen explained that the subdivision was straightforward and a good example for the type of that could go forward with both applications simultaneously. Commissioner Pratt expressed concern with setting a precedent regarding exceptions with no parameters in place. Commissioner Rackham asked the applicant if he was adversely affected if he was made to follow the procedure with applications made individually. Mr. Hansen said he had no adverse effects. Director Eggett encouraged the Planning Commission to be cautious with their decision. The Planning Commission established that it was best to follow their standard procedures.

**4. Proposed Title X Amendment Adopting Architectural Review Committee and Repeal Conflicting Sections**6:22:29 PM

Commissioner Jensen discussed the application of the ARC to the Industrial Zone. He liked the idea of ARC reviewing the Industrial zone, but not all the requirements are applicable to that zone. Commissioner Jensen said that the ARC should have its own set of performance standards for this zone. Planner Christensen recommended adding Performance standards to the Zone and removing any references to the Industrial Zone. Commissioner Hellewell asked if that would apply to Business Park Zone as well. Planner Christensen read some of the approved uses for Business Park zone and explained that it could still be useful to have it in the ARC.

Attorney Carlson discussed language in line 124-125 (173-174 redlined) and said the lines are cluttered. The planning commission dropped "minimal" and changed "may" to "is."

Line 10, has grammatical errors.

Commissioner Jensen discussed whether to add requirements for Industrial to the ARC as it's own section, or to the Zone itself. Director Eggett suggested adding a chapter to the ARC. Commissioner Hellewell asked for staff to clean up the ordinance and provide language for Industrial. Attorney Carlson said adding a new chapter would constitute the need for an additional public hearing. Commissioner McCuiston felt that was the intention of writing this chapter. Commissioner Hellewell asked staff if the changes could be ready for next meeting. Planner Christensen did not think there would be enough time to have the document ready for the April 2, 2013 meeting. Commissioner Hellewell recommended a public hearing for April 16, 2013.

6:32:32 PM

COMMISSIONER JENSEN MADE A MOTION TO TABLE THE PROPOSED TITLE X AMENDMENT ADOPTING ARCHITECTURAL REVIEW COMMITTEE AND REPEAL CONFLICTING SECTIONS, FOR ADDITIONAL MODIFICATION UNTIL THE REGULARLY SCHEDULED PLANNING COMMISSION MEETING ON APRIL 16, 2013. COMMISSIONER KINSEY SECONDED, COMMISSIONER PRATT VOTED NAY, COMMISSIONER HELLEWELL VOTED YAY, COMMISSIONER JENSEN VOTED YAY, COMMISSIONER RACKHAM VOTED YAY, COMMISSIONER MCCUISTION VOTED YAY, COMMISSIONER KINSEY VOTED YAY, COMMISSIONER HADDICK VOTED YAY, THE MOTION PASSED.

**5. Motion to adjourn**

COMMISSIONER JENSEN MADE A MOTION TO ADJOURN. ALL VOTED IN FAVOR.

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Kenneth Hellewell, Chairman

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Jenny Schow, Administrative Professional

Date Approved: