

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on April 2, 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 Chairman Gary Pratt Tyler Bodrero 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:	Kenneth Hellewell, Chairman Dale Rackham
Visitors:	Reva Laurella

1. Meeting Called to Order

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

COMMISSIONER PRATT MADE A MOTION TO ADOPT THE MEETING AGENDA FOR APRIL 2, 2013. COMMISSIONER MCCUITION SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.

2. Approval of Regular Meeting and Work Session Minutes for March 19, 2013

[6:02:16 PM](#)

- Line 59 Regular Meeting Minutes-Change State Code to City Code and reword for clarity

COMMISSIONER MCCUITION MADE A MOTION TO APPROVE THE PLANNING COMMISSION REGULAR MEETING AND WORK SESSION MINUTES FOR MARCH 19, 2013, AS AMENDED. COMMISSIONER PRATT SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.

3. Public Hearing-Pheasant Crossing Subdivision-Amended, located at 736 S 2000 W, Amended Subdivision Plat

[6:04:21 PM](#)

Planner Christensen explained that this Subdivision belongs to Dr. Coleman Orthodontics. The Plat was originally 1 lot, and the applicant would like to convert the building into a business condo of two lots, so that he can sale the lot 2 portion of the building to another business. The parking lot will be owned in common with a shared responsibility for the maintenance. Lots 3 & 4 are planned for commercial development, potentially consisting of a strip mall and a restaurant or food establishment. The plat is updated for Planning, Planner Christensen was unsure if the engineering changes had been met.

Dr. Coleman said the plans were submitted yesterday, and all the changes from Engineering were addressed and included on the updated plat. City Engineer Bloemen confirmed.

Commissioner Pratt asked the applicant if he had any interested in Lot 2. Dr. Coleman said he has a purchase agreement on Lot 2 and the potential owner is working on financing. He explained that he will have an owner's agreement for maintenance and his Attorney is currently putting that together.

Commissioner Pratt asked about the cross access agreement and the agreement regarding the upkeep for the common property and parking. Planner Christensen explained that the owner's agreement is not reviewed by the city, however it does need to be recorded with the County Recorder's office. Director Eggett suggested we could keep a copy in the development file should code enforcement issues arise Commissioner Pratt engaged in an off the record discussion with Commissioner Jensen. Planner Christensen explained that all discussion needed to occur on the record. . Commissioner Pratt said that he was thanking Commissioner Jensen for his Birthday. Commissioner Pratt asked Director Eggett if a development agreement is only required in certain zones. Planner Christensen explained that a development agreement is generally required in cases where the City has a vested trade, such as a density bonus for open space. Director Eggett explained that Dr. Coleman has already gone through design review with the city and this is an amendment after the fact.

Planner Christensen said that construction on lots 3 & 4 will be required to go through the Architectural Review Committee and Site Plan process.

Commissioner Bodrero said he had two thoughts, one this is an amended application so there has already been substantial work done prior to this amendment, and two, the current zoning is General Commercial and the discussion regards new zones or changes to current zones that have brought up development agreements. Director Eggett explained that there is a discussion for there to be a development plan and theme and that has already been vetted and reviewed for this development, and the development agreement is already in place. Commissioner Pratt understood the Development Agreement to be above and beyond the approval process. Director Eggett confirmed.

Commissioner Jensen announced that Commissioner Bodrero was now in attendance for the meeting.

Public Hearing Open

[6:14:35 PM](#)

68 No Comment

69 **Public Hearing Closed**

70 [6:14:56 PM](#)

71 **Commissioner Jensen verified that the condo's did not need to be on separate lots. Planner Christensen**
72 **explained that the owner would basically own the footprint the improvements.**

73 [6:16:00 PM](#)

74 COMMISSIONER PRATT MADE A MOTION TO GRANT PLATT AMENDMENT APPROVAL OF THE PHEASANT
75 CROSSING SUBDIVISION-AMENDED, LOCATED AT APPROXIMATELY 736 S 2000 W, SUBJECT TO ALL
76 REQUIREMENTS OF THE CITIES MUNICIPAL CODES AND THE TO THE CITY ENGINEER AND CITY PLANNER REVIEW
77 DATED MARCH 22, 2013. COMMISSIONER HADDICK SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION
78 PASSED.

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80 **4. Public Hearing-Gertge Business Park, located at approximately 1750 S 2000 W, Amended Subdivision Plat**

81 [6:16:31 PM](#)

82 Planner Christensen asked the Planning Commission to table the item and move it down on the agenda in order to
83 allow Mr. Gertge, applicant, time to complete his concurrent meeting with the City Council.

84 [6:17:06 PM](#)

85 COMMISSIONER PRATT MADE A MOTION TO MOVE ITEM 4. PUBLIC HEARING – GERTGE BUSINESS PARK,
86 LOCATED AT APPROXIMATELY 1750 S 2000 W, AMENDED SUBDIVISION PLAT TO THE END OF THE AGENDA FOR
87 THE REGULAR MEETING. COMMISSIONER BODRERO SECONDED THE MOTION; ALL VOTED IN FAVOR, THE
88 MOTION PASSED.

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90 **5. G&N Hansen Subdivision, located at approximately 2416 S 2000 W, Preliminary Plan**

91 [6:17:19 PM](#)

92 Planner Christensen explained that this applicant was at the previous meeting for Sketch Approval. The applicant
93 made the requested changes and resubmitted the following day. This applicant has been very good to work with and there
94 were no issues.

95 Commissioner Jensen asked the applicant about the 30' right of way dedication. The applicant was able to meet the
96 request and make the dedication.

97 [6:19:02 PM](#)

98 COMMISSIONER PRATT MADE A MOTION TO GRANT PRELIMINARY PLAT APPROVAL OF THE G&N HANSEN
99 SUBDIVISION, LOCATED AT APPROXIMATELY 2416 S 2000 W, SUBJECT TO ALL REQUIREMENTS OF THE CITIES
100 MUNICIPAL CODES, THE CITY ENGINEERS REVIEW AND THE CITY PLANNERS REVIEW DATED MARCH 22, 2013.
101 COMMISSIONER MCCUITION SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.

102
103 **6. Gateway Subdivision Phase 5, located at approximately 530 W 2010 S, Final Plat**

104 [6:20:01 PM](#)

105 Planner Christensen explained this application is to reapprove a previously submitted subdivision that was halted due
106 to the economy. This is the final phase of the Gateway Subdivision consisting of 25 lots, located just south of the Pizza
107 Factory.

108 City Engineer Bloemen had a few minor comments and explained that he has already discussed the changes with the
109 developer and received a revised set of drawings. He was confident that all the minor issues will be resolved prior to City
110 Council approval. Commissioner Pratt asked if any of the changes were relative to the physical layout of the subdivision. City
111 Engineer Bloemen explain that is it mainly technical plat changes.

112 Commissioner Jensen asked about the irrigation rights requiring 22 acre feet. Planner Christensen said the water
113 shares still needed to be submitted and explained that it is standard procedure for a developer to submit water shares
114 following final subdivision approval.

115 [6:22:55 PM](#)

116 COMMISSIONER PRATT MADE A MOTION TO GRANT FINAL PLAT REAPPROVAL FOR THE GATEWAY
117 SUBDIVISION PHASE 5, LOCATED AT APPROXIMATELY 530 W 2010 S, SUBJECT TO ALL REQUIREMENTS OF THE
118 CITIES MUNICIPAL CODES, THE CITY ENGINEERS REVIEW AND THE CITY PLANNERS REVIEW DATED MARCH 22,
119 2013. COMMISSIONER HADDICK SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.

120
121 **7. Public Hearing-Gertge Business Park, located at approximately 1750 S 2000 W, Amended Subdivision Plat**

122 [6:23:29 PM](#)

123 Planner Christensen recommended a 5 minute recess to determine the status of Ed Gertge's meeting with the RDA
124 board. Director Eggett explained that Mr. Gertge's meeting regards the Syracuse Family Fun Center expansion and RDA
125 funding options.

126 [6:26:07 PM](#)

127 Planner Christensen stated that Mr. Gertge has indicated that he would like to withdraw his application for an
128 Amended Subdivision Plat.

129 COMMISSIONER BODRERO MADE A MOTION TO STRIKE ITEM 4. PUBLIC HEARING – GERTGE BUSINESS
130 PARK, LOCATED AT APPROXIMATELY 1750 S 2000 W, AMENDED SUBDIVISION PLAT FROM THE AGENDA.
131 COMMISSIONER PRATT SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.

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133 **8. Motion to adjourn**

134 [6:26:37 PM](#) COMMISSIONER PRATT MADE A MOTION TO ADJOURN. ALL VOTED IN FAVOR.

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TJ Jensen, Vice-Chairman

Jenny Schow, Administrative Professional

Date Approved:

DRAFT