

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on July 2, 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
Tyler Bodrero
Wayne Kinsey

City Employees: Director Christensen, Community & Economic Development Director
Jenny Schow, Planner
Kelly A. Janis, Planning Administrator
Brian Bloemen, City Engineer
Jo Hamblin – Deputy Fire Marshall

Excused: Dale Rackham
Curt McCuistion

City Council: Craig Johnson

Visitors: Tom Conine
Mjika Conine
Mike Thayne
Taylor Spendlove

1. Meeting Called to Order

[6:02:17 PM](#)

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

COMMISSIONER JENSEN MADE A MOTION TO APPROVE THE SYRACUSE CITY AGENDA FOR JULY 2, 2013. COMMISSIONER KINSEY SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.

2. Regular Meeting and Work Session Minutes for June 18, 2013.

[6:05:10 PM](#)

Line – 90 Delete biological germ agents

Line 33 WS – Change wording to: While making some good points, Councilman Duncan came across as insulting.

Line 204 WS– Change wording to: Minimum for normal subdivisions is 8,000 sq ft.

COMMISSIONER PRATT MADE A MOTION TO APPROVE THE PLANNING COMMISSION REGULAR MEETING AND WORK SESSION MINUTES FOR JUNE 18, 2013, AS WRITTEN AND AS AMENDED. COMMISSIONER JENSEN SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.

3. Public Hearing – Highlands Phase 10, Plat Amendment Lots 1003 – 1006 located at approximately 1026-972 South St. Andrews Drive.

[6:07:27 PM](#)

Commissioner Hellewell – This is a lot line adjustment, correct?

Planner Schow – Yes. The center lot is being amended to accommodate a specific home style; everything still meets the ordinance. The lawyer wants to increase the lot frontage.

Public Hearing Open

[6:08:40 PM](#)

No Comment

Public Hearing Closed

[6:08:55 PM](#)

COMMISSIONER JENSEN MADE A MOTION TO APPROVE THE REQUESTED PLAT AMENDMENT FOR HIGHLANDS AT GLEN EAGLE PHASE 10 LOTS 1003 – 1006, LOCATED AT APPROXIMATELY 1026 – 972 SOUTH ST. ANDREWS DRIVE. COMMISSIONER KINSEY SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.

4. **Public Hearing - Conditional Use Permit – Bernice McCowin, Two Family Dwelling Unit located at 1887 Bluff Ridge Drive, Syracuse, Residential R-3 Zone.**

[6:10:11 PM](#)

Planner Schow – The applicant is requesting to finish the basement in an existing home. It meets adequate parking and will have a secondary access. The applicant has spoken with the building official and is aware of the recommended upgrades that are needed for the two family dwelling. There are no issues.

Public Hearing Open

[6:11:22 PM](#)

No Comment

Public Hearing Closed

[6:11:35 PM](#)

COMMISSIONER BODRERO MADE A MOTION TO APPROVE A CONDITIONAL USE PERMIT FOR BERNICE MCCOWIN TO CONSTRUCT THE BASEMENT AS A TWO FAMILY DWELLING UNIT, LOCATED AT 1887 BLUFF RIDGE DRIVE, SYRACUSE, UT, SUBJECT TO MEETING ALL REQUIREMENTS OF THE LAND USE ORDINANCE AND THE CONDITIONS THAT THE PROPOSED CHANGES ARE MADE IN CONFORMANCE WITH THE CITY MUNICIPAL CODE. COMMISSIONER PRATTSECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.

5. **Harvest Point Subdivision Phase 6 – 8, located at approximately 2150 South 1170 West, Syracuse, UT 84075, Preliminary Plan.**

Planner Schow – This is a preliminary submittal and there are three different phases. There are a few changes that need to be made on the drawings that are highlighted in yellow on the staff report. There isn't anything from planning that would prevent you from approving that upon those changes being made.

Commissioner Hellewell – Wasn't there a lot that did not meet the density requirements?

Planner Schow – Yes, there was one lot and there is room for them to make a line adjustment. We have already talked to them previously about that, and they are willing to make the necessary adjustments.

Commissioner Pratt – What about the ability to drive through the areas under construction?

Commissioner Hellewell – When they were here for sketch, we talked with them about finishing the road through Stoker Gardens.

Planner Schow – They will be able to come in through Stoker Gardens because the road improvements are done through there. Can we make a temporary gravel access road?

Engineer Bloemen – No temporary gravel road access.

Commissioner Pratt – If they are going to put a temporary access road into Stoker Gardens will probably make it even worse.

Director Christensen - We will have a preconstruction meeting with them once final plat is approved and recorded, and before they start any construction. We will go over all those requirements and the infrastructure. In this particular instance, either way, they are going to impact the neighborhood because there are neighborhoods on both sides of this development. They will have to go through those areas with the construction equipment, but they will have to abide by certain regulations, especially in reference to the dirt and mud that will be tracked through and will need to have wash out areas. There are stiff fines if they violate that.

COMMISSIONER PRATT MADE A MOTION TO RECOMMEND TO CITY COUNCIL AN APPROVAL OF THE REQUESTED PRELIMINARY PLAT FOR HARVEST POINT PHASE 6, 7, & 8 LOCATED AT APPROXIMATELY AT 2150 SOUTH 1070 WEST, SYRACUSE, UT, SUBJECT TO MEETING ALL REQUIREMENTS OF THE CITY'S MUNICIPAL CODES AND TO THE CITY STAFF REVIEWS. COMMISSIONER JENSEN SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.

6. **Code Amendment – Proposed changes to the Municipal Code, Title 10, Land Use Ordinance, concerning the Architectural Review Committee.**

[6:21:54 PM](#)

Director Christensen – The only outstanding question was whether the 10’ setback between the homes was adequate. After talking with Fire Chief Froerer, they are not going to take vehicles around buildings and that they can get their men and equipment around the buildings safely.

COMMISSIONER JENSEN MADE A MOTION TO RECOMMEND TO CITY COUNCIL APPROVAL OF THE PROPOSED AMENDMENTS TO THE SYRACUSE MUNICIPAL CODE, TITLE X, REGARDING ARCHITECTURAL REVIEW COMMITTEE, DESIGN STANDARDS AND GUIDELINES, WITH A FINDING THAT THE PROPOSED AMENDMENTS ARE CONSISTENT WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE CITY’S GENERAL PLAN. COMMISSIONER PRATT SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.

7. Elections – Planning Commission Chair and Vice Chair 2013 – 2014.

Hellewell - By-Laws allow us to elect a Chairman and a Vice Chairman.

Jensen – This is a majority of the total membership.

Chairman – Commissioner Curt McCuistion (conditional upon his acceptance)

Vice Chair – Commissioner Tyler Bodrero

8. Motion to adjourn

[6:36:30 PM](#)

COMMISSIONER MADE A MOTION TO ADJOURN INTO WORK SESSION. ALL VOTED IN FAVOR.

Adjourn

Kenneth Hellewell, Chairman

Kelly A. Janis, Planning Administrator

Date Approved: July 16, 2013