

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on September 3, 2013, at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present: Commission Members: Curt McCuiston, Chairman
Tyler Bodrero, Vice-Chairman
Wayne Kinsey
TJ Jensen
Anne Greeson
Ralph Vaughan
Sean Dixon

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

City Council: None

Visitors: Joe Levi Brad Frost Kevin Ihrig

1. Meeting Called to Order

[6:09:06 PM](#)

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

- **Commissioner McCuiston** – The agenda was advertised with the Syracuse Dance Academy, it has been since noted that it is a permitted use in their zone. This item has been removed from the agenda because it is not required.

COMMISSIONER JENSEN MADE A MOTION TO ADOPT THE SYRACUSE CITY PLANNING COMMISSION AGENDA AS FOR SEPTEMBER 3, 2013. COMMISSIONER KINSEY SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.

2. Regular Meeting Minutes for July 16th and August 6th, 2013.

[6:11:28 PM](#)

Commissioner Vaughan will be abstaining from the motion.
Line 445 – 8/6 – At sketch
Line 218 – 8/6 – Has to have

COMMISSIONER JENSEN MADE A MOTION TO APPROVE THE SYRACUSE CITY PLANNING COMMISSION REGULAR AND WORK SESSION MINUTES FOR JULY 16, 2013 AS AMENDED. COMMISSIONER KINSEY SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.

[6:14:28 PM](#)

COMMISSIONER JENSEN MADE A MOTION TO APPROVE THE SYRACUSE CITY PLANNING COMMISSION REGULAR AND WORK SESSION MINUTES FOR AUGUST 6, 2013 AS AMENDED. COMMISSIONER VAUGHAN SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.

[6:14:51 PM](#)

3. Public Hearing, Two Family Dwelling Unit, Kevin & Amy Ihrig, located at 2276 W 1825 S, R-2 Residential Zone.

[6:15:08 PM](#)

Planner Schow – The applicant has submitted an application to convert a portion of their basement into a two family dwelling unit. They have met with the building department to discuss the additional building requirements and will be submitting a building permit application upon approval. The applicant is able to meet all requirements of the City Ordinances. The applicant will be installing a concrete walkway for the secondary water access.

Kevin Ihrig – We are sectioning off about 780 sq ft of our basement to make an apartment. This will be a separate unit and there will be multiple exits and egresses.

Commissioner Jensen – What will you be doing with the stairwell to the second level?

Kevin Ihrig – The stairs will stay because we are going to wall off that section of the basement. There will not be an entrance between the two. We will keep a portion of the basement and the remainder will be the apartment.

Commissioner Vaughan – Where will the emergency shut off be for the utilities for the apartment?

Kevin Ihrig – The electrical box will be outside. We are not planning on having gas and if I need a water shut off, I will put it in the mechanical room.

Public Hearing Open

[6:19:40 PM](#)

No Comment

Public Hearing Closed

[6:19:57 PM](#)

COMMISSIONER JENSEN MADE A MOTION TO APPROVE THE MAJOR CONDITIONAL USE PERMIT FOR A TWO FAMILY DWELLING FOR KEVIN AND AMY IHRIG LOCATED AT 2276 W 1825 S, SUBJECT TO MEETING ALL THE REQUIREMENTS OF THE LAND USE ORDINANCE. COMMISSIONER GREESON SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.

4. Public Hearing, Proposed Amendments to the Municipal Code, Title 10 Land Use Ordinance, concerning C-2 Commercial Zone.

[6:21:04 PM](#)

Director Christensen – This ordinance amendment concerns the C-2 Zone. The current residential allotment for the C-2, calculates the density of 9.1 dwelling units per acre on the entire acreage, and then moves that density into 20% of the property, thus making it about 46 dwelling units per acre within that 20%. This proposed language change will close that loophole. Now on the C-2 zone, 20% is the area where the residential can be and the density within that area is calculated only on that 20%. We are only changing a few words.

10-19-050: RESIDENTIAL DWELLINGS. Development of Single and Two- (2) Family Dwellings shall conform to the provisions of the area's "Master Plan" and ensure compatibility with the overall theme of the development. In no case shall residential dwellings occupy more than twenty (20) percent of the total land developed. To determine the total number of allowable residential dwelling units, deduct twenty (20) percent from the gross acreage allocated to residential, for roads and other public spaces, and multiply the sum by nine and one-tenths (9.1). The Architecture Review Committee shall approve the site plan prior to its submittal to the Planning Commission for consideration. Residential development shall also be part of the twenty (20) percent permitted in conjunction with commercial structures allowed in the zone. (Ord. 08-07)

Public Hearing Open

[6:22:50 PM](#)

Joe Levi – I support Commissioner Jensen's proposal. He looks at details and finds edge cases. This is one of those things that does not happen very often. But it is one of those edge cases and when it does, it puts the City in a very bad situation. I want to commend Commissioner Jensen for being that kind of person who looks into things like that.

Public Hearing Closed

[6:24:13 PM](#)

Commissioner Jensen – I appreciate the comments Joe, but I do need to point out that former Commissioner Hellewell also had the concern. This is one of the reasons we recommended the rescinding of this zone. Since we are reviewing the entire Master Plan, we felt it would be important to address this item until we know what we are doing with the C-2 Zone.

COMMISSIONER VAUGHAN MADE A MOTION TO APPROVE OF THE PROPOSED AMENDMENT TO THE SYRACUSE MUNICIPAL CODE, TITLE 10 REGARDING C-2 COMMERCIAL ZONE WITH THE FINDING THAT THE PROPOSED AMENDMENTS ARE CONSISTENT WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE CITY'S GENERAL PLAN. COMMISSIONER BODRERO SECONDED THE MOTION; ALL IN FAVOR. THE MOTION PASSED.

5. Final Plan, Trailside Park Phases 6 & 7, Ovation Homes, located at approximately 1800 West 2900 South, R-1 Cluster Residential Zone.

[6:25:59 PM](#)

Planner Schow – We are here for final approval of Phases 6 & 7 for Trailside Park. This will be tying into Phase 5. One of the conditions of the Preliminary approval was the removal of a particular area of land, which has been incorporated into the adjacent lots. There are no major concerns and we are ready to move forward.

Jo Hamblin – On the temporary turnaround, if it is going to be shorter than what is generally a cul-de-sac length in our subdivisions, I would like to have that labeled as a fire lane to keep that open enough for us to turn our apparatus in there.

Brad Frost – We are doing the same thing as we did on Phase 5. We talked about a wetlands study and we are working the Army Corps of Engineers on those additional grounds. As we did on Phase 5, we had that temporary fire situation on the lots. We anticipate building on the next acre and I do not think we will have any wetland issues, but we are doing all of the acreage at the same time – 9 acres total.

Commissioner Bodrero – On the referenced lots, 76-79, where the temporary turnaround will be, are the setbacks going to be further?

Brad Frost – Yes, we do have the room for that to work because of the depths of the lots.

Commissioner Jensen – So those will be the last lots that you would build?

Brad Frost – Yes.

Commissioner McCuiston – On sheet 3 of 12, over on 2000 West, we have the decal temporary pavement that is coming at the edge of the curb and gutter, and I am wondering if the length of that is acceptable?

Brian Bloemen – We are working with Brad Frost to cost share improving 2000 West from the south line of Phase 4 that intersects 2000 West down to this subdivision. It is about 500-600 feet and we are looking at repaving the entire width of the road because we are putting the new water lines down the travel lane and this will tear up most of the road. We are looking at doing full width improvements all the way down and we will make sure that meets standards.

Commissioner Vaughan – On page one of the subdivision review, I noticed that there are no addresses; has that been taken care of or is that still a pending item?

Planner Schow – They have been submitted, and they need to be added before the mylar is recorded.

COMMISSIONER JENSEN MADE A MOTION TO GRANT APPROVAL OF THE REQUESTED FINAL PLAN FOR TRAILSIDE PARK PHASES 6 & 7, LOCATED AT APPROXIMATELY 3000 SOUTH 2000 WEST, SUBJECT TO ALL REQUIREMENTS OF THE CITY'S MUNICIPAL CODES AND TO THE CITY STAFF REVIEWS. COMMISSIONER VAUGHAN SECONDED THE MOTION. ALL VOTED IN FAVOR. THE MOTION PASSED.

6. Motion to adjourn

COMMISSIONER JENSEN MADE A MOTION TO ADJOURN INTO WORK SESSION AND TO TAKE A FIVE MINUTE RECESS, AND TO CONDUCT THE WORK SESSION IN COUNCIL CHAMBERS. ALL VOTED IN FAVOR.

Adjourn

[6:34:39 PM](#)

Curt McCuiston, Chairman

Kelly A. Janis, Planning Administrator

Date Approved: **October 1, 2013**