

Minutes of the Syracuse Planning Commission Regular Meeting, October 7, 2014

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on October 7, 2014, at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present:

Commission Members: TJ Jensen, Chairman
Ralph Vaughan, Vice-Chairman
Curt McCuiston
Dale Rackham
Troy Moultrie
Greg Day
Trevor Hatch

City Employees: Sherrie Christensen, Director of Community & Economic Development
Jenny Schow, Planner
Jackie Manning, Admin Professional
Clint Drake, City Attorney
Jo Hamblin, Deputy Fire Chief
Brian Bloemen, City Engineer

City Council:

Excused: Craig Johnson

Visitors: Robert Hoxsie Julie Bott Richard Bott
Steven Cook Sarah Cook Mike Bastian
Alex Vaughan Gavin Dowdy Sydney Drake
Talon Harmon Dallin Fleming Travis Blatter
Troop 773 Troop 339 Isaac Stanford

1. **Meeting Called to Order:**

[6:00:49 PM](#)

- a. **Invocation or Thought:** Commissioner Hatch
- b. **Pledge of Allegiance:** Troop 339, Isaac Stanford
- c. **Adoption of Meeting Agenda:**

MOTION TO ADOPT THE MEETING AGENDA BY COMMISSIONER MCCUITION AS AMENDED.
SECONDED BY COMMISSIONER HATCH. ALL IN FAVOR, NO OPPOSED, MOTION PASSED.

[6:03:05 PM](#)

2. **Meeting Minutes:**

September 16, 2014 Regular Meeting
September 16, 2014 Work Session

MOTION TO APPROVE REGULAR AND WORK SESSION MEETING MINUTES FOR SEPTEMBER 16, 2014 BY COMMISSIONER VAUGHAN, SECONDED BY COMMISSIONER DAY. ALL IN FAVOR, NO OPPOSED, MOTION PASSED. Commissioner Rackham arrived to the meeting after this vote.

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3. **Public Comment:** This is an opportunity to address the Planning Commission regarding your concerns or ideas, regarding items that have not been scheduled for a public hearing on this agenda. Please limit your comments to three minutes.

No Comments were made.

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4. **Final Plan:** Trails Edge Subdivision, Mark Sandberg, property located at 3220 W 700 S, R-1 & R-3 Zoning.

Planner Schow stated the outstanding items for this subdivision as mentioned in the September 16, 2014 regular Planning Commission Meeting, have been met. She summarized a staff memo that explained:

Project Summary

Phase 1 Zone	R-1
Total acreage	5.824 Acres
Proposed Lots	17

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Phase 2 Zone	R-3
Total acreage	11.085
Proposed Lots	29

Public Meeting Outline:

General Plan Amendment Approval

Planning Commission	April 15, 2014
City Council	May 13, 2014

Rezone R-3 Approval

Planning Commission	June 3, 2014
City Council	June 10, 2014

Rezone R-1 Approval

Planning Commission	July 1, 2013
City Council	July 8, 2014
Sketch Plan Approval	June 17, 2014
Preliminary Plan Approval	August 19, 2014

Final Plan

Planning Commission Tabled	September 16, 2014
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Donald Sandburg, Layton, Utah, stated they have met all the requirements and would like to move forward. He said he accepted all the requested changes made by the city.

MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL FOR THE FINAL PLAN TRAILS EDGE SUBDIVISION, MARK SANDBERG, PROPERTY LOCATED AT 3220 W 700 S, R-1 & R-3 ZONING, SUBJECT TO THE CITIES MUNICIPAL CODE, BY COMMISSIONER MCCUISTION.

Chairman Jensen requested Commissioner McCuiston to state his reasoning for the approval.

Commissioner McCuiston stated his recommendation is due to the applicant meeting the requirements of the city.

SECONDED BY COMMISSIONER HATCH. ALL IN FAVOR, NO OPPOSED, MOTION PASSED.

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5. **Conditional Use Permit:** R & J Tools Inc., Richard Bott, property located at 2934 S 1320 W, mobile tools sales, R-2 Zone.

Planner Schow summarized a staff memo that explained:

This application is for a home occupation permit for the mobile sale of tools. Ordinance 10-35-40 requires vehicles associated with the home occupation between ten thousand pounds and twenty thousand pounds to obtain a major conditional use permit. The applicants work vehicle is 15,000 pounds. The applicant has sufficient parking to meet the requirements of City Code.

Richard Bott, Syracuse, Utah confirmed he has advertisement on the side of his truck, but has a 6 foot high vinyl fence to conceal the advertisement when it is parked in the driveway.

MOTION TO APPROVE CONDITIONAL USE PERMIT, R & J TOOLS, RICHARD BOTT, PROPERTY LOCATED AT 2934 S 1320 W, MOBILE TOOLS SALES, R-2 ZONE SUBJECT TO APPLICABLE REQUIREMENTS OF THE CITY MUNICIPAL CODE AND SUBJECT TO THE CONDITION THAT THERE IS A 6 FOOT HIGH PRIVACY FENCE TO CONCEAL THE VEHICLE, BY COMMISSIONER VAUGHAN. SECONDED BY COMMISSIONER MOULTRIE. ALL IN FAVOR, NO OPPOSED, MOTION CARRIED.

Commissioner Vaughan commented on the need for potential amendment in the code for home businesses that have heavy vehicles. He stated there have been previous applicants with trucks parked in gravel driveways that leave messes on the roads when they exit the premises. He discussed the potential need to require cement slabs for parking purposes for the heavy vehicles.

6:13:48 PM

6. **Preliminary and Final Plan:** Cook Quarters Subdivision, Sarah and Steven Cook, property located at approximately 2600 W 700 S, R-1 Zone.

Planner Schow summarized a staff memo from the Community Development Department that explained: This application is for a two lot subdivision on a .82 acre parcel. State Code and Syracuse City ordinance require this simple division of land to go through the complete subdivision process. During approval of the rezone and sketch plan, the Planning Commission allowed the applicant to proceed forward with the preliminary and final application simultaneously. Please see staff reports for concerns regarding this request.

Steven Cook, Kaysville, Utah agreed with what was read and agreed to the outstanding items.

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MOVE TO RECOMMEND APPROVAL FOR THE PRELIMINARY AND FINAL PLAN, COOK QUARTERS SUBDIVISION, SARAH AND STEVEN COOK, PROPERTY LOCATED AT APPROXIMATELY 2600 W 700 S, R-1 ZONE, SUBJECT TO ALL APPLICABLE MUNICIPAL CODES, BY COMMISSIONER MCCUISTION. SECONDED

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BY COMMISSONER MOULTRIE. ALL IN FAVOR, NO OPPOSED. MOTION CARRIED.

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7. **Preliminary and Final Plan:** Avery Gardens Subdivision, NS Group Holdings LLC, property located at approximately 1525 W 2700 S, R-2 Zone.

Planner Schow summarized a staff memo from the Community Development Department that explained: This application is for a six lot subdivision on 2.92 acres. During approval of the rezone and sketch plan, the Planning Commission allowed the applicant to proceed forward with the preliminary and final application simultaneously. Lot 1 has an existing home that will remain. 6' solid vinyl fencing has been added to the plans per prior approval and the Cities buffer requirement. Please see staff reports for concerns regarding this request.

Mike Bastian, South Weber, Utah stated the fence on the north side is a chain link and is in compliance with the ordinance and is better next to a trail to avoid tunnels.

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MOVE TO RECOMMEND APPROVAL TO THE CITY COUNCIL FOR PRELIMINARY AND FINAL PLAN, AVERY GARDENS SUBDIVISION, NS GROUP HOLDINGS LLC, PROPERTY LOCATED AT APPROXIMATELY 1525 W 2700 S, R-2 ZONE SUBJECT TO ALL APPLICABLE REQUIREMENTS OF THE CITIES MUNICIPAL CODE, BY COMMISSIONER MCCUISTION. SECONDED BY COMMISSIONER DAY. ALL IN FAVOR NO OPPOSED. MOTION CARRIED.

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8. **Adjourn to Work Session**

MOTION TO ADJOURN TO WORK SESSION BY COMMISSIONER MCCUISTION. SECONDED BY COMMISSIONER MOULTRIE, ALL IN FAVOR, NO OPPOSED, MOTION CARRIED.

TJ Jensen, Chairman

Jackie Manning, Admin Professional

Date Approved: _____