

Minutes of the Syracuse Planning Commission Regular Meeting, November 18, 2014

Minutes of the Regular Meeting of the Syracuse City Attorney Clint Planning Commission held on November 18, 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
Dale Rackham
Curt McCuiston
Trevor Hatch
Troy Moultrie

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

City Council: Craig Johnson

Excused: Greg Day

Visitors: Patt Zaugg Ray Zaugg

[6:00:20 PM](#)

1. **Meeting Called to Order:**

COMMISSIONER VAUGHAN GAVE AN INVOCATION. THE PLEDGE OF ALLEGIANCE WAS LEAD BY COMMISSIONER MCCUISTION. THERE WAS A MOTION TO ADOPT THE AGENDA FOR NOVEMBER 18, 2014 PLANNING COMMISSION MEETING, BY COMMISSIONER VAUGHAN. THE MOTION WAS SECONDED BY COMMISSIONER MCCUISTION. ALL WERE IN FAVOR, WITH NO OPPOSED, MOTION CARRIED.

[6:02:30 PM](#)

2. **Meeting Minutes:**

October 21, 2014 Regular Meeting

October 21, 2014 Work Session

Chairman Jensen requested a change to line 38. He requested the word "head" be added in between "goat weeds."

MOTION TO APPROVE REGULAR AND WORK SESSION MEETING MINUTES FOR THE OCTOBER 21, 2014 PLANNING COMMISSION MEETING, AS AMENDED, BY COMMISSIONER MCCUISTION. THE MOTION WAS SECONDED BY COMMISSIONER RACKHAM. ALL WERE IN FAVOR, WITH NO OPPOSED, MOTION CARRIED.

[6:04:00 PM](#)

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

No public comments were made.

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4. **Municipal Code Title 10 Amendments:** pertaining to secondary kitchens and landscaping.

Director Christensen gave a summary of the Community Development staff memo:

Staff has requested the Planning Commission to make revisions to the City Code Title 10 regarding administrative issues regarding: second kitchens, not part of an accessory dwelling unit; accessory structures, setbacks, height, and size; and a requirement for landscaping to be installed within 1 year of occupancy of a dwelling.

In making determination on Code Amendments the Planning Commission should review the City Municipal Code, Section 10-4-070(E)(1), which states the following:

(E) Approval standards. A decision to amend the text of this Title or the zoning map is a matter of legislative discretion by City Council and not controlled by any one standard. However, in making an amendment, the City council should consider: (Ord. 10-02)

1. Whether it would be consistent with the goals, objectives and policies of the City's General Plan; (Ord 10-02)

ADDITIONAL INFORMATION:

Since the last meeting a draft Second Kitchen Agreement has been created to demonstrate how the ordinance would be administered. The agreement would be recorded and would only be binding until such time that permits were obtained to use the kitchen as part of an accessory dwelling unit.

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Also in the packet are excerpts from the International Building Codes. Under these codes the Building Inspector would still need to treat a kitchen as a second dwelling unit, unless the agreement noted above was recorded for assurance.

Examples of other Cities ordinances and Second Kitchen Agreements are provided as well.

There was discussion regarding the definitions for kitchen with a general consensus to adapt the Deed Restriction for second kitchens used for entertainment purposes. There was discussion pertaining to the proposed definition of family and the majority felt the definition should remain as it is currently written in the code.

MOTION TO RECOMMEND APPROVAL OF CODE TITLE 10 AMENDMENTS BY COMMISSIONER VAUGHAN WITH THE FINDING THAT THE PROPOSED AMENDMENTS ARE CONSISTENT WITH THE GOALS, OBJECTS, AND POLICIES OF THE CITY'S GENERAL PLAN. THE MOTION WAS SECONDED BY COMMISSIONER MOULTRIE.

Commissioner Rackham asked for a clarification as whether or not the motion included Commissioner Rackham's definition of family. Commissioner Vaughan stated his motion was for staff's proposal.

COMMISSIONERS MOULTRIE, HATCH, MCCUISTION, AND VAUGHAN VOTED YAY. COMMISSIONERS RACKHAM AND JENSEN VOTED NAY. THE MOTION CARRIED WITH A 4-2 VOTE IN FAVOR OF THE MOTION.

[6:30:05 PM](#)

5. **Adjourn**

A MOTION WAS MADE TO ADJOURN TO WORK SESSION, BY COMMISSIONER MCCUISTION.

TJ Jensen, Chairman

Jackie Manning, Admin Professional

Date Approved: _____