

Minutes of the Syracuse Planning Commission Regular Meeting, September 16, 2014

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on September 16, 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
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: Craig Johnson

Excused: Greg Day

Visitors: Greg Higley

1. **Meeting Called to Order:**

[6:02:08 PM](#)

- a. **Invocation or Thought:** Commissioner Rackham
- b. **Pledge of Allegiance:** Chairman Jensen
- c. **Adoption of Meeting Agenda:**

MOTION TO ADOPT THE MEETING AGENDA WITH THE MODIFICATION THAT WORK SESSION ITEM 1, BE MOVED TO ITEM 4 BY COMMISSIONER MCCUITION. SECONDED BY COMMISSIONER RACKHAM. ALL IN FAVOR, NO OPPOSED. MOTION CARRIED.

2. **Meeting Minutes:**

[6:03:37 PM](#)

September 2, 2014 Regular Meeting

Chairman Jensen requested that line 109 "they" be changed to "the".

Commissioner Vaughan requested the word "vent" be added to line 188.

September 2, 2014 Work Session

MOTION TO APPROVE REGULAR MEETING AND WORK SESSION MINUTES FOR SEPTEMBER 2, 2014 AS AMENDED BY COMMISSIONER MCCUITION. SECONDED BY COMMISSIONER RACKHAM. ALL IN FAVOR. NO OPPOSED. MOTION CARRIED.

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.

[6:05:11 PM](#)

No comments made.

4. **Public Hearing:** Trails Edge Phase 1 & 2, Mark Sandberg, property located at approximately 3250 W 700 S, R-1 & R-3 Zone.

[6:05:31 PM](#)

Planner Schow summarized the following staff memo from the Community Development Department:

Project Summary

Phase 1 Zone	R-1
Total acreage	5.824 Acres

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Proposed Lots	17
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

Planner Schow reviewed outstanding items as seen in the September 16, 2014 packet. She stated the contractor is to contact the city prior to pouring any cement for the ADA ramps.

Commissioner Vaughan referred to the engineer final review and asked if the applicant has had a chance to review the list and accept the changes. Greg Higley, Country West Construction, on behalf of Mark Sandberg stated they are trying to comply with everything. Planner Schow stated the reports have been sent to the applicant and the engineer. Planner Schow stated there was also a fire hydrant needed.

Several Commissioners expressed concerns regarding the outstanding items and suggested tabling the project until all of the outstanding items have been addressed. Director Christensen stated if the Planning Commissioners decided to table to October 7, 2014 it would not impact the council meeting either way. This will allow the applicant time to address each outstanding item.

MOVE TO TABLE DISCUSSION PERTAINING TO TRAILS EDGE PHASE 1 & 2, MARK SANDBERG, PROPERTY LOCATED AT APPROXIMATELY 3250 W 700 S, R-1 & R-3 ZONE BY COMMISSIONER RACKHAM UNTIL THE NEXT PLANNING COMMISSION MEETING, OCTOBER 7, 2014. SECONDED BY COMMISSIONER VAUGHAN. COMMISSIONER RACKHAM, MCCUISTION, VAUGHAN, JENSEN, AND MOULTRIE VOTED YAY. COMMISSIONER HATCH VOTED NAY. MOTION CARRIED.

There was discussion regarding future road connections in regards to potential projects, such as UDOT (Utah Department of Transportation), and current scheduled projects.

5. Adjourn to Work Session

[6:27:17 PM](#)

MOTION TO ADJOURN TO WORK SESSIONS BY COMMISSIONER RACKHAM. SECONDED BY COMMISSIONER HATCH. ALL IN FAVOR, NO OPPOSED. MOTION CARRIED.

TJ Jensen, Chairman

Jackie Manning, Admin Professional

Date Approved: _____