

## Minutes of the Syracuse Planning Commission Regular Meeting, February 5, 2019

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Minutes of the Regular Meeting of the Syracuse City Planning Commission held on February 5, 2019, at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

**Present:**

Commission Members: Brett Cragun, Chair  
Larry Johnson, Vice Chair  
Grant Thorson  
Curt McCuiston  
Greg Day  
Ralph Vaughan  
Dale Rackham  
Gretchen Ivy Ruelan

City Employees: Noah Steele, Community & Economic Development Director  
Royce Davies, Planner  
Heather Davies, Administrative Professional  
Paul Roberts, City Attorney  
Brian Bloeman, City Engineer  
Jo Hamblin, Deputy Fire Chief

City Council: Councilwoman Corrine Bolduc

Excused:

Visitors: **Colleen Thurgood**                      **Jake Hopkins**  
**Broc Hopkins**                              **Chris & Christy Frazier**  
**Trent & Shaun Sorensen**              **Erik Craythorne**  
**Ken Pearson**

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**1. Meeting Called to Order:**

Chair Cragun called the meeting to order. Commissioner Vaughan provided a thought by Thomas Edison. The Pledge of Allegiance was led by Commissioner Rackham.

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COMMISSIONER **VAUGHAN** MADE A MOTION TO ADOPT THE PLANNING COMMISSION AGENDA FOR THE FEBRUARY 5, 2019 MEETING AGENDA. THE MOTION WAS SECONDED BY COMMISSIONER **RACKHAM**. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

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**2. Meeting Minutes:**

COMMISSIONER **VAUGHAN** MADE A MOTION TO APPROVE THE MEETING MINUTES FOR JANUARY 15, 2019 REGULAR MEETING AND WORK SESSION. COMMISSIONER **JOHNSON** SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED UNANIMOUSLY.

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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.

Open public comment.

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Close public comment.

[6:03:49 PM](#)

**4. Public Hearing – Request from Q-2 LLC for a General Plan Amendment GC to PRD, located approx. Banbury Drive & 1700 S**

Commissioner Rackham recuses himself from the discussion, this allows for the Alternate Commissioner Ruelan to vote. Mr. Noah Steele, Community & Economic Development Director, gives a summary of where this item is located. Mr. Steele shares that most of this property is currently zoned PRD and is looking to increase the acreage on the project. Mr. Steele gives a breakdown of what the PRD zone entails.

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Commissioner Johnson is curious what the mixed use is that the applicant has described in his request for the General Plan Amendment. Mr. Steele shares that the applicant is wanting to provide a style of townhome that would allow for a home-based business with a home office and living quarters on another level. Commissioner Thorson is curious whether or not the applicant can still develop the land without their approval. Staff is doing research.

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Eric Craythorne, the applicant, shares that at one point the entire property was zoned for Commercial. The property never sold to a commercial developer. Mr. Craythorne shares that with the economy and market as it is, they have decided to try and build a PRD with some mixed-use properties located along the frontage of Antelope Drive.

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Commissioner Vaughan was curious as to the history of this property and the real estate market for the property that Mr. Craythorne owns. Staff shares that Mr. Craythorne could develop this project regardless of the Commission's approval. Commissioner Thorson questions whether or not the project is allowed to have another access onto Antelope Drive. Mr. Craythorne shares that when they had met with UDOT for a connection onto Antelope, they would need a variance.

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Open Public Hearing.

[6:22:15 PM](#)

Mr. Ken Pearson, owner of Pearson Auto, shares that he has big issues on getting another road onto Antelope Drive as well as how that would affect his business.

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Miss Christy Fraizer, neighboring property owner, shares a traffic study that she had conducted over the last few weeks. Ms. Fraizer shares concerns for the added traffic on Banbury Drive and the safety of the school children in that neighborhood.

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Mr. Chris Fraizer, neighboring property owner, shares concerns for the loss of retail tax dollars for this area and the need for a traffic study for the area. Mr. Fraizer shares thoughts about having this property be put back on the Commercial market.

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Mr. Mike Engelhardt, neighbor on Banbury Drive, also shares his thoughts about the increased traffics. Mr. Engelhardt is curious if Banbury Drive will be going away. Staff shares that Banbury Drive is not anticipated to change at all.

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Close Public Hearing.

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Commissioner Day asks Staff what the IBI Study had projected for this property. Staff shares that it was residential. Commissioner Day is in favor of this proposed change. Commissioner McCuiston also shares that both a site distance and traffic study are items that they wish to have for this project. Commissioner Vaughan shares that he is in favor of keeping General Commercial along the Antelope Drive frontage with residential behind those commercial buildings.

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Commissioner Ruelan is curious how the Council will approach this item. They have yet to see this item. Commissioner Thorson is in favor of this change in making this residential. Commissioner Thorson does share that if there were nodes along Antelope Drive, he would be in favor of having Commercial front Antelope Drive. Commissioner Thorson's main concern is the traffic impacts for this area. There is discussion as to how to vote on this proposed amendment.

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COMMISSIONER **THORSON** MOVED THE PLANNING COMMISSION RECOMMEND THAT THE CITY COUNCIL APPROVE THE REQUEST OF Q-2 LLC FOR AN AMENDMENT TO THE GENERAL PLAN FROM GC TO PRD FOR PROPERTY LOCATED AT APPROX BANBURY DRIVE & 1700 S. COMMISSIONER **MCCUISTION** SECONDED THE MOTION. THIS MOTION PASSES WITH A 7-0 VOTE, WITH 1 RECUSED.

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**5. Public Hearing – The Bluff at Lakeview Farms Phase 4 Subdivision Amendment, located approx. 1030 S 3050 W**

Mr. Davies shares that when this project was recorded, the plat line was incorrect on along 3 lots. This change will still meet the code requirements along those lots. Staff recommends conditional approval to make sure there is correct language written on the plat. The applicant is not present.

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Open Public Comment.

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Close Public Comment.

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COMMISSIONER **DAY** MOVED THE PLANNING COMMISSION APPROVE THE REQUEST OF LAKEVIEW FARM 1 LLC FOR APPROVAL OF A SUBDIVISION PLAT CALLED THE BLUFF AT LAKEVIEW FARMS PHASE 4 1<sup>ST</sup> AMENDED AT 3051 W STEED DRIVE IN THE R-2 ZONE WITH THE FOLLOWING CONDITION:

1. ALL STAFF COMMENTS SHALL BE ADDRESSED BEFORE THE PLAT IS RECORDED WITH DAVIS COUNTY. COMMISSIONER **VAUGHAN** SECONDS THE MOTION. THIS MOTION PASSES WITH UNANIMOUSLY.

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**6. Adjourn**

COMMISSIONER **MCCUISTION** MADE A MOTION TO ADJOURN TO WORK SESSION. COMMISSIONER **JOHNSON** SECONDED THE MOTION. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

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Brett Cragun, Chairman

Date Approved: **FEBRUARY 19, 2019**

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Commission Secretary

## Minutes of the Syracuse Planning Commission Work Session, February 5, 2019

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Minutes of the Syracuse City Planning Commission Work Session held on February 5, 2019, at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

**Present:**

Commission Members: Brett Cragun, Chair  
Larry Johnson, Vice Chair  
Grant Thorson  
Curt McCuiston  
Greg Day  
Ralph Vaughan  
Dale Rackham  
G. Ivy Ruelan

City Employees: Noah Steele, Community & Economic Development Director  
Royce Davies, Planner  
Heather Davies, Administrative Professional  
Paul Roberts, City Attorney  
Brian Bloeman, City Engineer  
Jo Hamblin, Deputy Fire Chief

City Council: Councilwoman Corrine Bolduc

Excused:

Visitors:

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Chair Cragun starts the Work Session.

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**1. Department Business:**

**a. City Council Liaison Report**

Councilwoman Bolduc shares:

- The Council is still discussing Mixed-Used development and PRD Zones.

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**b. City Attorney Updates**

Paul Roberts, City Attorney, stated that he has nothing.

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**c. Upcoming Agenda Items**

Mr. Steele shares the following items are as follows:

- Kings Row Plat Amendment
- Home Occupations potentially
- Bastian PRD request on Bluff Road
- Zone change in the Ninigret Subdivision, Industrial to Business Park
- Siefert/George Annexation potentially

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**2. Discussion Items:**

**§10.35.040 Home Occupation Standards**

Mr. Davies shares that this Code change came from a business owner in Syracuse who appealed to the Council to amend the language to allow for more vehicles and trailers. Mr. Davies reads through the proposed changes they have drafted for the Parking Standards for Home Occupations.

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Commissioner Day shares his thoughts in favor of restricting this geographically and the view-obscuring items. Commissioner Vaughan shares that he did some research as to what other cities due for Home Occupations. Commissioner Vaughan gives information in regard to a few Home Occupations that have grown out of compliance and the need to restrict the Home Occupation Code even more than already established.

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Chair Cragun ask Commissioner Vaughan if the number of vehicles and the visibility of the vehicles is the main concern with the proposed changes to the Code. Commissioner Vaughan shares concerns for what would happen to those Home Occupations that are in violation that even with the proposed changes would not comply. Commissioner Vaughan is not in favor of the proposed changes as it gives more freedom.

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There is some discussion as to what the Commission would like to see crafted in this proposed ordinance change. Commissioner Vaughan is not in favor of this change as this is not like any other city as well as it discriminates other street that are similar in nature. Commissioner Rackham shares concerns for the word “trailer” in both section A and D. Commissioner Johnson questions how vehicles and signs would work with these proposed changes. Commissioner Vaughan shares his concerns for having the additional vehicles as they can lead to be advertisements for Home Occupations.

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Commissioner McCuiston shares his concerns for the minor residential roads that the larger commercial vehicles would have to travel along due to the size restrictions of some of the roundabouts within the city. Commissioner McCuiston is not in favor of making residential areas more commercialized with these proposed changes. Commissioner McCuiston is also concerned for the number of vehicles this could potentially allow. Commissioner Johnson shares concerns with the GVW on the vehicles and how big they actually can be. Commissioner Thorson is in favor of making the existing code more restrictive in allowing only ONE vehicle per residence for the Home Occupation.

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Commissioner Ruelan shares that there could be potential for boat food truck businesses. There is discussion as to what to do with the code revisions. The Commission would like to briefly discuss this again in a Work Session to and determine what to do from that point.

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a. **Ethics & Open Meetings Training**

Mr. Paul Roberts, City Attorney, presents the yearly training.

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3. **Commissioner Reports**

Commissioner Thorson shares that he is attending the Syracuse Vision 2050 Meetings. Commissioner Vaughan shares his concern with how the meetings are handled.

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4. **Adjourn**

COMMISSIONER **MCCUISTION** MADE A MOTION TO ADJOURN. COMMISSIONER **DAY** SECONDED THE MOTION. ALL WERE IN FAVOR. MOTION PASSES UNANIMOUSLY.