

Minutes of the Syracuse Planning Commission Regular Meeting, December 4, 2018

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on December 4, 2018, at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present:

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

Visitors: **Matthew Russon**

[6:01:30 PM](#)

1. Meeting Called to Order:

Chair Thorson called the meeting to order. Commissioner Ruelan provided an invocation. The Pledge of Allegiance was led by Commissioner Vaughan.

[6:02:39 PM](#)

COMMISSIONER **VAUGHAN** MADE A MOTION TO ADOPT THE PLANNING COMMISSION AGENDA FOR THE DECEMBER 4, 2018 MEETING WITH THE CORRECTION OF THE ADDRESS ON THE AGENDA FOR STILL WATER PHASE 5 & 6 TO BE APPROX 2000 W 3000 S. THE MOTION WAS SECONDED BY COMMISSIONER **MCCUISTION**. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

[6:03:21 PM](#)

2. Meeting Minutes:

COMMISSIONER **MCCUISTION** MADE A MOTION TO APPROVE THE MEETING MINUTES FOR OCTOBER 16, 2018 REGULAR MEETING AND WORK SESSION AS PUBLISHED. COMMISSIONER **VAUGHAN** SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED UNANIMOUSLY.

Chair Thorson noted that Commissioner Rackham is not present and Commissioner Ruelan will be voting for this meeting.

[6:04:20 PM](#)

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.

[6:04:38 PM](#)

Close public comment.

[6:04:41 PM](#)

4. Public Hearing – Russon Brothers Mortuary Site Plan, located approx. 1550 W 300 S

Mr. Royce Davies, shares that this is a commercial site plan located on a corner lot off SR-193 and 1550 W. This item was presented before the Architectural Review Committee which had a few items to be addressed. Mr. Davies gives a synopsis of the site plan. Staff recommends conditional approval for this item.

[6:11:02 PM](#)

Mr. Brent Russon, the applicant and owner, shares that they would love to expand to Syracuse and service this area.

[6:12:08 PM](#)

Open Public Hearing.

[6:12:16 PM](#)

Close Public Hearing.

[6:12:20 PM](#)

Commissioner Vaughan shares that both he and Commissioner Johnson both serve on the ARC. Commissioner Vaughan shares his appreciation for a cooperative applicant. Commissioner McCuiston is grateful for the Civil Engineer stamp on the drawings and site plan.

[6:14:11 PM](#)

COMMISSIONER **VAUGHAN** MOVED THE PLANNING COMMISSION APPROVE THE REQUEST OF RUSSON BROTHERS MORTUARY, GENERAL CORPORATION FOR A COMMERCIAL SITE PLAN FOR A MORTUARY LOCATED AT 1550 W 300 S IN THE BUSINESS PARK ZONE, ACCEPTING THE EXHIBITS AND FINDINGS IN THE STAFF REPORT WITH THE FOLLOWING CONDITION: 1. ALL REMAINING STAFF COMMENTS MUST BE ADDRESSED BEFORE A PRE-CONSTRUCTION MEETING CAN BE SCHEDULED INCLUDING PLANNING, ENGINEERING AND FIRE. COMMISSIONER **JOHNSON** SECONDED THE MOTION. THIS MOTION PASSES WITH A 5-1 VOTE.

[6:15:04 PM](#)

5. **Public Hearing – Ninigret North III Subdivision Amendment**, located approx. 1550 W 300 S

Mr. Davies shares that this is to divide a larger lot to allow for the Russon Mortuary and an additional lot to the west. Mr. Davies shares that his division of land will also include the road and a road stub to both the west and south.

[6:19:34 PM](#)

Open Public Hearing.

[6:19:44 PM](#)

Close Public Hearing.

[6:19:52 PM](#)

Commissioner Vaughan asks a clarifying question in regard to the Mortuary site plan.

[6:20:27 PM](#)

COMMISSIONER **DAY** MOVED THE PLANNING COMMISSION RECOMMEND THAT THE CITY COUNCIL APPROVE THE REQUEST OF NINIGRET CONSTRUCTION COMPANY NORTH, LCC FOR APPROVAL OF A SUBDIVISION PLAT CALLED NINIGRET NORTH III AT 1550 W 300 S IN THE BUSINESS PARK ZONE WITH THE FOLLOWING CONDITION: 1. ALL STAFF COMMENTS SHALL BE ADDRESSED BEFORE THE PLAT IS RECORDED WITH DAVIS COUNTY. COMMISSIONER **JOHNSON** SECONDED THE MOTION. THIS MOTION PASSES UNANIMOUSLY.

[6:21:30 PM](#)

6. **Final Plat – Still Water Phase 5 & 6**, located approx. 2000 W 3000 S

Mr. Davies shares the overview of where these are located in relation to the existing Still Water Phases. Mr. Davies shares that there is an added parcel to Phase 5 for a Davis County maintenance easement. Mr. Davies shares that there are some interesting addresses to some of the smaller lots on Phase 6. This will complete the northwest corner of the roundabout on 2000 W.

[6:25:56 PM](#)

Commissioner Vaughan asks some clarifying questions in regard to names and coordinates on the street addresses. MR. Davies shares that there are coordinates and indicates them on the plat.

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Commissioner Vaughan also questions when the construction of this project would be built as he is concerned that this could potentially be built at the same time as the school on the neighboring lot.

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Mr. Derek Terry, the applicant, shares that they intend to start the project hopefully either January or February of 2019.

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COMMISSIONER **VAUGHAN** MOVED THE PLANNING COMMISSION RECOMMEND TO THE CITY COUNCIL APPROVE THE REQUEST OF WOODSIDE HOMES FOR THE FINAL PLATS OF STILL WATER PHASES 5 AND 6 LOCATED AT APPROX 2000 W 3000 S IN THE RPC ZONE WITH THE CONDITION THAT ALL STAFFS COMMENTS BE ADDRESSED PRIOR TO RECORDING WITH DAVIS COUNTY. COMMISSIONER **RUELAN** SECONDS THE MOTION. THIS MOTION PASSES WITH UNANIMOUSLY.

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7. **2019 Meeting Schedule**

Commissioner Vaughan shares thoughts about keeping the September 3rd and December 17th meeting. Commissioner Johnson shares the same sentiments.

[6:33:10 PM](#)

COMMISSIONER **DAY** MOVED THE PLANNING COMMISSION ADOPT THE MEETING SCHEDULED AS PUBLISHED WITH THE CORRECTION TO INCLUDE SEPTEMBER 3RD AND DECEMBER 17TH MEETINGS. COMMISSIONER **VAUGHAN** SECONDS THE MOTION. THIS MOTION PASSES UNANIMOUSLY.

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8. **Election of Chairman and Vice-Chair**

There is discussion as to whom should be the next Planning Commission Chair.

[6:37:02 PM](#)

COMMISSIONER **JOHNSON** NOMINATES COMMISSIONER CRAGUN FOR CHAIR. THE MOTION WAS UNANIMOUS.

[6:38:48 PM](#)

COMMISSIONER **VAUGHAN** NOMINATES COMMISSIONER JOHNSON FOR VICE-CHAIR. THIS MOTION PASSES UNANIMOUSLY.

[6:39:45 PM](#)

9. Adjourn

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

Brett Cragun, Chairman
Date Approved: _____

Commission Secretary

Minutes of the Syracuse Planning Commission Work Session, December 4, 2018

Minutes of the Syracuse City Planning Commission Work Session held on December 4, 2018, at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present:

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

6:40:00 PM

Chair Thorson starts the Work Session.

7:40:08 PM

1. Department Business:

a. City Council Liaison Report

Councilwoman Bolduc shares:

- Shares that they discussed the IBI Study
- The Council approved the annexation for the CW Land/Church Property
- The Council tabled the annexation item that is on the Work Session for tonight's meeting

6:42:19 PM

b. City Attorney Updates

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

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c. Upcoming Agenda Items

Mr. Davies shares the following items are as follows:

- No meetings December 18th or January 1st. Next meeting January 15th.
- IBI Presentation
- Shoreline Subdivision – TBD
- Thought/Pledge Schedule
- Distant Serenade Subdivision – TBD

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2. Discussion Items:

a. §10.35.040 Home Occupation

Mr. Steele shares that this Code change came from a resident and business owner in Syracuse. They have petitioned the City Council to amend the Home Occupation code to allow for more vehicles and special exemptions to the Standards for the location of his home and lot size. City Council would like them to review and give a recommendation in regard to this Code change.

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Commissioner Vaughan shares that there is a large number of vehicles on this specific property and does agree that there are too many vehicles. Commissioner Vaughan shares his thoughts that Home Occupations are incubators to help businesses start up and move to Commercial. Commissioner Vaughan shares his opinion in not wanting to change the code to accommodate one business.

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Commissioner Day shares that in his neighborhood there are a lot of camping trailers that are on home owner's driveways that are not regulated. Commissioner Johnson shares his thoughts in requiring that applicant to park the

vehicles in the backyard and provide adequate screening for larger lots about 1 acre or more. There is discussion between travel trailers and commercial trucks/trailers.

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Commissioner McCuiston brings up the point of having large commercial vehicles in residential areas that can cause nuisance including noise, waste and sight impairments. Commissioner Ruelan asks what the City's ways of handling a violation of the Code. Mr. Paul Roberts, City Attorney, gives the rundown process of how to go about the violation. Commissioner Day asks for clarification as to how other cities deal with this sort of issue.

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Commissioner McCuiston questions the number of trucks/drivers for vehicles. Commissioner Johnson and Commissioner Day shares the same opinion as Commissioner McCuiston. Chair Thorson shares his thoughts in seeing there isn't much wiggle room to change the Code. Commissioner Vaughan shares his thoughts that he would change the code if the home was located on a 4-lane road and placed behind a 6 ft fence and behind the front setback of the home and otherwise be a Major Use.

[7:12:28 PM](#)

b. Proposed David George Annexation, located approx. 3800 W 3000 S

Mr. Steele gives a synopsis of how this proposed annexation has come to pass over the last 4 years. Mr. Steele shares pros and cons for annexing this land into the City.

[7:19:20 PM](#)

Commissioner McCuiston questions where the current zoning of the City is. Commissioner Johnson shares concerns for having utilities, specifically sewer and water, for this location.

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3. Commissioner Reports

Chair Thorson has some questions concerning a gated community proposed for the Stillwater Lake Estates.

Commissioner Ruelan shares that she was contacted to have trees in front of the schools along 2000 W. Commissioner Vaughan wishes everyone Happy Holidays.

[7:26:59 PM](#)

4. Adjourn

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