

Minutes of the Syracuse Planning Commission Regular Meeting, November 6, 2018

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on November 6, 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
Brett Cragun
Curt McCuistion
Larry Johnson, Vice Chair
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
Councilman Dave Maughan
Councilman Jordan Savage

Excused: Dale Rackham
Greg Day

Visitors: **Alan Prince**
Mike Wright
Sharen Portillo
Cody Opperman
Bennett Thurgood
Bonnie & Brent Bourgeois

Jim & Marlene Ruggles
Kristie & Gordy Gerszewski
Nancy Ashby
Ryan Thurgood
Christian Jou

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1. Meeting Called to Order:

Chair Thorson called the meeting to order. Commissioner McCuistion provided a thought. The Pledge of Allegiance was led by Commissioner Johnson.

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COMMISSIONER **MCCUISTION** MADE A MOTION TO ADOPT THE PLANNING COMMISSION AGENDA FOR THE NOVEMBER 6, 2018 MEETING AS PUBLISHED. THE MOTION WAS SECONDED BY COMMISSIONER **JOHNSON**. 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 OCTOBER 2, 2018 REGULAR MEETING AND WORK SESSION AS PUBLISHED. COMMISSIONER **MCCUISTION** 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.

[6:06:30 PM](#)

4. Public Hearing – Rezone Request A-1 TO PRD, located approx. 3000 S Bluff Road

Mr. Noah Steele, shares that this is an application for a rezone for property located along Bluff Road and approx. 1500 W. The applicant is looking to change the zone from A-1 to PRD, which allows for up to 6 units per acre.

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Chair Thorson asks the applicant to come forward. Mr. Braxton Guymon, a land use attorney for Monterey Properties, came forward to shares the processes that they have been going through with the City to go forward in their project. Mr. Guymon shares that they are proposing a max of 5 units per acres with a total of 66 units with a development agreement.

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Open Public Hearing.

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Mr. Brad Roennebeck, neighbor of the property, shares that he is against the project originally but is happy for the community. Mr. Roennebeck shares his concerns for the increase in traffic and access on to Bluff. Mr. Roennebeck is against the increase in density.

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Ms. Bonnie Bourgeois, of Syracuse, is curious to what the project will entail. Mr. Paul Roberts, City Attorney, shares that they are looking at the zoning and whether or not it would be appropriate for this area. Ms. Bourgeois is not in favor of the increased density and the increase of traffic along Bluff and Jensen Pond.

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Close Public Hearing.

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Mr. Guymon, the applicant's representative, shares that the neighboring subdivision is the same density as the proposed project. Mr. Guymon shares that there is less traffic with a 55+ community.

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Mr. Vaughan shares that this area will be impacted greatly by the WDC coming in shortly. Mr. Vaughan shares his concerns for approving this and having PRD all along the west side of Bluff Rd.

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Chair Thorson shares Mr. Vaughan's concerns for the accesses on Bluff Rd.

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COMMISSIONER **VAUGHAN** MOVED THE PLANNING COMMISSION RECOMMEND THAT THE CITY COUNCIL APPROVE THE REQUEST OF MONTEREY PROPERTIES LLC TO AMEND THE CURRENT ZONING MAP FROM A-1 TO PRD FOR THE 13.527 ACRES LOCATED APPROX 3500 S BLUFF ROAD. COMMISSIONER **CRAGUN** SECONDED THE MOTION. THIS MOTION PASSES WITH A 5:1 VOTE.

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5. Public Hearing – Proposed Annexation by CW Land/LDS Church, located approx. 2600 W 3000 S

Mr. Davies shares information concerning the location of the proposed annexation petition. This annexation will allow for a connection from 2400 W to Gentile.

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Commissioner Vaughan has questions if the petition is officially accepted by the City or not. Mr. Roberts shares some clarifying information. Chair Thorson asks a clarification to what the zone is upon annexation.

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Ed Graham, CW Land, shares that the idea is to annex this land in order to serve a future community development. Mr. Vaughan asks what the applicant would prefer for the zoning on the property.

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Open Public Hearing.

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Mr. Brent Bourgeois, of Syracuse, shares concerns for bringing in a development in this area that would increase the traffic and strain the infrastructure.

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Close Public Hearing.

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Mr. Graham shares that this is purely a request to annex the land into Syracuse City.

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Mr. Vaughan shares concerns for the increase effects on the water.

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Mr. Bloeman, City Engineer, shares that a developer will be required to have water shares for the secondary water. The City's Water Master Plan did take this land in to account for the increased water for both culinary and secondary water.

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COMMISSIONER **JOHNSON** MOVED THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE ANNEXATION OF THIS PROPERTY AND ZONE ON THE GENERAL PLAN MAP UNDER THE R-1 ZONE. COMMISSIONER **VAUGHAN** SECONDED THE MOTION. THIS MOTION PASSES UNANIMOUSLY.

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6. Public Hearing – 2nd Amendment to Ninigret North I Lot 1B, located approx. 1100 W 350 S

Mr. Davies shares that the applicant is looking to divide the parcel into 3 lots to allow the buildings to each be on their own individual parcels.

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Mr. Michael Wright, of Antelope Business Park, shares that he has no remarks

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Open Public Hearing.

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Close Public Hearing.

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Commissioner Vaughan shares his thoughts that this is a straight forward project and therefore is in favor.

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COMMISSIONER **VAUGHAN** MOVED THE PLANNING COMMISSION RECOMMEND APPROVAL OF THIS AMENDMENT WITH THE CONDITION THAT THE CITY ENGINEER'S COMMENTS BE SATISFIED PRIOR TO THE PLATS RECORDATION. COMMISSIONER **MCCUISTION** SECONDS THE MOTION. THIS MOTION PASSES WITH UNANIMOUSLY.

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7. Public Hearing – Proposed Amendment to §10.30.40 Animals

Mr. Steele shares that a resident came to City Council and petitioned to change the Code to allow for more animals and be similar to that of Davis County's animal restrictions. Mr. Steele reads through the proposed amendments of the Code.

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Open Public Hearing.

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Close Public Hearing.

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Commissioner McCuiston shares concerns where the current code has 2 dogs and 4 cats and reducing that to 3 animals total.

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Commissioner Vaughan feels that there should be some restrictions based on the zone and is not in favor of the proposed change. Commissioner Johnson shares that the change is good in reducing the number of animals and supports his statement with the distance requirements that are required currently with the kennel permits. Commissioner McCuiston shares his vote for approving the change. Commissioner Ruelan asks what the process is for the Code Enforcement officer when a complaint comes to the City. Mr. Davies gives a scenario for the Commission for clarification purposes.

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COMMISSIONER **JOHNSON** MOVED THE PLANNING COMMISSION RECOMMEND TO THE CITY COUNCIL APPROVAL FOR THE CHANGES TO THE ORDINANCE 10.30.40 ANIMALS AS WRITTEN. COMMISSIONER **RUELAN** SECONDS THE MOTION. THIS MOTION PASSES WITH A 5:1 VOTE.

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8. Adjourn

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

Brett Cragun, Chairman
Date Approved: _____

Commission Secretary

