

## Minutes of the Syracuse Planning Commission Regular Meeting, April 2, 2019

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Minutes of the Regular Meeting of the Syracuse City Planning Commission held on April 2, 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  
Greg Day  
Ralph Vaughan  
Dale Rackham

City Employees: Noah Steele, Community & Economic Development Director  
Royce Davies, Planner  
Heather Davies, Administrative Professional  
Paul Roberts, City Attorney  
Robert Whitely, Public Works Director  
Jo Hamblin, Deputy Fire Chief

City Council: Councilwoman Corrine Bolduc

Excused: Grant Thorson  
Curt McCuiston  
Gretchen Ivy Ruelan  
Brian Bloeman, City Engineer

Visitors:

[6:02:51 PM](#)

**1. Meeting Called to Order:**

Chair Cragun called the meeting to order. Commissioners McCuiston, Ruelan and Thorson are absent. Commissioner Rackham provided an invocation. The Pledge of Allegiance was led by Commissioner Johnson.

[6:04:00 PM](#)

COMMISSIONER **VAUGHAN** MADE A MOTION TO ADOPT THE PLANNING COMMISSION AGENDA FOR THE APRIL 2, 2019 MEETING AGENDA. THE MOTION WAS SECONDED BY COMMISSIONER **JOHNSON**. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

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**2. Meeting Minutes:**

COMMISSIONER **JOHNSON** MADE A MOTION TO APPROVE THE MEETING MINUTES FOR MARCH 19, 2019 REGULAR MEETING AND WORK SESSION. COMMISSIONER **RACKHAM** SECONDS THE MOTION. ALL IN FAVOR, THE MOTION PASSES 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.

[6:05:37 PM](#)

Close public comment.

[6:05:42 PM](#)

**4. Public Hearing – Request from Utah Land Surveying for a Subdivision Amendment called Cherry Village Subdivision No 1 Amended 1.** approx. 0.49 acres located 2262 W 1825 S

Mr. Royce Davies, City Planner, shares that this is a lot line adjustment. Mr. Davies shares where the new lot lines will be adjusted to. All items do meet the Code but do need some minor Staff's comments addressed.

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Mr. Adam Arnell, the applicant, shares that there is a basketball court in the land they intend to purchase and is excited to purchase this land.

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Open Public Hearing.

[6:08:22 PM](#)

Close Public Hearing.

[6:08:37 PM](#)

COMMISSIONER **DAY** MOVED THE PLANNING COMMISSION TO APPROVE THE REQUEST OF ADAM ARNELL FOR APPROVAL OF A SUBDIVISION PLAT AMENDMENT CALLED CHERRY VILLAGE NO. 1 AMENDMENT 1 AT 262 W 1825 S IN THE R-2 ZONE WITH THE FOLLOWING CONDITION:

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

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**5. Public Hearing – Proposed Text Amendment to §10.80 Cluster Subdivision (Major Conditional Use)**

Mr. Noah Steele, Community and Economic Development Director, shares the proposed text amendments that the Planning Commission had drafted at their last Work Session meeting.

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Open public hearing.

[6:11:30 PM](#)

Close public hearing.

[6:11:39 PM](#)

Commissioner Rackham has a comment to an item and asks for clarification. Mr. Steele and Mr. Roberts give clarification.

[6:13:38 PM](#)

COMMISSIONER **RACKHAM** MADE A MOTION TO RECOMMEND APPROVAL TO CITY COUNCIL FOR THE PROPOSED CHANGES TO THE CLUSTER SUBDIVISION 10.80 AS OUTLINED IN THE DOCUMENT. COMMISSIONER **VAUGHAN** SECONDS THE MOTION. THIS MOTION PASSES UNANIMOUSLY.

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**6. Public Hearing – Engineering Standards Update**

Mr. Robert Whitely, Public Works Director, shares that Senate Bill 52 was passed in regard to new secondary water meters. This requires the City to update their Engineering Standards. The idea to is to get a jump on the requirements especially where there is a lot of development happening in the City. There is one minor change which is the diameter of the meter box for commercial buildings.

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Commissioner Rackham questions who would be in charge of maintaining and unclogging of the meters. Mr. Whitely shares that the City will be required to maintain them. Neighboring cities share that there is no negative feedback in having metered secondary water. Commissioner Johnson questions whether or not existing homes will need to have a meter put in. Commissioner Vaughan asks what the lifespan is on the meters and whether or not the City will have to foot the bill to require residents to have a secondary meter installed or if it is something the City could draft in legislature to require the homeowner to pay for the meter.

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Open public hearing.

[6:26:15 PM](#)

Jim Flynn, an associate for Nilson Homes, asks when this would take effect; it will immediately.

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Close public hearing.

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COMMISSIONER **JOHNSON** MOVED THAT THE PLANNING COMMISSION RECOMMEND TO CITY COUNCIL APPROVAL OF THE CHANGES FOR THE NEW ENGINEERING STANDARDS FOR THE SECONDARY METERS. COMMISSIONER **VAUGHAN** SECONDS. MOTION PASSES UNANIMOUSLY.

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**7. Final Plat – Legend Pointe Subdivision Phase 1, located approx. 900 S 3695 W**

Mr. Davies shares that this item was previously called Hunter's Glen and needed a name change due to that name already existing in Davis County. Mr. Davies shares that there are still some outstanding comments that need to be addressed. Mr. Davies shares that there is a concern for the length of street for the fire turnarounds and the applicant has yet to meet those requirements. If Phase 2 was built in a timely manner they could leave the turnaround, if not they would need to connect to Dunes Drive. Staff recommends conditional approval.

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Mr. Robert Whitely shares that there are two wells on the property and shares concerns for those wells and the need to be properly abandoned.

[6:32:02 PM](#)

Mr. Mark Steeples, of Nilson Homes, has no additional comments.

[6:32:20 PM](#)

Commissioner Vaughan questions some of the Engineering Standards for the secondary water meters.

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Commissioner Day asks the Fire Marshall, Jo Hamblin, what his recommendations are for the turnaround. Mr. Hamblin shares that there are a couple options the developer could do. Mr. Steeples shares a suggestion for a road base to the Dunes Drive and discusses with Mr. Hamblin what they would be required to do.

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Commissioner Johnson clarifies that there should be a timeline requirement to have the road asphalted for the access. Mr. Steeples suggests adding the additional 4 lots and include the road for Phase 1. Mr. Steeples suggests 24 months and discussion ensues.

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COMMISSIONER **DAY** MOVED THE PLANNING COMMISSION RECOMMEND THAT THE CITY COUNCIL APPROVE THE REQUEST OF NILSON HOMES FOR APPROVAL OF A FINAL SUBDIVISION PLAT CALLED LEGEND POINTE PHASE 1 AT APPROXIMATELY 3695 W 900 S IN THE R-2 ZONE WITH THE FOLLOWING CONDITION:

1. THE SECONDARY EGRESS FOR A MAX OF 24 MONTH OR IT BE PAVED
2. ADD THE CONDITION THAT THE WELLS BE REMEDIATED PRIOR TO THE PLAT BEING RECORDED WITH

DAVIS COUNTY

COMMISSIONER **RACKHAM** SECONDS. MOTION CARRIES UNANIMOUSLY.

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**8. Adjourn**

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

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Brett Cragun, Chairman

Date Approved: April 16, 2019

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Commission Secretary

## Minutes of the Syracuse Planning Commission Work Session, April 2, 2019

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Minutes of the Syracuse City Planning Commission Work Session held on April 2, 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  
Greg Day  
Ralph Vaughan  
Dale Rackham

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

City Council: Councilwoman Corrine Bolduc

Excused: Grant Thorson  
Curt McCuiston  
G. Ivy Ruelan  
Brian Bloeman, City Engineer

Visitors:

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Chair Cragun starts the Work Session.

[6:48:55 PM](#)

### 1. **Department Business:**

#### **a. City Council Liaison Report**

Councilwoman Bolduc shares:

- The Council did make some progress with the PRD zone changes.
- The road expansion for 500 W has been voted in.

Commissioner Johnson questions the side setbacks for the PRD zone and how small the space is between buildings.

- Home Occupation Standards is still on for discussion at City Council.
- Criddle Farms Phase 2 was approved.
- The Council is considering storage units off SR-193 and 1000 W.

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#### **b. City Attorney Updates**

Paul Roberts, City Attorney, stated that he does not have anything for tonight.

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#### **c. Upcoming Agenda Items**

Mr. Davies shares the following items are as follows:

- Sunset View Estates Phase 4, located at Bluff Dr and 2175 S
- Lindquist Mortuary Site Plan will eventually be on the PC schedule.

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### 2. **Discussion Items:**

#### **a. Vision 2050 Discussion**

Mr. Michael Gailey, Mayor of Syracuse, share the information they have gathered at the Vision 2050 Meetings.

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Mr. Steele gives direction as to the purpose of this discussion and a goal to start a draft for the future General Plan Map.

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Commissioner Rackham excused himself from the meeting.

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### 3. **Commissioner Reports**

None to report.

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4. **Adjourn**

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