

Minutes of the Syracuse Planning Commission Regular Meeting, July 2, 2019

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on July 2, 2019, at 6:00 p.m., in the Council Chambers located at 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present:

Commission Members: Brett Cragun, Chair
Larry Johnson, Vice Chair
G. Ivy Ruelan
Grant Thorson
Alan Gallegos

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

City Council: Councilwoman Corrine Bolduc

Excused: Ralph Vaughan
Greg Day
Keeth Kennington

Visitors: **Dean Kreger**
Sun Cha Treutlein

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1. Meeting Called to Order:

Chair Cragun called the meeting to order. Commissioner Johnson provided an invocation. The Pledge of Allegiance was led by Commissioner Gallegos.

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Mayor Michael Gailey came forward to share some news that Commissioner Ralph Vaughan has passed away. Mayor Gailey shared his appreciation for Commissioner Vaughan's service. Councilwoman Corrine Bolduc gave some remarks about Commissioner Vaughan and her appreciation for him as a person. Mayor Gailey shares his thoughts on good government. Chair Cragun shares his sentiments concerning Commissioner Vaughan.

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COMMISSIONER **JOHNSON** MADE A MOTION TO ADOPT THE PLANNING COMMISSION AGENDA FOR THE JULY 2, 2019 MEETING AGENDA. THE MOTION WAS SECONDED BY COMMISSIONER **GALLEGOS**. 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 BOTH REGULAR MEETING AND WORK SESSION FOR JUNE 18, 2019. COMMISSIONER **RUELAN** SECONDS THE MOTION. 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.

[6:18:10 PM](#)

Close public comment.

[6:18:19 PM](#)

4. Public Hearing – Site Plan Application for a Lindquist's Syracuse Mortuary, located at 869 S 2000 W

Mr. Royce Davies, City Planner, shares that this item is recommended to be tabled as there are still some outstanding items concerning detention basins. The architect for the project stated that they intend to combine the detention with the City's detention basin neighboring this property. This design is the exact copy of the mortuary on 6000 S in Roy. There will be access on both the north and west side of the property. The applicant has also verified that they do not intend to allow parking along 2000 W. Mr. Davies shares with the commission the plans and design layout.

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Commissioner Johnson is curious as to how the detention would look when they combine the detentions and whether or not this would affect the parking. The intent is square the parking lot and the detention basin. The applicant is available by phone.

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Open Public Comment.

[6:29:15 PM](#)

Ms. Sun Cha Treutlein questions why there are two funeral homes within a mile of each other. Ms. Treutlein shares that having funeral homes so close together brings a sense of sadness to the area.

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Mr. Dean Kreger, of Syracuse, is in favor of the funeral home due to the lack of traffic, noise and loitering in that neighborhood.

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Closed Public Comment.

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Commissioner Thorson asks whether or not this could be approved with conditions.

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COMMISSIONER **THORSON** MOVED THE PLANNING COMMISSION CONDITIONALLY APPROVE OF THE REQUEST OF CJA LINDQUIST INCORPORATED FOR A COMMERCIAL SITE PLAN PLAT CALLED LINDQUIST MORTUARY AT 869 S 2000 W IN THE PROFESSIONAL OFFICE ZONE WITH THE FOLLOWING CONDITIONS: 1. ADDRESS STAFF'S COMMENTS IN REGARD TO THE DETENTION BASIN BEFORE A PRECONSTRUCTION MEETING IS SCHEDULED. COMMISSIONER **GALLEGOS** SECONDED THE MOTION. THE MOTION PASSES UNANIMOUSLY.

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5. Adjourn

COMMISSIONER **JOHNSON** MADE A MOTION TO ADJOURN TO WORK SESSION. THE MOTION CARRIED UNANIMOUSLY.

Brett Cragun, Chairman
Date Approved: _____

Commission Secretary

Minutes of the Syracuse Planning Commission Work Session, July 2, 2019

Minutes of the Syracuse City Planning Commission Work Session held on July 2, 2019, at 6:00 p.m., in the Large Conference Room, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present:

Commission Members: Brett Cragun, Chair
Larry Johnson, Vice Chair
Greg Day
G. Ivy Ruelan
Alan Gallegos

City Employees: Michael Gailey, City Mayor
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: Ralph Vaughan
Greg Day
Keeth Kennington

Visitors:

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Chair Cragun starts the Work Session.

[6:36:12 PM](#)

1. Department Business:

a. City Council Liaison Report

- The Council discussed the possibility of using eminent domain to contact the Jensen Family who own properties along Bluff Road.
- Vision 2050 Discussion occurred amongst the Council and they have decided to make some edits to the General Plan.

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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:

- Shoreline Development next to shop Road
- Major Home Occupation Daycare

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2. Discussion Items:

a. Creation of the Mixed-Use Development Zone

Chair Cragun asks Staff to go through the text section by section. Mr. Steele give an overview of the text Staff has drafted for the Mixed-Use Development Zone.

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Commissioner Gallegos questions whether or not there would be a requirement for Green Space. Mr. Steele shares that there is 15% of landscaped areas and open space based on the size of the development. Commissioner Gallegos shares that there have been studies that show the health benefits for having Green Space near areas closer to higher density areas. Commissioner Gallegos shares his desire to have something listed in the Code to include a specific amount of landscape. Mr. Steele shares that he is willing to beef up the landscaping text.

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Chair Cragun asks the Commission what they would like to see in the document. Commissioner Gallegos is in favor of the proposed text. Chair Cragun is in favor of bringing this to a Public Hearing at the next meeting.

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b. Code 10.35.040 Home Occupation – Employee Parking Standards

Mr. Steele shares the drafted changes to the Home Occupation Code. Commissioner Gallegos questions what would happen if there was a situation for employees parking on the street. Commissioner Ruelan questions if this item will be a Conditional Use or a Standard.

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City Attorney, Paul Roberts, asks the Commission whether or not they would be in favor of allowing multiple employees, but only 2 employees parking at a time at the residence. Commissioner Thorson shares his thoughts in that this would be an added nuisance and is not in favor of that. Chair asks the Commission their thoughts on the issue. This will be forwarded on for a Public Hearing at the next meeting. Mr. Steele pointed out that we need to strike the last sentence under number 9. Chair Cragun asks that this item can be moved for Public Hearing at the next meeting.

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c. **Housekeeping – Update/Verification of Contact Information**

Mrs. Heather Davies, Administrative Professional, shares that there is some need for clarification purposes on contact information. Mr. Steele also reiterates that everyone has access to the DropBox as well as the packet information on the City Website.

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3. **Commissioner Reports**

None to report.

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4. **Adjourn**

COMMISSIONER JOHNSON MADE A MOTION TO ADJOURN. ALL WERE IN FAVOR. MOTION PASSES UNANIMOUSLY.