

Minutes of the Syracuse Planning Commission Regular Meeting, July 16, 2019

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on July 16, 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
Keeth Kennington

City Employees: 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: Alan Gallegos
Greg Day

Visitors:

Kimber Hunt	McKenna Johnston	Michael Shaffer
Trinady Shaffer	Janet Malek	Ana Garcia
Cynthia Hansen	LaVonna & Howard Barton	Nate Ramsden
Megan Isbell	Taylor Leavitt	Hedy McClellan
Jason Oltmanns	Sandra Miles	John Davis
Brie Corrington	Marissa Garcia	Gaby Smith
Shiloh Vedaa	Alexa & Jordan Lindeman	Deb Jenkins
Bryan Bayles	Steven & Devani Willden	D. Smith
Marilyn Suttlemyre	Gerald Carlson	Tricia Herdt
Emily Johnson	Nate Swain	McKell Vedaa
Bonnie Bourgeois	Brent Bourgeois	Scott Shea
Kevin Porter	Con Wilcox	Brett Winkelman
Jared Dower	Susan & Keith Bourgeois	Lurlen Knight

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1. Meeting Called to Order:

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

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Both Commissioners Day and Gallegos are excused from the meeting tonight. COMMISSIONER **THORSON** MADE A MOTION TO ADOPT THE PLANNING COMMISSION AGENDA FOR THE JULY 16, 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 **THORSON** MADE A MOTION TO APPROVE THE MEETING MINUTES FOR BOTH REGULAR MEETING AND WORK SESSION FOR JULY 2, 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.

[6:09:13 PM](#)

Close public comment.

[6:09:17 PM](#)

4. Public Hearing – Rezone and Subdivision Preliminary Plat. Shoreline Subdivision located approx. 2500 W 3000 S from R-1 to RPC

Mr. Royce Davies, City Planner, shares that this is a rezone from R-1 to RPC (Residential Planned Community Zone). Mr. Davies shares that the General Plan is already RPC and the Concept the applicant has supplied has been approved and meets the Code. Mr. Davies shares the plans the applicant is proposing. He continues to state that they do not have an

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exact percentage of open and green space, but where they are located within a quarter mile of the proposed 50-acre park, they are able to buy out of the open space. What is proposed does meet the Trails Master Plan. The maximum building height for this development is 35 feet and the applicant are proposing 31 feet 1 inch for the max building height. Mr. Davies shares with the Commission the proposed elevations for the different lot sizes. There are a few Staff comments that are outstanding and still in need of resolution.

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Commissioner Thorson asks if most of the comments from Staff have been addressed. Mr. Davies shares that there are still a few Fire, Planning and Engineering comments but that the applicant is working with Staff to address those comments. Commissioner Thorson asks some clarifying questions concerning the vesting of this project.

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Commissioner Ruelan questions whether or not there has been any other studies for emergency services and impacts on the school system. Mr. Davies shares that the Davis School District owns property really close to this property but have not planned to build the school until there is an ultimate need for a school.

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Chair Cragun asks what the benefits of a project this size. Mr. Davies shares that there are more amenities that are available with this type of development and a more moderate cost of home compared to that of the standard R-1 homes.

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Bryan Bayles, with CW Land, shares that the land has previously been used for grazing and development has been driven to cater to the West Davis Corridor. Mr. Bayles shares that there are two West Davis on/off ramps within a mile of this development. Mr. Bayles continues to share that this would increase property values, bring sales tax, and a variety of housing types to the area as is desired within our General Plan. Mr. Bayles addresses Commissioner's Thorson comments in regard to the smaller lots being located closer to collector streets.

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Commissioner Thorson asks what the asking price for these homes will be. Mr. Bayles shares that they will start near the \$300k+ price range. Commissioner Ruelan asks Mr. Bayles what his company could do to help the School District do to build schools. Commissioner Kennington questions really how large the scale of this is. Commissioner Thorson questions whether or not there is a safe route for the kids to go to school.

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Open Public Comment.

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Mr. Michael Shaffer, of Syracuse, shares that they have an excessive amount of flooding in the development and along the equestrian trail. Mr. Shaffer is not in favor of the proposed zoning. Mr. Schaffer shares that this type of development does not really fit the equestrian style of homes as well as the farming community Syracuse portrays.

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Ms. Ana Garcia, of Syracuse, lives on 2700 S and is really concerned with the increased density and the traffic that it brings. Ms. Garcia is concerned on the water and lack of water in the area. Ms. Garcia is also concerned with the increase in crime this project will bring to Syracuse.

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Mr. Howard Barton, lives on 2700 S in Syracuse, shares that he would like the development to stay R-1. Mr. Barton is concerned about the drainage issues on that land as he has ducks that swim on the land behind his house. Mr. Barton is concerned that the development will flood his property. Mr. Barton shares that he would love to have our City look beautiful and repave 2000 W.

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Mr. Jason Oltmanns, of Syracuse, shares that he also is concerned with the water on the land. Mr. Oltmanns is very concerned with the traffic heading east on 2700 S and the traffic and pedestrians located in the roundabout on 2000.

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Ms. Hedy McClellan came forward to say that she would like to have the country stay around their homes rather than building the City around their property. Ms. McClellan is not in favor of the proposed changes. Ms. McClellan would prefer for a larger home on larger lots with land.

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Ms. Cynthia Hansen, of Syracuse, shared that she loves the country feeling of Syracuse and feels that the development is squeezing out the Country feel. Ms. Hansen is afraid that Syracuse is going to become a big overcrowded city.

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Ms. Bonnie Bourgeois, of Syracuse, shares that the City needs to make better use of the Open Space the City already has. Ms. Bourgeois shares her distaste for the high density and would like to have the area stay open and R-1 zoning. Ms. Bourgeois does not feel that this development is not in the best benefit of the City and current citizens of Syracuse. Ms. Bourgeois is concerned for the protected species of birds and critters in Syracuse and wonders if there have been any studies done in Syracuse. Ms. Bourgeois shares that this development does not create a good characteristic for the area and allow for horses and equestrian trails to flow as it goes between houses.

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Mr. Keith Bourgeois, of Syracuse, lives across the street from this property and is not in favor of this development and would prefer large equestrian lots for this area.

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Mr. Lurlen Knight, of Syracuse, is afraid that the increase of taxes that a large development will bring. Mr. Knight is afraid of having horses next to higher density and the chance that animals would get out. Mr. Knight would rather the City's focus be on economic development.

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Mr. Scott Shea, of Syracuse, shares that he moved to Syracuse knowing and understanding that he would have to deal with the traffic until the Corridor was built to help his commute. Mr. Shea is in favor of this development as this caters to a type of people that want an HOA and a smaller lot to easily maintain. Mr. Shea points out that it meets the current general plan. Mr. Shea wishes there was more green space but does feel that this is a good development.

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Mr. Clint Sherman, of Syracuse, does agree that the land is very wet and is curious about the sewer line that does run through the land as well as if there are going to be any storm drains for this development. Mr. Sherman is not in favor of the increased density. Mr. Sherman does feel the need for storm drains and the concerns address for the open ditches that run along this property. Mr. Sherman shares his concern for the French drain that runs behind the LDS church and is concerned for where the water will go.

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Mr. Brent Bourgeois, resident of Syracuse, is concerned for the existing residents and the amount of lots neighboring their larger farm lots. Mr. Bourgeois feels like we are doing our children a big disservice by taking away the open space. He shares his concern for large turnover in the neighborhood.

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Mr. Brett Winkelman, of Syracuse, says the ground is really wet and is concerned on the traffic along 2700 S. Mr. Winkelman shares that he would like this land to stay horse property rather than high density.

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Ms. Amy Epps came up and is concerned for the homes surrounding her home and what is going to happen to her zoning and allowance for animals.

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Ms. Marilyn Suttlemyre lives by the dirt pile on 2700 s. Ms. Suttlemyre is concerned for the lack of sidewalk on 2700 S.

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Closed Public Comment.

[7:48:45 PM](#)

Chair Cragun shares his desire for additional information on this project. Chair Cragun asks the Commission what they would like to do with this project. The general consensus is to table this item to address the comments that have been made as well as address Staff's comments.

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Commissioner Thorson questions whether or not there will be any improvements along 2700 S. Mr. Davies shares that there will not be a completely finished 2700 S as there is no way to buy and sell land to have all the sidewalks. Commissioner Thorson isn't in favor of this project and wants to table this item due to the land use concerns. Mr. Noah Steele give some insight into what would happen when UDOT comes through to build the corridor.

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Commissioner Kennington is curious to the aspects of this plan and how they should vote on this item. Mr. Paul Roberts, City Attorney, shares that the City Staff and Council wanted more control for this area and how it would be developed. Mr. Roberts gives scenarios that the Commission can use to determine their vote.

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Commissioner Ruelan is curious if the applicant has a Plan B. Mr. Bryan Bayles shares that this is their only plan at this time. Commissioner Johnson is curious if Mr. Bayles has a plan in mind for how to address the water issues.

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COMMISSIONER **THORSON** MOVED THE PLANNING COMMISSION CONTINUE THE REQUEST OF CW LAND FOR A REZONE OF APPROXIMATELY 115 ACRES FROM R-1 RESIDENTIAL TO RESIDENTIAL PLANNED COMMUNITY (RPC) AND A PRELIMINARY PLAT CALLED SHORELINE SUBDIVISION ON PROPERTY LOCATED AT APPROXIMATELY 2400 W GODON AVENUE (2700 S) BASED ON THE NEED FOR MORE INFORMATION AND NEEDING TO TAKE INTO ACCOUNT THE CONCERNS THAT WERE BROUGHT FORWARD IN TONIGHT'S MEETING UNTIL AUGUST 6, 2019. COMMISSIONER **KENNINGTON** SECONDED THE MOTION. THE MOTION PASSES UNANIMOUSLY.

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5. **Public Hearing – Major Home Occupation All About Me Preschool, located 1357 W 2375 S**

Mr. Royce Davies shares that this is an existing daycare that is moving locations within Syracuse. Mr. Davies shares that this daycare/preschool does require more home space to accommodate the amount of the kids. The Code allows for 16 kids at a time and Mr. Davies shares a "highest impact" scenario for the traffic on the street with the number of kids involved within this Home Occupation. There is a great concern for the pickup and drop off plan. Mr. Davies shares that there is room for the property owner putting in a turnaround on the property.

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Commissioner Kennington questions the number of kids allowed per day. The Code allows for 16 kids at a time. Commissioner Kennington is curious if there is a need for liability insurance for the children. Mr. Roberts gives some insight into the matter. There is some discussion as to the powers of the Commission and City Council.

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Ms. Kimberli Hunt is the owner of All About Me Preschool and daycare. Ms. Hunt shares a different Site Plan for pickup and drop-off where she is using the approach of her driveway for her daycare. Ms. Hunt also clarifies that she has only 13 kids enrolled in the combined preschool and daycare. 11 kids come Monday, Wednesday and Friday for Preschool. Ms. Hunt provides her estimate for number of car trips a day for the street.

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Commissioner Ruelan questions if there have been any traffic incidents with her business. She has not. Commissioner Ruelan asks what Ms. Hunt's 5-year plan. Ms. Hunt would like to expand her business into a commercial location but does not have the clientele. There is discussion about the percentage of the home used for the business. Commissioner Thorson asks if there a plan to allow for kids to pickup/drop off on the other side of the street.

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Open Public Comment.

[8:28:33 PM](#)

Ms. Megan Isbell lives just down the street from this daycare. Ms. Isbell shares that she received a letter from Ms. Hunt about her business and life. Ms. Isbell has concerns for the traffic impacts along this street. Ms. Isbell is very concerned with allowing kids outside due to the increased traffic outside. Ms. Isbell is concerned that there isn't enough room to turn around as many people along that street that park on both sides of the street.

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Ms. Marissa Garcia, in Syracuse, shares that she has 6 kids under the age of 12 and is afraid that the increased traffic will hurt the feel of the neighborhood. Ms. Garcia shares that there is a struggle on the street for people to get their mail or garbage emptied due to those that park along the street.

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Mr. Shiloh Vidaa, owner of this property, thought this would be a good idea for the neighborhood. Mr. Vidaa shares information in regard to the basement site plan where the preschool and daycare will be held. Mr. Vidaa is in favor of this and hopes that the Commission will allow her to do her business out of his home.

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Ms. Brie Corrington lives at the end of the street. Ms. Corrington is not in favor of this project as it will be a lot of traffic. Ms. Corrington states that their street is hardly plowed during the winter months as they are a dead-end street. There is also a concern that there are not any streetlights on the street. Ms. Corrington also shares that the neighbor across the street from the daycare is concerned for people using their driveways for turnaround of the cars.

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COMMISSIONER **THORSON** MOTIONED TO EXTEND THE MEETING TO FINISH THE DISCUSSION OF AGENDA ITEM #5. COMMISSIONER **JOHNSON** SECONDED. MOTION PASSES UNANIMOUSLY.

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Mr. Randy Miles lives next door to this property and is not in favor of the business coming to their neighborhood. Mr. Miles is concerned for the snow and parking issues on this property.

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Ms. Emily Johnson, lives on the end of the road, and shares that it is difficult to turn around on this street and isn't in favor of the project.

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Mr. Kevin Porter, lives on the same street, is in favor of Ms. Hunt having a home occupation but does feel that she needs to address the concerns for the traffic and the impacts on the neighborhood.

[9:03:34 PM](#)

Ms. Ritter to the south shares concerns for the safety of the kids on that street.

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Ms. Deb Jenkins lives at the end of the street is not in favor of the proposed business. Ms. Jenkins knows they need the business but does not want it.

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Ms. McKenna Johnston, Ms. Hunt's daughter, shares that she will be helping Ms. Hunt with the daycare. Ms. Johnston shares that they are deeply focused on the safety of the kids.

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Mr. Davies shares some information that was emailed over for Public Comment. One was a petition from current neighbors to Ms. Hunt's daycare in favor of the daycare. Mr. Davies continues to read through two emails that came through and were asked to be read during the hearing. The emails share favor to Ms. Hunt and her home daycare.

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Mr. Shiloh Vida shares that traffic has been crazy in the past and there have not been any injuries on the road.

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Close Public Comment. There is discussion amongst the Commission as to what to do with this item.

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Ms. Hunt shares that by having the Vidaa's move out of the house, they are eliminating trips even with the daycare coming to the neighborhood.

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Commissioner Kennington asks Ms. Hunt what Tuesday and Thursday are for. Ms. Hunt shares that it is for 4 more kids in childcare. Chair Cragun shares his understanding and concern for the increase in traffic and safety of the kids. Commissioner Kennington questions the processes for the meeting.

[9:35:06 PM](#)

COMMISSIONER **KENNINGTON** MOVED THE PLANNING COMMISSION RECOMMEND THAT THE CITY COUNCIL APPROVE THE REQUEST OF KIMBER HUNT FOR APPROVAL OF A MAJOR CONDITIONAL USE FOR A HOME OCCUPATION CALLED ALL ABOUT ME DAYCARE AND PRESCHOOL AT 1357 W 2375 S WITH THE FOLLOWING CONDITION THAT POTENTIAL IMPACTS OF INCREASED TRAFFIC BE MITIGATED AS MUCH AS POSSIBLE WITH NO PARKING/PULLING INTO THE NEIGHBORS DRIVEWAY AND NO PARKING IN FRONT OF THE RESIDENCE.

COMMISSIONER **THORSON** SECONDED THE MOTION. THE MOTION PASSES UNANIMOUSLY.

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Chair Cragun shares that he intends to put a constraint on the time with the idea that we need to get through agendas for all of those in attendance. There is discussion as to how to proceed with the remaining items.

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Chair Cragun asks if there is anyone in attendance that would like to make a public comment on the remaining agenda items. There are none. There is discussion amongst Staff and the Commission for the processes.

[9:40:05 PM](#)

COMMISSIONER **THORSON** MADE A MOTION TO MOVE AGENDA ITEMS 6 & 7 TO THE AUGUST 6, 2019 AND THAT THEIR PUBLIC HEARINGS BE EXTENDED TO THAT MEETING AS WELL. COMMISSIONER **JOHNSON** SECONDED. ALL WERE IN FAVOR.

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6. Adjourn

COMMISSIONER **THORSON** MADE A MOTION TO ADJOURN AND DISMISS WITH THE WORK SESSION. THE MOTION CARRIED UNANIMOUSLY.

Brett Cragun, Chairman

Date Approved: _____

Commission Secretary