

## Minutes of the Syracuse Planning Commission Regular Meeting, September 17, 2019

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Minutes of the Regular Meeting of the Syracuse City Planning Commission held on September 3, 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  
Greg Day  
Keeth Kennington  
Alan Gallegos  
Nicholas Weber

City Employees: Royce Davies, Planner  
Heather Davies, Administrative Professional  
Jo Hamblin, Deputy Fire Chief  
Golden Barrett, Fire Marshall  
Brian Bloemen, City Engineer  
Paul Roberts, City Attorney

City Council: Councilmember Corrine Bolduc

Excused: Noah Steele, Community & Economic Development Director

Visitors:

|                         |   |
|-------------------------|---|
| <b>J. Frost</b>         | <b>J. Patterson</b>                         |
| <b>R. Williams</b>      | <b>Syracuse 2<sup>nd</sup> Ward Webelos</b> |
| <b>Susan Jumonville</b> | <b>Keith Bourgeois</b>                      |
| <b>Mike Bastian</b>     | <b>Jenine Spencer</b>                       |
| <b>Mike Spencer</b>     |   |

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**1. Meeting Called to Order:**

Chair Cragun called the meeting to order. The entire Commission is in attendance. Commissioner Weber is also participating but not as a voting member. Commissioner Kennington provided an invocation. The Pledge of Allegiance was led by Commissioner Ruelan.

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COMMISSIONER **DAY** MADE A MOTION TO ADOPT THE PLANNING COMMISSION AGENDA FOR THE SEPTEMBER 17, 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 ADOPT THE MEETING MINUTES FROM AUGUST 20, 2019 AND SEPTEMBER 3, 2019 REGULAR MEETING AND WORK SESSION. COMMISSIONER **KENNINGTON** SECONDED THE MOTION. THE MOTION CARRIES 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.

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**4. Public Hearing – Preliminary Subdivision Plan.** Request of Monterey Properties LLC for a Preliminary Subdivision Plan called Edgewater Park on approx. 12.57 +/- acres located at approx. 3000 S Bluff Road in the Planned Residential Development (PRD) Zone.

Mr. Royce Davies, City Planner, shares that this item came to the Planning Commission last year for the general plan change and a concept plan. The original plan had more lots where this plan only proposes 51 total lots. Mr. Davies shares that the road had to move for a lot to be created due to the great need for detention. Mr. Davies shares that the only Planning items deal with that of the proposed architecture not meeting the brick, rock, and stone requirements. The Fire Review shares that there needs to have an additional access put in for subdivisions over 30 lots. The Fire Dept. and Engineer propose a two-year timeframe for the developer to put in the secondary access. Mr. Davies also shares that the

proposed architecture for the development does not have front porches that allow for two chairs and a walkway provided with any of the elevations.

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Mr. Paul Roberts, City Attorney, shares that the applicant is not the home builder and will be selling this project. In the Development Agreement with the City it reads that the Home Builder will provide architecture that meets the City Code and the Architectural Theme for the development. Mr. Davies shares that Staff recommends conditional approval of this project with conditions for the timeline of the secondary access as addressing any Staff comments before taking this item to the City Council.

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Commissioner Gallegos asks Staff if they feel it would be a good idea to have the secondary access completed with the completion of all the homes. Mr. Jo Hamblin, Deputy Fire Chief, shares that it would be a great idea to have a timeline for a secondary access to protect the City. Commissioner Thorson asks how the temporary access would help mitigate the traffic flow for that development. Mr. Davies and Mr. Hamblin share thoughts on having a gate to block off the gravel access.

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Mr. Paxton Guymon, the applicant's Legal Counsel, shares that the development has decreased the density of this development since the original concept was brought before the City. Mr. Guymon shares that there is less than 5 units per acre where the Zone allows for more. Mr. Guymon shares that they have worked very well with the City Attorney to work on a Development Agreement that will fully meet with the Code. Mr. Guymon shares that they are in final negotiations with Century Communities as the Home Builder for the project. Mr. Guymon addresses Commissioner Thorson's question in needing the additional access within a 2-3-year timeline after the 30<sup>th</sup> lot would be developed.

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Commissioner Thorson asks Staff where the two stub roads will lead to and whether or not those areas are even developable. Mr. Davies shares that there is a smaller area that will be just south of the development between the West Davis Corridor and this project.

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Mr. Brian Bloemen, City Engineer, shares that this project will stub to a project that will be developed to the west which will eventually tie into Trailside Subdivision.

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Commissioner Ruelan asks what the price point of homes in this development would range. Mr. Guymon shares that he has been in communications with the neighboring property owners to discuss the road connections as well as the storm drains and sewer connections.

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Mr. David Vitec, President of Century Communities in Utah, shares that the estimated price range would start in the mid 300k's but that nothing is cast in stone as they are still in negotiations.

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Open Public Comment.

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Mr. Brad Roennebeck, of Syracuse, shares his distaste for the high density in the southern portion of the City. Mr. Roennebeck shares that this project is similar to an item that was shut down called Shoreline Subdivision at City Council because of the high density.

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Mr. Chad Scholer, of Syracuse, brings a plan on paper for the Commission and shares that the project he had should be built in that area. Mr. Scholer is not in favor of this project.

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Ms. Susan Jumonville, of Syracuse, shares that there are a lot of kids that use the trail and is concerned for the safety of the kids in that would use the trail to access Jensen Park. Ms. Jumonville shares that kids and drivers are not always paying attention and with the increased traffic this could be a greater hazard for those kids.

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Close Public Comment.

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Mr. Roberts shares that this item was compared to another zoning project and lets the Commission know that they cannot treat it as such a project as this is an existing vested project. Mr. Guymon shares that the PRD zone allows 6 units per acre and the development presented is under 5 units per acre. Mr. Guymon shares that the subdivision complies with the Code and feels the only condition is the timeline of the completion of the secondary access.

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Commissioner Kennington questions how the trail will connect through the road. Mr. Davies shares that the trail will have ADA compliant ramps for the trail to cross the road. Mr. Bloemen shares that there will be signage and striping of the trail at the road crossing. Commissioner Thorson shares the same sentiments to have more than just paint and signs for the crosswalk. Commissioner Johnson questions the landscape near the crosswalk and suggests having shrubs or low height

plants near the access so that there is clear site for the crosswalk. Commissioner Johnson asks the applicant if this is still planned to be a 55+ community.

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Mr. Guymon shares that there will be master bedrooms on the main floors but that it indeed is not a 55+ development.

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Commissioner Gallegos begins the discussion amongst the Commission for the conditions of approval for the development. Commissioner Thorson shares his thoughts for a 2-year timeline for the development. Commissioner Kennington agrees as he has concern for what would happen if the developer never finished the road. Mr. Roberts shares that the project would have a bond for the completion of the road if the developer fails to put the road in.

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COMMISSIONER **JOHNSON** MOVED THE PLANNING COMMISSION RECOMMEND THAT THE PLANNING COMMISSION RECOMMEND THE CITY COUNCIL APPROVE THE REQUEST OF MONTEREY PROPERTIES LLC FOR APPROVAL OF A PRELIMINARY SUBDIVISION PLAT CALLED EDGEWATER PARK AT APPROXIMATELY 2950 SOUTH BLUFF ROAD IN THE PRD ZONE WITH THE FOLLOWING CONDITIONS: ALL STAFF COMMENTS SHALL BE ADDRESSED BEFORE THE PLAT IS BROUGHT BEFORE THE CITY COUNCIL. COMMISSIONER THORSON WOULD LIKE TO ADD TWO OTHER CONDITIONS: THAT THE TRAIL CROSSING INCLUDE APPROPRIATE TRAIL CROSSING SIGNAGE AND THE SECONDARY FIRE ACCESS BE INSTALLED AT OCCUPANCY OF THE 31<sup>ST</sup> HOME AND BE MADE PERMANENT 2 YEARS AFTER OCCUPANCY OF THE 31<sup>ST</sup> HOME. COMMISSIONER **JOHNSON** AMENDS HIS MOTION TO INCLUDE THOSE ADDITIONAL CONDITIONS. COMMISSIONER **THORSON** SECONDED THE MOTION. THE MOTION PASSES UNANIMOUSLY.

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**5. Public Hearing – §10.30.020(F)(4)(a)(v) Temporary Carports**

Chair Cragun asks Mr. Roberts some clarifying questions to the process for how this item goes through the procedural process in bringing it to a Public Hearing. Commissioner Johnson asks how this item would get noticed to the entire City. Mr. Roberts shares that there are notices published on the City's website, posted at City Hall, UPNW and the Standard Examiner. Mr. Davies shares that the request came from City Council to amend the Code to allow for taller restrictions for the temporary carports.

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Commissioner Kennington questions how this is specific as to a "temporary" structure. Mr. Davies shares that the definition for temporary in this Code relates more to the materials that these are made out of and how they are attached to the ground. Commissioner Thorson asks if there is a solid definition of temporary. Commissioner Gallegos questions the process of this item. Commissioner Kennington is in favor of increasing the height of this item of 13 feet.

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Open Public Comment.

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Close Public Comment.

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Commissioner Johnson is in favor of leaving the height as is. Commissioner Thorson shares the same sentiments, and that there should have a hard definition on temporary. Commissioner Day feels that in the examples of the vehicles and boats, that they are extremely large and feel that they should be in a more permanent structure. Commissioner Day is in favor of increasing the height if there was a hard definition for temporary structures. Commission Kennington proposes having a definition of temporary. Commissioner Weber questions what would happen if a resident called in and called it a different item when asking permissions. Commissioner Ruelan asks how the City would go about a structure that is too large and what the City would do if they refuse. Mr. Roberts shares the process for how the City would handle it; the City would give them a timeline to address the issue, fines if not resolved, and seize the property if needed.

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Mr. Davies shares that the term temporary was intended for a lower intensity structure rather than a short-term timeframe. Commissioner Kennington shares an idea for a 10 ft garage clearance and a 12 ft to the peak restriction. Commissioner Gallegos feels that the height restrictions of the differing States are good but does not grasp the feel of the community and is therefore not in favor of adjusting the height. Commissioner Ruelan suggests removing "temporary" altogether. Commissioner Thorson agrees.

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COMMISSIONER **JOHNSON** MOVED THE PLANNING COMMISSION RECOMMEND TO THE CITY COUNCIL TO LEAVE §10.30.020(F)(4)(a)(v) TEMPORARY CARPORTS AS CURRENTLY WRITTEN. COMMISSIONER **THORSON** SECONDED. MOTION PASSES UNANIMOUSLY.

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**6. Adjourn**

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

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Brett Cragun, Chairman  
Date Approved: 10/1/2019

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Commission Secretary

## Minutes of the Syracuse Planning Commission Work Session, September 17, 2019

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Minutes of the Syracuse City Planning Commission Work Session held on September 17, 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  
G. Ivy Ruelan  
Greg Day  
Grant Thorson  
Alan Gallegos  
Keeth Kennington  
Nicholas Weber

City Employees: Royce Davies, Planner  
Heather Davies, Administrative Professional  
Paul Roberts, City Attorney

City Council: Councilmember Corrine Bolduc

Excused: Noah Steele, Community & Economic Development Director

Visitors:

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Chair Cragun starts the Work Session.

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**1. Department Business:**

Mr. Golden Barret, New Fire Marshall, introduces himself to the Commission.

**a. City Council Liaison Report**

- The Council appointed Nicholas Weber to the Planning Commission as the new alternate
- The Council approved the Final Plat of The Fields Subdivision
- The Council denied the rezone for Shoreline Subdivision
- The Council has amended the Home Occupation parking and employees and decided on parking stalls not the number of employees
- The Council approved the proposed Vision 2050 General Plan and Map
- The Council has authorized the interlocal agreement for Utopia to provide services for the City Buildings
- The Council discussed and codified the procedure for the culinary water cut off times.

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**b. City Attorney Updates**

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

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**c. Upcoming Agenda Items**

Mr. Davies shares the following items are as follows:

- Dutch Manor – Minor Subdivision

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**2. Discussion Items:**

None to discuss.

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**3. Commissioner Reports**

Commissioner Johnson shares thoughts that he has had with recent controversial land use decisions. Commissioner Johnson is frustrated with the lack of education in the public about land use and zoning on social media. He feels that the Commission has done a great job to plan for the future of the growth within the City.

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Commissioner Thorson asks when the Vision 2050 General Plan was approved and took effect. Mr. Roberts indicates that it was approved and took effect upon publication. Commissioner Thorson also indicates that he wanted to address the misinformation that was on social media. Chair Cragun agrees with Commissioner Thorson. Chair Cragun shares desires in wanting the decisions of the Commission to be shared in writing with the City Council to ensure their reasoning is passed along to the Council and public.

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Mr. Roberts indicates that different types of meetings could potentially help keep the public more informed, such as a more informal question and answer format. Mr. Roberts shares that City staff is reluctant to address comments and concerns on social media, because it may give the appearance that the City is pushing forward items and showing favoritism. Instead, they have relied upon elected officials to engage with citizens on these matters.

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Commissioner Day shares that maybe having a Public Comment period at the end of the agenda could help the public understand items a little more. Commissioner Gallegos shares that he did feels the Planning Commission is trying to help create a more diverse community within Syracuse.

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Commissioner Ruelan shares her feelings that there is a lot of cyber bullying on Facebook. Commissioner Ruelan suggests having the City be more involved in the social media and addressing these comments and items that arise. Mr. Roberts shares that the City has been considering engaging with the public on social media in a more pro-active way.

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**4. Adjourn**

Commissioner Kennington thanks the Staff and Councilmember Bolduc for their service. Commissioner Gallegos seconds those sentiments. COMMISSIONER **JOHNSON** MADE A MOTION TO ADJOURN. ALL WERE IN FAVOR. MOTION PASSES UNANIMOUSLY.