

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on October 1, 2013, at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present:

Commission Members: Curt McCuiston, Chairman
Tyler Bodrero, Vice-Chairman
Wayne Kinsey
TJ Jensen
Dale Rackham
Anne Greeson
Ralph Vaughan
Sean Dixon

City Employees: Director Christensen, Community & Economic Development Director
Jenny Schow, Planner
Kelly A. Janis, Planning Administrator
Noah Steele, Planner
Brian Bloemen, City Engineer
Jo Hamblin, Deputy Fire Marshall
Clint Drake, City Attorney

Excused: None

City Council: Craig Johnson

Visitors:

Tiffany & Craig Heffernon	Peter Corroon	Ron Fournier
Jeff & Denita Covert	Jean Jones	Craig Hansen
Ray Zaugg	Joannie Panucci	Sarah Keffer
Stephen Fackrell	Hugh Parke	Colby Bond
Karen Jenkins	Tammy Brooke	Dan Merkland
Troy Christopolous	Amy Jackson	Jeff Covert
Byron Yamane	Jimmie Chadbourne	Riad Sweilem

1. Meeting Called to Order

[6:02:25 PM](#)

- a. Invocation or Thought – Commissioner Bodrero
- b. Pledge of Allegiance – Commissioner McCuiston
- c. Adoption of Meeting Agenda

COMMISSIONER JENSEN MADE A MOTION TO ADOPT THE SYRACUSE CITY PLANNING COMMISSION AGENDA AS FOR OCTOBER 1, 2013. COMMISSIONER BODRERO SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.

2. Regular Meeting Minutes for September 3rd and September 17th, 2013.

[6:04:42 PM](#)

Sept 3rd Regular Session

- Line 146 – Change D-cel to decal
- Line 118 – Change ¶ **Commissioner Jensen** – I appreciate the comments Joe, but I do need to point out that former Commissioner Hellewell also had the concern. This is one of the reasons we recommended the rescinding of this zone. Since we are reviewing the entire Master Plan, we felt it would be important to address this item until we know what we are doing with the C-2 Zone.

Sept 3rd Work Session

- Line 164 – Change Commissioner McCuiston to Commissioner Jensen
- ADD to Line 39 - Commissioner Jensen offered to be an alternate appointment, should Commissioners Bodrero or Vaughan not be appointed.

Sept 17th Regular Session

- Line 332 – that no lot has any chance of being developed in the future.

Commissioner Bodrero will be abstaining from the motion.

COMMISSIONER JENSEN MADE A MOTION TO APPROVE THE SYRACUSE CITY PLANNING COMMISSION REGULAR AND WORK SESSION MINUTES FOR SEPTEMBER 3, 2013 AS AMENDED. COMMISSIONER GREESON SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.

[6:07:10 PM](#)

COMMISSIONER JENSEN MADE A MOTION TO APPROVE THE SYRACUSE CITY PLANNING COMMISSION REGULAR AND WORK SESSION MINUTES FOR SEPTEMBER 17, 2013 AS AMENDED. COMMISSIONER KINSEY SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.

[6:07:30 PM](#)

3. Public Hearing, Conditional Use Permit, Little Hands Daycare Tiffany Heffernon, located at 2161 South 1800 West, R-2 Residential Zone.

[6:07:53 PM](#)

Planner Schow - This application is for a home occupation daycare for up to 16 children. The back yard is fully enclosed with a secure fence, and the home provides up to four parking spaces in the driveway via tandem parking. The applicant is currently in the process of obtaining a state license. The applicant is able to meet all requirements of the City Ordinances.

Commissioner Jensen noted for the minutes that Commissioner Rackham has arrived.

[6:08:45 PM](#)

Planner Schow – The daycare space in the home is located on the main floor. The fire department did look at this plan and an inspection will be required.

Commissioner Kinsey – My concern is regarding the amount of traffic on the street.

Amy Jackson – The hours of my daycare will be from 6 am to 6 pm, and parents pick up their children at staggered times so the amount of traffic will not be much of a problem.

Commissioner Jensen – Would we require a traffic plan or study for this application?

Commissioner Bodrero – This is not required in our ordinance, but this issue has come up before with prior applications.

Director Christensen – There is more concern when the application is for a preschool. That is when we run into a problem with many parents picking up their children at one particular time. Preschools pose more of a traffic impact than an in-home daycare.

Public Hearing Open

[6:17:13 PM](#)

Amy Jackson – I have an in-home daycare across the street and I am turning away many families and I believe that we should approve this daycare because of the demand.

Public Hearing Closed

[6:18:16 PM](#)

Commissioner Jensen – When you have more than 8 children, you will be hiring another employee?

Tiffany Heffernon – Yes.

Commissioner Vaughan recommended we table this item because she does not have her state license or her City business license yet.

Director Christensen explained the procedure for proper licensing with our business license and for state licensing.

Planner Schow added that the state will not give them their license until they've completed and paid for all the applications the city requires. The applicant needs to go through this process before the state will issue theirs.

COMMISSIONER RACKHAM MOVED TO GRANT A MAJOR HOME OCCUPATION CONDITIONAL USE PERMIT FOR LITTLE HANDS DAYCARE, TIFFANY HEFFERNON, LOCATED AT 2161 SOUTH 1800 WEST, FOR A DAYCARE ALLOWING UP TO 16 CHILDREN SUBJECT TO ALL APPLICABLE REQUIREMENTS OF THE CITY'S MUNICIPAL CODES. COMMISSIONER JENSEN SECONDED THE MOTION; SIX COMMISSIONERS VOTED IN FAVOR, COMMISSIONER VAUGHAN VOTED AGAINST. THE MOTION PASSED.

[6:23:21 PM](#)

4. Public Hearing, Conditional Use Permit, Two Family Dwelling Unit, Shawn and Stacy Strong, 651 South 2700 West, R-2 Residential Zone

[6:23:33 PM](#)

Planner Schow - The applicant has submitted an application to build a two family dwelling unit. They have met with the building department to discuss the additional building requirements and will be submitting a building permit application upon approval. The applicant is able to meet all requirements of the City Ordinances.

Planner Schow read in an email from Dale Gardner in opposition of this conditional use permit.

Dale Gardner's email was sent to the Planning Department on Monday, September 30, 2013:

I have no objection to the style of home Mr. & Mrs. Strong are proposing. I am very concerned that the irrigation ditch on the west side of the property stay in place. That is the only way to irrigate my back pasture.

Sincerely,
Dale Gardner
675 West 2700 South
Syracuse, UT 84075

Shawn Strong – I want to build a two family dwelling on this property.

Commissioner Jensen – Are you aware of this irrigation ditch issue that was just brought up by staff?

Planner Schow – I recommend that we table this so that engineering can take a look at the property and the irrigation ditch.

Public Hearing Open

[6:28:39 PM](#)

Byron Yamane – I do not have a problem with a two family dwelling on this property.

Public Hearing Closed

[6:30:19 PM](#)

Director Christensen – If this lot owner were to build a single family dwelling, they would not be before you tonight. They would still have to address the irrigation issue as part of the building permit and they cannot cut off someone else's irrigation. It would not hurt to make a condition of approval that they will maintain the access and easement to that irrigation.

Brian Bloemen – I am almost certain that the irrigation line is owned by West Branch Irrigation so the City has no involvement over how that is piped, but we can get in touch with West Branch and see what their requirements would be.

Commissioner McCuiston – In my opinion, I know this isn't exactly what we are going to see, but without it coming back before us, we are not sure what we are going to find. I think the current elevations are fairly unimaginative and not attractive and not something that would meet our City ordinances. We are putting multi-family rentals close to an elementary school.

Commissioner Jensen – I do not think there's anything in the ordinance that we can stand on to deny this because we allow two-family dwellings in the existing ordinance.

Commissioner Vaughan – I think we are in a difficult situation because we have no strong mitigating factor to deny, but I think a duplex is out of character for the neighborhood, which is older and established. One neighbor wants to know how this will impact his lifestyle.

Attorney Drake – I am going to reiterate what Director Christensen and Commissioner Jensen said earlier. As Planning Commissioners, you represent the municipal code and if the applicant meets all the criteria that are outlined in the municipal code, then there is only once choice for the Commission to make; that is to approve. You can place conditions on the property that would mitigate any impact it would have on neighboring properties. If the applicant meets all of the requirements, then the Commission does not have a basis to deny.

Director Christensen – Our code is clear and it says "shall approve if they can impose reasonable conditions to mitigate the reasonably anticipated detrimental effects of the proposed use in the accordance with the applicable standards. That is state code and case law. Many attorneys advise us not to have conditional uses, either have them permitted or not. This is a subjective area because when we hold a public hearing and citizens come to comment on a conditional use. If there are no detrimental or negative effects to the adjoining owner and the only way you can deny is if you can't set standards or conditions that would mitigate those effects.

Commissioner Jensen – The motion should include any existing irrigation easements need to be maintained.

Shawn Strong – I am going to hire a company to come in and maintain the grounds.

COMMISSIONER JENSEN MADE A MOTION TO APPROVE A CONDITIONAL USE PERMIT FOR A TWO FAMILY DWELLING FOR SHAWN AND STACY STRONG, LOCATED AT 651 WEST 2700 SOUTH, SUBJECT TO MEETING ALL REQUIREMENTS OF THE LAND USE ORDINANCE AND THE EXISTING IRRIGATION EASEMENTS BE RESPECTED. COMMISSIONER RACKHAM SECONDED THE MOTION; ALL IN FAVOR. THE MOTION PASSED.

[6:49:50 PM](#)

5. Public Hearing, Conditional Use Permit, Two Family Dwelling Unit, Shawn and Stacy Strong, 2416 South 2000 West, R-2 Residential Zone

[6:49:59 PM](#)

Planner Schow - The applicant has submitted an application to build a two family dwelling unit. The staff report includes elevations showing the type of building the applicant would like to construct. Two family dwelling units are a permitted use upon approval of a Conditional Use Permit from the Planning Commission.

Commissioner Jensen – Water shares?

Planner Schow – This property does have water shares.

Shawn Strong – I propose to build a two family dwelling on this property.

Commissioner Rackham – Were you planning on building the same type of home as the last one?

Shawn Strong – Yes, exactly the same.

Public Hearing Open

[6:53:13 PM](#)

Joannie Panucci – I am opposed to having a multifamily dwelling on this property. Read in letter of opposition from neighbor Shawn Wayne York:

Dear Planning Commission,

It has come to my attention that the property located at 2415 South 2000 West Syracuse, UT has been requested to be purchased and used as a duplex rental. This neighborhood is zoned as R2 thus the minimum requirement for a second dwelling being 1 acre. The property located at 2416 South 2000 West Syracuse UT total being under ½ an acre. Allowing this type of new construction will only de-value the properties around it and I am opposed to it. I would like to thank you for your time.

Sincerely,
Shawn Wayne York

Jeff Covert – I just bought the property to the south of the proposed lot and I am against the duplex. I feel it will degrade the neighborhood and my property value. I moved here to get away from multi-family and duplex homes.

Jimmie Chadbourne – I am vehemently opposed to a code change to allow a multiple dwelling in that area. It is not the proper place for this type of housing.

Planner Schow – I would like to make the audience aware that this is a conditional use application and not a zone change. The current ordinances do allow for a two-family dwelling unit in each zone. We are not asking to change the zone. This is just for conditional use approval.

Sarah Keffer – This is just a really small lot for a duplex, I am wondering what you will be doing with all of all of the cars and kids; there is no room. All of us have a ½ acre or more on that street; if they build a house, I can accept that, but not a multi-family dwelling.

Jean Jones & Craig Hansen – We approve the duplex and believe this will be a fine addition. The property has been on the market since June.

Jeff Covert – I am definitely opposed to a duplex and I disapprove this application.

Public Hearing Closed

[7:04:36 PM](#)

Commissioner Jensen – I have a question for our legal department: Under what conditions can the Planning Commission deny this conditional use?

Director Christensen – You would need to find some detrimental impacts on the neighbors that you could not mitigate by applying a standard or a condition of approval to deny this application. This is something we have talked about in work sessions about lot sizes. Our residential codes: R1, R2, and R3 zones allow duplexes as a conditional use. They do not apply to any other standards as far as lot size; it is a matter of does the structure meet the setbacks, the architectural standards, and parking.

Attorney Drake – This is an administrative act and not a legislative act. What that means is if this is something that was appealed to a court, there is not as much deference; there is much more deference given to a legislative act that would be done by the City Council than there is by an administrative act that is done by the Planning Commission. The standard that is set forth in case law is substantial evidence; the Planning Commission would have to determine and have deliberation and articulate substantial evidence that would allow for the Commission to deny the application.

Director Christensen – They would also look at the history in the city and what other lots in the similar zones have approved conditional use permits. Do they have the same set of circumstances as these lots do? They are coming more frequently and we may need to revisit the language of the code. Unfortunately, that is what the code states tonight and that is what we are bound by.

COMMISSIONER VAUGHAN MADE A MOTION TO APPROVE A CONDITIONAL USE PERMIT FOR A TWO FAMILY DWELLING FOR SHAWN AND STACY STRONG, LOCATED AT 2416 SOUTH 2000 WEST, SUBJECT TO MEETING ALL REQUIREMENTS OF THE LAND USE ORDINANCE. COMMISSIONER GREESON SECONDED THE MOTION. ALL VOTED IN FAVOR. THE MOTION PASSED.

[7:07:40 PM](#)

Commissioner Jensen - Requested that this discussion be added to one of our future work sessions. Some of us are concerned about duplexes on such small lots. This is something we need to discuss, especially because we are going to see more of these in the future. We are fortunate that we have not had many of these, but I think we will have a lot more of these in the future.

Joannie Panucci – As a citizen, I am a little confused – we get our letter to say how we feel about this and we come and it does not matter. My suggestion is that you look at that ordinance; you change it to be conducive to the people in this community that do not want those kind of structures on a small lot in this town that is going to affect our neighborhood. Please look at that ordinance and change it.

Attorney Drake – There is an appeal process within the municipality that is within our city code that allows for this to be appealed and a decision would be made on that. If the applicant did not get the answer or was not satisfied with the result, they could appeal it to the district court. As a staff, we are just following the ordinance that we have and following the rule of law.

Director Christensen – We do understand the frustration and this is why we discourage cities from having many conditional uses because it does give you the false sense that you can come in and voice your concern and lobby the Planning Commission.

6. Public Hearing, Subdivision Amendment, Subdivision Plat Amendment for Laurelwood Lane, previously Zaugg Meadows, located at approximately 1600 West 700 South.

[7:14:00 PM](#)

Planner Schow - The applicant has submitted an application to amend the previously approved Zaugg Meadows subdivision. The applicant has requested to rename the subdivision to Laurelwood Lane and divide the development into two phases. There is an additional fire hydrant now.

Steve Fackrell – Since bringing this project before you last, we have entered into a partnership with Symphony Homes who will be building the homes. The first phase now and the second phase in about a year from now.

Brian Bloemen – We are fine with everything; just a few minor changes are needed and we do not have any problem going forward.

Public Hearing Open

[7:17:47 PM](#)

Dan Merkland - Our concern is there is equipment that has been scrapping off the topsoil and with the snow and rain coming with the winter months, there is nothing to stop the water from flooding our properties. Will the developers take the necessary precautions to keep the mud and water from flooding our homes?

Brian Bloemen – Yes, they are required to have a fence. In reference to the retaining water, I would need to go see what the problems are.

Steve Fackrell – Each lot owner needs to maintain their own drainage.

Ray Zaugg – When that land was first leveled, it sloped. There has never been an issue with run off except during irrigation season. When there is a large amount of snow and rain, it is retained on that property because of the roadway. We did berm, but it broke. If the land is not disturbed, and overtime when grass is put in there, that should alleviate any concerns.

Public Hearing Closed

[7:27:33 PM](#)

Commissioner Vaughan – What time frame would construction begin on Phase 1?

Steve Fackrell – It will be market driven.

COMMISSIONER JENSEN MADE A MOTION TO APPROVE THE SUBDIVISION PLAT AMENDMENT FOR LAURELWOOD LANE PHASES 1 & 2, LOCATED AT APPROXIMATELY 1600 WEST 700 SOUTH, R-2 RESIDENTIAL ZONE WITH THE ADDITIONAL NOTE THAT ANY STORM WATER RUN-OFF BE CONTAINED AND DIVERTED FROM THE ADJACENT LOTS . COMMISSIONER VAUGHAN SECONDED THE MOTION; ALL IN FAVOR. THE MOTION PASSED.

[7:34:01 PM](#)

7. Public Hearing, Site Plan, United States Cold Storage, located at 1093 West 450 South, Ninigret North 1 Subdivision.

Planner Steele - United States Cold Storage has submitted a site plan application for development of a rail served 472,342 ft food storage facility. A phased development plan is proposed with the first phase comprising 197,352 ft². The building is proposed to be built on Lot 5 of Ninigret North subdivision. Within the lot, 31.55 acres are in Syracuse City, and 2.84 acres are in Clearfield City. Inside the building, food is proposed to be stored in temperature controlled areas on large shelves and racks. We have done a thorough review of the US Cold Storage Site Plan Application. They have submitted a complete application and they meet all of the City's requirements. The first phase would include 206,000 sq ft building. Phase Two would be an additional 144,778 sq ft; Phase Three would include 130,000 sq ft. As part of the subdivision, there will be sidewalk installed on 1000 West on the eastern portion and sidewalk along the cul-de-sac on 450 South. It also meets all of the clear view triangle requirements on the intersection with the landscape plan. They

have included berming and street trees along 1000 and 450 to mask the parking lot. Along the street, there will be sod and a park like feel with fencing. In reference to the location of the trash compactor, I will defer to the engineer.

Ron Fournier – I am a civil engineer working on this project. In the “L” of the building, there is a ramp that allows forklift and ADA access and immediately to the right, next to some stairs, there is a self-contained trash compactor. That is where all of the trash for the facility will go. It is a contained unit.

Commissioner Vaughan – Is this an indoor compactor?

Ron Fournier – Exterior compactor.

Commissioner Jensen – In reference to the temporary fire lane, Deputy Fire Chief Jo Hamblin has expressed concern about if the road was too narrow, the tracks crossing the concrete driveway. When I talked with Jo, he indicated that he was satisfied.

Planner Steele – Yes, that is correct. One of the original comments is that it will eventually connect to 1000 West for access for fire and the main concern was if there was a train that was parked on that and there was a fire, our fire department would not have any access. The temporary solution was they would install a gravel road if that was acceptable to the Commission, and as the second and third phases were developed, and then they would connect that out to 1000 West.

Director Christensen – They are also going to stripe and put signs up showing that it would be a “No Park” zone. This is a secondary precaution and we want the fire trucks to have access around the entire building.

Planner Steele – In some of their other comments, there would be some sort of agreement with US Cold Storage that trains will never be permanently parked there blocking access. This would be another way to avoid that problem as well.

Commissioner Vaughan – Are we going to have anhydrous ammonia tank cars visiting the facility to replenish the supplies for the cold storage? Will anhydrous ammonia tank cars be on that side? Will they ever cross over that road?

Riad Sweilem – On the north area, yes to be unloaded.

Commissioner Vaughan – With a facility this large, I am going to assume that you are going to be using at least 10,000 gallons of anhydrous ammonia as part of the refrigeration system.

Planner Steele – What are the hazards involved? Is there going to be this giant train car full of this very hazardous substance that could blow up or spill or cause some sort of nuisance?

Commissioner Vaughan – If we are going to have something like ammonia in a tank car, I would think we would want a crossing gate whenever tanks are on that rail heading to prevent anyone from being near there.

Riad Sweilem – Now that I understand your question, there will be no tankers of ammonia on that side of the building. Any ammonia will come straight into the front side of the building via truck.

Planner Steele – The street trees met all of our requirements. The buffer yard in the ordinance states that this is industrially zoned and the surrounding parcels are also zoned Industrial or Agriculture which do not require a buffer yard. We also looked at Clearfield’s ordinances and zoning as well to make sure. The off-street parking has two separate ingress/egresses; one is for employees and visitors and the other is for truck traffic and both will be gated. All off-street parking is located on the same lot as the main building, which meets the ordinance. Recently, we have discussed the parking in front of the building. The ordinance states: Prohibited location – It shall be unlawful to park a motor vehicle, trailer, or boat in the front yard area or on any residential property or on areas not improved for parking. No one shall develop any portion of a front yard, as required in this Title, as a public parking area in conjunction with a permitted multi-family, commercial, or industrial use without permission of the Planning Commission. They are doing some things to improve the parking design. There is a pedestrian connection off of the sidewalk. There is also berming along 450 South and the busier road, 1000 West, does not have any parking in front of it. The orientation of the parking lot meets some of the site requirements.

Director Christensen – In the event that someone were to take Mass Transit and take a bus to this location, they could walk down the street and into the structure without having to be in danger of crossing traffic. We have addressed those issues.

Planner Steele – We crunched the numbers and our ordinance states that for manufacturing uses, per 1000 sq of area, you shall have a minimum of 1.25 spaces or a maximum of 3 which they have provided 89 general automobile spaces, 32 truck spaces, and that is in the first phase of development. They are also providing some rail docks along the back as well. For the truck off street loading, there are 59 loading spaces, and then as it expands, there will be additional loading docks on Phases 2 & 3. Each one of those loading spaces are 14’ x 50’ which more than meets our ordinance. The design of the approaches, the ordinance requires that they are not closer than 100’ together, and they are 220’ apart. The automobile approaches are wide enough for the ordinance and same for the trucks. The approach into the property off of 450 is plenty far from the intersection of 450 South and 1000 West. The general parking also meets the requirements and they provide 5 handicap stalls in the first phase. The light pole specifications – they have provided the design of those.

Ron Fournier – What are electrical engineers designed is that there is zero light trespass and that is how we pick the fixtures and the locations.

Planner Steele – Industrial Development - The purpose of this zone is to provide for industrial, manufacturing, and certain compatible commercial uses and to protect such uses from the encroachment of uses adverse to their operation and expansion. The zoning meets this purpose. As far as permitted used in Industrial Zone, it meets all of the lot standards and setbacks. Building heights – the maximum height is 57’ and their located more than 200’ from the zone boundary which it meets.

Commissioner Bodrero – Do those setbacks include the future phases?

Planner Steele – Yes. They have provided some renderings of specifically of what the building will look like.

Commissioner Jensen – What is the timeline you anticipate on completion for Phases 1, 2, & 3?

Ron Fournier – Typically, the three phases will be completed within 10 years. Phase 2 would probably be between 4 & 6 years. That is our experience on some of our other facilities.

Commissioner Jensen – How long for Phase 1 to be operational?

Ron Fournier – They have very stringent requirements – as soon as we start, I think they want it within 7 – 8 months from start of construction. We have already received a jump on that with the site grading by working with Ninigret.

Commissioner Jensen – Asked Jo Hamblin ~ The size of the facility, I am going to guess that the fire department may need some additional training and whether our current equipment will meet the needs of this building?

Jo Hamblin – Currently with what we have now, we do have the 75' ladder. With the automatic aid requirements we have with surrounding cities, we will be able to bring the equipment in to handle this size of a building. This is no different than what Freeport is. We have aide with North Davis Fire District as well.

Commissioner Jensen – With the training you all have now, you feel that is adequate for this? I just want to make sure we do not have a huge training expense coming down the pipe.

Jo Hamblin – Yes. With the ammonia coming in with the refrigerator systems, that will be training we will be incorporating.

Commissioner Jensen – You think we should be able to get that with our training budget?

Jo Hamblin – Yes, but that is something we will have to budget for and look into.

Commissioner Jensen – Will our impact fees cover their training?

Director Christensen – Impact fees cannot be used for training; they can only be used for capital investments. But the property tax revenue will be very nice for the City and I am sure we can get some training.

Commissioner Vaughan – Asked Jo Hamblin – Do we have a specific location yet for the internal water pumping facility for sprinklers or on-site emergencies?

Jo Hamblin – I am not exactly sure where their specific location is going to be for the pump.

Ron Fournier – On the west side of the facility is where the fire pump will be. We have a 10" fire line sprinkler coming into the facility.

Commissioner Vaughan – Do you have any post-indicator valves, any external controls for water?

Ron Fournier – Yes, the fire risers are located primarily on the southern side. For the freezer area, we have 2 fire riser rooms and on the exterior of those rooms, there will be a PIV.

Commissioner Vaughan – Those locations have immediate access to fire lanes?

Ron Fournier – Yes.

Commissioner Vaughan – You mentioned earlier that the ammonia will be coming in by truck; where will that be unloaded and where are the lines from the external truck going to the building? Are they near where those control valves are?

Ron Fournier – I believe they're quite distant.

Planner Steele – Open Space – The total area that is open is approximately 9.6 acres, which is approximately 28% of the total site; the ordinance requires 10%. They meet that open space requirement. Phase 2 & 3 building expansion footprints were not included in the footprint area calculations. Once they build those other buildings, it will decrease the open space to 14%. We've talked with the engineer with some regionally appropriate landscaping. They have included a report of how much sound the cooling towers will emit; it meets our ordinance as far as noise levels.

Commissioner Jensen – Does staff feel that there are any outstanding issues?

Director Christensen – We are absolutely satisfied. We have been very pleased with the relationship we have had with Stellar and US Cold Storage and with Ninigret. They have gone above and beyond, made numerous phone calls, we have had several pre-application meetings, they have been very responsive with our concerns and it has been a pleasure working with somebody this professional. We are pleased with the outcome and the product that is before you tonight.

Commissioner Dixon – Is this a 24/7 operation?

Ron Fournier – It can be, but no. Our current facility operates from 7 am – 9 pm.

Commissioner Dixon – Would you say you have ample off-street parking for trucks that are waiting to be off-loaded?

Ron Fournier – Yes, but we do not have that much truck traffic. We showed you earlier that we have ample truck parking. We try to have a minimal effect on the community.

Director Christensen – If it were to become a problem, we could post "no parking" signs on 1000 West. We have done that in the past.

Ron Fournier – A portion of the rail track will need to be rebuilt for a switch to be put in. For Phase 1, we do not have any need for rail. We try to minimize truck parking on the streets.

Commissioner Jensen – If we could have something that addresses the parking in the development agreement.

Director Christensen – It is an executed development agreement that was done as part of the RDA approval.

Commissioner Jensen – Can't we amend it?

Director Christensen – If both parties are agreeable to do that, but I think it would be more appropriate to make it a condition of site plan approval that there not be any parking along the street. I want to make you aware of one comment that came in yesterday. One of the neighbors came into the office and wanted to look at the plans, and he was very pleased with the fact that the loading docks are on the other side of the building and was pleased with the landscaping and the elevations of the building.

Commissioner McCuiston – What is the pavement going to be?

Ron Fournier – It is concrete, the entire area except for the fire access road.

Planner Steele – In addition, I would like to read City Code Section 10-4-090 E (c) i. – The following standards shall apply to the approval of site plan: Considerations relating to landscaping: location, height, and materials of walls, fences, hedges, and screen plantings to provide for harmony with adjacent development, or to conceal storage areas, utility installations, or other unsightly development.

Director Christensen – I would say that it is compatible.

Public Hearing Open

[8:24:26 PM](#)

No Comment

Public Hearing Closed

[8:24:38 PM](#)

COMMISSIONER JENSEN MADE A MOTION TO APPROVE THE SITE PLAN FOR US COLD STORAGE LOCATED AT 1093 WEST 450 SOUTH, NINIGRET NORTH SUBDIVISION SUBJECT TO ALL REQUIREMENTS OF THE CITY'S MUNICIPAL CODES AND CITY STAFF REVIEWS WITH A CONDITION THAT PARKING NOT BE ALLOWED ON ANY PUBLIC ROADS. COMMISSIONER KINSEY SECONDED THE MOTION. ALL VOTED IN FAVOR. THE MOTION PASSED.

[8:37:17 PM](#)

8. Public Hearing, Site Plan Amendment, Letrono CrossFit, located at 1754 South 1750 West.

[8:37:30 PM](#)

Planner Steele - This Site Plan Amendment application requests a change to the building style previously approved by the Planning Commission on August 20, 2013. The changes include a slanted roof, additional windows and doors. The Building Official for Syracuse City has no issues with the requested changes as long as the applicant is able to meet the Energy Efficiency Rating and all requirements of the International Building Code.

Director Christensen mentioned the few small changes Letrono CrossFit would like the Planning Commission to approve.

Troy Christopulous – We are changing the roof lines for an architectural standpoint; we thought it looked better. The color name is a bit miss leading and this will be an off-white color. We are adding additional windows.

Public Hearing Open

[8:42:53 PM](#)

No Comments.

Public Hearing Closed

[8:43:02 PM](#)

COMMISSIONER JENSEN MADE A MOTION TO APPROVE THE SITE PLAN AMENDMENT FOR LETRONO CROSSFIT LOCATED AT 1754 SOUTH 750 WEST, INDUSTRIAL ZONE, SUBJECT TO ALL REQUIREMENTS OF THE CITY'S MUNICIPAL CODES AND THAT THE ELEVATION DRAWINGS BE RESUBMITTED WITH THE CORRECT ELEVATIONS. COMMISSIONER BODRERO SECONDED THE MOTION. ALL VOTED IN FAVOR. THE MOTION PASSED.

[8:43:36 PM](#)

9. Motion to adjourn

[8:43:45 PM](#)

COMMISSIONER JENSEN MADE A MOTION TO ADJOURN INTO WORK SESSION AND TO TAKE A FIVE MINUTE RECESS, AND TO CONDUCT THE WORK SESSION IN COUNCIL CHAMBERS. COMMISSIONER GREESON SECONDED THE MOTION. ALL VOTED IN FAVOR.

[8:43:56 PM](#)

Adjourn

Curt McCuiston, Chairman

Kelly A. Janis, Planning Administrator

Date Approved: **November 5, 2013**