

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on May 7, 2013, at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

- Present:**
- Commission Members: Kenneth Hellewell Chairman  
 TJ Jensen, Vice Chairman  
 Gary Pratt  
 Tyler Bodrero  
 Dale Rackham  
 Curt McCuistion  
 Wayne Kinsey  
 Brandon Haddick
- City Employees: Sherrie Christensen, Community & Economic Development Director  
 Jenny Schow, Planner  
 Will Carlson, City Attorney
- Excused:
- Visitors: Mike Schultz Peter Coroon Tom Conine Gerald Jacobs  
 Mike Rhoads Ben Gibby Adam Gibby Bill Bytheway  
 Dylan Argyle Boy Scout Troup 136

**1. Meeting Called to Order**

6:01:54 PM

- a. **Invocation or Thought** - Commissioner Pratt
- b. **Pledge of Allegiance** - Bracken Conine, Boy Scout Troup 136
- c. **Adoption of Meeting Agenda**

**COMMISSIONER JENSEN MADE A MOTION TO ADOPT THE MEETING AGENDA FOR MAY 7, 2013. COMMISSIONER KINSLEY SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.**

**2. Approval of Regular Meeting and Work Session Minutes for April 16, 2013**

6:04:37 PM

Regular Meeting

- Update visitor list
- Line 48 typo to assess water shares

Work Session

- Update visitor list
- Line 43 typo story

**COMMISSIONER JENSEN MADE A MOTION TO APPROVE THE PLANNING COMMISSION REGULAR MEETING AND WORK SESSION MINUTES FOR APRIL 16, 2013, AS AMENDED. COMMISSIONER MCCUITION SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.**

**3. Public Hearing - Lakeview Farm I LLC located at approximately 700 S 3000 W, Rezone request from A-1 Agriculture to R-1 Residential**

6:06:49 PM

**Planner Schow** gave the background for the item. The applicant is rezoning this to match the existing R-1 Residential zoning of the other parcels.

**Commissioner Jensen** asked if the white barn on the property was considered historic and if it would be removed.

**Mike Bastian**, applicant, stated that the barn will be removed because it is dilapidated and a liability.

**Public Hearing Open**

6:09:17 PM

No Comment

**Public Hearing Closed**

6:09:30 PM

**Director Christensen** explained that the applicant intends to start development on the north east corner to allow time for the West Davis Corridor plans to be released.

**COMMISSIONER BODRERO MADE A MOTION TO RECOMMEND TO CITY COUNCIL THE APPROVAL OF THE REQUESTED ZONE CHANGE FROM LAKEVIEW FARM I LLC, LOCATED AT APPROXIMATELY 700 S 3000 W, FROM A-1 AGRICULTURE TO R-1 RESIDENTIAL WITH THE FINDING THAT THE PROPERTY IS DESIGNATED IN THE CITY MASTER PLAN FOR SAID USE. COMMISSIONER JENSEN SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.**

66 4. **Public Hearing - Harvest Point Phase 6 located at approximately 2150 S 1070 W, Rezone from R-2 Residential to**  
 67 **R-3 Residential.**

68 [6:11:15 PM](#)

69 **Planner Schow** gave a description of the application. This project will be the final development for the Harvest Point  
 70 Subdivision. Phase 6 will actually be divided into phases 6, 7, & 8.

71  
 72 **Public Hearing Open**

73 [6:12:50 PM](#)

74 No Comment

75 **Public Hearing Closed**

76 [6:13:05 PM](#)

77  
 78 **COMMISSIONER PRATT MADE A MOTION TO RECOMMEND APPROVAL OF THE REZONE REQUEST FROM R-2**  
 79 **RESIDENTIAL TO R-3 RESIDENTIAL LOCATED AT APPROXIMATELY WITH THE FINDING THAT THE FINDING THAT**  
 80 **THE PROPERTY IS DESIGNATED IN THE CITY MASTER PLAN FOR SAID USE. COMMISSIONER JENSEN SECONDED**  
 81 **THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.**

82  
 83 5. **Public Hearing – Harvest Point Phase 6 located at approximately 2150 S 1070 W, Sketch Plan**

84 [6:15:56 PM](#)

85 **Planner Schow** – This will actually be Phases 6, 7, and 8; we will split this up for final approval and will get recorded as  
 86 three separate phases, but we are going to look at it all together for sketch. Phases 6 & 7 have 10 lots each and Phase 8  
 87 has 11 lots. This will give us a total of 31 lots.

88 **Commissioner Hellewell** – Do the roads tie together at the far west side?

89 **Planner Schow** – Yes.

90  
 91 **Public Hearing Open**

92 [6:19:21 PM](#)

93 No Comment

94 **Public Hearing Closed**

95 [6:19:37 PM](#)

96  
 97 **Planner Schow** – Engineering and fire did not have any concerns; the only items from planning were some minor  
 98 adjustments, but nothing to prevent it from moving forward. I have already had a discussion with the engineer and he is  
 99 aware of the changes that we've requested and will have them ready for preliminary.

100 **Commissioner Hellewell** – Is the applicant going to finish the road in phases or will the road go all the way through?

101 **Planner Schow** – I am not sure about that; but I will find out about that before we come back.

102 **Commissioner Hellewell** – I would recommend they do the whole road when they first starting building. If the road gets  
 103 completed, it allows that access to be used and allows access for emergency vehicles.

104 **Commissioner Jensen** – Due to the access issues we are having, having that road would be beneficial.

105 [6:22:55 PM](#)

106  
 107 **COMMISSIONER KINSEY MADE A MOTION TO APPROVE THE REQUESTED SKETCH PLAN FROM HARVEST POINT**  
 108 **PHASES 6, 7, AND 8 LOCATED AT APPROXIMATELY 2150 S 1070 W. THE MOTION WAS SECONDED BY**  
 109 **COMMISSIONER PRATT. THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.**

110  
 111 6. **Public Hearing - Proposed Amendments to the Municipal Code, Title 10, Land Use Ordinance concerning the**  
 112 **Architectural Review Committee (ARC).**

113 [6:25:36 PM](#)

114  
 115 **Commissioner Hellewell** – In the past, the ARC has been contained within certain zones and the C-2 Commercial II  
 116 zone and we are taking it out of that individual zone and will have its own section of the code. There were differences in  
 117 the code and this is an attempt to pull it out, make it its own section, and will delete it from the old zones.

118 **Attorney Carlson** – This is one that I attempted to draft and put in the changes that the Planning Commission  
 119 recommended. When those changes provided specific alternatives, I put those in.

120 **Director Christensen** – On line 147, I received one comment – have roof line **or** parapet.

121  
 122 **CHANGES**

- 123 • Numbering
- 124 • Line 27-brand recognition is an important aspect
- 125 • Line 35-36 cut language because it was talking specifically about commercial projects
- 126 • Line 51-section relocated to 10-28-100
- 127 • Line 102-numbering change
- 128 • Line 142-added parapets
- 129 • Line 145 spacing

- 130 • Line 152-changed 'need' to 'will'
- 131 • Line 156-158 removed ambiguous sentence
- 132 • Line 161 changed 'and' to 'or'
- 133 • Line 170, 175 added insulated metal panels as a material
- 134 • Line 185 grammar
- 135 • Line 228 renumbered
- 136 • Line 322 327 new
- 137 • Line 344 renumbered
- 138 • Line 353 part
- 139 • Line 356 emphasis that Industrial is separate
- 140 • Line 366-367 reworded for clarification
- 141 • Line 381 grammatical change
- 142 • Line 382 added 'should be'
- 143 • Line 390 changed 'compatible' to 'that are less intensive'
- 144 • Line 393 changed 'potentially incompatible' to 'of varied intensity'
- 145 • Line 399-400 eliminated 'especially residential uses'
- 146 • Line 403-404 reworded for clarity
- 147 • Line 410 changed 'and' to 'or'
- 148 • Line 418-422 reworded for safety and no specification on distance
- 149 • Line 425 changed 'visitors' to 'other'
- 150 • Line 426-427 removed 'to the greatest extent feasible'
- 151 • Line 433 renumbered, **prohibited** to have expansive paved areas
- 152 • Line 437 removed 'usually'
- 153 • Line 438 removed 'canopy'
- 154 • Line 439 removed 'or large parking lots'
- 155 • Line 442 changed 'from' to 'to'
- 156 • Line 449 changed 'and' to 'or'
- 157 • Line 450 removed 'to the greatest extent feasible'
- 158 • Line 452 renumbered
- 159 • Line 460-461 reworded 'accordance with' to 'addition to'
- 160 • Line 462 remove 'the'
- 161 • Line 470 changed 'and' to 'or'
- 162 • Line 478 spelling
- 163 • Line 482 removed 'expansion joints'
- 164 • Line 487 changes regarding signs
- 165 • Line 498 removed 'portable modular units'
- 166 • Line 505 changed 'incompatible' to 'less intensive'
- 167 • Line 512 should read 1) grasses, ground covers or flowers 2) shrubs or vines and 3) trees

168  
169 **Public Hearing Open**

170 [7:33:21 PM](#)

171 **Peter Caroon** - Ninigret, thanked the Commission for incorporating and accepting some of the proposed changes and  
172 suggestions.

173 **Public Hearing Closed**

174 [7:34:55 PM](#)

175  
176 **Attorney Carlson** – I would recommend that whoever makes a motion move to table until the meeting in 14 days.

177  
178 **COMMISSIONER JENSEN MADE A MOTION TO TABLE THE PROPOSED AMENDMENTS TO THE SYRACUSE**  
179 **MUNICIPAL CODE, TITLE X, REGARDING ARCHITECTURAL REVIEW COMMITTEE, DESIGN STANDARDS AND**  
180 **GUIDELINES UNTIL THE NEXT MEETING. THE MOTION WAS SECONDED BY COMMISSIONER RACKHAM. THE**  
181 **MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.**

182 [7:39:16 PM](#)

183 **7. Motion to adjourn into Work Session**

184 [7:39:36 PM](#)

185  
186 **COMMISSIONER JENSEN MADE A MOTION TO ADJOURN. ALL VOTED IN FAVOR.**

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Kenneth Hellewell, Chairman

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Jenny Schow, Administrative Professional

191  
192 Date Approved: