

Minutes of the Syracuse Planning Commission Regular Meeting, March 18, 2014

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on March 18, 2014, 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
Dale Rackham
TJ Jensen
Wayne Kinsey

City Employees: Sherrie Christensen, Director of Community & Economic Development
Jenny Schow, Planner
Clint Drake, City Attorney
Brian Bloemen, City Engineer
Jo Hamblin, Deputy Fire Chief

Excused: Anne Greeson
Ralph Vaughan

Visitors: Matt Yeates
Colby Bond

1. Meeting Called to Order:

[6:10:59 PM](#)

- a. **Invocation or Thought:** Commissioner Kinsey
- b. **Pledge of Allegiance:** Commissioner Jensen
- c. **Adoption of Meeting Agenda:** Commissioner Jensen

Commissioner Jensen reported the city council discussed the desire to eliminate Duplexes in the city ordinance.

MOVE TO ADOPT THE MARCH 18, 2014 MEETING, BY COMMISSIONER JENSEN, SECONDED BY COMMISSIONER BODRERO. ALL IN FAVOR. NO OPPOSED. MOTION CARRIED.

2. **Public Comment:** This is an opportunity to address the Planning Commission regarding your concerns or ideas. Please limit your comments to 3 minutes.

[6:13:26 PM](#)

No Comments were made.

3. **Public Hearing:** Sketch plan request from Compass Group LLC, property located at approx.. 3231 S. 1000 W., R-2 Residential zone. Commissioner Jensen recused himself.

[6:13:40 PM](#)

A staff memo, summarized by Planner Schow, from the Community Development Department explained: This property consists of 3.5 acres and is currently zoned R-2 Residential. The Sketch plan consists of 9 lots, including a lot for the existing home on the size. City staff has reviewed the application and finds that it is consistent with the City's General Plan and that it is harmonious with the overall character of the surrounding development with no adverse effects, and it has adequate facilities to serve the property. Planner Schow referred to staff reviews in the packet for outstanding items.

Matt Yeates, Syracuse, Utah, stated they made minor changes based on staff recommendations and submitted an updated sketch plan not yet reviewed by city staff. Commissioner Bodrero discussed various changes pertaining to the overall design with Mr. Yeates.

Public Hearing Open.

[6:20:01 PM](#)

Public Hearing Closed. No comments were made.

Commissioner Rackham asked City Engineer Bloemen about an email regarding street work. City Engineer Bloemen stated he let the applicant know what street improvements will be required on 1000 West and 3300 South. He stated it was repaved last year, so it is under moratorium. There will be some additional overlay that will be required with that.

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Commissioner Bodrero stated when this project was presented as a rezone it appeared the layout of the lots conform and configure to the surrounding residential lots. He stated the covenants and restrictions per city code will dictate the future buildings. The applicant presented the updated sketch plan to the planning commissioners.

Chairman McCuiston asked which direction lot 9 would face. Mr. Yeates stated lot 9 is the existing home that fronts 1000 West. He stated it would be reconfigured and most likely the driveway will be on the new 3250 South.

Commissioner Kinsey asked if there were any other letters or comments received regarding this project. Director Christensen stated they had not.

MOVE TO RECOMMEND APPROVAL FOR THE SKETCH PLAN, REQUESTED FROM MATT YEATES, COMPASS GROUP LLC, BY COMMISSIONER BODRERO, LOCATED APPROXIMATELY 3231 S. 1000 W., R-2 RESIDENTIAL ZONE, SUBJECT TO ALL APPLICABLE REQUIREMENTS OF THE CITY MUNICIPAL CODES, AND STAFF REPORTS SPECIFIC TO ROAD LAYOUT AND CUL-DE-SAC LENGTH. SECONDED BY COMMISSIONER KINSEY. ALL IN FAVOR. NO OPPOSED. MOTION CARRIED.

4. **Public Hearing: Site Plan request from Perry & Associates for Shadow Point Shopping Center Pad 2b, located at 1137 W. 1700 S., General Commercial Zone. Commissioner Jensen returned.**
[6:27:30 PM](#)

Planner Steele reviewed the site plan in conjunction with Syracuse Ordinances and has included the planning, engineering, and fire review within the packet. He stated the applicant has worked with staff to ensure proper parking. He stated the onsite parking is a little less than the minimum, but the applicant has a cross access agreement, and the building is in the middle of a parking lot. The outstanding items may be reviewed within the packet.

Commissioner Jensen stated in review of the aerial in the east corner of the Jiffy Lube there is a sidewalk that comes in with an indent and he inquired as to any sidewalk connection. Planner Steele stated there is a green utility box in that area, so the applicant would lose a parking stall in order to do that. The commissioners discussed various sidewalk solutions with an emphasis on pedestrian safety and walkability.

Chairman McCuiston stated the comments from the architectural review committee recommended 65 percent of something else, not stucco with an updated planning plat. He verified that the applicant is aware of the suggestions and requirements. Planner Steele stated it was discussed at length in a meeting with the applicant. He stated since that time the applicant has submitted an updated plan. He stated the 65 percent would be part of the overall development plan with a theme, consistent with the other developments in the area.

Matt Swain, Fruit Heights, Utah, stated in regards to the pedestrian walking path, he saw it as part of a larger shopping center, which is master designed and master developed; not as a single building that is built on its own merit. He referenced the existing walking path that connects the sidewalk from Antelope Drive to the shopping center. He stated the parking ratios are important to retail. He stated the employees will likely be required to park in the larger parking area, to reserve prime parking stalls for customers. He stated to take 2 stalls to allow the walk way, they would be reducing the overall parking ratio by almost 20 percent. He stated, "2 stalls may not sound like a lot, but when you put it in perspective it would be a significant blow to the parking ratio." He stated there is a large vacancy with retail in Syracuse. He discussed ratios with parking and working with an anchor to accommodate parking ratios. He stated he didn't feel the need for the immediate walk way was an everyday scenario. He stated the rest of the shopping center has connectivity to it and he didn't feel it was necessary to have connectivity to every single pad. Mr. Swain stated in regards to the trees, the building is north facing, so shade will not be a problem. He stated he did not see the need for trees.

Commissioner Jensen asked about the property to the west of the Shadow Point property. Planner Steele stated the property is being farmed and is partially owned by UDOT (Utah Department of Transportation). Planner Steele stated one parking space will not make that much of a difference for the benefit of the community. Planner Steele stated the sidewalk would be located in front of a bus stop and if someone were in a wheel chair it would provide easier, better access. He encouraged the pedestrian walk way. Mr. Swain stated even if you were to put a pedestrian walk way right on the lot, they still would have to cross the driving aisle. He didn't know that it would do anything for the public safety at all because of that. Commissioner Bodrero discussed alternatives to eliminating a parking stall, but still have safe pedestrian access.

Public Hearing Open.

[6:53:25 PM](#)

Public Hearing closed. No comments were made. There was discussion regarding landscaping and practicality, with an emphasis on utilizing more trees. Planner Steele stated the planning commission could put a condition upon the approval that if the walk way is provided the applicant may work with his engineer to discover the most appropriate location and design. Commissioner Rackham stated if you moved the drive through and put it on the Jiffy Lube side it would allow for more accessible parking.

MOTION TO GRANT SITE PLAN APPROVAL TO THE SHADOW POINT SHOPPING CENTER PAD 2B, APPROXIMATELY LOCATED 1137 W. 1700 S., SUBJECT TO MEETING ALL CITY REQUIREMENTS, ALL THE REQUIREMENTS OF THE CITIES MUNICIPAL CODE, STAFF REVIEWS, WITH THE ADDITION OF LOOKING TO

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ADD PLANTER TREES, AND ADA ACCESSBLE ACCESS FROM THE BUS STOP, OR ANTELOPE SIDEWALK TO THE FRONT OF THE BUILDING BY COMMISSIONER BODRERO. SECONDED BY COMMISSIONER JENSEN. ALL IN FAVOR. NO OPPOSED. MOTION CARRIED.

5. **Preliminary Plan:** Request from KW Advisory Group LLC, property located at approximately 750 S. 2000 W., R-3 Residential Zone.
[7:02:59 PM](#)

Planner Schow summarized a staff memo from the Community Development Department that explained:

The City Council approved the Rezone on March 11, 2014 for this property. It was indicated in that meeting that an exception to the 500 foot cul-des-sac would not be granted by the City Council. The developer has submitted an alternate design that meets the city code requirement. The lot count increased by 1 lot for a total of 40 lots.

Chairman McCuiston inquired about the 3 lots fronting 700 South and asked if the city engineer had a chance to comment in the city council meeting. City Engineer Bloemen stated he was not at the previous city council meeting. Director Christensen stated she presented it to the city council. She stated the city council discussed redesign, 3 were against the recommendation. She stated staff did not like the frontage, because it would be a dangerous situation. There were comments made by the public indicating they did not want any more access points on 700 South. The council also received a public comment that the application did not meet the requirement for the exception, and so they didn't want to grant the exception. Commissioner Jensen stated one of the reasons the council did not want to grant the exception is they didn't want to set precedents for future projects. Commissioner Jensen suggested alternatives for reconfiguration to avoid having 3 lots front 700 South.

Commissioner Bodrero asked if the applicant considered other configurations after receiving the direction from the city council regarding the cul-de-sac exception. Colby Bond, Syracuse, Utah, stated they looked at a couple configurations and it caused losing several lots. There were various discussions regarding redesign of the project to meet the ordinance and avoid the 3 lots fronting 700 South. Commissioner Jensen asked how the applicant felt about tabling the project. Mr. Bond stated it would be nice to move forward with the project now.

MOVE TO TABLE THE DISCUSSION PERTAINING TO THE PRELIMINARY PLAN REQUEST FROM KW ADVISORY GROUP LLC, PROPERTY LOCATED AT APPROXIMATELY 750 S. 2000 W., R-3 RESIDENTIAL ZONE, UNTIL THE NEXT MEETING TO HEAR THE RESULTS OF THE RECONFIGURATION OF THE LOTS TO ACCOMMODATE THE 3 LOTS FACING 700 SOUTH, BY COMMISSIONER BODRERO. SECONDED BY COMMISSIONER JENSEN. ALL IN FAVOR. NO OPPOSED. MOTION PASSED.

6. **Public Hearing:** Rezone request, Syracuse City for IHC Clinic located at 700 S. 2000 W. change from C-2 Commercial to Professional Office.
[7:35:35 PM](#)

A staff memo, summarized by Director Christensen, explained the City Council has requested the Planning Commission hold public hearings to rescind the C-2 Zone from the City Ordinance Code and in conjunction make a recommendation on a rezone on the IHC property which is currently zoned C-2. The proposed alternate zoning is PO, Professional Office, and is in conformance to the adopted General Plan. The PO Zone will allow the IHC to continue use and operation as a Health Care Facility as a permitted use.

Director Christensen discussed concerns from IHC as expressed in a phone call, to ensure they would have pharmacy capability. She discussed an email from Tom Uriana, from the corporate real estate director of Intermountain Healthcare. The email discussed the proposed zone change and the research he performed regarding the change. He was in support of the project and a copy of the email has been added to the physical file.

Public Hearing Open.

[7:39:16 PM](#)

No comments were made, so public hearing was closed.

MOTION TO RECOMMEND APPROVAL TO CITY COUNCIL, FOR REZONE REQUEST FROM C-2 COMMERCIAL TO PROFESSIONAL OFFICE, PO, FOR PROPERTY LOCATED APPROXIMATELY 749 S. 2000 W., SUBJECT TO MEETING ALL REQUIREMENTS OF THE CITY MUNICIPAL CODES, AND CITY STAFF REVIEWS, BY COMMISSIONER JENSEN. SECONDED BY COMMISSIONER RACKHAM. ALL IN FAVOR. NO OPPOSED. MOTION CARRIED.

7. **Public Hearing Ordinance Amendment:** Rescinding the C-2 Commercial Zone
[7:40:56 PM](#)

Director Christensen summarized a staff memo from the Community Development Department that explained the City Council has requested the Planning Commission hold public hearings to rescind the C-2 Zone from the City Ordinance Code. The draft was referenced as an attachment within the March 18, 2014 Planning Commission Packet. She referenced the City Municipal Code, Section 10.4.070(E)(1), which states the following:

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“(E) Approval Standards. A decision to amend the text of this Title or the zoning map is a matter of legislative discretion by City Council and not controlled by any one standard. However, in making an amendment, the City Council should consider: (Ord. 10-02) 1. Whether it would be consistent with goals, objectives and policies of the City’s General Plan. (Ord. 10-02) Director Christensen gave a brief history of the proposed changes to the C-2 rescission.

Public Hearing Open.

[7:44:04 PM](#)

No Comments were made, public hearing closed.

Commissioner Jensen stated with increased developments he felt they were removing the C-2 zone prematurely. Commissioner Bodrero stated he felt there was a future for C-2 development when it would be “needed, wanted, and useful in certain strategic planning areas of the city.”

MOTION TO RECOMMEND TO THE CITY COUNCIL APPROVAL TO AMEND THE SYRACUSE CITY MUNICIPAL CODE RESCINDING C-2 ZONING WITH THE FINDING THAT THE AMENDMENTS ARE CONSISTENT WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE CITIES GENERAL PLAN, BY COMMISSIONER RACKHAM. NO SECOND. MOTION FAILS.

Commissioner Jensen invited Commissioner Kinsey to remark regarding the C-2 Rescission. Commissioner Kinsey stated the City Council has been clear on the direction they would like to see. He stated he agreed with Commissioner Bodrero in regards to seeing a need for this zoning in the future.

MOTION TO RECOMMEND TO THE CITY COUNCIL APPROVAL TO AMEND THE SYRACUSE CITY MUNICIPAL CODE RESCINDING C-2 ZONING WITH THE FINDING THAT THE AMENDMENTS ARE CONSISTENT WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE CITIES GENERAL PLAN, BY COMMISSIONER KINSEY. SECONDED BY COMMISSIONER RACKHAM. COMMISSIONER BODRERO AND COMMISSIONER JENSEN VOTED NAY. COMMISSIONER MCCUISTION, RACKHAM, AND KINSEY VOTED YAY. MOTION CARRIED.

8. Public Hearing Ordinance Amendment: Updating permitted uses in the General Commercial Zone to include various uses from the rescinded C-2 Commercial Zone.

[7:49:11 PM](#)

Director Christensen discussed the proposed amendments, as referenced in the packet. She provided a brief history that lead to the proposal.

Public Hearing Open.

[7:51:31 PM](#)

No comments were made, public hearing closed.

MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL, TO AMEND SYRACUSE CITY MUNICIPAL CODE THE AMENDMENTS TO THE GENERAL COMMERCIAL ZONING, WITH THE FINDING THAT THE AMENDMENTS ARE CONSISTENT WITH THE GOALS, OBJECTIVES, AND POLICIES, OF THE CITIES GENERAL PLAN, BY COMMISSIONER JENSEN. SECONDED BY COMMISSIONER RACKHAM. ALL IN FAVOR. NO OPPOSED. MOTION CARRIED.

MOTION TO AMEND THE WORK SESSION TO HOLD IN THE COUNCIL CHAMBERS AFTER A 5 MINUTE RECESS BY COMMISSIONER JENSEN. SECONDED BY COMMISSIONER KINSEY. ALL IN FAVOR NO OPPOSED. MOTION CARRIED.

Adjourn

Curt McCuistion, Chairman

Jackie Manning, Admin Professional

Date Approved: _____