

Minutes of the Syracuse Planning Commission Regular Meeting, November 17, 2015

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on November 17, 2015, at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

- Present:**
- Commission Members: Ralph Vaughan, Chairman
TJ Jensen
Greg Day
Grant Thorson
Troy Moultrie
- City Employees: Jenny Schow, Planner
Noah Steele, Planner
Paul Roberts, City Attorney
Stacy Adams, Admin Professional
- City Council: Councilman Mike Gailey
- Excused: Commissioner Rackham
Commissioner McCuiston
- Visitors:**
- | | | |
|------------------|----------------|----------------|
| Adam Bernard | Joel Hansen | Dan Bankhead |
| May Bankhead | Marta Black | Brandon Law |
| Gary Black | Brent Codi | Judy Codi |
| Leo Cook | Sonje Beal | Scott Crawley |
| Erik Craythorne | Dave Cook | Carl Cook |
| Phillip Jones | Jordan Hatch | Gary Archuleta |
| Brenda Archuleta | Richard Cowley | Mark Hilles |
| Ray Zaugg | David Griffin | Cole Schlack |
| Robin Schlack | Joanne Panacci | |

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1. **Meeting Called to Order:**

Commissioner Moultrie provided an invocation. The Pledge of Allegiance was led by Commissioner Jensen.

COMMISSIONER JENSEN MADE A MOTION TO ADOPT THE PLANNING COMMISSION AGENDA FOR NOVEMBER 17, 2015 MEETING. THE MOTION WAS SECONDED BY COMMISSIONER MOULTRIE. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

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2. **Meeting Minutes:**

October 20, 2015 Regular Meeting & Work Session

COMMISSIONER JENSEN MADE A MOTION TO **TABLE** THE REGULAR AND WORK SESSION MEETING MINUTES FOR OCTOBER 6, 2015 DUE TO ABSENTEE COMMISSIONERS. THE MOTION WAS SECONDED BY COMMISSIONER MOULTRIE. ALL WERE IN FAVOR, MOTION CARRIED UNANIMOUSLY.

November 3, 2015 Regular Meeting & Work Session

COMMISSIONER JENSEN MADE A MOTION TO **TABLE** THE REGULAR AND WORK SESSION MEETING MINUTES FOR OCTOBER 20, 2015 DUE TO ABSENTEE COMMISSIONERS. THE MOTION WAS SECONDED BY COMMISSIONER MOULTRIE. ALL WERE IN FAVOR, MOTION CARRIED UNANIMOUSLY.

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City Attorney Roberts advised Commission there is no rule or statute that states that they have to have actually been in a meeting to approve the minutes, if they have reviewed recordings, minutes or through conversations, even if they weren't there, any of the Commissioners even if they weren't there, if they are comfortable with approving the minutes, there is no law prohibiting it.

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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.

None

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4. **Public Hearing – Site Plan Approval Lakeside Church, located at 1870 W 2700 S, A-1 Zone**

Planner Steele stated Lakeside Church presented their site plan application about a month ago and staff has been working with them to get their plans up to ordinance and have been reviewing them. The project is located near RC Willey's on an existing property that has a home and a steel building where the church currently operates and has their

meeting hall there. They are planning on building an approximate 4800 sq. ft. meeting hall addition to the south of the existing residence. The residence in the middle and the hall on the southwest and 60 foot by 80 foot proposed building to the south of the existing home and parking around it. They plan to add trees and foundation plantings and storm water detention for the parking. It is a steel building with architectural panels. The applicant provided the Commission with a sample board of the materials. They have corrected and changed items that have been asked of by staff. Engineering and Fire reviewed the plans and the applicant has addressed those issues. The Architecture Review Committee has reviewed the project and with a recommendation to the Commission with some conditions, they wanted to see more variation in the facade, it originally was one long roof line along the top and they have since added variation to that.

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Commissioner Vaughan asked if the applicant had anything to add, they did not.

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Commissioner Vaughan opened up the public hearing.

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Adam Bernard, 1845 W 2700 S, stated he lives almost directly across the street from this site plan and they have been very gracious neighbors, they take care of this area that they are planning on putting this building and is of the opinion that they will continue to take care of the building and keep the area nice.

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Chris Rowan, Syracuse, stated he had two questions. The first question was if there is a general theme for architectural compatibility as far as structures in the City, other wards are there elements of the building they would like to potentially change or modify that would be keeping with the general theme of the City. The second question would be if this facility was for another religion, say a Mosq, would there be other types of things that would be required of it.

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Planner Steele stated if it were a different religion, the City is not trying to stand in the way of any particular religion and any of their particular architectural styles that they want to portray. The Architectural Review guidelines and standards that the committee goes by, has some standards as far as the required materials that are allowed on the facades of the buildings, there is a 65% brick, rock or insulated metal panel requirement and there is also requirements for the amounts of variation that the building has to provide, the ordinance doesn't prohibit or make them be exactly like the surrounding development. As far as context that is something that they did review in the committee and there was a discussion, since it is a rather modern looking building and the surrounding development is a little bit more of a residential neighborhood context, but felt that the use and the materials being used and the way they had massed the building, the west side is a home and the east side is a park, so the west side is lower, so the massing next to that home will be lower than what will be on the east side, so there has been some conscious decisions made and from the church with their architecture, as far as context it matches, it is not the same style, and that is what we are talking about tonight with the Planning Commission and the public if there are any additional conversations or specific things the applicant would have to do to meet that. As far as staff reviews, they have met everything in the ordinance that is required.

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Chris Rowan asked what the earthquake zone that it is designed for. Planner Steele stated he was not sure.

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Commissioner vaughan asked Planner Steele how many pages are in the Architecurte Review Guide. Planner Steele stated he did not know, but guessed 4 or 5. Commissioner Vaughan stated the booklet they have everyone review. Planner Steele stated the booklet is probably about 30 pages which is an example guide which helps illustrate the standards that are required. Commissioner vaughan stated the very specific sections that they review are approximately 4 or 5 pages and there is no distinction between left handed and right handed, black, blue, orange, green, purple, mars, Venus, Earth, it is one size fits all for everybody, no matter who is coming in, it would be the same standards, they would come before the Architecture Review board.

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Public hearing closed

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Commissioner Jensen stated he thinks it great that they have multiple faiths being represented in Syracuse, certainly they have the predominate faith which is LDS, which is predominate throughout Utah but it is good that they have some other alternatives. A while ago, decades ago, they used to even have a Buddhist temple in Syracuse, certainly appreciate seeing something like this and as far as how it looks, thinks they did a really good job on the design and it fits with the buildings that are adjacent to it, certainly there is a cost factor which is why they used some of the materials they have, but thinks it is going to make that area look very nice. Syracuse does have some building standards, but those building standards are not so much about trying to get a unified look through Syracuse, essentially they just have certain minimum materials they like to see on buildings, they don't just want any old building to go up, they want to make sure they have good architectural materials, how those architectural materials are used and showcased are completely up to the developer and certainly there are specific developments where they have architectural themes that they adopt, but as far as the City is concerned they don't have one architectural theme. Specifically want developers to have flexibility to build what they want and a lot of the developers seem to like 'beigeville' these days but that might not always be the case.

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COMMISSIONER MOULTRIE MADE A MOTION TO RECOMMEND APPROVAL OF THE SITE PLAN FOR LAKESIDE CHURCH LOCATED AT 1870 W 2700 S. COMMISSIONER JENSEN SECONDED THE MOTION. ALL WERE IN FAVOR, MOTION CARRIED UNANIMOUSLY.

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5. **Public Hearing – Site Plan Approval Beehive Assisted Living, located at 1401 S 2000 W, Professional Office Zone**

Planner Steele stated this is for an assisted living center and it is just north of Syracuse Elementary School, for a 20 bed facility on the east side of the road. They do plan on building one building right now and have some future plans for a second building down the road. There was a home there previously and it was demolished a while ago and the applicant has purchased some additional property to the north to make room for the building. It is a very deep parcel, the building faces south and has a covered drive. The parking will be on the east of the building or the rear of the building, the drive isle will be on the south side. There is a covered awning that goes through for drop off and pick up. The floor plan included a large foyer area with fireplace and dining and bedrooms with bathrooms and closets. The landscape plans have a lot of perennial flowers and screen trees they have street trees that will be provided along 2000 W and some screening for the homes on the north and south. They have correctly everything that staff had concerns with, except a few minor things where a north arrow was facing the wrong way and working with Fire to correct the plans so that the drive is the right height for the fire apparatus when they come through. They have made some modifications where the riser room as a sprinkler building, they have also added an oil and water separator.

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Commissioner Vaughan stated on the floor plan showing the individual rooms, appears to be an old design with the north boundary at the bottom above Beehive Homes is pointing in the wrong direction. There is only one door showing, but the diagram on the west elevation shows two doors. Planner Steele stated the north arrow is wrong on the floor plan and will be corrected. The arrow is pointing to the west as north, it should face downwards. The door shown on the elevation is to the mechanical room and that elevation is correct. Commissioner Vaughan asked if the outside drawing of the building is what it is going to look like, Planner Steele stated yes, just the north arrow is pointing in the wrong direction, which is causing the confusion the doorway he is referring to is to an outdoor access to a mechanical room, that doesn't go inside the building. Commissioner Vaughan stated he had attended the ARC review meeting on this and they talked about sidewalks going around and does not see any overhead plans that show sidewalks, have they added that. Planner Steele stated they have added adequate sidewalks for access as well as changed the door location to the sun room and now the sidewalk goes back towards the east and down as well as a side walk to the mechanical room, all of the doorways have sidewalks now. Commissioner Vaughan asked if they are complying with all the additional requests from staff. Planner Steele stated they are compliant with the exception of some very minor things, about half a foot off on the parking drive isle width in the parking lot and then the correction to the elevation to the covered drive.

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Commissioner Vaughan asked Deputy Fire Chief Hamblin if he had a chance to review the plans and with the modifications do they meet his satisfaction. Deputy Fire Chief Hamblin stated the only concern that he had was the sidewalks to the doors and after talking with planner Steele and the architectural plans the only concern he has left is the covered parking for drop off and pick up area for the ambulance to fit under, they have it marked at 9'4" and that would be right close to the their antennas, and they are asking for a little bit higher elevation. Commissioner Vaughan asked how much additional clearance is required. Deputy Fire Chief Hamblin stated the Fire Chief is asking for 11 feet.

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Commissioner Thorson asked Deputy Fire Chief Hamblin is the likelihood the emergency vehicles at an assisted living, is access in and out of this do they need to make a 3 point turn to exit, is that a problem. Deputy Fire Chief Hamblin stated if the building didn't have sprinklers that would be a concern of his, but with the building having sprinkler, thinks they have adequate access.

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Erik Craythorn, 2596 W 550 N West Point, applicant for the project stated the one elevation the door was flipped around via the recommendation of the architectural committee and that didn't reflect that on the one elevation, they did change the plan. They talked about having the sidewalk go around the perimeter of the building, on the west side there is going to be a detention area, so it was problematic to get that area to work, ADA requires access to a public way, even though that is a mechanic room, which attaches to a regular sidewalk.

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Commissioner Vaughan asked what the detention basin is going to be made of. Erik Craythorn stated it is going to be landscaped, grass and trees. Erik Craythorn stated they do have the minor items that were brought up, they will raise the covered awning up to 11 feet and width on the parking lot will be widened by moving the curb and gutter all the other setbacks are fine as well as the north arrow direction change.

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Jordan Hatch, 2743 S 1140 W, had questions regarding medical emergencies and feels that particular stretch of road 2000 W leading to that proposed development is extremely busy during school times, when school gets out and is starting and also near Walmart and during a medical emergency it would difficult for paramedics or firemen to get to this building because it is a very narrow stretch of road and feels there is not adequate space for cars to move over especially during the rush hour when children are getting out of school. Wonders if it will be as big of an issue as she foresees it to be. Wondering if there is a way to divert traffic so paramedics can get to the property easier or maybe a separate entrance.

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Commissioner Jensen stated he wanted to point out that 2000 W UDOT is planning on widening that to 4 lanes and a center turn lane, but summer of 2017, they actually want to see if they can get started a year earlier, they may try to start next summer. That road is slated for a massive widening, so on the short term that could be an issue but on the longer term it will not be that narrow.

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Planner Schow stated that the applicant has been working with UDOT and has provided him with a letter, the road is planned to expand primarily on the west side of 2000 W, so he could probably be affected, but not to the extent that it is taking the whole front lawn area.

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City Engineer Brian Bloemen stated UDOT plan is to widen all to the west through there, they don't plan on needing to take any additional property from the applicant on the east side, the extent might be a temporary construction easement, it might be beneficial to coordinate the landscaping and potentially do it after the widening.

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Commissioner Jensen advised the audience that outside in the foyer there are some illustrations showing the proposed widening that UDOT is currently doing property acquisitions on, if they would like to take a look at what they have in mind.

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Deputy Fire Chief Hamblin stated the drive into that area does meet codes and the standards that have been set forth from the State, they have checked that, it might be tight, but it does meet the minimum requirements at the 26 feet, there is a hydrant on it, so that would be considered the access point and 26 feet is a minimum road width, to get an ambulance in, that is a big concern with raising the covered entry, that way they could drive through and turn around, feels it is sufficient width to get their emergency vehicles into.

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Commissioner Vaughan asked if it would make it any safer or give crews any easier access to have something like 'keep driveways clear' or 'remain back' on the ground. Deputy Fire Chief Hamblin stated that would as long as it is enforced, that is the biggest problem they have, as long as people obey those rules and it is enforced, as long as they are followed. With their lights and sirens when driving down the road if people would pull over and slow down and allow them to pass they wouldn't have an issue but as the way it is on the plans they do meet the codes.

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Commissioner Vaughan stated on that side of the street it would be 3rd graders walking home and generally how do they behave a fire truck or ambulance. Deputy Fire Chief Hamblin stated they like to watch and fire personnel are trained and are actually going through an emergency vehicle training tonight that deals with these types of situations, going through school zones and those areas how to handle the apparatus and drive that, they are trained in this and something they do look as a hazard and prepare for that hazard as well. Commissioner Vaughan asked in the case of adults compared to kids, which of those two groups generally stop and look as opposed to just ignore and keep on doing what they were doing. Deputy Fire Chief Hamblin stated he thought that was a trick question. Commissioner Vaughan stated in his past experience in law enforcement that children when they see a unit running code tend to stop, turn around to look and pay attention wondering where they are going where as adults tend to think it is just a car and keep walking and not paying attention.

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Public hearing closed

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Commissioner Jensen wanted to make the comment that he likes seeing facilities such as these as their population ages especially with the baby boomers hitting retirement age now and starting to have the later life issues, this is going to be a benefit to the City and is glad to see it.

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COMMISSIONER JENSEN MADE A MOTION TO APPROVE THE SITE PLAN FOR BEEHIVE ASSISTED LIVING, LOCATED AT 1401 S 2000 W, PROFESSIONAL OFFICE ZONE, WITH THE RECOMMENDATIONS FROM STAFF. COMMISSIONER THORSON SECONDED THE MOTION. ALL WERE IN FAVOR, MOTION CARRIED UNANIMOUSLY.

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6. Public Hearing – General Plan Text Amendments

Planner Schow stated doesn't have anything new to introduce to Commission just to make sure that they are familiar with what's in the packet, the scope and duration was included so it was clear what the general plan committee's goals and objectives were and when the committee was established and included the first draft of the general plan, which is the most recent one that was submitted to the City by Commissioner Rackham and most recent changes requested by Commissioner Jensen. Planner Schow stated she wasn't exactly sure where to put that and discussed with the City Attorney where the best location would be to put it. Since there wasn't a table or section for appendixes in the new draft so they placed after the introduction. Commissioner Jensen stated that was something he had also discussed with the City Attorney and thinks that is a good place for it. Planner Schow other than that, there were no additional changes to the first draft, the second draft in the packet is the original one that was submitted to staff and that is what went out to the

Directors before receiving the latest one, kept the changes that were made to it and can update into the latest draft that was submitted.

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Commissioner Jensen stated there is one that caught his eye where the Police Chief asked for the opportunity to change the photograph used there, if he can get them a photo by December 15th to replace that, for a more up to date version of the police vehicles in the photo. The other item was on the West Davis Corridor and redrafted that paragraph that had some other changes and is okay with adding 'as growth continues' to the language that he proposed in the first draft.

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Planner Schow asked if they liked all the other changes. Commissioner Jensen stated he liked all the other changes, they look good. Commissioner Vaughan asked Planner Schow to explain to the audience what the difference between colors and the print is. Planner Schow stated blue strike out is delete and new text is underlined in blue and the red is also recommendations, no matter the color. Planner Schow stated she added a comment in purple regarding the photo that will not be added to the text, the rest are no matter the color are recommended changes.

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Commissioner Jensen stated regarding the text with 500 W and 1000 W, when that was written the City contemplated extending 1000 W across Bluff Road to Gentile Street, however since the West Davis corridor is now going to be cutting across there and doesn't believe UDOT is looking at putting a bridge there, think that entire concept, do not think that applies any longer, do not think the City currently has any interest in extending that road, immigrant trail goes down where that road would eventually go, but doesn't think that is critical to the development to the City to have 1000 W extended and recommends striking that sentence. Other Commissioners concurred with Commissioner Jensen's recommendation.

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Public hearing opened

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Ray Zaugg, Syracuse, stated working on this document there were a lot of places where they had Antelope Drive and 1700 South and doesn't know if the Planning Commission wants to consider consistency, he prefers Syracuse Road because when he grew up here, that is what it was.

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Public hearing closed

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Commissioner Jensen stated he certainly like when they talk about Antelope Drive the first time, maybe refer to all three, Syracuse Road, Antelope Drive and 1700 South, but for the sake of consistency and for the sake of people who think in numbers like he does, think they should be consistent in referring to it as 1700 South. Use 1700 South (Antelope Drive) so there is no confusion in the future, UDOT refers to it as State Road 108.

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Commissioner Jensen wanted to add his kudos, he was the chairman of Planning Commission when this committee was incepted and went through its process and the committee did an awesome job and put a lot of thought into it, tried not to change the document as much as to streamline it and make it easier to read and get rid of a lot of repetition that was in the old document. As Commissioner Rackham said to the City Council last week, this document really isn't a rewrite as so much as an update so essentially a massive update the committee did and think they did an awesome job.

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Commissioner Vaughan stated as the Commission well knows the General Plan is the probably the most important document that the City has, it really is a foundation for them, although they may have some levity and some light hearted laughs from time to time but they are taking this particular item very, very seriously.

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COMMISSIONER JENSEN MADE THE RECOMMENDATION TO FORWARD TO CITY COUNCIL THE GENERAL PLAN TEXT AMENDMENTS, INCORPORATING ALL OF STAFF'S RECOMMENDED CHANGES WITH THE OTHER CHANGES BEING MADE WITH 1000 W PARAGRAPH BEING DELETED, WEST DAVIS CORRIDOR STATEMENT ADDING 'AS GROWTH CONTINUES', CONSISTENCY OF 1700 S (ANTELOPE DR) AND NEW POLICE PHOTO BY DECEMBER 15TH FOR CITY COUNCIL MEETING. MOTION WAS SECONDED BY COMMISSIONER MOULTRIE. ALL WERE IN FAVOR, MOTION CARRIED UNANIMOUSLY.

Commissioner Jensen also wanted to thank staff for all the hard work they did on this.

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7. Public Hearing – General Plan Map Amendments

Planner Steele stated the committee has proposed a total of 25 general plan map changes, the large majority of them are changing things that are already parks to open space or churches to institutional. Items 1, 2, 24 and 25 we'll go through. Number 24, is an area of the City where it is agriculture right now and with State Road SR-193 planned to go through there and in anticipation of that the committee felt there could be some additional opportunity for commercial development. Commissioner Jensen asked Planner Steele to explain to the audience the difference between current zoning and what the general plan map is doing. Planner Steele stated the general plan map is not current zoning, so for example if own property in the City and it is currently zoned A-1 and want to farm and want to build a home, can pursue

that current zoning as it is and if the City decides to change the general plan map zone to commercial it still means the current zoning is A-1 and can do all of those things, it just is a visioning map, but if wanted to do something different in the future then the City is asking that the current zoning would be changed to the future general plan zone. They are two different things and the general plan is not current zoning. Planner Steele stated number 24, where SR-193 ends at 2000 W and it is anticipated to go down extend to at least 3000 W and if West Davis Corridor comes through and is anticipated to come through in the future with UDOT.

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Planner Steele stated the next group of changes number 10 and 25 are in the southeast corner of the City in which he has had some phone calls and comments and concerns about changing the general plan to an open space. In the current general plan map there is industrial and commercial and the committee felt that since the lands are sensitive, there is a green hatch that is currently managed by the Nature Conservancy and there is also a wetland bank, so there is habitat protection that is going on in this area and so with industrial and with West Davis Corridor coming through there the committee felt that could potentially not be the best interest of the City for highest and best use of that area. Commissioner Jensen stated number 10 on the map, Nature Conservancy currently owns that property, it is under a perpetual conservation easement, they are never going to sell that property, it would never be commercial, so the committee felt it was silly to have commercial there when it will never happen.

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Planner Steele stated number 25 is from open space to A-1 because of the proximity to Gentile Street, the committee felt that there could be some potential development along there.

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Planner Steele stated for number 2 the area was previously agriculture and committee proposed to change it to R-1 which would allow more residential density and also provide for the opportunity for a cluster subdivision which provides some additional flexibility in the lot and open space use since some of the land out there may have some difficulty in services the property with sewer and also some open space conservation. The darker gray is the City boundary, that area is currently not annexed into the City, so any current zoning if the land owner wanted to develop and was congruent with what the County wanted they would work with the County and not the City, if it was a large development then it would be annexed into the City.

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Planner Steele stated number 1 this was proposed to change to an R-3, it was general commercial.

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Commissioner Jensen asked Planner Steele to talk about the sewer plant. Planner Steele stated number 3, to the east of the sewer plant and he did receive a letter from the sewer plant saying they do support this change. In the past it was on the general plan as a research park use and the sewer plant has expressed their desire to keep it as open space, they don't much going on out there because of the potential nuisances associated with the sewer plant. Commissioner Jensen stated they are trying to maintain a half mile buffer around the plant on property they own.

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Planner Steele stated before the meeting, the Black family presented him with a letter regarding their property is partly affected by the A-1 to R-1 general plan rezone, but they also own property to the west of 3000 W and they have requested that it be zoned as R-2 on the general plan.

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Commissioner Thorson asked regarding number 3, going from Research Park to open space, that subdivision Miller Springs and Buffalo Point Elementary doesn't have a really good resolution for traffic going in and out of there, does that change or possibly affect the possibilities of a road coming through the sewer plant to resolve that access, does it change that or is a road still a possibility. Planner Steele stated the open space general plan zone is currently not in the zoning ordinance which means that the allowed and permitted uses in that zone are yet to be determined, so a roadway could be something that could be an allowed use in an open space zone as long as it was congruent with the surrounding development. Commissioner Thorson stated he doesn't want to hope for that area to be designated conservation where a road couldn't be used to resolve that traffic problem. Planner Steele stated he has heard of some possible development and possible rezone south of Buffalo Point so that area is currently being pursued. Commissioner Jensen stated it would still be up to the sewer plant whether or they want to allow a road going across their parcel as their own entity. Commissioner Thorson just wanted to make sure they are not adding an obstacle. Commissioner Vaughan stated they will add his concerns and City Council liaison to carry that forward that they do have concerns for that traffic matter there.

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Commissioner Jensen stated on number 25, west of the strip that has been annexed into the City along Gentile, the thought on that is basically a strip of A-1, the reason that the committee felt that was an appropriate change was that when the North Davis Sewer District did their sewer expansion that basically is right in the road on Gentile Street there and goes down to about the County drain which is about 1500 W so that land previously, the sewer wouldn't reach to but now it would so the committee felt giving those land owners an option to do some light development might not be a bad idea.

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Public hearing opened

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Joel Hansen, Fruit Heights, talking about number 25 on the map has a couple things he has a few questions on and would like to comment on tonight. Number 10 that is not currently owned entirely by the Nature Conservancy, partners that he has been working with, looking at the current general plan they started in 2003 to update and amend the general plan to make that piece of property commercial and industrial, the dark gray strip on the beginning of number 10, that is a 20 acre parcel that is still currently privately owned. They have been through the entire process in the City to annex that property. They have been through all of the zoning updates and ordinances that they were required to do starting 2003. The comment was made about open space mostly not on private property, but that is private property. When they came through the process they did it with the intention of making it commercial and industrial because of a project they have been working on. Having it go from commercial and industrial on the general plan to open space is something that he and the people that he has been working with since 2003 have a huge problem with. Essentially that can be construed as taking of private property. If he were to come in on Monday and submit a zone change for it if that would be an issue. He wanted to be on record for the Bankhead family trust, the owners of the 20 acre parcel of property, they have been through all of the hoops, jumped through all the zone change and update to the general plan in the past, they do have a problem with this particular piece going to open space. Mr. Bankhead in the beginning owned the entire piece and he did sell a parcel of that to the Nature Conservancy that they do currently own, however they did intentionally cut the 20 acre parcel out and change it for the intention that they changed the zone on when they did that and was never sole to the Nature Conservancy. With all of the development going on, when they did that originally, they were told by the Mayor and the City Council at the time, there would never be development west of that parcel and it would never happen. As you can see down the road there are all of those new developments, now the general plan is being amended. They have a problem with the proposed changes.

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Commissioner Thorson asked Mr. Hansen to be clear the property he is representing is the gray square. Joel Hansen stated it is the long gray square. Commissioner Jensen asked if that section is annexed into Syracuse. Joel Hansen stated yes it is, it is currently part of and when they updated the general plan and zone change, they did do the annexation at the same time, they had to annex the 3 corner piece across the street on the corner of Bluff and Gentile through the whole process. Commissioner Jensen stated to be clear he is just representing the parcel that is currently annexed in. Joel Hansen stated yes, the 20 acre parcel that fronts Gentile.

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Don Bradshaw, Clearfield, owns some ground there by number 25, is that in the County or Syracuse, has that been annexed into Syracuse. Is everything west of number 25, they were under the impression they were in the County. Commissioner Jensen stated this includes the current annexation boundaries for Syracuse so everything that is on this plan is what Syracuse could potentially annex and so the City has to come up with a general plan to cover all of the areas that it may potentially annex. Everything west of Gentile except for the Bankhead property currently is not in Syracuse it is in the County. Don Bradshaw asked what the difference now because of the sewer it can be developed back to the back of the dark green, didn't know why the parcel was split. So they are still in the County and none of this changes unless they request it, the old plan goes on in perpetuity unless they want to use the new plan and annex into the City. Planner Steele stated he is in the County and whatever he is doing in the County right now he can keep on doing, but if he wanted to say subdivides or similar to what is on the north side of the road and had annex into the City wouldn't be able to do that because it is proposed to be an A-1 and A-1 has a maximum lot density of a half-acre.

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Gary Black, Syracuse, west of number 2, the property is owned by his sister in law, Marty Black, himself and Bruce Black, they are petitioning to have both sides of the road as residential rather than the west side as agriculture, but wanted to clarify that, the darker portion of the property on the west side of 3000 W along the wetland preserve they border on, there is 40 acres that the Nature Conservancy owns the development rights to it, so the 40 acres along the south edge of the property they would want it to stay agriculture, but the rest of it they would petition it to be residential. Commissioner Vaughan asked if the 40 acres represented by the individual parcels on the map. Gary Black stated they are, if looking at the diagonal land part and the darker line that steps up across the property, to the south is the 40 acres that the Nature Conservancy has a development rights for and they want that to stay as agriculture but the rest would petition as residential. Commissioner Thorson asked if they were requesting R-2. Gary Black stated yes they would request R-2 instead of R-1 feel that R-2 is a better use of the land in the long term.

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Cole Schlack, 920 S 4000 W, 23 acres near number 18 by the golf course to the north, their property is currently in the R-1 area, they would like that their property be considered for R-2 zoning in the future general plan, the property has R-2 zoning on two sides and the Rock Creek subdivision could have sworn was an R-4 at one point, but shows as an R-1 with a cluster, but maybe was changed from how it was done years and years ago. They are looking to develop that property in the next year and would appreciate the consideration to handle moving it to an R-2 for future now verses trying to present it as an amendment to the general plan in the future.

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Public hearing closed

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Commissioner Jensen stated that area is an R-1 cluster and essentially what they did there is they got some pretty dense density but on the subdivision but then the land for the Rock Creek Park was set aside as the open space for that cluster that is why that is so dense there. As for the applicants request to take that to R-2, depending on how the rest of the Commission feels, that actually seems to make sense that would congruent with the adjacent land. Commissioner Thorson stated that would be a great transition that would be an easy transition point to go from R-2 to dense R-1. Commissioner Jensen stated he would also like to make a proposal on number 25, the Bradshaw property essentially they tried to get a number of feet away from the road there, there are the two parcels by the access road that are partial R-1, he would propose on those two parcels that they extend R-1 to the end of the parcels. Planner Steele confirmed he meant A-1.

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Commissioner Jensen stated they should also discuss the area the Black Island Farm piece the Black family commented on. Commissioner Vaughan asked City Attorney Roberts if he had any comments regarding parcel number 10 where they had planned on changing and based upon the comments they received where the citizen had been in the works with the City for almost a decade in regards to it and has some concerns about taking movement tonight that might change everything that they are trying to and been working for the last 10 years, plus. City Attorney Roberts stated it sounds like the zoning change 10 years ago the general plan map is not a controlling document, so this is the City's future plans, so the current zoning isn't being changed, it is not being proposed tonight or in the near future at all, zoning will remain the same until a zoning change comes along, so an application could come in tomorrow for any uses that have been approved in those zones, general plan map is not controlling, the zoning map controls. Commissioner Jensen stated essentially when the general plan committee discussed that, they had contemplated since that had been annexed that the zoning had already been changed, but looking at the zoning map and it is showing A-1 currently for the current zoning. Planner Steele stated he reviewed that before the meeting, it is A-1 with an odd tab of industrial, researched previous zoning maps and went back to 2002 and it has always been that so there needs to be further research, the City Recorder was out today, and didn't get a change to look further into the history on that, maybe there was some sort of conversation as to why the little tab was only industrial if that was what they wanted to limit them to some reason.

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Commissioner Jensen stated he wanted to make the suggestion that they leave that strip of land on the general plan as it currently is, so that there is not an issue. Not fully recalling what the general plan committee discussion on that was. Commissioner Jensen asked Ray Zaugg could comment on that. Ray Zaugg stated he did not recall.

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Commissioner Vaughan asked if other Commissioners had any objections to leaving number 10 the way it is at this particular time. Commissioner Jensen stated he is proposing just leaving the strip of land that annexed, leave that as currently general plan but the rest of number 10 change, since the Nature Conservancy owns it. Commissioner Vaughan stated they would be leaving it alone. Commissioner Jensen stated the general plan shows that as commercial for Nature Conservancy property. Commissioner Thorson stated if they are not going to change their use, he would be inclined to just not change that parcel, number 10 change, not make it. Commissioner Jensen stated he is saying they can change the rest of number 10, but leave the parcel strip. Commissioner Thorson stated a partial change is harder, than to not do a change. Commissioner Jensen stated they are there, they can do it, it is easy, but that is fine.

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Commissioner Vaughan stated number 18, Black Island, Commissioners thoughts on going from R-1 to R-2.

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Commissioner Jensen asked the City Attorney Roberts any additional changes they make after this meeting tonight, does those need to be noticed. City Attorney Roberts stated no, they would not have to re-notice, if they make a change during a public hearing, they can approve it and just make sure when they approve it to make note of those changes specifically for staff to have direction.

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Commissioner Jensen stated on number 2 change by staff, number 23 is a new school site. The thought of changing that to R-1 was the sewer can service a portion of that land but not all of it and so by allowing it to go to R-1 they could cluster on the sections that could be built on and then utilize the ground in the open space where they can't get service, essentially cluster would allow to get full use of that land by clustering on the half that can be developed. R-2 does not have a cluster a provision in it and that could be an issue and that would also apply to the west of the Black Island property. An R-1 might be a very good for that because the sewer is in 3000 W there, but an R-2 that is a little nuance but the R-1 on the sections that can be built will end up with a higher density per acre on the half that can be built than the R-2 can provide, the R-1 cluster might be more beneficial to them, which is 4.62 density on 50% of the acreage, where an R-2 is only 3.0.

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Commissioner Vaughan asked staff if they accommodated number 18 and did go to R-2 and some issues came up later and found out only R-1 or anything else would be the way to go, they would still have leave to come back at later time. Planner Steele stated if they change the general plan now, he would not have to come back for a general plan change later it would essentially would originate from the public hearing and from the subcommittee. Planner Schow stated if the Commission changed it to R-2 and the Council agrees and then they decide that the R-1 was more feasible for them, they way that the code amendments that were adopted for the general plan last week at the City Council would

require them to either wait until the general plan is open again to apply for an amendment or to apply to the City Council to open the general plan which would require a super majority vote, so they would have to apply for an amendment if they wanted to change it. Commissioner Vaughan stated it would be a substantial process for them. City Attorney Roberts stated practically speaking though they could build an R-1 subdivision in an R-2 zone, it is not a problem, it is a maximum density question, so they could build half acre lots in an R-2 zone if they want, don't think it would be a burden on them. Commissioner Jensen stated not as far as the density but as far as the cluster that is not allowed in R-2 and with the configuration of the land there because of the North Davis Sewer line that goes through there, doesn't think they are going to get 100%, thinks 50% will be pushing your luck. Planner Schow stated they would lose the ability to have the density for the whole acreage on half, so would lose density at R-2. Commissioner Jensen asked if the Black family was made aware of the new cluster that has been adopted, have they had a chance to review that. Commissioner Jensen stated for the benefit of the audience, the way that the cluster zone now reads which was adopted by City Council last week is that 50% of the acreage must remain open and the other 50% of the acreage may be developed at a gross density of 4.6. So that is 4.6 houses per acre and R-2 only allows 3.0 houses per acre with no provisions for clustering. The other thing that the cluster allows is the lot size can go down to 7,000 square feet, where as a R-2 they are 10,000 square foot lots, end up getting a lot more flexibility on what can be developed with a cluster, where all of the land doesn't have sewer involved and where the City is not going to, is very adamant about not having lift stations, not flat out not allow them but they City really, really, really do not want them and are limited to what the sewer can service.

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Commissioner Vaughan stated number 25, where the citizen was requesting R-2 rather than R-1. Commissioner Jensen stated on the two lots, the south border is so close to that, extending it down to the border line, not on the whole thing just on the last two lots. Planner Schow asked about the parcel south of Rock Creek. Commissioner Thorson stated he is inclined to go R-2, which is what they asked for. Commissioner Moultrie and Jensen agreed. Commissioner Thorson stated he isn't worried if it is R-1 or if they decide different.

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Commissioner Thorson asked about Black Island Farms number 2 area, they have their L parcel that was designated as R-1 and then they have the parcel on the west side of the road that was at A-1, and in their letter and comments tonight they have implied they would like that changed as well, Is there a reason it stopped on the map at 3000 W at R-1. Commissioner Jensen stated the committee recommendation was everything north of the sewer line and staff expanded that a little bit. Essentially that change down to Gentile Street was something staff recommended, but doesn't think anything was contemplated west of 3000 W. Commissioner Thorson stated he is inclined to leave it as R-1, doesn't really want to put a R-2 at the end of the road, think R-2 belongs in the center. Recommend to upgrade the parcel on the west side of the road to an R-1 in addition to the east side of the road to match and leaving those parcels to the south A-1 like they have and asked for. Commissioner Jensen stated he can go along with that. Commissioner Vaughan stated that is an excellent compromise.

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Gary Black stated the Nature Conservancy goes to the northern border, that line in the middle can be disregarded and jogs up those to steps. Gary Black asked City Attorney Roberts where they own the entire block but the Nature Conservancy owns the development rights on the south 40 acres if they put clusters in on the north portion can the 40 acres be used as part of the 50% of the open space or since the Nature Conservancy has the development rights to that could it not be used. City Attorney Roberts stated he cannot offer an opinion in this meeting.

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Commissioner Jensen stated them selling development rights is a little bit different that Nature Conservancy owning it, that one parcel on the west side changed to R-1 is not a bad thing. Just think with where the sewer is, don't think they will be able to get 50% development out of it. Commissioner Thorson stated engineers and land owners get creative and figure something out. Commissioner Jensen stated the timeline that was adopted by the Council when they approved the ordinance last week, this map will be opening in 2017 essentially it is supposed to be opened every other year but it will only be closed for a year once they close it which should work out with west Davis Corridor as well.

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Planner Steele asked to clarify they are suggesting the R-1 to exclude Nature Conservancy. Commissioner Jensen stated yes.

[7:35:24 PM](#)

COMMISSIONER THORSON MADE A RECOMMEND APPROVAL OF THE GENERAL PLAN MAP CHANGES AS DESCRIBED IN THE PACKET WITH 4 EXCEPTIONS: PARCEL TO THE SOUTH OF ROCK CREEK SUBDIVISION WOULD BE CHANGED TO R-2 INSTEAD OF R-1, NUMBER 10 WOULD BE A NO CHANGE, NUMBER 2 WOULD BE EXTENDED TO INCLUDE THE NORTHWEST PORTION OF BLACK ISLAND FARM AND NUMBER 25 TO EXTEND TO INCLUDE THE REMAINDER OF THE 2 LOTS ON THE ACCESS ROAD. COMMISSIONER JENSEN SECONDED THE MOTION. ALL WERE IN FAVOR, MOTION CARRIED UNANIMOUSLY.

[7:36:56 PM](#)

8. Public Hearing – Code Amendment, Land Use Ordinance Title X 10.28.220 pertaining to Industrial Architecture

Planner Steele stated this is a proposed ordinance change in the Architecture Review Committee standards and this originated with some concern about metal buildings and the materials and architecture of those metal buildings. The nature of a metal building makes it very boxy and the standard vertical raised seam metal panel that is very economical

and durable but does look 'cheap' and staff was asked to look at some language that could potentially improve that built environment in the City to keep the property values up. Included in the packet reviewed what is currently there and in the commercial building section the materials have a 65% requirement to be brick, stone, tile, masonry materials or insulated metal panels and to clarify insulated metal panels and raised seam, vertical panel are not the same, insulated is a little bit more of an architectural metal. Most of the metal buildings are going into the industrial zone, which has less stringent requirements. The existing ordinance text doesn't really go into what kinds of materials the City would like to see on the facade of the industrial buildings. In the packet there are examples of good and bad examples of architectural components and types of metal panels in industrial buildings. Included the Ninigret CC&R's since a lot of metal buildings are going into the Ninigret subdivision and it talks about the types of materials they like to see on the facade, which the City doesn't include. Commissioner Vaughan researched other cities what they had and some are pretty stringent and could incorporate some of those text changes, varying from no changes to making it look just like a brick building. Red text is updated changes, also asking for sample boards of the physical materials, which is in the commercial section.

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Commissioner Jensen asked regarding Ninigret CC&R's included, that is something they decided to do and the City has no control over. Planner Steele stated yes, that is outside of the City's purview, they enforce that. Commissioner Jensen stated regarding what they saw happening recently in the Ninigret subdivision, there are buildings that don't look like each other, there is not a unified theme other than industrial park, is there a way the City can have those CC&R's included in the development agreement in the future so they have a mechanism to enforce those. Planner Steele stated in a development agreement there could be some concessions of what the City wants to do there can also be added text as far as theme and context, since the current ordinance talks about context. Commissioner Jensen asked how adding this this to section 28, would that apply to each commercial and professional office and industrial zones, does that apply to all of them or just guidelines. Planner Steele stated all commercial buildings have to be reviewed by the Architectural Review Committee, which it states in each zone ordinance. Commissioner Jensen asked when they added the Architectural Review Committee section 28, was it added to the other zones at that same time. Planner Steele stated it states they are required to be reviewed by the Architectural Review Committee. Commissioner Jensen stated they have the language that it is required to be reviewed but doesn't say the recommendations of the Architectural Review Committee are binding, can they be made binding. Planner Steele stated the ordinance, the design standards are binding, but the Architectural Review Committee recommendations are just a recommendation to the Commission. Commissioner Jensen stated it is up to the Planning Commission to if what is being proposed is in accordance with chapter 28. Planner Steele stated the last one the Architectural Review Committee reviewed the ordinances and asked for some changes and were changed prior to being presented to the Planning Commission, the committee cannot deny an applicant going before Planning Commission but can state the applicant did not meet certain ordinances and the Commission can then make the decision. Commissioner Jensen stated he would like to see what each requirement is in each zone, the Architectural Review Committee is doing a good job the applicant is meeting them. Commissioner Jensen stated at their last meeting there were two site plans presented and one looked better than the other, but they both complied with the ordinance, but felt Ninigret's CC&R's weren't in effect there, doesn't see a unified theme there in the buildings and wondered if there was a way to add language for developers when doing commercial developments they have to develop CC&R's which would be included in development agreements and if the development is sold to someone else, the CC&R's would be binding. City Attorney Roberts stated if it was part of a development agreement that was part of a zone change or annexation that is something that could be enforced but if it is a development agreement of the type they have written into their code that says they have to have a development agreement, do not believe that is something that can be enforced. Planner Steele stated then they would have to do a development agreement for ever project. Commissioner Jensen stated he likes the changes Planner Steele is proposing.

[7:49:23 PM](#)

Commissioner Thorson asked about better materials on the front and street facing, what about the side facing conflicting use, if there is a side that faces a residential, to include something for that or if masking or portions of the site plan to be adequate. Commissioner Vaughn stated there are some in the other cities surveyed, that issue is specifically brought up and usually it is talking about sides that face either wide open space or residential areas and also falls into place and impacts mainly the first building that goes into an industrial zone because at that particular time that building faces residential in all four directions, so the first developer in has to do everything where the last developer depending on how situated doesn't have to do anything except the side that faces the street and so there were some compromises in trying to find a balance, the basic concept was to try to avoid some of the buildings that have been previously built in Syracuse like Letrono Crossfit on a main gateway on a busy street there is a restricted metal building. Planner Steele stated the ordinance for residential zoning there are additional buffer requirements. Commissioner Vaughan stated the two large industrial they had before them at the last meeting would have been designed differently on the outside if they had an ordinance they are proposing tonight. Commissioner Jensen stated he does not disagree and wish they had gotten this ordinance done sooner. Commissioner Vaughan stated the last two metal buildings would have been dramatically different.

[7:53:14 PM](#)

Commissioner Jensen stated in reference to Commissioner Thorson concern under number 3, they could add the text 'front side streets of facades of large buildings visible from a public street or facing a non-commercial use' if it is a residential zone that is next to it. Commissioner Thorson stated the other mitigating factor is screening requirements they have in the landscaping on the site plans and would rely on the screening more. Commissioner Vaughan stated several months when the City Council was presented with the Architectural Review handbook or guide, it was included in there to

have some additional landscaping near buildings, alongside buildings or areas that would provide a little more screening but there were comments among the Council members that they did not like the idea of landscaping beside a building, they use the Walmart as an example, questioning having landscaping against the side of their buildings. Planner Steele stated as far as the existing buffering required next to industrial, next to residential, it has the highest buffer Table E which requires a berm and a fence and a whole bunch of landscaping and would be screened pretty well but it has to be adjacent to a residential zone, Ninigret has the power corridor which is zoned industrial, so their adjacent zone is industrial and there is no buffer required on that. Commissioner Vaughan stated the benefit they have is there is not that much industrial area to be built.

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Public hearing opened

[7:56:00 PM](#)

Public hearing closed

[7:56:00 PM](#)

COMMISSIONER JENSEN MADE MOTION TO APPROVE CHANGES TO TITLE X 10.28.220 AND FORWARD TO CITY COUNCIL. COMMISSIONER THORSON SECONDED THE MOTION. ALL VOTED IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

[7:58:37 PM](#)

9. **Public Hearing – Code Amendment, Land Use Ordinance Title VIII pertaining to Minor Subdivisions**

Planner Schow stated this is the same text that was presented in previous work session, the intent of the code addition is to provide for a smaller process for minor subdivisions containing 10 lots or less for the approval process. They are still required to meet all regulations of City code and engineering standards, staff has propose to combine the preliminary and final steps into one step. Every subdivision including a minor subdivision would still go through concept review at staff level and in a minor subdivision would come before the Commission for final approval and then the Council for final approval.

[7:59:43 PM](#)

Public hearing opened

[7:59:59 PM](#)

Public hearing closed

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COMMISSIONER JENSEN MADE MOTION TO APPROVE CHANGES TO TITLE VIII PERTAINING TO MINOR SUBDIVISIONS AND FORWARD TO CITY COUNCIL. COMMISSIONER THORSON SECONDED THE MOTION. ALL VOTED IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

[8:00:39 PM](#)

10. **Adjourn.**

COMMISSIONER JENSEN MADE A MOTION TO ADJOURN INTO WORK SESSION. COMMISSIONER THORSON SECONDED THE MOTION. ALL VOTED IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

Ralph Vaughan, Chairman

Stacy Adams, Admin Professional

Date Approved: _____