

Minutes of the Syracuse Planning Commission Regular Meeting, November 3, 2015

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on November 3, 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 Curt McCuiston Greg Day Grant Thorson	
City Employees:	Jenny Schow, Planner Paul Roberts, City Attorney Noah Steele, Planner Stacy Adams, Admin Professional	
City Council:	Councilman Mike Gailey	
Excused:	Commissioner Rackham Commissioner Moultrie	
Visitors:	Adam Bernard Tom Davidson Dave Ward Becky Edwards	Bernie Rodriguez Tyler Colling Scott Hendriksen

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1. **Meeting Called to Order:**

Commissioner Day provided an invocation. The Pledge of Allegiance was led by Commissioner Thorson.

COMMISSIONER JENSEN MADE A MOTION TO ADOPT THE PLANNING COMMISSION AGENDA FOR NOVEMBER 3, 2015 MEETING. THE MOTION WAS SECONDED BY COMMISSIONER MCCUITION. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

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2. **Meeting Minutes:**

October 6, 2015 Regular Meeting & Work Session

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

October 20, 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 THORSON. ALL WERE IN FAVOR, MOTION CARRIED UNANIMOUSLY.

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3. **Public Comment:** This is an opportunity to address the Planning Commission regarding your concerns or ideas, regarding items that have not been scheduled for a public hearing on this agenda. Please limit your comments to three minutes.
None

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4. **Public Hearing – Site Plan Approval IPW Fabrication, located at 1052 W 450 S, Industrial Zone**

Planner Steele stated this site plan review is for IPW, they are an industrial piping and welding company and they proposed to build approximately 18,000 square foot building in the Ninigret North subdivision on approximately 7 acres. They also have plans to build a future office building to the east of the proposed building that would be about 5,000 square feet. In the packet are the proposed plans, the performance standards, with the potential sources of nuisances associated with the use and a more detailed planner review that shows all the items that staff has checked, engineering review and fire review. They have also met with Architectural Review Committee to go over the architecture of the building. The applicant has gone through a few different revisions and they have complied with all of the items that staff has asked of them and they have revised their plans. This is an Industrial Zone, the majority of it is a manufacturing and shop area and to the front is an office building with a break room and a few offices. Staff has checked parking ratios, building heights, allowed uses. Engineering has checked storm water calculations and detention ponds and found that to the best of our knowledge it meets all of the ordinances. To the south of this applicant is US Cold Storage and their frontage will be on 450 S, they have buffered their use on all sides on 1000 W they are providing a berm with landscaping

and dense vegetation. There will be additional lots to the north of them, other buildings, so driving down by SR-193 there will be other buildings before this property. Their proposed fabrication process receive material from various suppliers of pipe fittings, pipe hangers, etc and cut the pipe into lengths and install the fitting. IPW specializes in the welding as their main process, testing inspections and load on trucks to be shipped to job sites. Tonight is an administrative decision, not weighing in on the use, the use is a permitted ad allowed use in an Industrial Zone, if the Commission sees any additional items that should be addressed concerning the site plan or any questions or concerns.

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Commissioner Jensen asked about the vast expanse to the north east there essentially the person that is putting this building in, they are going to own that land as well. Planner Steele stated yes, they will have the entire 7 acres. Commissioner Jensen asked if there was any discussion of turning that into a building or keeping it open. Planner Steele stated their intent is to keep it open.

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Commissioner Vaughan asked if the applicant would like to address the Commission, he had nothing to add. Commissioner Vaughan asked the Deputy Fire Chief if this particular facility had any equipment or any liquids on site that might need emergency electricity should there be a power failure and if there is a need for that such as a generator or system for that. Deputy Fire Chief Hamblin stated at this time he is not aware of any material that is going to be store inside the building that might require that, if however presented with that information they will look into that so the generators or what is required will be in the building plan. Commissioner Vaughan asked if there were any major fire hazards that the general community might be interested in knowing that is going to be on this property. Deputy Fire Chief Hamblin stated they have made note that there will be some settling or a gas store towards north corner of the building that is going to be outside in an enclosed area, those limits will be within the requirements. Commissioner Jensen asked if they have met all the required concerns. Deputy Fire Chief Hamblin stated they have met all the concerns and working with getting a fire lane into the building.

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Commissioner Vaughan opened the public hearing.

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Public hearing closed.

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Commissioner McCuiston asked staff about the red comments on the staff review document and wanted clarification if the red lined items had been corrected or in the process of being corrected. Planner Steele the red text means that they have addressed the staff concerns which are highlighted in yellow. Commissioner Jensen asked Planner Steele if he had any outstanding concerns, Planner Steele stated no.

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COMMISSIONER JENSEN MADE A MOTION TO APPROVE OF THE SITE PLAN FOR IPW FABRICATION LOCATED AT 1052 W 450 S, INDUSTRIAL ZONE, SUBJECT TO ALL APPLICABLE REQUIREMENTS OF THE CITY'S MUNICIPAL CODES. COMMISSIONER THORSON SECONDED THE MOTION. ALL WERE IN FAVOR, MOTION CARRIED UNANIMOUSLY.

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5. Public Hearing – Site Plan Approval Pacific Steel, located at 404 S 4080 W, Industrial Zone

Planner Steele stated this is directly to the west of the previous application, it is for another Industrial user that will have a rail line that goes the building and basically they will take coils of steel and flatten it, stretch it and cut it to length and ship it off. This building is much larger it is 103,000 square feet and will be on 11.58 acres. In the packet are the proposed plans, explanation of the performance standards, operations inside the building and review comments from planning, engineering and fire. To the best of staff knowledge it is meeting all ordinances, it has also been through the Architectural Review Committee. Ninigret North subdivision was amended recently to include 1080 W and 350 S so it will create a loop down in and will help with their operation, because the trucks will come in and pull through the building and come out to the north and the rail line will go into the building where they will unload the coils. It is a very large building with some pretty heavy equipment and to the south is there office area. Along the street edge to the east there will be trees and shrubs and along the foundation of the building there will be a lot of nice landscaping, which is welcome because of the large, long walls, it will help to break that up. There will also be a large field area that they are not proposing to do anything with at this time. The semi-truck parking and maneuvering will primarily take place on the north side of the building and all of the employee traffic will be primarily on the south side. The machinery is all hydraulic so it does create some noise, the decibel levels next to the machinery inside the building would be 95-98, which is pretty loud, but once outside of the building the levels won't be as impactful. Staff comments are in black and the red is what they had done to meet those requirements and have agreed to make those required edits.

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Commissioner Jensen asked about the metal panels on the exterior, are they insulated panels. Planner Steele stated the panels will be uninsulated panels but they have chosen textures and colors, one is a deeply ridged panel and the other is a smooth panel and the profiles are different and the different thickness will cast a shadow to break the façade up with the textures. Commissioner Jensen stated between this and the previous application this is the much better looking building, likes what he sees, the only concern is it might get kind of loud in that building, wondering about the sound

dampening qualities of the building. Planner Steele stated it is a very large site and the applicant can speak more to the sound. As far as the performance standards they have supplied to the City, they stated it wasn't a big issue. Commissioner McCuiston asked staff, engineer and fire if the comments the applicant has responded to in red that they feel that they will meet the requirements and/or will correct the deficiencies. City Engineer Bloemen and Deputy Fire Chief Hamblin nodded affirmative. Commissioner Vaughan asked Deputy Fire Chief Hamblin this being at the end of a cul-de-sac any foreseeable problems other than normal should there be fire incident at this property because there is only one access from the one corner of the building, the fire access road on the north is very important and sufficient for fire access. Deputy Chief Hamblin stated they do meet the code with the fire access roads around the building. They do have 2 egress points, one at the north and one at the south of the property at both cul-de-sacs there to get people in and out if they need to get somebody out. They do meet the requirements of having access around the building for fire department access. Commissioner Vaughan asked if they will have easy access to post indicator or do they have any on this property for fire department use. Deputy Chief Hamblin stated until he sees the size of the sprinkler system and where they are going to put the different risers at, that will be reviewed in the building plan, they are taking a fire line into the building for sprinklers.

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Commissioner Vaughan stated that he had the opportunity to sit on a previous meeting with this, although this is a huge building, the vast majority of the building is to basically cover a massive crane, a gantry crane, that is going to be inside that is going to be moving product and even though it is 100,000 square feet there will only be 20 employees inside the building to run the operation.

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David Ward, Product Manager with the Boyer Company from Salt Lake City, we have been retained by Pacific Steel to act as their development manager for this project which started at site selection, has moved through design and gone through due diligence to make sure that the property would work for Pacific's use and with him is Scott Hendriksen who is an principal with GSBS architects out of Salt Lake City and GSBS is the lead designer and architect for the project. They have worked closely with the planning staff through this process, asking multiple questions and along with Chief Hamblin and Brian Bloemen who have been very helpful and as this project has evolved, it looks rather simple in the plan that is shown, when considering the rail lines coming through the building and getting elevations correct for the loading areas in the building and crane heights and delivering product to the processing machinery inside the building, can assure that there has been a tremendous amount of thought that put into the building placement on the site as well as the building elevations as they have been designed and moved forward. The design presented by GSBS and refined over time does meet the intent of trying to break up the large elevations. The materials on the building exterior are two different textures, two separate types of panels. The first panel is fluted with very deep imbeds and reveals, the second panel is a flat surface and the depth difference between the flat and fluted panels will create a shadow line or edge that create depth to the overall elevation to the building. The office building they have integrated some store front glazing on the front to accentuate the entry way, which will be the view from the main store front entry way from cul-de-sac as entering, which creates a very defined and nice entry into the building for the employees and what few visitors that come to the facility.

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Commissioner Jensen asked if they are all using the same rail spur, the pallet place, the US Cold Storage and Pacific Steel along with some turnouts. How much rail traffic are they anticipating going to the facility, are they talking a train a day, what are they talking.

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David Ward stated they have restrictions within the agreement with US Coal on how many rail cars can come off of their spur, the spur that comes north to this property not only services the property on Pacific Steel but also to the remaining parcel that is located to the north. There is a potential future third rail on outside that would go up and the total that they have right now, they have 20 cars per week for the arraignment that will come into US Coal.

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Commissioner Jensen asked if they are picked up once or twice a week or how does that work. David Ward stated that is up to union Pacific, they can drive their delivery and pick up schedule and they have total flexibility, naturally what they are going to want to do is bundle cars if you will to make it the most efficient to deliver, they have the ability to deliver 5 days a week, but the likelihood of that is probably not real high unless there is a tremendous demand, they are going to bring in cars as they assemble them and bring them in and drop them off. The rail goes through the building on the west side and there is an additional rail to the west of the building and what that does is provide car capacity, so Pacific Steel has the flexibility to move loaded and unloaded cars back and forth and also provided Union Pacific with the ability to manage their car flow as they see fit, when they want to deliver and when they want to pick up.

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Commissioner Jensen asked staff currently that single track that crosses 1000 W that is in use, it is not signalized, sounds like there is going to be a little bit of traffic there, is there any intent to maybe signalize that or put some bars across or anything like that. Planner Steele stated he hadn't heard anything. Commissioner Jensen stated with US Cold Storage and the pallet place, there is a little bit of traffic and doesn't get blocked off very often but where they are going to have this user and then one more user potentially to the north of Pacific Steel that might also need a rail spur, they might need to look at some traffic control there. Planner Steele stated he thinks it is a good point to bring up, primarily they are thinking of automobile and semi-truck traffic and thinking of those impacts and especially the City Engineer looks at the

impact to the transportation system that is something that should be looked at in the future. Commissioner Jensen stated that does go beyond this site plan but thinks they do need to look into that and have a conversation with Union Pacific because 1000 W can be a very busy street. Planner Steele stated he makes a good point. Commissioner Jensen stated for what the building is, it does look very nice and thinks they put together a very nice looking building and would like the insulated steel panels to muffle the sound a little better.

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Commissioner Jensen asked how much sound, what decibel levels are they anticipating exiting the building. Scott Hendriksen stated they don't have any data that suggests what the sound levels will be outside the building however he would like to clarify that even though the panels themselves are not insulated the building is insulated and there will be batt insulation in the roof and in the walls. Commissioner Jensen stated that will help to muffle the sound and plus help with the heat bills. Scott Hendriksen stated clearly that will help dampen the sound and contain it within the building, does not think there will be any issue outside the building. Commissioner Jensen stated his concern was just a sheet of steel with nothing behind it and then sound gets out and acts like a big drum head basically.

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Public Hearing opened

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Public Hearing closed

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Commissioner McCuiston stated the plan set look wonderful and the building is really nicely done and thinks it will be a nice addition to the City.

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Commissioner Vaughan stated with the staff questions and comments and additional wants and needs by Planner Steele were readily answered and thinks City Engineer Bloemen agreed they have satisfied all of his requests and concerns at this particular point. City Engineer Bloemen stated they haven't satisfied all of them, but nothing outstanding. Commissioner Jensen asked City Engineer Bloemen what items were still outstanding that he was concerned about. City Engineer Bloemen stated there is nothing that he is concerned about that is still outstanding, there are a couple items that need to be taken care of but nothing that cannot be worked out.

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COMMISSIONER JENSEN MADE A MOTION TO APPROVE THE SITE PLAN FOR PACIFIC STEEL LOCATED AT 404 S 4080 W, INDUSTRIAL ZONE, WITH THE ADDITIONAL DIRECTION TO STAFF TO DISCUSS WITH UNION PACIFIC REGARDING THE ADDITIONAL TRAFFIC CROSSING AT 1000 W. COMMISSIONER MCCUISTION SECONDED THE MOTION. ALL WERE IN FAVOR, MOTION CARRIED UNANIMOUSLY.

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6. **Adjourn.**

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

Ralph Vaughan, Chairman

Stacy Adams, Admin Professional

Date Approved: _____