

Minutes of the Syracuse Planning Commission Work Session, April 21, 2015

Minutes of the Syracuse City Planning Commission Work Session held on April 21, 2015, at 6:00 p.m., in the Conference Room, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present:

Commission Members:	TJ Jensen, Chairman Ralph Vaughan, Vice-Chairman Dale Rackham Curt McCuiston Trevor Hatch Greg Day
City Employees:	Noah Steele, Planner Jackie Manning, Admin Professional
City Council:	None
Excused:	Jenny Schow, Planner Troy Moultrie, Commissioner
Visitors:	NA

6:59 PM

1. Department Business:

Planner Steele informed the commission that Planner Schow is attending the National Planning Conference in Seattle. Planner Steele stated there are 3 potential site plans: Steal Distributor, Pipe Manufacturer, and Auto Shop. He stated Utah Onions submitted a site plan for an addition and may cancel the application due to the cost in getting their establishment up to building code.

Planner Steele stated Nilson Homes presented a concept plan for the general plan amendment. The city is in negotiation with an applicant for storage units. They are currently discussing road improvements along 500 West.

Planner Steele will be attending the ICSC Conference in May with the Mayor and the City Manager. He stated the conference is a great opportunity to drive new businesses into the city. Planner Steele stated the assisted living facility on 2000 West will be opening shortly. Planner Steele stated he has received inquiries for gas stations. Planner Steele stated the City Council will be discussing the landscaping ordinance at their next Work Session meeting. He stated the City Council did not want to require anything extra of developers, such as street trees.

Chairman Jensen stated the multifamily homes should be held to similar standards as commercial. He stated the ARC (Architecture Review Committee) will regulate those standards.

There will be a new rezone request on the next Work Session Meeting.

7:05 PM

2. Commissioner Reports:

Commissioner Vaughan stated there is a new business in town that has announced itself on Facebook, on one of the Syracuse City pages. He stated the name of the business is Discovery and already has a full website that states they will open in August and are currently accepting money and applications. Commissioner Vaughan questioned whether or not they could legally accept applications and deposits without having a business license. Planner Steele stated he will speak to the business license clerk and review the ordinance. Commissioner Vaughan referred Planner Steele to the Facebook page called Syracuse Citizens or Syracuse 84075. [Staff researched the referenced daycare and found the information on the Syracuse 84075 Facebook Page. The name of the preschool is Discover Adventure Preschool. They will be opening in the fall and their website is www.discoveryadventurespreschool.com.] Chairman Jensen suggested forwarding the information on to the City Council.

Commissioner Rackham discussed the General Plan Subcommittee. He stated they met 2 weeks prior and are continuing their review of the General Plan. They would like to present their findings to the Planning Commission. Chairman Jensen stated he would like them to finish their research and efforts by June.

Chairman Jensen thanked Commissioner Hatch for his experience and wisdom in his service as a Planning Commissioner. He stated he will be missed. Chairman Jensen stated he spoke to the Mayor about finding a replacement Planning Commissioner. [There was an advertisement placed in the city newsletter]. Chairman Jensen stated he would like to be included in the interview process for the new Planning Commissioner. Commissioner Vaughan stated it is his right, as the chair, to sit on the interviews.

7:11 PM

3. Upcoming Agenda Items:

Upcoming agenda items were discussed with department business.

7:12 PM

4. **Discussion Items:**

a. **General Plan Amendment & Rezone: Nilson Homes, Keller Property located approximately 1975 S 1000 W.**

Commissioner Hatch disclosed that he surveyed this property. Planner Steele disclosed he lives near the proposed property, but has nothing to gain from this application and does not know the applicant personally. There was a discussion as to whether the Open and Public Meeting Act pertained to staff in circumstances of a staff member living near a property that is being developed. No one requested that Planner Steele recuse himself from this item.

Planner Steele summarized a staff memo that explained:

Factual Summation

Syracuse City staff has conducted a concept review for Keller Property. Please review the following information. Any questions regarding this agenda item may be directed at Jenny Schow, City Planner.

Subdivision Name: To be determined

Pre-Application Meeting: March 4, 2015

Current Zoning: A-1 Agricultural

General Plan: R-2 Residential and General Commercial

Requested Zoning: R-2/R-3 Residential

Total Area: 18.58 Acres

R-2 10.07

R-3 8.56

Net Developable Acres: 14.86 acres

R-2 8.56

R-3 6.84

R-2 Density Allowed: 32 lots

Requested: 27 lots

R-3 Density Allowed: 37 lots

Requested: 23 lots

Staff is providing this report in accordance with Syracuse City Code Section 8.20.030:
8.20.030 Pre-Application Review.

The developer shall meet with City staff to review the plan of the proposed subdivision. The pre-application meeting shall be attended by staff from applicable city departments, special service districts, county agency and others as deemed necessary by the Community Development Director. The Community Development Director shall report to the Planning Commission and City Council of pre-application meetings during regular work sessions.

There was a discussion regarding the 3 homes located near the proposed General Plan Amendment with an emphasis on changing the zone to Neighborhood Service Zone. There was a general consensus to allow the R-3 General Plan Amendment and Rezone as it blends the land with the adjacent zones. Chairman Jensen expressed concern regarding recommending more R-3 Residential Zone as the City Council has stated they do not want any more rezones for R-3 Residential in the city. There was a discussion regarding the lot sizes between the proposed R-2 and R-3 Zone, and it was noted the lot sizes themselves were comparable; the only thing different being the frontage.

Commissioner Vaughan inquired about lot 68, the property with the cell phone tower. He asked if they would be creating an island. Planner Steele stated there was an existing easement; therefore it would not create an island. He stated the access is through Stoker Gardens 2050 South. Commissioner Vaughan stated it was service easement and not a property access. Planner Steele stated it technically won't be fronting a public street, but the applicant will have access that is perpetually recorded. He stated it is a paved driveway and he didn't feel they would have any access issues.

Chairman Jensen commented on the lot sizes as requested in the R-3 Zone and noted they met the standards of the R-2 zone. He inquired as to why the applicant is requesting R-3 at all. Planner Steele stated the applicant is requesting the R-3 on the east side because of the frontage. Chairman Jensen stated if the applicant doesn't need the R-3 Zone, he recommended he requests R-2.

Commissioner Vaughan commented on the connectivity of the road 1475, as a result of this project.

7:26 PM

b. **Title X Code Amendments: pertaining to metal buildings in Industrial Zone.**

Chairman Jensen stated the minor subdivision discussion was not put on this agenda, because Planner Schow was not in attendance and they wanted her to be there to report her research.

Planner Steele stated he researched the existing ordinance to evaluate the appropriate place to insert the language pertaining to metal buildings. He stated the Architectural Review Standards currently do not have anything in place regarding metal buildings in Industrial Zones. He read through the proposed changes, as seen in the packet.

Chairman Jensen stated storage buildings tend to be bland. He inquired about wood fiber for building material. Planner Steele stated the wood fiber tends to puff up over time. The purpose is to have lasting, durable, high quality materials that will maintain the value over time.

Chairman Jensen asked the commission what they thought about merging the standards as set forth in the commercial developments and implementing them in the Industrial Zone for metal buildings. Planner Steele stated one

thing to consider is the difference between a commercial and industrial building. He didn't feel you could take it straight over. He stated the businesses that locate within an industrial park or zone rely on having more affordable warehouse face to make a business model work, and if they make it too expensive for businesses, they won't locate in Syracuse. He stated he was not opposed to setting standards for metal buildings, he just wants it be feasible for businesses. Commissioner Day stated it is all about the execution of ordinance. Direction was given to staff to revise the language to ensure clearer, easily enforceable language for future staff and committee members.

Planner Steele reviewed the various metal materials available as well as various metal buildings, as seen in the packet. Planner Steele provided the example of Ninigret's Business CC&R 's as an example for possible language for the metal buildings:" Section 5.8. EXTERIOR CONSTRUCTION, MATERIALS AND COLORS. All exterior walls of any Building or other Improvement must be finished with architectural masonry units, natural stone, precast concrete (including cast in place concrete tilt-up panels), insulated metal, aluminum or glass materials, or their equivalent, along with such other architecturally and aesthetically suitable building materials as shall be approved in writing by the Committee. All finish material shall be maintainable and sealed as appropriate against the effects of weather and soiling. Color shall be harmonious and compatible with colors of the natural surroundings and adjacent Buildings."

Planner Steele asked for direction regarding the ordinance. Chairman Jensen stated they did not want corrugated steel. Commissioner Vaughan expressed concern regarding Ninigret's CC&R's 5.8 is the precast concrete, tilt up. He asked if that included color. Commissioner Vaughan suggested specification to avoid pure slab. Chairman Jensen stated the Industrial Zone language needed to be less restrictive than Commercial, but perhaps Commercial Zone should be more restrictive than what is currently there. Commissioner Hatch expressed caution as they don't want to make building in the commercial and industrial zones so cost prohibiting that developers avoid locating in Syracuse.

There was a discussion regarding the definition of "maintainable" and how to enforce the language. There was a general consensus it pertained to upkeep of the materials whether it be to repair damaged or weather worn materials. There was instruction given to staff to draft a definition to allow for enforceability.

The commissioners reviewed the current zoning throughout the city and discussed the Industrial Zone locations. Planner Steele stated he has received inquiries as to which zone would allow a bar, and currently the Industrial Zone is the only zone that has a bar as a permitted use.

Chairman Jensen suggested adding finished tilt up concrete that is architecturally pleasing to the language. Planner Steele inquired about the percentage requirement for building materials and asked if 65 percent was sufficient. Chairman Jensen stated he did not want to see all one material.

Commissioner Vaughan called attention to the east corner between Pizza Factory and the Corridor. He felt that would be the perfect place for a gateway sign for Syracuse as there is currently not one for Syracuse. There was a discussion regarding the appropriate locations for a monument "Welcome to Syracuse" sign.

8:05 PM

c. Title X Code Amendments pertaining to the Land Use Matrix.

Chairman Jensen stated he wanted to reserve the conversation pertaining to conditional uses to another date to allow for Planner Schow to be in attendance.

There was a discussion regarding Daycare regulations and possible language change to make them align more closely with state code. The Montessori School was discussed regarding possible conditions to add for all daycares. Commissioner Vaughan stated the current code is the state will agree to enforce anything the city makes as a condition, because the license will not be granted unless the city approves it. Chairman Jensen inquired how the state could miss the items Commissioner Vaughan pointed out on the Montessori School application. Commissioner Vaughan stated he spoke to the assistant to the director with the state and the state assistant said he would send the inspector back to the property with a list to check off. Commissioner Vaughan expressed his concern regarding the poor condition of the home for the Oasis Montessori School and Daycare.

Commissioner Rackham stated the number of children for home daycares should be limited. There was a general consensus to limit the number of home daycares to 8 maximum. Chairman Jensen stated it shouldn't be the cities job to enforce state ordinance. He suggested Syracuse adapt what they feel are important and add conditions accordingly. Commissioner Day stated he did not want the city to double up the state rules. He said it should not be the primary focus. He stated the conditions they apply needs to pertain to how the business may impact the neighborhood. He stated when you review the number of children for a home business, this will help mitigate the neighborhood impact because of the potential parking issues and safety issues.

Chairman Jensen stated there are several home daycares with a maximum 16 kids with a second adult as an employee. Commissioner Day stated there are several daycares within the community that don't have a business license. They don't want to go in front of the Planning Commission because of how other residents have been treated. They would rather take the risk of operating without a business license than to face the Planning Commission. Commissioner Day stated they needed to consider what the added regulations may do to potential applicants, in scaring them to operate without a license. Commissioner Vaughan suggested putting 6 foot fence for daycares. Chairman Jensen gave direction to staff to research surrounding cities for averages of maximum numbers for home daycares.

There was a discussion regarding state regulations for adult to child ratios. Chairman Jensen advised adding language that specifically states applicant has to demonstrate they are following state code. Commissioner Day stated he felt Syracuse would have higher home daycares due to the majority of the city being residential. Commissioner Hatch stated that's partly why he was concerned about reducing the amount of children for home daycares, with the high demand currently in the city.

There was a discussion regarding limiting the number of daycares within a certain proximity of each other. There was

a general consensus to not enforce a limitation for daycares within an area.

8:21 PM

Chairman Jensen invited further discussion on upcoming agenda items. Commissioner Rackham stated the General Plan Subcommittee suggested removing R-3 Residential from the city. The Subcommittee would also like to propose limiting General Plan Amendments to every 2 years. The applicants would either need to build what is currently zoned, or apply when the general plan amendment time frame is open. Chairman Jensen stated he would add an exception regarding the general plan amendment that allowed the council to open the general plan amendment if the council voted unanimously to open it. Chairman Jensen stated a lot of citizens are disturbed with how often the General Plan is amended.

Commissioner Day stated he felt they had a self-defeating General Plan. He stated they have made choices in their Land Use that prevent more businesses from locating within Syracuse. He stated you can't have it both ways; half acre lots with a giant Costco. He stated in other communities they seek out high density apartment buildings to be located next to their commercial centers. Planner Steele stated he receives a lot of inquiries for higher density surrounding the existing commercial businesses.

Chairman Jensen stated as soon as Planner Schow is ready he would like to see the proposal for smaller subdivision streamline process. He would also like to continue the discussion of conditional uses.

8:26 PM

5. **Adjourn.**