

Minutes of the Syracuse Planning Commission Regular Meeting, July 21, 2015

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on July 21, 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
Dale Rackham, Vice-Chair
TJ Jensen
Curt McCuiston
Troy Moultrie
Greg Day
Grant Thorson

City Employees: Brigham Mellor, Director of Community Development
Noah Steele, Planner
Jenny Schow, Planner
Brian Bloemen, City Engineer
Jo Hamblin, Deputy Fire Chief

City Council:

Excused: Mike Gailey, City Council

Visitors: Mike McBride George Heike Bell
Adam Bernard Josh Hughes
Chris Semrod Richard Cowley
Nicole Call Bruce Shofield
Shaun Johnson

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1. **Meeting Called to Order:**

Commissioner Vaughan began the meeting with a thought on Leadership. There is a myth that great leaders are always in the spotlight, to quote a recent article from Forbes Magazine, "It is true that if you are a leader of the organization, there is an expectation that you would also be organizations spokesman. But leadership comes in many forms, you don't have to be on the organizations executive team to be a leader. True leaders, whether they are at the helm or not, are humble. They don't care much about spotlight, they care about the results and that comes from focus. Some of the greatest leaders of our time," and this City especially," were simple men who shied away from limelight and yet have transformed their organization." and this City, "to new heights." I hope this Planning Commission will follow that great example as to be great leaders, not in the spotlight but with true focus on what we have before us. The Pledge of Allegiance was led by Commissioner Thorson.

MOTION TO ADOPT THE PLANNING COMMISSION AGENDA FOR JULY 21, 2015 MEETING. COMMISSIONER JENSEN PROPOSED THAT THEY ADOPT THE AGENDA WITH ONE MINOR CHANGE, THE CHAIRMAN SHOULD SHOW RALPH VAUGHAN AND VICE CHAIR SHOULD SHOW DALE RACKHAM. THE MOTION WAS SECONDED BY COMMISSIONER JENSEN. ALL WERE IN FAVOR; THE MOTION CARRIED.

Commissioner Vaughan wanted to introduce new Community Development Director Brigham Mellor. They will be hearing and seeing from him a lot in the future, Brigham brings much education, experience and knowledge to the table and they look forward to working with him.

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2. **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.

No public comments were made.

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3. **Public Hearing:**

Commissioner Vaughan stated that how public hearings will run, first they will have a presentation by staff, if Commissioners have any questions of staff, they will respond and then engage in brief conversation. After that the applicant will be allowed to come forward and make their presentation and any questions of the applicant that time. Then they would then call for anyone that would like to speak in favor of the proposition by the applicant and after those people have spoken, they will then call for people that might be opposed to the proposition. If there are any speakers in opposition, we will afford the applicant the opportunity for a brief period of rebuttal on those particular items. After that they will close the public hearing and the Commission will go into discussion of the items and after that a vote will follow.

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Public Hearing- General Plan Amendment from Neighborhood Services to Professional Office to Business Park Zone, property located at 3600 W 1700 S.

Planner Schow stated the item before them is both a General Plan and Rezone, property is 8.57 acres located on Antelope Drive, just in front of the Golf Course, approximately 3600 W. The request is to change the Commercial zoning from Professional Office to Business Park. The applicant, in regards to concerns for Commercial Development in this area, is also the same owner of the Golf Course, so there will be a strong desire to make sure that this a nice project. As far as the current General Plan, as mentioned it was Professional Office, they're requesting Business Park and there are no concerns on the end of staff for this request.

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Michael McBride, Syracuse, Managing member of Sunquist Development, the applicant in this case, which is also majority owner of the Golf Course. Michael McBride stated the reason he had requested a change was they had some people, some citizens in the City who currently have small businesses, particularly contractors, who are running them out of their garages and their homes and their backyards and running out of room for their vehicles and the supplies that they have for their business. They've tried to find a place in Syracuse to move, to find a Business Park or some kind of Industrial area that they can park their trucks and things and have their supplies and there is very little available, most of it's up on the east end, across the street from America First Credit Union in that area there, but it's such a small amount that there's a large list of people waiting to try to get in there. And looking around the City, he didn't see other similar kind of areas for small businesses. There's a lot of larger businesses being built, but for small businesses and in talking with Planner Noah Steele, we looked at the options the City has for that kind of business and Business Park is the best option for the, to be able to allow that kind of thing. It doesn't fit into a Professional Office zone and doesn't really fit well into a Commercial zone. Together we decided that the best thing to do was to try to change the General Plan and rezone it to Business Park, which would allow us to put in buildings there that will accommodate those kinds of services.

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Public Hearing open for those in favor.

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George Bell, lives diagonal from there, his question pertains to what the impact would be on the environment. What kind of storage would be there, will there be chemicals or will there be construction equipment. How is it gonna be hidden from the public where it won't distract from his property and bring his house value down, plus others in my neighborhood that, there is a brand new house straight across the street from him and how would that impact them. If they put up buildings and they have companies there, now it's gonna detract from our neighborhood.

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Planner Schow stated those are all items that will have to be addressed when the applicant comes in with a site plan .

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Commissioner Vaughan stated that's correct, all of the concerns that Mr. Bell has, they'll be numerous restrictions and privileges granted to someone under this particular zone. The City will make sure that all of those requirements are strictly enforced and followed, as far as that, the environment is something that is very serious here in Syracuse.

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Michael McBride stated that one of the requirements of the Business Park is to have an architectural theme, which they will develop and follow, which will provide the exterior of the buildings will be kept in an attractive manner. Plus there will be complete landscaping along Antelope Drive with trees and grass. All storage will be interior storage, there will be nothing stored outside, whether it is vehicles or any supplies, everything will be on the inside of the buildings. It should with the attractiveness of the buildings as well as the landscaping, it should really enhance the neighborhood verses making it less attractive.

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Commissioner Jensen wanted to make a quick comment, essentially with the applicant requested to change it to a Business Park zone and our Business Park zone is actually one of our more restricted zones as far as look of the buildings and what's basically what's allowed around those buildings and such, so it should generate a pretty good looking product.

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Commissioner Thorson asked to the applicant, about the sidewalk along Antelope Drive, it's a pretty big way for kids to get to the Elementary School to the south. What was your thought about that sidewalk, is there, you talked about trees along Antelope, leave the sidewalk alone and build only north of it.

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Michael McBride stated the sidewalk is actually not in the correct position, the City installed that, essentially to provide that access, since it is a State Highway, they'll have to build according to their specifications and the sidewalk has likely got to be moved a little bit and may actually may have to be, in speaking with Robert Whitely yesterday, it may actually have to be repositioned vertically as well, because it may not be at the right elevation but there will still be a sidewalk and there will still be landscape inside the sidewalk with the trees on the inside of the sidewalk, so the sidewalk will still be available for anybody to be able to walk up and down.

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COMMISSIONER MCCUISTION MOVES TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE GENERAL PLAN AND REZONE REQUEST TO BUISNESS PARK, SUNQUIST DEVELOPMENT, PROPERTY LOCATED AT APPROXIMATLEY 3600 W 1700 S, SUBJECT TO ALL APPLICABLE REQUITEMTNS OF THE CITY'S MUNICIPAL CODES AND CITY'S STAFF REVIEWS. SECONDED BY COMMISSIONER RACKHAM. ALL IN FAVOR. THE MOTION CARRIED WITH A UNANNOUMOUS VOTE.

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4. **Public Hearing - General Plan Amendment from Neighborhood Services to Professional Office and Rezone from R-1 Residential to Professional Office, property located at 1373 S 2000 W.**

Planner Schow stated that before she gets started, she wanted to inform the Commission that the applicant was unable to make the meeting tonight, they did talk to her ahead of time. Any questions can be directed towards her. This property is located just on 2000 W adjacent or north of the Elementary School, Syracuse Elementary, for this piece, the applicant is proposing to do an assisted living center. He owns the parcel that is directly to the south of what's shown on the map. Because of the layout and in working with the Fire Department, the applicant has gone ahead and purchased some additional land in order to make a site plan work properly with access. Planner Schow has a concept site plan that came in today a more updated one than what was submitted. What the applicant is asking is just the same thing, General Plan and Rezone this piece of property from Neighborhood Services to Professional Office, which is what the existing parcel owned by the applicant has already been rezoned to. The zoning map hasn't been updated as of yet. This was the site plan that was included in the packet, this is what the applicant initially was trying to work on, but as mentioned due to fire access, they purchased additional land and are proposing, which this will come back before you for site plan approval also. Something similar to this in pushing that building to the north and then allowing that drive isle through and then were not impeding anything with a covered port.

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Commissioner McCuiston asked if this would come back before them, will the whole site plan come back again. Planner Schow stated yes, tonight we're just acting on the General Plan and Rezone request, so just amending the City maps. Planner Schow sated they had already done it once for the majority of this is just that little bit to the north that they've gone ahead and added, so that we can come back and we'll see the site plan at a completely different time with a different application. Commission Jensen asked what is the property that is immediately to the north of this, what is going on with that. Planner Schow stated it is residential; it has an existing home on it. Planner Schow stated all three of the properties immediately to the north all have homes on them. Commissioner Vaughan stated that the parcel they were talking about tonight is 1/3 of an acre, it's not a large parcel, it used to be an assemblage of something that already exists.

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Richard Cowley, owner of the property in question here. Richard Cowley stated Mr. Craythorn approached him about buying a piece of that so it would better enable him to better position those buildings in there, that's property's been so narrow it's been real difficult for him to do anything with. So all this is, is taking 60 ft. off the south end of our existing property and we'd retain the rest. Anyway, as you can see it would enable him to be able to better position those buildings to be more adequately serviced by everyone. Commissioner Jensen asked if he lives in the house immediately north of this, Richard Cowley stated yes. Commissioner Jensen stated that he is the one who is going to be impacted. Richard Cowley stated it's immediately north, yes the house on the upper left is theirs, it was an acre but this will take off about a 1/3.

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Public Hearing opened for those in favor of this project. None

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Public Hearing opened for those in opposition of this project.

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Shaun Johnson, Syracuse resident, I'm not necessarily in opposition, just wanted to make sure that everything's done to maintain the neighborhood and I don't want it to detract from the neighborhood, is my concern. His property is actually just north of this property. His biggest concern is he doesn't want, eventually he'd like to see another home on that, just to the east of Rick Cowley's, so as long as it does not detract from the neighborhood.

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Commissioner Vaughan asked if anyone would like to speak in opposition. None.

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Public Hearing closed.

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Commissioner Jensen stated since, one of the houses that's to the north of this has spoken and indicated that since he owns the property he is willing to accept the additional impact that will bring upon him, there are two other houses there to the east of him as well and we've heard from one of those. Commissioner Jensen sated he thinks that trying to unify the property and make it work is probably a good thing.

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COMMISSIONER DAY MOVED TO MAKE A MOTION, MOVE TO RECOMMEND THE APPROVAL TO CITY COUNCIL OF THE GENERAL PLAN FROM NEIGHBORHOOD SERVICES TO PROFESSIONAL OFFICE AND

REZONE FROM R-1 TO PROFESSIONAL OFFICE, ERIC CRAYTHORN PROPERTY LOCATED AT APROXIAMTELY 1373 S 2000 W, SUBJECT TO ALL APPLICABLE REQUITEMTNS OF THE CITY'S MUNICIPAL CODES, CITY STAFF REVIEWS, ETC. COMMISSIONER THORSON SECONDED THE MOTION. ALL IN FAVOR, MOTION CARRIED UNANIMOUSLY.

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5. **Final Subdivision-** Trails Edge Phase 3-5, property located at 3500 W 700 S, R-3 Zone

Planner Schow stated that phase 1 & 2 are moving right along with trails edge, the first phase will be sent down to the Recorder tomorrow and they are ready to start work on phases 3 through 5. Planner Schow states City staff reports came out with very minor details, that would not prohibit approval of this project tonight. Staff has no outstanding issues for the property is located off of 700 S and they are proposing a total of, broken down by phase, just under 50 lots for these 3 phases.

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Commissioner Vaughan noted on engineering plan review dated June 29, 2015 that lot 503 could not be built until the dead end in the cul-de-sac had been removed and wondered if the applicant has made any contact and understands and accepts that. Planner Schow stated she has been in contact quite often recently with the applicant and have not had any concerns brought regarding that item. Commissioner Jensen asked that everything they had before them the applicant understands and accepts, Planner Schow agreed.

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CHAIRMAN VAUGHAN MADE A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF TRAILS EDGE PHASE 3-5, FINAL MAP, MARK SANDBERG, PROPERTY LOCATED AT APPROXIMATELY 3500 W 700 S, SUBJECT TO ALL APPLICABLE REQUITEMTNS OF THE CITY'S MUNICIPAL CODES, CITY STAFF REPORTS AND ADDITIONS THAT HAVE BEEN ATTACHED BY STAFF.

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Commissioner McCuiston asked if it was lot 503 or 305. Commissioner Vaughan stated 503, he believes, on the 3rd map. Commissioner Vaughan stated it's the triangular shaped map on the right side against the church property. Planner Schow stated the city recently addresses temporary turn arounds, so this is following the new code that was recently amended, in order to keep from a lot having that temporary turn around and a home constructed on it and then that cost getting shifted off the developer down the road and onto the City.

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MOTION MADE BY COMMISSIONER MCCUISTION AND A SECOND BY COMMISSIONER DAY. ALL IN FAVOR, MOTION CARRIED UNANIMOUSLY.

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6. **Final Subdivision-** Spring Haven Estates, Josh Hughes, property located at 1840 S 3475 W, R-1 Zone.

Planner Schow stated this final subdivision application for the small 7 lot subdivision. The applicant since the time the packet went out, has actually amended their drawings and has addressed the City staff report issues. There is one still outstanding item that a hydrant needs to be moved, it now has been included on the drawings but we do need to have them move it, prior to start of construction, so we'll make sure that occurs. Planner Schow stated that he has actually spoken with the City Engineer in regards to that matter.

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Commissioner Jensen asked the applicant if he was going to address the concerns with the fire hydrant they requested. Josh Hughes stated, correct, the drawings now show the fire hydrant, but they want it moved on a separate lot line, between lot 4 - 5 and they want it between lot 3 - 4, which won't be a problem at all. Planner Schow stated that move was just for snow removal purposes, cause it's at the end of the cul-de-sac.

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Commissioner McCuiston stated he remembers previously when this came before them, they talked about the property to the north and they were told that an attempt had been made to purchase that property and it couldn't be negotiated, so we've considered pushing that street through and unfortunately that couldn't happen. Commissioner Jensen stated he was in attendance and the City Council had the same concerns that they did and they felt that since the property owner to the north had been contacted and had indicated that it wasn't an issue, as for the property to the east, which was the other property they were concerned about, there is a possibility that they might be able to work something out with property owners to the east of them, to the road to the east.

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COMMISSIONER MCCUISTION MADE A MOTION TO RECOMMEND APPROVAL OF THE FINAL SUBDIVISION OF SPRING HAVEN ESTATES, LOCATED AT APPROXIMATELY 1840 S 3475 W, R-1 ZONE, SUBJECT TO ALL APPLICABLE REQUIREMENTS OF THE CITY'S MUNICIPAL CODES, CITY STAFF REVIEWS, INCLUDING THE FIRE HYDRANT MODIFICATIONS. SECONDED BY COMMISSIONER JENSEN. ALL IN FAVOR, MOTION CARRIED UNANIMOUSLY.

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Commissioner Day excused himself due to conflict of interest on this particular item.

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7. **Final Subdivision- Tivoli Gardens Phase 2, Wright Development Group, property located at 1875 S 1000 W, R-3 Zone.**
Planner Schow stated Phase 1 is very close to being paved which she believes is actually occurring tomorrow, they are ready to start selling lots here really quickly and so the development would like to get a move on Phase 2. Planner Schow stated the engineer has also been in contact with City staff and is working on the updates from the plans, the hydrants have been moved and that has been reviewed by our Fire Department, Deputy Fire Chief Jo Hamblin unfortunately could not be here tonight, but he did communicate with staff that he is satisfied with how the drawings have been amended and submitted since the packet went out. Planner Schow stated other than the minor things on City staff reports for planning and engineering, there are no major hold backs on Phase 2.

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Commissioner Jensen wanted to make the comment that this is pretty much the continuation on of what they'd seen before and there are no screaming changes or anything like that and where the Fire Department concerns had been addressed.

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COMMISSIONER THORSON MADE A MOTION TO APPROVE TIVOLI GARDENS, PHASE II FINAL PLAN REQUEST FROM THE WRIGHT DEVELOPMENT GROUP & ASSOCIATES, LOCATED PPROXIMATELY 1000 W 1900 S, R-3 RESIDENTIAL ZONE, SUBJECT TO ALL APPLICABLE REQUIRMENTS OF THE CITY'S MUNICIPAL CODES AND STAFF COMMENTS. SECONDED BY COMMISSIONER RACKHAM. ALL IN FAVOR, MOTION CARRIED UNANIMOUSLY.

8. **Adjourn.**

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COMMISSIONER JENSEN ASKED FOR A 5 MINUTE RECESS BEFORE ADJOURNING INTO WORK SESSION. SECONDED BY COMMISSIONER MCCUISTION. ALL IN FAVOR, MOTION CARRIED UNANIMOUSLY.

Ralph Vaughan, Chairman

Stacy Adams, Admin Professional

Date Approved: _____