

## Minutes of the Syracuse Planning Commission Work Session, July 7, 2015

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Minutes of the Syracuse City Planning Commission Work Session held on July 7, 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-Chair Dale Rackham Curt McCuistion Troy Moultrie Greg Day Grant Thorson
City Employees:	Noah Steele, Planner (Interim Director of Community Development) Jenny Schow, Planner
City Council:	None
Excused:	None
Visitors:	Adam Bernard

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Commissioner Jensen wanted to skip Department Business for a second and go over Commissioner Reports first.

#### 1. **Commissioner Reports:**

Chairman Jensen stated at the last City Council meeting the City Council voted to retain Commissioner Rackham and Commissioner McCuistion and of bringing Commissioner Thorson on board as our new Commissioner to replace Commissioner Hatch, who had to leave for job commitments. I should also point out that Adam Bernard was put forward as the Mayor's alternate and is in the audience tonight. The City Council at that time did make the determination they did not want to appoint an alternate at this time, certainly appreciate Adam sitting in to attend to try to be up to speed while they figure out what they're going to do with that. Councilman Mike Gailey did send an email today apologizing that he would not be able to attend tonight, he recently had a death in the family and so he's dealing with family matters that precluded him from attending here. He wanted to make sure to extend his thanks and congratulations to our new Commissioner and exiting Commissioners for staying on for another four years, he very much appreciates your service and thought you guys were doing a great job and just wanted me to share those comments.

Commissioner Jensen since the last meeting, there was a trails meeting for the Davis County Act of Transportation meeting, actually Act of Transportation committee. Essentially it sounds like the County Commission is looking very seriously at. In fact they may have decided to do since that time, to put the sales tax increase for alternate transportation on the ballot. So for Syracuse, that would be extra money in which would have to be use for improving trails and that type of thing. The County would basically be looking at maintaining some of the regional trails, not all the trails through the County, but some of the ones that cross multiple City boundaries, how they would implement that. Commissioner Rackham asked about the money going to UTA would UTA jut put it in their general pool or would they focus it in Davis County.

Commissioner Vaughan stated last week they presented the General Plan and we need to discuss that, those amendments and everything, those on the calendar.

Commissioner Vaughan had one comment for the Commissioners, you probably know this, but our bylaws require that if you're not going to be in attendance that you notify the staff or the Chair so they're aware that you're not going to be here.

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#### 2. **Department Business:**

Commissioner Jensen stated the City Council did pass the accessory building ordinance. Planner Steele stated that was correct with no changes. Commissioner Jensen wanted to point out that they had the public comment about the rail fencing not being a real effective deterrent for swimming pools, so that might be something the Commission would want to look at in the future, as far as that swimming pool ordinance.

Planner Steele stated Farmer's Market starts tomorrow, 4pm to dusk. Hopes everyone can make it out, it's going to be a good time, something that Community Development Department's been working on. It adds good will, community building and is a good thing for local business. Planner Steele stated our the new Community & Economic Development Director Brigham Mellor is going to start July 20, 2015 and he was the previous Director of Salt lake County Economic Development and he's also a City Council member in Farmington, I'm very confident we'll be in good hands. Planner Steele stated we're swamped and Planner Schow stated they're doing interviews for new Administrative position on Friday.

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#### 3. **Upcoming Agenda Items:**

- \* General Plan (closing date)
- \* Eric Craythorn, West of Banbury, purchase land on East side
- \* Final Tivoli phase 2
- \* Pool Fencing (type and safety)
- \* Noise/Sound Ordinance (basketball courts, residential and commercial)
- \* Sign Ordinance for Residential
- \* Parking Ordinance (update for commercial)

4. **Discussion Items:**

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a. **General Plan Amendment, Professional Office to Business Park.**

Planner Steele stated Mike McBride has approached the City about the use of his property near the Golf Course along Antelope Drive, directly East of Paul's Auto. He has someone who is interested in potentially purchasing some land and so there's some discussion about the best use of that property, if we just wanted to slice off a little piece or, but he concluded that best use of the property is to do it a Business Park, which would include multiple buildings with a common theme with parking in the front and some loading the rear. He wanted to come and do the General Plan first and test the waters. The General Plan's zoned it says it's 'to be a transition zone between residential and high traffic arterials' and this would definitely meet the intent of zone and also recommends, or the Business Park zone mentions that it's to have 'really high architecture standards', a unified theme that's approved by City Council. Mike McBride's written a letter and hopefully you've had a chance to review it in the packet, that's addressed all of those reasons why it would be a good candidate for changing it from Professional Office to Business Park. This is actually a product that we don't have much of in the City, that if it had a unified development theme with the architecture in the front there, there's a lot of home based contractors and types of businesses that could potentially move into this type of a space with a small office and some warehouse type in the back.

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Mike McBride stated initially the request from the individual who has his home based business and has two trucks and quite a bit of supplies that he uses and he's got it all in his garage and his backyard and he knows of several others that are very similar to that and so he just feels that if these other business men had a another place to go in the City and right now apparently the only place similar to this is up near the Peach Factory and they have a long waiting list and it's very difficult for them to find a space. Initially he came and asked if he could purchase a piece, but in order for us to maintain access to that whole piece of property, UDOT told us when Paul built his auto shop there on the West end, we have that access that we share with Paul and of course we have Doral Drive but they told us they would probably only give us one other access about half way down form Doral to Paul's auto. So, we've got to maintain access along the entire parcel from a frontage road basically, so I can't sell a piece of that property off on the West end or I lose access to the rest of it. So I discussed this with the individual and he's more than willing to just lease, and talking with Planner Steele about it and decided that maybe a Business Park where we have control of the entire parcel putting in the access road and maintaining that ourselves and putting in a kind of business owners association where they contribute to the maintenance of all of those things including parking and everything. That would allow it to be able to maintain a very attractive area, landscaped along the front and as well as provide a place for a lot of these home occupations to be able to go. So I think it would meet a need in the City as well as allow it be, to begin to developing some of commercial property that we have down there.

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Commissioner McCuiston stated he's seen things similar to this and they function well as long as there's a buffer landscape in between the street and the buildings, it looks pretty nice, so it can be done.

Commissioner Vaughan asked what the depth of the property is from North to South. Mike McBride stated 220 feet basically. Commissioner Vaughan asked how much of that will UDOT take for the expansion of Antelope, when West Davis Corridor goes in, assuming it goes in. Mike McBride stated that current roadway is already planned for 110 foot wide. Commissioner Jensen asked if that was well to the East of this parcel where they would put the freeway. Mike McBride stated West Davis Corridor would not impact this parcel. The way it's currently planned it would go up along the Bluff and this is approximately. Commissioner Vaughan stated if West Davis corridor goes though Antelope will be widened if UDOT hadn't already, have they entered into any discussions on how much property they would want to take, if they widened it to full width of 110. Commissioner Jensen asked Planner Steele if they currently have 110 foot right of way through there or 84 foot. Planner Steele stated that was a good question and that's something he looked at as well. Looking at the aerial, there's a sidewalk, curb and gutter that they've put in on the North side of the road.

Commissioner Jensen was thinking it was 84, but not sure. Mike McBride stated he hadn't looked at the proposed drawing from UDOT recently to see how far west they plan to widen Antelope with this new highway, but can research that. Planner Steele was trying to measure it, but it was not cooperating. Commissioner Jensen stated he's walked that area several times and in thinking about the cross section of that road as far as putting some type of a cycle track down the one side and I think there is sufficient room for two travel lanes a center lane and cycle track to the South, there's actually quite a bit of right of way that they've got available there that I've seen. What the exact right of way is though, I don't know.

Commissioner Vaughan asked does UDOT have that right of way already, they own and possess that, so you're property would be running 220 feet back from the edge of their current right of way. Assuming when they get ready to

expand they would not be using eminent domain on any of your property as you understand it at this point. Mike McBride stated right and that was not an issue when Paul built his shop down there, they did not take any additional, Paul's shop is currently in a Professional Office, his was put in when that was all zoned Commercial, general Commercial, so his is actually in a Commercial zone and then it changed to Professional Office after that. Commissioner Vaughan stated he had Professional Office showing on the map, that he is Commercial. Mike McBride stated his half acre was designated general Commercial when he built it and so he was able to build it under that zoning ordinance. The entire piece was at that time general Commercial, after that, he built his shop, then changed the remaining portion to Professional Office anticipating that they were going to, at one time they had plans to put in Assisted Living Center, that was back about 2005, but could not get financing through Department of Housing and so we just dropped that project and have just been leasing it out for agriculture since. Commissioner Vaughan asked Staff why Paul's Automotive is showing as pink on both the current General Plan.

Commissioner Jensen stated it was showing Commercial but there is this little parcel here that Mike McBride doesn't own that is. Commissioner Vaughan said that's where Paul's is, where that pink spot is, because it's the anchor boys has that corner spot where they've got the red, yellow and blue ship anchor boys, that's not Paul's Automotive, Paul's is directly beside that. Planner Steele stated Paul's is Professional Office, but like Mike McBride was saying I think that that's been changed since they built it. Mike McBride stated he didn't realize that they changed his piece to Professional Office as well, because I'm not sure an automotive shop fits into a Professional Office zone, that's one of the reasons we're talking about Business Park is because some of the things that people may want to do, don't fit into Professional Office. Planner Steele stated mainly General Commercial doesn't allow warehouse and the automotive in General Commercial is actually a stretch, it's the list of allowed uses says automotive retail and routine maintenance or something like that.

Commissioner Vaughan asked was Jer's property zoned as, Planner Steele stated current zoning is General Commercial and the General Plan is Professional Office. Planner Steele agreed and it sets a bit of precedence there with Paul's Auto for Jer's auto. Commissioner Jensen agreed, well it's essentially you questioned why is, why did Paul's auto get into a Business Park, it didn't, cause the current zoning showing Commercial, it sits that the General Plan would like that to be Professional Office. Planner Steele and Schow agreed. So that'd be one of the couple of instances where we've got an existing zoning that doesn't match up on the Commercial, the Ninigret property being another one, cause they're zoned Industrial but the zoning General Plan for them shows Business Park. Commissioner Vaughan stated the bottom line is the applicant at this particular point has fully completed the application to ask for a General Plan amendment. Planner Steele stated yes, he's paid he fee and submitted an application.

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**Commissioner Jensen** wanted to state that he likes the fact that it is being held to a higher architectural standard then it would have been before, I think that Professional Office does have some pretty good standards but I know that the Business Park is very robust and ultimately will be up to City Council what they want on this, but I don't think that this is an unreasonable request, does anybody else. Mike McBride stated that we, when they had Paul build his building we did set a standard with the facade in the front of that with the design and so forth that we intend to continue with the rest of the buildings and so if that's what you feel is compatible with the zone then that's the kind of thing that we're looking at something similar to that and continuing that all the way up the street. Planner Steele stated given the width of the parcel and being adjacent to Antelope the options are Commercial Business Park and ya know Professional Office works too. Commissioner Jensen stated his issue with Professional Office being that far West is that anybody that try to locate there it's going to be a little bit of a chore to, they'll get the immediate neighbors but getting someone who's willing to drive down form even 1000 W to go there, that might be a bit of a stretch, they probably be better off locating at 1500 W then out at 4000 W. In that respect I think it makes a little of sense and with the type of business that Mike McBride's talking about don't necessarily sound like destination business, they sound like operational centers more or less. Mike McBride agreed and they would be primarily occupied by probably local residents who want to move away from their garage and their backyard, they may have a small office in there but other than that, it's not going to be a place that they'll be a lot of retail customers. Commissioner Jensen stated that he hopes also that the Golf Course since it's your parcel has a vested interest to make sure that the back of that is screened so it looks nice, so it doesn't lower the, I know that a lot of the neighbors came in when Paul's came in and they were really upset that they'd have to look at all those cars parked behind Paul's, that was kind of a big deal at the time, so certainly anything, nice screening you can put along the back of this is going, not just make your Golf Course happy, but all those neighbors that live on the other side. Mike McBride and we need to be able to protect these building from golf balls, so we're going to probably have to put trees on the back side just to keep the golf balls from wandering over there. Commissioner Jensen wonders how many windshields have been taken out at Paul's since it went in. Planner Steele wouldn't know, he's always in the middle of the fairway. Commissioner Jensen asked if any other further discussion with this if not, it sounds like this should probably go forward along with some of the other changes we're talking about.

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**b. General Plan Amendment.**

Commissioner Rackham stated they didn't go over all the General Plan map because he needed to get with Planner Steele, there was some confusion on some of the changes he had verses what I had in my notes. Commissioner McCuiston said that could be handled next meeting. Commissioner Rackham stated yes, that can follow on, the General Plan and General Plan map, we just need to get those in the discussion, on the agenda and have a vote on it. Commissioner Jensen stated there were some language changes so it'd be coming along with that. It's really be up to the new Chairman as to how soon you'd like to see that on the agenda, would like to see one meeting where we go through

the language in depth to make there's not any changes, just kinda read through and then as far as the General Plan document and then that could go to a vote to the next meeting. Commissioner Vaughan stated that the changes to the General Plan were pretty extensive, so it's not redlined and marked, it's just here it is. Commissioner Jensen stated essentially it was an attempt to, there was a lot of duplication in the current document that there were sections were duplicating each other multiple times and some places it just seemed like it was a little muddled, so the General Plan committee felt like they wanted to write a more stream line and robust document. Is that a fair characterization. Commissioner Rackham stated yes, that they tried to eliminate duplication and take out a lot of things that were somewhat irrelevant to a General Plan. Commissioner Jensen stated also it included some stuff from the General Plan that probably should have been included in the first place. Commissioner Jensen stated they had discussed some of the proposal of language changes so maybe we could have those in the packet for next time as our starting point. Commissioner Rackham stated the question is, do we want to have it in a work session or just go right to. Commissioner McCuistion stated to bring the map to a work session first. Commissioner Rackham stated the map, he would highly recommend that they look at it, because once they change it, its locked for another year, so if there are changes you want to see. Commissioners Rackham stated he'd get with Planner Steele. Planner Schow stated especially since there is a new Community & Economic development Director is coming on and will be here at the next meeting, to maybe give him a chance as well to participate. Commissioner Jensen recommended to staff and the new Chairman that we put that on the work session here soon, that will be up to them.

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**c. Title X Code Amendments: Metal buildings in Industrial Zone.**

Commissioner Jensen stated at this point he'd like to see them wrap up at least get the Planning Commission get one work session where they get the map in front of us and get the changes that have been proposed by the committee at that time the Planning Commissioner can suggest the changes they would like to see, if anyone's got any suggestions at that point, such as Mike McBride's would be handled separately but it would be handled as part of that change. If there are other land owners that are wanting to get their changes in at that time, they could bring it forward and we could just get one consolidated map, that way it could be handle it all at one public hearing, he thought that would be the most efficient. Commissioner Jensen stated that's also contingent on the language that the General Plan committee proposed about reducing the number openings on the General Plan to one every other year and the Planning Commission certainly does need to discuss whether it wants to recommend that or not and that would tie into this as well.

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5. **Adjourn**