Syracuse City
Planning Commission Meeting
November 19, 2019
Begins at 6:00 p.m. in the Council Chambers
1979 West 1900 South, Syracuse, UT 84075

Regular Meeting Agenda

1. Meeting Called to Order
   • Invocation or Thought by Commissioner Gallegos
   • Pledge of Allegiance by Commissioner Johnson
   • Adoption of Meeting Agenda

2. Meeting Minutes

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.

4. Proposed Amendment to §10.30.020 (B) Regulations for New Residential Construction

5. Adjourn

Work Session

1. Department Business
   a. City Council Liaison Report
   b. City Attorney Updates
   c. Upcoming Agenda Items
      i. Bear River Storage Site Plan
      ii. Distant Serenade
      iii. The Fields Phase 3
      iv. Edgewater

2. Discussion Items

3. Commissioner Reports

4. Adjourn

NOTE
If you wish to attend a particular agenda item, please arrive at the beginning of the meeting. In compliance with the Americans Disabilities Act, those needing auxiliary communicative aids and services for this meeting should contact the City Office, at 801-825-1477, at least 48 hours prior to the meeting.

Meetings of the Syracuse Planning Commission may be conducted via electronic means pursuant to Utah Code Ann. §52-4-207. In such circumstances, contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Rules, Policies and Procedures established by the Governing Body for electronic meetings.

CERTIFICATE OF POSTING
This agenda was posted on the Syracuse City Hall Notice Boards, the State Public Notice website at http://www.utah.gov/pmn/index.html, and the Syracuse City website at https://syracuseut.gov.
Agenda Item # 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.
Public Comment Guidelines

Time: 3 Minutes

State Your:

1. Name
2. Address

Direct comments/questions to Planning Commission Chair

Thank you!
LEGESLATIVE ITEM

Agenda Item # 4  Amendment to Brick Rock Stone 10.30.020 (B)

Factual Summation
Please review the following information. Any questions regarding this agenda item may be directed to Noah Steele, CED Director.

Summary
David Lewis employee of homebuilder D.R. Horton has applied to amend our Brick Rock Stone ordinance. Currently ordinance says that the front of a home must be covered with either 75% brick, rock, or stone when accompanied with stucco, or 30 % brick, rock, stone when accompanied by cement fiber board. D.R. Horton argues that current styles such as the 'modern farmhouse' style is all cement fiber board and that their clients don't want brick, rock, or stone on those style homes. They presented the idea to City Council on Oct. 22 and not unanimously, they decided to have Planning Commission provide a recommendation on this potential ordinance amendment. On November 5, Planning Commission reviewed the topic and held a public hearing. Please find attached the existing ordinance, a potential amendment language, and picture examples of the 'modern farmhouse'.

Goals of Discussion
Provide a recommendation for City Council on whether or not to amend this ordinance, and if yes, what the language should say.
10.10.040 Definitions.

“Masonry” means stucco, brick, or stone.

10.30.020 Regulations for buildings and structures.

Buildings or structures, where allowed, shall comply with the following regulations specific to each type of structure:

(A) Regulations for All Residential Structures.

(1) All residential structures shall be permanently affixed to the applicable property site and held in common ownership and classification and taxed as real estate.

(2) Each residential structure shall have a permanent connection to all available utilities.

(3) Any and all appendages or accessory uses, such as steps, carports, garages, storage buildings, decks, and awnings or additions and alterations, shall comply with the adopted edition of the International Residential Code.

(B) Regulations for New Residential Construction Must Meet One of These Two Options.

(1) Option 1. All single-family dwellings, duplexes, and detached and attached town homes shall have the front exterior walls constructed with a minimum 75 percent of brick, rock, or stone. On corner lots, the street side of the structure shall have 50 percent, or up to a maximum height of four vertical feet of wainscot, composed of brick, rock, or stone. These coverage requirements shall be calculated by first determining square footage of the total wall areas, based on measurements of the front and side elevations of the structure from foundation to top-plate line of the uppermost level, excluding openings for windows and doors, and multiplying that square footage by the applicable percentage. Homebuilders may only include brick, rock, or stone in these percentage requirements if clearly shown on the City-approved, stamped set of front and side elevations. Hidden areas, such as front porches, shall not qualify towards the percentage requirements; however, City staff may credit gables with brick, rock, or stone towards the percentage requirements. The installation of aluminum or vinyl siding shall only be allowed on the rear of homes.

(2) Option 2. All single-family dwellings, duplexes, and detached and attached town homes shall have the front exterior walls constructed with a minimum 30 percent of brick, rock, or stone and the remainder covered in hardy board or hardy plank. On corner lots, the street side of the structure shall have 50 percent, or up to a maximum height of four vertical feet of wainscot, composed of brick, rock, or stone. These coverage requirements shall be calculated by first determining square footage of the total wall areas, based on measurements of the front and side elevations of the structure from foundation to top-plate line of the uppermost level, excluding openings for windows and doors, and multiplying that square footage by the applicable percentage. Homebuilders may only include brick, rock, or stone in these percentage requirements if clearly shown on the City-approved, stamped set of front and side elevations. Hidden areas, such as front porches, shall not qualify towards the percentage requirements; however, City staff may credit gables with brick, rock, or stone towards the percentage requirements. The installation of aluminum or vinyl siding shall only be allowed on the rear of homes.

The requirement for brick, rock, or stone constructed on front and side exterior walls shall apply to any single-family dwelling, duplex, or single-family detached or attached town home planned as part of a development for which the City approved a preliminary plat after August 12, 2003.
10.10.040 Definitions.

“Masonry” means stucco, brick, rock, or stone.

10.30.020 Regulations for buildings and structures.

Buildings or structures, where allowed, shall comply with the following regulations specific to each type of structure:

(A) Regulations for All Residential Structures.

(1) All residential structures shall be permanently affixed to the applicable property site and held in common ownership and classification and taxed as real estate.

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(3) Any and all appendages or accessory uses, such as steps, carports, garages, storage buildings, decks, and awnings or additions and alterations, shall comply with the adopted edition of the International Residential Code.

(B) Regulations for New Residential Construction Must Meet One of These Two Options.

(1) Option 1. All single-family dwellings, duplexes, and detached and attached town homes shall have the front exterior walls constructed with a minimum 75 percent of brick, rock, or stone masonry. On corner lots, the street side of the structure shall have 50 percent, or up to a maximum a minimum height of four vertical feet of wainscot, composed of brick, rock, or stone masonry. These coverage requirements shall be calculated by first determining square footage of the total wall areas, based on measurements of the front and side elevations of the structure from foundation to top plate line of the uppermost level, excluding openings for windows and doors, and multiplying that square footage by the applicable percentage. Homebuilders may only include brick, rock, or stone in these percentage requirements if clearly shown on the City-approved, stamped set of front and side elevations. Hidden areas, such as front porches, shall not qualify towards the percentage requirements; however, City staff may credit gables with brick, rock, or stone towards the percentage requirements. The installation of aluminum or vinyl siding shall only be allowed on the rear of homes.

(2) Option 2. All single-family dwellings, duplexes, and detached and attached town homes shall have the front exterior walls constructed with a minimum 30 percent of brick, rock, or stone masonry and the remainder covered in hardy board or hardy plank cementitious fiber board or plank. On corner lots, the street side of the structure shall have 50 percent, or up to a maximum a minimum height of four vertical feet of wainscot, composed of brick, rock, or stone masonry. These coverage requirements shall be calculated by first determining square footage of the total wall areas, based on measurements of the front and side elevations of the structure from foundation to top plate line of the uppermost level, excluding openings for windows and doors, and multiplying that square footage by the applicable percentage. Homebuilders may only include brick, rock, or stone in these percentage requirements if clearly shown on the City-approved, stamped set of front and side elevations. Hidden areas, such as front porches, shall not qualify towards the percentage requirements; however, City staff may credit gables with brick, rock, or stone towards the percentage requirements. The installation of aluminum or vinyl siding shall only be allowed on the rear of homes.

(3) Option 3. Single-Family dwellings (excluding townhomes, apartments, and non-residential structures) may have the front exterior walls constructed with 100 percent cementitious fiber board or plank or masonry or any combination therein only if the following qualifying architectural elements are present on the front façade: at least 2 or more textural variations such as placing shake in the gables or wainscot of vertical battens, and containing a front porch of sufficient size for two seats and a walkway. On corner lots, the street sides of the structure shall have 100 percent cementitious fiber board or plank or masonry product or combination of the two. The installation of aluminum or vinyl siding shall not be allowed on any side of the home. Stucco shall be limited to rear and side facades.
The requirement for brick, rock, or stone constructed on front and side exterior walls shall apply to any single-family dwelling, duplex, or single-family detached or attached town home planned as part of a development for which the City approved a preliminary plat after August 12, 2003.

These coverage requirements shall be calculated by first determining square footage of the total wall areas, based on measurements of the front and side elevations of the structure from foundation to top-plate line of the uppermost level, excluding openings for windows and doors, and multiplying that square footage by the applicable percentage. Homebuilders may only include masonry in these percentage requirements if clearly shown on the City-approved, stamped set of front and side elevations. Hidden areas, such as front porches, shall not qualify towards the percentage requirements; however, City staff may credit gables with masonry towards the percentage requirements.
TYPICAL D.R. HORTON STYLES
D.R. HORTON MODIFIED STYLES AT CRIDDLE FARMS