

Minutes of the Syracuse Planning Commission Regular Meeting, February 19, 2019

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on February 19, 2019, at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present:

Commission Members: Larry Johnson, Vice Chair
Grant Thorson
Curt McCuiston
Ralph Vaughan
Dale Rackham
G. Ivy Ruelan

City Employees: Noah Steele, Community & Economic Development Director
Royce Davies, Planner
Heather Davies, Administrative Professional
Paul Roberts, City Attorney
Brian Bloeman, City Engineer
Jo Hamblin, Deputy Fire Chief

City Council: Councilwoman Corrine Bolduc

Excused: Brett Cragun, Chair
Greg Day

Visitors:

| | |
|---------------------------------------|----------------------------------|
| DeWayne & Judy Jacobsen | Keith Warren |
| Dean Gillan | Robert Croxford |
| Mike Wright | Stuart Nelson |
| Randy Park | Riley Sorensen |
| Gary & Carole Farnsworth | Cherrie Burgess |
| Ruth Searer | Marilyn Harmon |
| Sharon Stevenson | Dan & Carol Gibson |
| Gordy & Kristie Gerszewski | Mike & Jolynne Nelson |
| Russ & Karren Terry | Kevin & Becky Bennett |
| Bill Long | Jim & Marlene Ruggles |
| Shirley Hadley | Barbara Nichols |
| Doug & Elaine Spencer | Gerald Jacobs |
| David Day | Merilee Slack |
| Sonja Barker | Ron & Mary Covalt |
| Mike & Charon Bird | Phil Cook |
| Phyllis Godwin | Gary Oscarson |
| Warren & Nancy Ashby | Clint Sherman |
| Greg Kelly | Mike Bastian |
| Dave Smellie | Teresa Hansen |

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1. Meeting Called to Order:

Vice Chair Johnson called the meeting to order. Commissioner McCuiston provided a thought by Benjamin Franklin. The Pledge of Allegiance was led by Vice Chair Johnson.

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COMMISSIONER **MCCUITION** MADE A MOTION TO ADOPT THE PLANNING COMMISSION AGENDA FOR THE FEBRUARY 19, 2019 MEETING AGENDA. THE MOTION WAS SECONDED BY COMMISSIONER **VAUGHAN**. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

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2. Meeting Minutes:

COMMISSIONER **THORSON** MADE A MOTION TO APPROVE THE MEETING MINUTES FOR FEBRUARY 5, 2019 REGULAR MEETING AND WORK SESSION. COMMISSIONER **VAGHAUN** SECONDED THE MOTION. ALL WERE IN FAVOR. THE 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.

Open public comment.

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Ms. Barbara Nichols, of Syracuse, reads the responsibilities for City Government officials. Ms. Nichols shares concerns for the failure of water and noticing of changes within the City. Ms. Nichols shares her distaste for the recently approved PRD Zone Code Changes. Ms. Nichols gave her input on the lack of water, increased traffic, rentals, and drug houses that can come with increased densities such as the PRD Zone.

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Ms. Charon Bird, of Syracuse, shares her history in developing within Syracuse City. Ms. Bird shares concerns for the quality of homes that will be built surrounding Legacy Highway. Ms. Bird shares that there was a Facebook post put out by one of the City Council/Planning Commission members that residents have approached them wanting higher density projects in Syracuse. Ms. Bird explains that most of the comments below that post were against higher density in Syracuse.

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Commissioner Vaughan gave clarification that it was indeed not a Planning Commissioner who posted that comment, but rather a member of City Council.

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Close Public Comment.

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4. Public Hearing – Amendment to the Zoning Map from Industrial to Business Park, approx. 25.63 +/- acres located approx. 1088 W 350 S

Mr. Noah Steele, Community & Economic Development Director, shares that the Business Park zone is catered to more of the lighter industrial uses including prohibiting storage units.

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Mike Wright and Phil Cook, owners of the property, share that they are opposing this change as they came and developed this land as an Industrial Use. Mr. Wright shares that changing this to a Business Park would make it more difficult in leasing to future projects/tenants. Mr. Cook shares that the change of zoning would greatly decrease the value of this land. Mr. Cook shares that they are trying to maximize their income by keeping this as an Industrial zone. Mr. Cook shares that they have an interest in putting storage units on that piece of land the City is wanting to rezone. If the City is concerned about the curb appeal of storage units, they are intending on meeting the same architectural standards to that of their existing buildings. Mr. Cook continues to state that it feels like a targeted change as it is only a small portion of land of their property, especially when they are trying to get a storage unit project on that specific land.

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Open Public Hearing. Commissioner Vaughan asks Vice Chair Thorson to question the applicant.

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Commissioner Vaughan asks Mr. Cook questions in regard to their ownership of the existing project buildings.

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Mr. Riley Sorensen and Mr. Ken Menlove, the applicants of the proposed storage unit projects on this property, share that they had been given the go ahead by Syracuse City at a previous date and went ahead to go under contract for that property. Mr. Sorensen shares that they have tried to build an above and beyond product for those proposed storage units.

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Mr. Ken Menlove, Civil Engineer and General Contractor of the proposed storage units project shares that they have invested time into drawing a conceptual site plan to include storage units and retail such as RV retail or automotive sales.

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Close Public Hearing.

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Commissioner Vaughan shares his concern for the lack of notification to the property owners. Commissioner McCuiston questions what the setbacks and buffering requirements between the two different zones and uses. Mr. Royce Davies, City Planner, shares that the setbacks and buffers would be determined based on the use for that land.

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Commissioner Thorson shares his surprise in hearing that there is struggle to fill tenant space. Commissioner Thorson shares his distaste for the manner in which the proposed zone changes came to pass. Commissioner Vaughan shares his dislike for wanting to change zoning for tax purposes rather than actual uses and following the Code. Commissioner Vaughan shares that he isn't afraid to have storage units in that area and doesn't understand the need for the zone change at this point in time. Commissioner Vaughan is not in favor of the change.

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COMMISSIONER VAUGHAN MOVED THE PLANNING COMMISSION RECOMMEND DENY THE REQUEST FOR THE AMENDMENT OF THE ZONING MAP FROM INDUSTRIAL TO BUSINESS PARK ZONE ON APPROX 25.5 ACRES LOCATED AT THE SOUTHWEST CORNER OF SR-193 AND 1000 W. COMMISSIONER VAUGHAN CHANGED HIS MOTION TO RECOMMEND DENIAL TO THE CITY COUNCIL. COMMISSIONER THORSON SECONDED THE MOTION. THIS MOTION PASSES WITH UNANIMOUS 6-0 VOTE.

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5. Public Hearing – Kings Row Estates No. 1 Subdivision Plat Amendment, located 555 W 2525 S

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Mr. Davies shares the City has intends to widen 500 W. The City purchased this home in the last year when the home went on the market. The home will be modified to allow the garage to face north rather than having traffic backup onto 500 W. The property line will be moved slightly to allow the home to remain and widen 500 W. Once the remodel and widening of 500 W are complete, the City intends to sell the home.

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Commissioner Vaughan asks a clarifying question for where exactly the lot line will align. Commissioner Rackham questions whether or not the City has looked into the cost for the remodel with the home. Vice Chair Johnson questions whether or not it would be sold before or after the remodel would take place. The City intends to finish the remodel before listing the house on the market.

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Open Public Comment.

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Close Public Comment.

[6:45:22 PM](#)

Commissioner Vaughan if the sight distance will be maintained and have the same side yard setback. Mr. Brian Bloeman, the City Engineer, shares that the sight distance will be maintained. Vice Chair Johnson asks if the side yard is supposed to be 20 feet. Mr. Davies shares that this would be a legal non-conforming side setback. Commissioner Thorson shares the confusion for the needing the change in consistencies in treating the City better than other applicants. Mr. Roberts gave some clarification on the project.

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Vice Chair Johnson asks how this will affect the home directly to the north of this home. Mr. Bloeman shares that the City will mostly likely have to do something similar in nature. The impacts will obviously be greater and will be addressed at that time. Mr. Bloeman shares that there are multiple phases of construction with the widening of 500 west starting at Antelope Drive and moving south. Mr. Bloeman shares that they intend to start construction within the next year or two as they still are addressing the designs with Clearfield City. The City intends to remodel and improve the house they own this spring and selling the home after completion. The intent is to then widen between 2010 S and 2150 S. The City has been putting in for WFRC (Wasatch Front Regional Council) grants for the last couple years and is looking to get funding hopefully in the next year.

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Commissioner Vaughan asks the Vice Chair to reopen public comment. Vice Chair Johnson asks clarifying questions on the road expansion to Mr. Bloeman.

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Open Public Comment.

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Mr. Michael McDonald, the owner of the property to the north, shares that when the City is ready to buy, he would be ready to sell. Mr. McDonald would like to not see the road punched through to Antelope Drive and plans to move out of the City for multiple reasons. If the road wouldn't be widened and the house wouldn't be changed, he wouldn't move out of the City.

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Close Public Comment.

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COMMISSIONER **VAUGHAN** MOVED THE PLANNING COMMISSION APPROVE THE KING'S ROW ESTATES #1 SUBDIVISION PLAT AMENDMENT LOCATED AT 555 W 2525 S. COMMISSIONER **THORSON** SECONDS THE MOTION. COMMISSIONER MCCUISTION ASKS THAT COMMISSIONER VAUGHAN INCLUDE THAT IT IS A CONDITIONAL APPROVAL AS THERE ARE SOME OUTSTANDING STAFF COMMENTS. COMMISSIONER **VAUGHAN** AMENDS HIS MOTION TO STATE CONDITIONAL APPROVAL WITH THE CONDITION THAT ALL STAFF'S COMMENTS BE ADDRESSED. COMMISSIONER **THORSON** SECONDS THE MOTION. THIS MOTION PASSES WITH UNANIMOUSLY WITH A 6-0 VOTE.

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6. Public Hearing – Request from Mike Bastian for a General Plan Amendment R-1 to PRD, located approx. 2900 S Bluff Rd

Mr. Davies gives background information on the project. This is a separate development to that of what was just approved on the neighboring parcels. This would change the density to up to 6 units per acre. This does meet sewer access to the south that would run under the West Davis Corridor towards Still Water. The proposed use would be townhomes for this property.

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Commissioner McCuistion asks a question for whether or not this has a Public Hearing at City Council. Mr. Steele shares the processes for applications such as this if they were given approval. Commissioner Vaughan questions what the zoning is on the surround property.

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Mr. Mike Bastian, the applicant, shares that he has no plans even drawn currently. They are currently working on designs with hopefully similar zoning with the neighbors to the east. Mr. Bastian shares that they are trying to work with the project

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on the east to tie into their utility lines. Mr. Bastian points out that this will allow more connections of roads through Trailside and less onto Bluff Road. Vice Chair Johnson asks Mr. Bastian if he intended to build a 55+ community in which Mr. Bastian replied that he couldn't promise that and is willing to work on a design once they know what the zoning is.

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Commissioner Vaughan questions why Mr. Bastian wants to develop at a denser project than that of the other developments he has previously built throughout the rest of the City. Mr. Bastian shares that due to how the houses would have to be built as well as what is currently surrounding the property, it would make more sense to build at a similar density to what is surrounding his property.

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Open Public Comment.

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Ms. Nancy Ashby, resident of Syracuse, asks for a visual of where the West Davis Corridor will be in relation to this project and the existing Trailside Development. Ms. Ashby shares that she did some research into the traffic that is existing on the roundabout of 2000 W and 2700 S. Ms. Ashby has concerns for the traffic of the roundabout and neighborhood streets within Trailside.

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Ms. Barbara Nichols, resident of Syracuse, shares that the notification of this Public Hearing was not very well. Ms. Nichols shares that she is not in favor of the project. Ms. Nichols shares that there needs to be a traffic study conducted before this zone change is approved. Ms. Nichols also has concerns for the water shares and lack of public transportation in close proximity to this area.

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Ms. Becky Bennet, resident of Syracuse, shares that she moved to Syracuse to come to a quiet area and is not in favor of high density. Ms. Bennet shares her concerns for the increased traffic near a 55+ community and how that will impact their safety.

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Mr. Kevin Bennet, resident of Syracuse, shares his opinion in expanding Bluff Road prior to developing those two projects.

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Mr. Dean Gillan, resident of Syracuse, shares that his backyard would be adjacent to the proposed project. Mr. Gillan shares that if the PRD is approved for this property, that it be developed in a manner such as to not have abutting backyards as in Trailside. Mr. Gillan questions whether or not a Wetlands mitigation study has been done for this property.

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Mr. Greg Kelley, resident of Syracuse, questions how Bluff Road will be impacted and whether or not Bluff Road be widened and how his property would be affected.

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Mr. Keith Warren, resident of Syracuse, shares concerns for how this development would impact the crime rates by having multi-unit developments especially next to a 55 + community. Mr. Warren is not in favor of this high-density project.

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Mr. Bob Croxford, resident of Syracuse, shares concern for the increased traffic on the roads within Trailside. Mr. Croxford is concerned for his property value and the value decreasing with high density units next door.

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Mr. David Day, resident of Syracuse, would love to have this property developed as an R-1. Mr. Day shares that the roads in Trailside are not wide enough to accommodate the increased traffic that would come from this development.

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Ms. Shirley Hadley, resident of Syracuse, shares her agreeance that there is not enough room on the existing roads in Trailside. Ms. Hadley reiterates to have no access into the Trailside development.

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Mr. Gary Farnsworth, resident of Syracuse, puts forth a suggestion to build a collector road to the south of the trailside development to alleviate the traffic driving through Trailside.

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Mr. Jim Ruggles, resident of Syracuse, shares his concerns for the safety of those walking along the trail that leads to Jensen Park.

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Mr. Dan Gibson, resident of Syracuse, is not in favor of this project.

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Mr. Dave Smellie, resident of Syracuse, questions how townhomes and duplexes count for units per acre. Mr. Steele shares that each actual dwelling is one unit.

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Close Public Comment.

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City Engineer, Brian Bloeman, shares that each development would be required to take care of expanding Bluff Road along their property. There is currently no funding to widen Bluff Road.

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Mr. Bastian shares that they have done a Wetland Study for that property. Mr. Bastian reiterates that he is opened minded when it comes to developing this property but doesn't want to invest time and money unless he knows exactly what the zone is for the property. Mr. Bastian is asking for PRD and doesn't want to draw up plans until the zoning is set.

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There is discussion as to what the General Plan is currently for the property. Commissioner Vaughan shares his thoughts about changing the General Plan on this property to PRD.

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Commissioner Thorson points out that the current way that the PRD Code is written would put Trailside as the same density. Commissioner Thorson does agree that this puts this land into an island between two major roads. Commissioner Thorson is not in favor of this change and suggests that a traffic study be done for this property.

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Commissioner Ruelan is grateful for the public's input on this project.

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COMMISSIONER **RACKHAM** MADE A MOTION THAT THE PLANNING COMMISSION RECOMMEND DISAPPROVAL TO THE CITY COUNCIL FOR THE PROPOSED AMENDMENT CHANGE TO THE GENERAL PLAN FOR PROPERTY CONSISTING OF 20.24 ACRES LOCATED APPROX 2900 S BLUFF ROAD. COMMISSIONER **VAUGHAN** SECONDED THE MOTION. THIS MOTION PASSES WITH A 6-0 VOTE.

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7. Adjourn

COMMISSIONER **THORSON** MADE A MOTION TO ADJOURN TO WORK SESSION. COMMISSIONER **RACKHAM** SECONDED THE MOTION. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY WITH A 6-0 VOTE.

Brett Cragun, Chairman

Date Approved: _____

Commission Secretary

Minutes of the Syracuse Planning Commission Work Session, February 19, 2019

Minutes of the Syracuse City Planning Commission Work Session held on February 19, 2019, at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present:

Commission Members: Larry Johnson, Vice Chair
Grant Thorson
Curt McCuistion
Ralph Vaughan
Dale Rackham
G. Ivy Ruelan

City Employees: Noah Steele, Community & Economic Development Director
Royce Davies, Planner
Heather Davies, Administrative Professional
Paul Roberts, City Attorney
Brian Bloeman, City Engineer
Jo Hamblin, Deputy Fire Chief

City Council: Councilwoman Corrine Bolduc

Excused: Brett Cragun, Chair
Greg Day

Visitors:

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Vice Chair Johnson starts the Work Session.

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1. Department Business:

a. City Council Liaison Report

Councilwoman Bolduc shares:

- The Council made some fee schedule changes for impact fees
- The Council is still up in the air on the PRD Zone change

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b. City Attorney Updates

Paul Roberts, City Attorney, stated that he has nothing.

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c. Upcoming Agenda Items

Mr. Davies shares the following items are as follows:

- Still Water Club House Site Plan Review
- Home Occupation Parking Standards

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2. Discussion Items:

§10.35.040 Home Occupation Standards

Mr. Davies shares the potential changes to the code.

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Commissioner Rackham points out the need for a definition to “box trucks”. Vice Chair Johnson points out that some of the changes could potentially create multiple violations of existing businesses. Commissioner Vaughan proposes that there is a minimum side setback of 10 feet to allow any home occupation with a vehicle to be able to park in the backyard. Commissioner Vaughan’s main concern is that of how many vehicles are associated with the Home Occupation.

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Commissioner Ruelan questions the gross vehicle weights and how exactly that rating is determined. Vice Chair Johnson questions the difference between Minor and Major Home Occupations. Commissioner Rackham reads through what the current code has for the purpose of Home Occupations. There is discussion on signage on vehicles. Commissioner Rackham is in favor of having screening provided to vehicles associated with Home Occupations.

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The Commissioners discuss the corrections they would like made line by line on the Home Occupation Parking Standards.

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3. Commissioner Reports

There are none.

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4. **Adjourn**

COMMISSIONER **RACKHAM** MADE A MOTION TO ADJOURN. COMMISSIONER **MCCUISTION** SECONDED THE MOTION. ALL WERE IN FAVOR. MOTION PASSES UNANIMOUSLY.