

Minutes of the Syracuse Planning Commission Regular Meeting, July 17, 2018

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on July 17, 2018, at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present:

Commission Members: Grant Thorson, Chair
Larry Johnson, Vice Chair
Curt McCuistion
Dale Rackham
Brett Cragun

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

City Council: Councilwoman Corrine Bolduc

Excused: Gary Bingham
Greg Day

Visitors:

Pam & Keith Warren	James & Marlene Ruggles
J.D. Bernards	Barbara Nichols
Logan Johnson	David Day
Connie Barlow	Shanon Stevenson
Ruth Seaver	Dana Carrigan
Kriste & Gordy Gerszewski	Dan & Carol Gibson
Kent & Jana Erikson	Dewayne & Judy Jacobsen
Mike Wright	Jerry McAlexander

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1. Meeting Called to Order:

Chair Thorson called the meeting to order. Commissioner Cragun provided an invocation. The Pledge of Allegiance was led by Commissioner Johnson.

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COMMISSIONER **JOHNSON** MADE A MOTION TO ADOPT THE PLANNING COMMISSION AGENDA FOR THE JULY 17, 2018 MEETING TO INCLUDE THE MEETING MINUTES FOR JUNE 19, 2018. THE MOTION WAS SECONDED BY COMMISSIONER **MCCUISTION**. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

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2. Meeting Minutes:

COMMISSIONER **MCCUISTION** MADE A MOTION TO ADOPT THE PLANNING COMMISSION MEETING MINUTES FOR THE JUNE 5, 2018 AND JUNE 19, 2018 REGULAR AND WORK SESSION. COMMISSIONER **JOHNSON** SECONDED. MOTION PASSES 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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Close public comment.

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4. Public Hearing – Amendment to Antelope Business Park Site Plan, located 1098 W 350 S

Development Services Manager Noah Steele shares that they have finished the construction on two of the buildings. However, the applicant did not build according to the approved plans. The building is missing windows and landscaping. The code has specific requirements 15% for brick, rock, stone and glass for the front of the buildings. The developer is proposing a different location for cutout of windows on the building which will bring them to the minimum standards of the code. Staff is not thrilled with the decrease in architectural standards however the changes will meet the minimum code requirements.

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Commissioner Johnson made a point that there were already a few windows being cut out. The applicant stated he was in a hurry and took the chance that it would be ok. Mr. Michael Wright, Antelope Business Park, stated there was an issue

with putting in the windows with the size of the trusses. Mr. Wright shares that there was no point in having the windows with the way the building was finished. Mr. Wright confirmed that they did cut the windows in as they made sense and looked uniform on the outside of the building.

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Open public comment.

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Ms. Dana Carrigan, of Syracuse, shares her concerns that approving this would lower the standards of architecture for the building. Ms. Carrigan shares her thoughts on sticking to what was initially approved.

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Close public comment.

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Mr. Wright shares that this was a mistake by his architect. Mr. Wright shares that they are willing to cut windows in at a different location to meet the Code. Mr. Wright is proud of his beautiful project. Commissioner McCuiston asks for some refreshment on the originally approved plans. Mr. Steele shares that this was approved in Jan 2017 and amended in Oct 2017 to remove landscaping around the building and increase landscaping at the entrances. Commissioner McCuiston points out that there is also missing sidewalk that was needed to extend towards the edge of the building. Commissioner Rackham points out that there was also missing landscape at the entries. Commissioner McCuiston asked why the developer wouldn't put fake windows up to make the building look like what was approved. Mr. Steele shares that they discussed multiple options with the developer, but this is the plan the developer would like, and this will meet the ordinance. Chair Thorson shares that he thinks that this project will still look good even with the adjustments to the site plan. Adding the two windows will make the developer meet the code requirement of 10% of masonry materials for the side.

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COMMISSIONER **JOHNSON** MOVED THE PLANNING COMMISSION APPROVE THE REQUEST TO THE AMENDMENT OF THE ANTELOPE BUSINESS PARK SITE PLAN WITH THE ADDITION OF THE TWO WINDOWS ON THE NORTH AND SOUTH SIDE OF BUILDING 1 AND THE LANDSCAPE AND SIDEWALK TO MEET THE DRAWINGS PRESENTED IN THE PACKET. COMMISSIONER **RACKHAM** SECONDED. Commissioner Cragun shares his concerns for future issues to arise and in going forward, that any changes be made aware to City Staff and addressed at that time. Commissioner McCuiston isn't happy of the changes made by the developer. THIS MOTION PASSES UNANIMOUSLY.

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5. Public Hearing – 3rd Amendment to the Ninigret North I Amended Subdivision Plat, located approx. 1000 W 350 S

Planner Royce Davies shares that this is subdividing one lot into two to provide a site plan for a future 7-Eleven. There is confusion concerning a right-of-way. This meets the requirements of the code for the zone. There is also a cross access easement on the property that will be discussed on the next item.

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Eric Rice, the applicant, shares that a previous Commissioner asked for a larger right-of-way for future widening of the street.

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Open public comment.

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Close public comment.

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COMMISSIONER **MCCUISTION** MOVED THE PLANNING COMMISSION APPROVE THE REQUEST OF PHIL HOLLAND AND LOGAN JOHNSON FOR A PLAT AMENDMENT CALLED NINIGRET NORTH AMENDED 3 AT 200 S 1000 W IN THE INDUSTRIAL ZONE. COMMISSIONER **JOHNSON** SECONDED. MOTION PASSES UNANIMOUSLY.

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6. Public Hearing – Site Plan for 7-Eleven, located approx. 1026 W 350 S

Planner Davies shares that the applicant has addressed some of the comments from both Staff and the ARC. Mr. Davies shares that they added bump out for their large architectural feature that is required for buildings located on a corner lot. The applicant has increased the amount of glass on the structure as well. The applicant plans to put a metal pole sign on the property on the corner of 200 S and 1000 W. Staff requested a pedestrian access to the west which wasn't included on the plans. Mr. Davies shares that the gas canopy was really long that didn't meet the code for colors. Staff and the ARC would prefer the gas canopy to not be the banded colors and therefore recommends continuing the project.

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Logan Johnson, the applicant, shares that they moved the location of the doors which changed the floor plan thus creating the asymmetry of the windows. Mr. Johnson also shares that they have included color concrete to emphasize the entryway. The signs will be approved at a later date. Commissioner Rackham asks if there will be a gazebo over the top of the picnic tables. Mr. Johnson states that there is no gazebo currently. Commissioner Johnson thanks the applicant for doing some of the recommendations made by the ARC. Mr. Davies shares that they put notches in the canopy as well as brick work up the arms of the canopy. Commissioner Rackham shares that he would like the posts to be the same as the arms on the canopy or removed altogether. Mr. Steele shares that he is ok with

asking the applicant to beef up the posts on the bump out and including maybe some trellis work to help the architecture not look like steel outlined box. Chair Thorson asks about what the canopy would look like if they didn't do the rainbow stripes in which the applicant shares that they did not have a plan just as yet.

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Commissioner Cragun is ok with conditional approval. Commissioner McCuiston asks the Staff's opinion as why they suggested tabling the item. Commissioner Rackham and Commissioner Johnson are ok with tabling the item. Chair Thorson is ok either way and would feel tabling would be better than conditional approval. There is deliberation towards how to word the motion.

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COMMISSIONER **JOHNSON** MOVED THE PLANNING COMMISSION APPROVE THE REQUEST OF PHIL HOLLAND FOR A COMMERCIAL SITE PLAN CALLED SYRACUSE 7-ELEVEN AT 200 S 1000 W IN THE INDUSTRIAL DEVELOPMENT ZONE WITH THE FOLLOWING CONDITIONS: 1. ALL OF STAFF'S COMMENTS ARE ADDRESSED 2. THE DEVELOPER WORKS WITH STAFF TO REDUCE THE STRIPING ON THE GAS CANOPY TO 25% 3. MAKE THE COLUMNS LESS HAZARDOUS. Motion suspended.

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Open public comment. Mike Wright, Antelope Business Park, shares that he is in favor of the project. Mr. Wright is glad for the pedestrian access. Mr. Johnson shares his desire for including a 6 ft gap in the fence on the west side of the property for the pedestrian access.

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Close public comment.

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There is some discussion about the fencing gap. Mr. Johnson asks for the motion to have wording stating they would consider a pedestrian access.

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COMMISSIONER **JOHNSON** CONTINUES HIS MOTION WITH THE ADDITION OF A 4TH CONDITION TO LOOK AT A CROSS ACCESS EASEMENT LOCATION FOR PEDESTRIAN TRAFFIC TO THE BUSINESS PARK TO THE WEST. COMMISSIONER **RACKHAM** SECONDED. MOTION PASSES UNANIMOUSLY.

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7. Adjourn

COMMISSIONER **RACKHAM** MADE A MOTION TO ADJOURN. COMMISSIONER **JOHNSON** SECONDED THE MOTION. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

Grant Thorson, Chairman
Date Approved: _____

Commission Secretary

Minutes of the Syracuse Planning Commission Work Session, July 17, 2018

Minutes of the Syracuse City Planning Commission Work Session held on July 17, 2018, at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present:

Commission Members: Grant Thorson, Chair
Larry Johnson, Vice Chair
Dale Rackham
Curt McCuiston
Brett Cragun

City Employees: Noah Steele, Development Services Manager
Royce Davies, Planner
Heather Davies, Administrative Professional
Brian Bloemen, City Engineer
Jo Hamblin, Deputy Fire Chief
Paul Roberts, City Attorney

City Council: Councilwoman Corrine Bolduc

Excused: Greg Day
Gary Bingham

Visitors:

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Chair Thorson starts the Work Session.

1. Department Business:

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a. City Council Liaison Report

Councilwoman Corrine Bolduc shares:

- The Council approved Criddle Farms Phase 1 and Grayson Ridge Phase 4
- One Year lease for the Regional Park

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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. Steele shares the following items are as follows:

- Wilcox Farms Phase 2 Final
- Work session item potentially next meeting
- The Alan Prince project is postponed until a further date.

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2. Discussion Items:

a. Amendment to §10.82 RPC – Residential Planned Community Zone

Mr. Steele shares that spurred from the discussion of the RPC item that was on the agenda for the last meeting. Mr. Steele shares that the developer has talked with City Council and showed the plan that didn't meet the ordinance. The City Council is looking for a way to fund the regional park and therefore sees a way to reduce the common space requirements when located in close proximity to a public park. Mr. Steele reviews the proposed changes.

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Commissioner Johnson shares that they denied the project due to what was submitted did not meet the Code whatsoever. Commissioner Johnson isn't in favor of switching money and land around for parks that aren't being developed. Commissioner McCuiston shares that this project was premature and that it would be better addressed at a later date. Chair Thorson asks for clarification on the 15% for cash as well as the snow removal easements/locations. Chair Thorson doesn't feel like this is the right time to address this type of development. Commissioner Rackham asks if making the change would make enough revenue to fund the park, in which it would not. Commissioner Rackham is for the snow locations and none of the other changes. Commissioner McCuiston is worried about the increased traffic this would bring with the higher density. Mr. Steele asks what the Commissions thoughts were for that area being RPC use in place as the code is currently written. Chair Thorson makes the point in that there will not be direct access to the on/off ramp of the WDC. Commissioner Johnson is ok for townhomes but is not ok for apartments in that specific area. Chair Thorson is for revisiting this item on the Work Session again.

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Commissioner Rackham is ok with the money for the park, but not too comfortable with the distance restriction. Commissioner Johnson likes some pieces and some not so much. Commissioner McCuistion feels this item is too premature. Commissioner McCuistion is understanding where the park is concerned, however, he feels that this wouldn't be accepted by residents just yet. Commissioner Cragun likes the park idea but concurs with Commissioner McCuistion as this might be too premature. Chair Thorson feels that the distance is too large and is not for the increased density.

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3. **Commissioner Reports**

Commissioner Rackham asks for information on the IBI Study. Mr. Steele shares that it will hopefully be ready by the end of August. Commissioner Rackham asks what happened to the fence requirement on the south side of Stillwater Lake Estates. Mr. Steele shares that there isn't going to be a fence on the south of the Stillwater Lakes but potentially not have the fence on the north. Chair Thorson asks the question concerning road closures on Doral Drive.

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4. **Adjourn**

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