March 5, 2019 Planning Commission Meeting Materials

1. PC Agenda 3/5/19
   Documents:
   
   PC AGENDA 3-5-19.PDF

2. PC Packet 3/5/19
   Documents:
   
   PC PACKET 3-5-19.PDF
Syracuse City
Planning Commission Meeting
March 5, 2019
Begins at 6:00 p.m. in the City Council Chambers
1979 West 1900 South, Syracuse, UT 84075

Regular Meeting Agenda

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

2. Meeting Minutes
   • N/A

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. Public Hearing – Amendment to §10.35.040 Home Occupation Standards, concerning parking regulations for home-based businesses

5. Public Hearing – Request from Rosewood Townhouse LLC for a Minor Subdivision Plat called Rosewood Townhomes, located approx. 1600 S 2000 W

6. Public Hearing – Request from CJA Lindquist Inc. for a Rezone A-1 & R-2 to Professional Office (PO), approx. 2.241 +/- acres located approx. 777 S 2000 W

7. Adjourn

Work Session

1. Department Business
   a. City Council Liaison Report
   b. City Attorney Updates
   c. Upcoming Agenda Items
      i. Still Water Clubhouse

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 801-614-9626, 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 circumstance: 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 http://www.syracuseut.com.
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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.
LEGISLATIVE ITEM

Agenda Item # 4 §10.35.040 Home Occupation Parking Standards

Factual Summation
Please review the following information. Any questions regarding this agenda item may be directed to Royce Davies, City Planner or Noah Steele, Community and Economic Development Director.

Ordinance Section: §10.35.040 Home Occupations
Amendment Focus: Parking Standards
 Applicant: Syracuse City

Summary
The City Council directed staff to regulate parking for large vehicles and trailers and those with signage in the home occupation business section of the City Code. A resident with a business on 2700 South requested that the City Council address these regulations.

In response, staff wrote an amendment to section §10.35.040(B)(7) which the Planning Commission rejected during their Work Session on February 5, 2019. The amendment allowed the parking of multiple vehicles which may have been previously prohibited due to size, signage, or the number of vehicles on properties that front busy sections of road. Properties were also required to be large enough to accommodate parking in the side or rear yards and have adequate screening. Otherwise, the standard limitations on parking vehicles for home occupation businesses applied.

Under direction of the Planning Commission staff has edited the proposed amendment to reflect feedback given during the Work Sessions on February 5th and January 15th. The amendment now includes clarification of the current codified text, condensed verbose language, and rectified incongruencies. The items and vehicles included in the list of those prohibited to store on a home occupation have been moved to a section allowing their parking and storage under specific restrictions per the direction of the Planning Commission.
Model Motion Language

I move the Planning Commission recommend that the City Council **approve** the proposed amendments to Syracuse City Code section 10.35.040 “Home Occupation” concerning parking standards on properties with home occupation businesses.

I move the Planning Commission **continue** the request to amend Syracuse City Code section 10.35.040 “Home Occupation” concerning parking standards on properties with home occupation businesses until (specify date).

I move the Planning Commission recommend that the City Council **deny** the proposed amendments to Syracuse City Code section 10.35.040 “Home Occupation” concerning parking standards on properties with home occupation businesses based on the following findings:

1. (List all findings)

Attachments

- Existing §10.35.040(B)(7)
- Proposed §10.35.040(B)(7)
(7) Residents may have one occupational vehicle and trailer, associated with the home occupation, that does not exceed 10,000 pounds gross vehicle weight for minor home occupations and 20,000 pounds gross vehicle weight for major home occupations, on site, provided they park said vehicles off the street, in compliance with residential off-street parking standards, and not on any street adjacent to or near their premises. By way of illustration and not limitation, this subsection prohibits the storage or parking of business vehicles, such as limousines, service or work vehicles (snowplows, landscape and maintenance trucks, etc.), and similar vehicles as well as delivery and contractor’s vehicles, equipment, and trailers used to transport same. Business owners may not intentionally station, position, or park an occupational vehicle or trailer in any manner on private property so as to advertise, promote, or draw attention to products, services, events, or other similar purposes at the homeowner’s residence while parked thereon.
PROPOSED §10.35.040(B)(7)

(7) Home Occupation Parking Standards

(a) A maximum of one home occupation vehicle and one trailer may be stored off-street only on the home occupation property according to the following:

(i) Minor home occupations are permitted vehicles up to 10,000 pounds gross vehicle weight.

(b) The following vehicles may not be parked in the front yard and must be screened from view:

(i) Vehicles between 10,000 and 20,000 pounds gross vehicle weight*
(ii) Limousines
(iii) Service or heavy work vehicles (e.g. snowplows, landscape and maintenance trucks)
(iv) Delivery vehicles
(v) Contractor’s vehicles
(vi) Box trucks
(vii) Vehicles with signage greater than a combined total of 4 square feet

*No vehicles over 20,000 pounds gross vehicle weight may be used with a home occupation.
 ADMINISTRATIVE ITEM

Agenda Item # 5 Rosewood Townhomes Subdivision

Factual Summation
Please review the following information. Any questions regarding this agenda item may be directed to Royce Davies, City Planner or Noah Steele, Community and Economic Development Director.

Property Address: Approximately 1600 South 2000 West
Number of Lots: 9
Current Zoning: R-4 Residential
Subdivision Acreage: 1.278

Summary
The applicant has requested approval of a minor subdivision called Rosewood Townhomes. The subdivision will create 6 new lots and add them to 3 existing 4-plex units on the property. The ground will be platted as common space to allow for universal irrigation of both the existing and new areas of the subdivision. Building permits for the 6 proposed townhomes have already been issued. This plat is intended to allow for sale of the townhomes as individual units and to allow for universal irrigation of the entire project.

The R-4 Code states the following about new development:

The purpose of this zone is to provide for the development of one- to four-family residential structures and service facilities in a more consolidated fashion than other areas permit. This zoning is only applicable to the existing R-4 zones on the zoning map. In no case shall any additional property within the city be rezoned or general planned to R-4.

This prevents new properties from being developed in the R-4 Zone but does not prohibit improvement or new development within existing R-4 Zone areas. On January 29, 2018 the applicant met with the Board of Adjustment concerning the front setback of the western-most townhomes shown on the plat. This request was denied, and the applicant modified the location of the townhomes to meet the R-4 ordinance.

Recommendation
Because this plat meets the requirements of the Zoning Ordinance, staff recommends it be approved.
Model Motion Language

I move the Planning Commission recommend that the City Council approve the request of Rosewood Townhouse LLC for a minor subdivision consisting of 9 lots and 1.278 acres located at approximately 1600 South 2000 West in the R-4 Residential Zone.

I move the Planning Commission continue the request of Rosewood Townhouse LLC for a minor subdivision consisting of 9 lots and 1.278 acres located at approximately 1600 South 2000 West in the R-4 Residential Zone until (specify date).

I move the Planning Commission recommend that the City Council deny the request of CJA Rosewood Townhouse LLC for a minor subdivision consisting of 9 lots and 1.278 acres located at approximately 1600 South 2000 West in the R-4 Residential Zone based on the following findings:
   1. (List all findings)

Attachments
- Aerial Map
- General Plan
- Current Zoning
- Subdivision Plat
- R-4 Zoning Ordinance
- Staff Reviews
R-4 ZONING ORDINANCE

10.72.010 Purpose.
The purpose of this zone is to provide for the development of one- to four-family residential structures and service facilities in a more consolidated fashion than other areas permit. This zoning is only applicable to the existing R-4 zones on the zoning map. In no case shall any additional property within the city be rezoned or generally planned to R-4.

10.72.020 Permitted uses.
The following are permitted uses by right provided the parcel and building meet all other provisions of this title or any other applicable ordinances of Syracuse City:

(A) Accessory uses and buildings (200 square feet or less).

(B) Agriculture.

(C) Dwellings, multifamily.

(D) Dwellings, single-family.

(E) Dwellings, two-family.

(F) Group homes.

(G) Household pets.

(H) Medical and other health facilities.

(I) Public and quasi-public buildings.

(J) Public parks.

10.72.030 Conditional uses.
The following uses may be permitted conditional uses after application and approval as specified in SCC 10.20.080:

(A) Accessory uses and buildings (greater than 200 square feet).

(B) Home occupations.

(C) Preschools.

10.72.040 Minimum lot standards.
All lots shall be developed and all structures and uses shall be placed on lots in accordance with the following lot standards:

(A) Density. In no case shall the density exceed 11 lots per gross acre.

(B) Lot width: 80 feet.

(C) Front yard: 25 feet.
(D) Side yards: eight feet (both sides).

(E) Rear yard: 30 feet.

(F) Building height: as allowed by current building code.

(G) Variation of Lot. The Land Use Authority may reduce the lot width requirement in particular cases when a property owner provides evidence they acquired the land in good faith and, by reason of size, shape, or other special condition(s) of the specific property, application of the lot width requirement would effectively prohibit or unreasonably restrict the ability to subdivide the property or a reduction of the lot width requirement would alleviate a clearly demonstrable hardship as distinguished from a special privilege sought by the applicant. The Land Use Authority shall approve no lot width reduction without a determination that:

   (1) The strict application of the lot width requirement would result in substantial hardship;

   (2) Adjacent properties do not share generally such a hardship and the property in question has unusual circumstances or conditions where literal enforcement of the requirements of the zone would result in severe hardship;

   (3) The granting of such reduction would not be of substantial detriment to adjacent property or influence negatively upon the intent of the zone;

   (4) The condition or situation of the property concerned or the intended use of the property is not of so general or recurring a nature as to detract from the intention or appearance of the zone as identified in the City’s general plan.

10.72.050 Off-street parking and loading.
Off-street parking and loading shall be provided as specified in Chapter 10.40 SCC.

10.72.060 Signs.
The signs permitted in this zone shall be those allowed in residential zones by Chapter 10.45 SCC.

10.72.070 Special provisions.
All multifamily residential uses in this zone shall require site plan approval as set forth in SCC 10.20.090.
Rosewood Townhomes
1609 South 2000 West
Engineer Site Plan Review
Completed by Brian Bloemen on January 16, 2019

1. The call to the point of beginning does not match the plat.

If you have any further comments or questions, please feel free to contact me at 801-614-9630.

Sincerely,

Brian Bloemen, P.E.
City Engineer
TO: Community Development, Attention: Noah Steele
FROM: Jo Hamblin, Fire Marshal
RE: Rosewood Townhomes

DATE: January 15, 2019

I have reviewed the site plan submitted for the above referenced project. The Fire Prevention Division of this department does not have any comments or concerns.

These plans have been reviewed for Fire Department requirements only. Other departments must review these plans and may have their requirements. This review by the Fire Department must not be construed as final approval by Syracuse City.
2/8/2019

Dear Applicant,

The Syracuse City Community and Economic Development Department has conducted a review of the Rosewood Townhomes Minor Subdivision Plan for compliance with the city’s adopted land use ordinance. The proposed plat meets the requirements of the ordinance. The Department has no comments concerning this plan.

Please contact me with any questions concerning this project.

Regards,

Royce Davies
City Planner
(801) 614-9632
rdavies@syracuseut.com
LEGISLATIVE ITEM

Agenda Item # 6 Lindquist Rezone from A-1 and R-2 to PO

Factual Summation

Please review the following information. Any questions regarding this agenda item may be directed to Royce Davies, City Planner or Noah Steele, Community and Economic Development Director.

Property Address: Approximately 777 South 2000 West
General Plan Designation: Professional Office
Current Zoning: Agriculture (A-1) and Residential (R-2)
Proposed Zoning: Professional Office (PO)

Summary

The applicant has requested a rezone of approximately 2.241 acres from A-1 and R-2 to PO. This would allow for the construction of a mortuary with a conditional use permit as indicated in the PO Zone. However as with all rezone applications, it is wise to consider all potential uses in the proposed zone.

The Professional Office Zone is focused on office space for working professionals while still allowing for minor retail and/or storage uses. This property is located on 2000 West in an area with office on the west and north. The use will impact the residential on the east and south with buffering requirements in the Code intended to reduce these impacts. Depending on the type of office use, buffer C or D would be utilized.

<table>
<thead>
<tr>
<th>Buffer Type</th>
<th>Fence</th>
<th>Landscape Buffer Width</th>
<th>Minimum Tree Density</th>
<th>Minimum Shrub Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>C</td>
<td>6’ Vinyl, Composite, or Precast Concrete Privacy</td>
<td>10 feet</td>
<td>1 every 50 feet</td>
<td>5 every 50 feet</td>
</tr>
<tr>
<td>D</td>
<td>6’ Precast Concrete Privacy</td>
<td>15 feet</td>
<td>2 every 50 feet</td>
<td>10 every 50 feet</td>
</tr>
</tbody>
</table>
The proposed mortuary would be considered a light commercial use, utilizing buffer C. This would be placed along the eastern edge of the property only as the north and south are not developed. A buffer is also required along 2000 West for office uses.
Model Motion Language

I move the Planning Commission recommend that the City Council approve the request of CJA Lindquist Inc. for a rezone of approximately 2.241 acres located at approximately 777 South 2000 West from A-1 and R-2 to Professional Office.

I move the Planning Commission continue the request of CJA Lindquist Inc. for a rezone of approximately 2.241 acres located at approximately 777 South 2000 West from A-1 and R-2 to Professional Office until (specify date).

I move the Planning Commission recommend that the City Council deny the request of CJA Lindquist Inc. for a rezone of approximately 2.241 acres located at approximately 777 South 2000 West from A-1 and R-2 to Professional Office based on the following findings:
   1. (List all findings)

Attachments

- Aerial Map
- General Plan
- Current Zoning
- Proposed Zoning
- Professional Office zONING Ordinance
Lindquist Rezone A-1 and R-2 to PO General Plan

Legend
- General Commercial
- Professional Office
- R-2 (3.79 dwellings per net acre)
- R-3 (5.44 dwellings per net acre)
PROFESSIONAL OFFICE ZONING ORDINANCE

10.85.010 Purpose
The purpose of this zone is to provide appropriate locations for the development, maintenance, and protection of professional and administrative establishments. The regulations of this zone shall promote a quiet environment for business administration, professional/medical, and government activities, free from the congestion and traffic of the usual commercial business district. The professional office zone is intended to provide a buffer or transition along minor or major collector streets adjoining residential neighborhoods. To this end, the regulations permit professional office buildings, medical, and appropriate non-automobile oriented financial facilities primarily for the service of the area residents. The intensity of development of such a district shall reflect its environmental setting with building height and coverage generally similar to and harmonious with those of neighboring residential districts.

10.85.020 Permitted uses
The following are permitted uses by right provided the parcel and building meet all other provisions of this title or any other applicable ordinances of Syracuse City and receive site plan approval as provided in SCC 10.20.090.

(A) Administrative and executive offices.

(B) Animal clinics.

(C) Assisted living centers.

(D) Churches, synagogues, and temples.

(E) Financial planning, investment planning, real estate, and general business offices.

(F) Marriage and family counseling services.

(G) Medical and other health facilities.

(H) Professional nonretail services.

(I) Professional offices (for lawyers, engineers, and architects).

10.85.030 Conditional uses
The following may be permitted as conditional uses after application and approval as specified in SCC 10.20.080.

(A) Accessory buildings (200 square feet or greater) (minor).

(B) Animal hospitals (major).

(C) Churches or religious service buildings (major).

(D) Optical shops (minor).

(E) Preschool centers (major).

(F) Public and quasi-public buildings (major).
(G) Temporary commercial uses (see SCC 10.35.050) (minor).

10.85.040 Minimum lot standards
All lots developed and all structures and uses placed on lots shall be in accordance with the following standards. Lot area for properties in this zone shall front existing minor or major collector streets of the City and include all property as described on the most recent plat of record.

(A) Lot area: minimum of one-half acre to maximum of 10 acres.

(B) Lot width: 100 feet.

(C) Front yard: 15 feet.

(D) Side yards: as required by site plan review.

(E) Rear yard: as required by site plan review.

(F) Building height: the height of buildings over 35 feet may be equal to the horizontal distance from the nearest zone boundary line. Buildings 35 feet high or less may be located within 10 feet of the zone boundary line. In determining height, exclude uses not for human occupancy, such as chimneys, flagpoles, church towers, and similar structures.

10.85.050 Distance between buildings
In this zone, where there is more than one office building constructed on a site, there shall be a minimum distance between structures of at least 20 feet.

10.85.060 Off-street parking and loading
Off-street parking and loading shall be provided as specified in Chapter 10.40 SCC.

10.85.070 Signs
Signs permitted in this zone shall be those allowed in professional office zones by Chapter 10.45 SCC.

10.85.080 Special provisions
(A) Landscaping. In this zone, the following landscaping requirements shall include:

(1) Ten feet of landscaping along frontage areas not occupied by drive accesses.

(2) A sprinkling system and plantings with substantial live plant material for the purpose of buffering, screening, and beautifying the site (plant maturity landscaping should represent, as a minimum standard, compatibility with surrounding developed properties and uses with permanent maintenance by the owner or occupants).

(3) A minimum buffer of 10 feet adjacent to residential zoning.

(4) A landscaped area of five feet adjacent to off-street parking within required yard areas providing it does not abut residential zoning or uses (landscaping in areas adjacent to residential uses shall be according to buffering requirements per Chapter 10.30 SCC).
(5) Landscaping installed in all park strips to the same standards as other on-site landscaping as well as a minimum of two trees per every 50 feet of frontage (asphalt, paving stones, or brick or concrete paving in place of landscaping between the sidewalk and curb is prohibited).

(6) Landscaping covering at least 15 percent of the development site. Landscaping shall be installed within four months of occupancy and maintained in good condition.

(B) Fencing. Where the site abuts a residential zone, a six-foot-high decorative texture solid masonry wall shall be located along the property line. All fencing must comply with Chapter 10.30 SCC.

(C) Trash Storage. A screened or otherwise enclosed area, or outside area designated for a trash dumpster or other trash-control device, shall be an integral part of the on-site buildings to keep the trash out of public view and prevent litter from scattering throughout the area. The building materials for dumpster enclosures shall be similar to those of the primary use building.

(D) Lighting. The following provisions shall apply to installation, maintenance, and operation of outdoor lighting in this zone:

(1) All lights shall have shields to direct all light toward the earth’s surface and away from reflective surfaces.

(2) Light fixtures or lamps shall have shields or shades to direct incident rays away from all adjacent property.

(3) Lights on poles shall not be taller than the building whose area they illuminate nor taller than 15 feet, whichever is shorter.

(4) Any facilities requiring floodlights may not arrange the light(s) in such a way that it will shine towards roadways, onto adjacent residential property or residential use property, or into the night sky.

(5) The placement of any light fixture shall be in such a manner that no light-emitting surface is visible from any residential area when viewed at ground level.

(6) The level of lighting shall not exceed one-half foot-candle at any residential property line or one foot-candle at any nonresidential property line.

(7) Any canopy structure used at a business office location must have recessed lights with diffusers that do not extend below the surface of the canopy.

(8) Any luminaire on a pole, stand, or mounted on a building must have a shield, an adjustable reflector, and a nonprotruding diffusor.