

Minutes of the Syracuse Planning Commission Regular Meeting October 17, 2023

1 Minutes of the regular meeting of the Syracuse Planning Commission, held in Council Chambers and accessible via Zoom on
2 October 17, 2023, at 6:00 PM.
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5 **Commission Members Present:** Kenneth Hellewell, Chair
6 Lon Hunter, Vice-Chair
7 Dallas Johnson
8 Dennis Johnson
9 Scott Shea
10 Neil Garner

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12 **Excused:** James King

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15 **City Employees Present:** Noah Steele, CED Director
16 Royce Davies, Senior Planner
17 Micheal Kerswell, Planner
18 Brie Brass, City Attorney
19 Golden Barrett, Fire Marshal
20 Brian Bloemen, City Engineer

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22 **City Council Liaison:** Paul Watson

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25 **Visitors:** Melissa Fredrick, Shane Crowton

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27 **1. Meeting Called to Order**

28 A quorum was present, as defined in Utah Code, Title 52, Chapter 4 – Open and Public Meetings Act. Chair Hellewell
29 called the meeting to order at 6:00 PM as a regularly scheduled meeting, with notice of time, place, and agenda
30 provided 24 hours in advance to the public and each commissioner. Commissioner Dennis Johnson provided an
31 invocation and Commissioner Garner led the Pledge of Allegiance.
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33 COMMISSIONER GARNER MOVED TO ADOPT THE OCTOBER 17, 2023 PLANNING COMMISSION MEETING
34 AGENDA, EXCLUDING THE APPROVAL OF MEETING MINUTES FOR OCTOBER 3, 2023 WHICH WILL BE
35 RESCHEDULED. COMMISSIONER DENNIS JOHNSON SECONDED THE MOTION. THE MOTION CARRIED
36 UNANIMOUSLY.
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38 **2. Meeting Minutes**

39 Postponed.
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41 **3. Public Comment**

42 None offered.
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45 **4. Agenda Items**

46 No items were presented for review.
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49 **5. Adjourn**

50 AT 6:04 PM COMMISSIONER HUNTER MOVED TO ADJOURN AND PROCEED WITH THE WORK SESSION.
51 COMMISSIONER DALLAS JOHNSON SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.
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62 Date Approved: _____
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Minutes of the Syracuse Planning Commission Work Session – October 17, 2023

Minutes of the work session of the Syracuse Planning Commission, held in Council Chambers and virtually via Zoom on October 17, 2023.

Present: Commission Members: Kenneth Hellewell, Chair
Lonn Hunter, Vice-Chair
Dallas Johnson
Scott Shea
Dennis Johnson
Neil Garner

Excused: James King

City Employees: Noah Steele, CED Director
Royce Davies, Senior Planner
Micheal Kerswell, Planner
Brie Brass, City Attorney
Brian Bloemen, City Engineer
Golden Barrett, Fire Marshal

Chair Hellewell started the Work Session at 6:05 PM

1. Department Business

a. City Council Liaison Report

Councilmember Paul Watson had nothing to report.

b. City Attorney Updates

City Attorney, Brie Brass had nothing to report.

2. Discussion Items

MXD Ordinance Amendment

CED Director, Noah Steele indicated that vertical mixed-use was an early objective when the MXD zone was going through the formation process; lower floors typically accommodate functions including restaurants, shops, and commercial establishments, while the upper levels are dedicated to residential housing. He recognized that market trends in Syracuse have called for a horizontal configuration with an offsite option for commercial elements. He commented on ratio parameters and reviewed the general purpose and intent of the MXD concept. He asserted that the MXD zone is serving its purpose in the City, suggesting if allowing a practical percentage of residential units in a mixed-use development is objectionable, the zone should be eliminated rather than amended in an effort to discourage developers from utilizing it.

Chair Hellewell remarked on current building height regulations in the MXD zone ordinance. He reexamined a previous proposal to reduce the allowed maximum building height from 40 feet to 30 feet. He recommended changes to the required commercial square feet to maximum height ratios. He cited resident complaints about the height of constructed MXD buildings along Antelope Drive. After reviewing plans for an approved MXD project containing a hospital, he considered allowing commercial elements to be taller than three stories.

Commissioner Hunter expressed his opinion that the mentioned buildings along Antelope Drive are sophisticated and a good example of the general purpose and intent of the MXD concept. He noted that the minimal front setback of said structures aids in traffic calming on the busy roadway. He agreed with a proposed, reasonable increase of required commercial to residential elements.

Commissioner Shea stated that some current horizontal-oriented MXD projects in Syracuse do not represent traditional mixed-use patterns where residential and commercial functions are physically and functionally integrated. He spoke of a perceived residential-heavy configuration that has occurred under the existing ordinance.

Noah Steele contrasted urban and rural environments as related to vertical mixed-use compatibility.

Commissioner Garner informed that a prime example of a successful mixed-use community is the Junction in Ogden. He noted that the key to viable commercial conditions is the presence of businesses that integrated residents will opportunely frequent.

Commissioner Dallas Johnson reviewed the stipulated commercial to residential ratio set forth in the current MXD zone ordinance.

Chair Hellewell spoke of changes Mayor Maughan has requested associated with parking regulations in the current MXD zone ordinance.

71 The minimum acreage requirement for MXD developments was deliberated at length.
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74 Noah Steele proposed the following draft amendments to the MXD zone ordinance:

75 A. One story/maximum 15 feet allowed if: ~~24~~ 48 square feet commercial/1,000 square feet residential.

76 B. Two story/maximum 30 feet allowed if: ~~36~~ 72 square feet commercial/1,000 square feet residential.

77 C. Three story/maximum 40 feet allowed if: ~~56~~ 112 square feet commercial/1,000 square feet residential.

78 Minimum acreage: Mixed-use zoning shall only be allowed when the proposed project comprises five acres
79 or greater.
80

81 Urban Camping

82 Senior Planner, Royce Davies remarked on the scope of Urban Camping and summarized its various definitions.
83 He explained that there has been heightened concern about people living in RVs on private property in
84 Syracuse. He indicated that the City has an ordinance for camping/overnight parking on public land – allowing it
85 under permit from Parks and Recreation. He advised that any temporary dwelling set up on private property must
86 be connected to public utilities and spoke of a widespread uptick in housing insecurity. He explained that there
87 are no significant regulations for duration of stay, number of transient occupants, etc. in City code at this time.
88

89 Commissioner Garner commented on a recent incident in which the Davis County Health Department was
90 involved in removing a rogue camp on private property in Syracuse. He suggested that a City ordinance for
91 Urban Camping be aligned with Davis County regulations. He made mention of camping on commercial
92 property.
93

94 Commissioner Dennis Johnson reviewed on-street parking restrictions.
95

96 Chair Hellewell expressed concern over homeless camps and transient rest stops in public spaces.
97

98 City Attorney, Brie Brass recounted litigation brought by the ACLU against municipal restrictions specifically
99 targeting homeless behavior. She advised that the City be careful not to pass an ordinance that can be
100 interpreted as a prohibition directed at homeless people. She mentioned standpoints of enforcement.
101

102 Noah Steele conveyed that the Syracuse Museum provides camping in their parking lot as part of the Harvest
103 Hosts program. He stated that through this program, members are granted access to numerous host locations
104 across North America for overnight accommodations with no camping fees. He added that there are other,
105 similar applications currently available for camping on private properties. He recommended that the Planning
106 Commission review camping ordinances adopted by nearby cities as they formulate regulations for Syracuse.
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109 Bike Parking and EV Charging Stations

110 Royce Davies commented on reported battery fires and “overheating incidents” from 39 states, related to battery-
111 powered micromobility products, namely e-bikes. He reviewed national fire code and standards for bike parking
112 adopted by the Association of Pedestrian & Bicycle Professionals (APBP). He proposed referencing the APBP
113 specifications in a City ordinance for bike parking. He recommended adding the terms to the Architectural
114 Design Standards for commercial, industrial and multi-family development.
115

116 Commissioner Garner voiced accord with the proposed reference of APBP standards. He also agreed with the
117 inclusion of the adopted bicycle parking requirements in design standards for multi-family projects.
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119 Chair Hellewell remarked on covered and enclosed bicycle parking stations. He contemplated specifying the
120 structures as an option in the standard.
121

122 E-bike charging provisions were discussed at length with consensus that the additional service should not be
123 required.
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125 Commissioner Hunter advised that a reference to the APBP standard in City code will enable local bike parking
126 rules to inherently update as national and international conditions evolve.
127

128 Visiting proponent, Melissa Fredrick spoke on the topic of limited parking and the impact of increased density
129 with pending mixed-use and commercial projects. She asserted that having more bike parking would benefit the
130 City. She suggested that city-provided bike parking (covered bicycle areas) would promote a pedestrian
131 experience, potentially decreasing motor vehicle congestion.
132

133 MTB team coach and e-bike rider, Golden Barrett acknowledged that there are too few safe places to park one’s
134 bicycle when out and about in Syracuse. He agreed with Ms. Fredrick’s sentiment that improved bike parking
135 conditions will promote healthy, active transportation and reduce motor vehicle crowding.
136

137 Royce Davies commented on Electric Vehicle (EV) charging station design parameters. He recommended that
138 calculating the required quantity of EV parking stalls be proportionate; similar to figuring ADA stall numbers and
139 not be based on City Parking Code charts. He indicated creating an EV parking/charging standard would
140 effectively require all commercial, industrial and multi-family developments to have some ratio of Electric Vehicle
141 parking/charging spaces.
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143 Commissioner Garner noted that Ogden City recently enacted a mandate for EV charging/parking stalls in new
144 commercial and mixed-use developments.
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Chair Hellewell expressed opposition to the requirement. He advised that the market should drive placement of EV charging stations.

Royce Davies inferred that without a mandate, it's certain developers will not include EV stations as part of their new projects. He told of hereto unsuccessful efforts by the City to acquire funding for EV parking/charging spaces on public land.

Commissioner Dallas Johnson stated that he would prefer to have a clear mandate for a defined ratio of EV spots for new commercial, industrial and multi-family developments in City code.

Commissioner Shea proposed a requirement gauged to the size and type of establishment being built.

3. Commissioner Reports

Chair Hellewell reported on takeaways from a recent Syracuse High School Community Council meeting related to plans for a teen center for homeless and underprivileged students slated to open in December, 2023. He indicated that Davis School District is currently accepting donations and raising money through special events for the center.

Chair Hellewell asked that a discussion on garage and driveway standards be put on the November 7th Planning Commission meeting agenda. He advised that Planning Commission bylaws for voting need to be reviewed and clarified per direction from the City Attorney.

4. Adjourn

AT 7:30 PM COMMISSIONER HUNTER MOVED TO ADJOURN THE WORK SESSION. COMMISSIONER SHEA SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

Planning Commission

City Staff

Date Approved: _____