

5/2/2023 - Minutes

1. 6:00 P.M. Public Hearings - 05/02/2023

1.1. 6:00 PM Planning Commission Meeting Agenda - May 2, 2023

Minutes of the regular meeting of the Syracuse Planning Commission, held in Council Chambers and accessible via Zoom on May 2, 2023, at 6:00 PM.

Commission Members Present:

Kenneth Hellewell, Chair
Keeth Kennington, Vice-Chair
Scott Shea
Dennis Johnson
James King
Ivy Ruelan
Alan Gallegos
Lonn Hunter

City Employees Present:

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

City Council Liaison:

Paul Watson

Visitors:

Mike McBride, Jackie Rawlins, Kirk Rawlins, Rick Peterson

Meeting Called to Order

A quorum was present, as defined in Utah Code, Title 52, Chapter 4 – Open and Public Meetings Act. Chair Hellewell called the meeting to order at 6:00 PM as a regularly scheduled meeting, with notice of time, place, and agenda provided 24 hours in advance to the public and each commissioner. Commissioner Hunter provided an invocation and Commissioner Kennington led the Pledge of Allegiance.

COMMISSIONER HUNTER MOVED TO ADOPT THE AGENDA FOR THE MAY 2, 2023, PLANNING COMMISSION MEETING. COMMISSIONER RUELAN SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

Meeting Minutes

The following minutes were reviewed by the Planning Commission:

- Regular Meeting & Work Session for April 18, 2023
Chair Hellewell pointed out a titling error on page one of the regular meeting minutes.
COMMISSIONER JOHNSON MOVED TO APPROVE THE MINUTES FOR THE APRIL 18, 2023 REGULAR AND WORK MEETINGS, WITH CORRECTED TITLE AS NOTED. COMMISSIONER KENNINGTON SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

Public Comment

None offered.

Agenda Items

Public Hearing – Subdivision: Application submitted by Fort Street Partners for an 8-lot commercial subdivision to be located at approximately 3000 W Antelope Drive, comprising approximately 7.1 acres in the General Commercial (GC) zone.

Senior Planner, Royce Davies informed that the applicant is requesting approval of a subdivision plat for commercial development that will have access from 1700 South and 3000 West. He acknowledged that Staff has reviewed the plat and determined that it meets all the requirements of the City Code and all comments have been addressed. He advised that site plans, included in commissioner packets, are for reference only and will not be a consideration in this action.

Chair Hellewell opened the Public Hearing.

No input was given.

Chair Hellewell closed the Public Hearing.

Commissioner Shea remarked on landscaping plans, asserting that a review of intended landscaping elements would be helpful in making a decision on the proposed subdivision application. He suggested that the presented site plans appear to have an oversufficient quantity of parking stalls. He commented on ADA requirements and future trash dumpster locations. He commented on vehicle access points.

Project developer, Rick Peterson indicated that site plan details are impending. He surmised that demand will drive the timeline for the project.

Commissioner Hunter commented on potential conditional use permits for sites within the proposed subdivision.

COMMISSIONER KENNINGTON MOVED TO APPROVE THE ANTELOPE STATION SUBDIVISION, LOCATED AT APPROXIMATELY 3000 W ANTELOPE DRIVE. COMMISSIONER HUNTER SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY.

Public Hearing – Subdivision Amendment: Request by Lincoln Church for a lot consolidation in the Thurgood Circle subdivision at approximately 1082 W 2175 S, affecting approximately 0.85 acre in the R-2 zone.

Royce Davies reported that the applicant is requesting approval of a subdivision plat amendment - adding a portion of the lot fronting 1000 West to the parcel fronting 2175 South. He noted that this increases conformity of the 2175 South lot while avoiding non-conformity in the 1000 West lot. He affirmed that the plat meets the requirement of the City Code and all staff comments have been addressed.

Chair Hellewell opened the Public Hearing.

No public comment was offered.

Chair Hellewell closed the Public Hearing.

COMMISSIONER RUELAN MOVED TO APPROVE THE PROPOSED AMENDMENT TO THE THURGOOD CIRCLE SUBDIVISION, LOCATED AT APPROXIMATELY 1082 W 2175 S. COMMISSIONER GALLEGOS SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY.

Public Hearing – Zoning Amendment: Request by Earthworks, Inc for rezoning of property located at approximately 1472 W 300 S, from General Commercial (GC) to Neighborhood Services (NS). The property comprises approximately 0.93 acre.

Community and Economic Development Director, Noah Steele indicated that the City has received an application to amend the Zoning Map and has given notice in accordance with Utah Open and Public Meetings Act. He specified that the 0.926-acre plot is currently zoned General Commercial (GC) and proposed to be changed to a Neighborhood Services (NS) zone. He acknowledged that the requested zoning meets General Plan Map guidelines.

Chair Hellewell opened the Public Hearing.

There was no response.

Chair Hellewell closed the Public Hearing.

COMMISSIONER HUNTER MOVED TO RECOMMEND CITY COUNCIL APPROVAL OF THE ZONING AMENDMENT FOR PROPERTY AT APPROXIMATELY 1472 W 300 S, FROM GC TO NS. COMMISSIONER GALLEGOS SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY.

Public Hearing – Major Conditional Use Permit: Request by Jackie Rawlins for a Major Conditional Use Permit to operate a preschool (home occupation) at 1426 S Turnberry Drive, in the R-2 zone.

Royce Davies summarized; The applicant is requesting approval of a preschool with more than four sessions per week and up to twelve students per session making it a Major Home Occupation B. The property is in the R-2 Zone

which includes Major Home Occupation B as a Conditional Use. SCC 10.35.040 requires that Major Home Occupation B uses be approved by the Planning Commission with a public hearing.

The applicant has stated that the preschool will be in-home, held three days per week with each up to two sessions each day. Sessions will be 2-2.5 hours.

The yard is entirely fenced as required by City Code and the applicant has provided a pickup/drop-off plan.

Based on analysis of the surrounding neighborhood and the requirements of the City Code, staff has determined that the request meets the requirements of the Code and that no conditions of approval are needed. However, it is the purview of the Planning Commission to include conditions in an approval as deemed necessary.

Applicant, Jackie Rawlins outlined business hours and intended pickup/drop-off plans. She described rooms in her home that will be used for teaching and exhibited a safe access route. She stated that her business is not a daycare, but an instructional preschool. She chronicled her professional experience in related fields.

Chair Hellewell opened the Public Hearing.

No public comment was presented.

Chair Hellewell closed the Public Hearing.

Commissioner King maintained that the Turnberry Drive location is well-suited to the proposed use.

Commissioner Hunter reviewed Conditional Use Permit terms related to home occupation licenses.

COMMISSIONER HUNTER MOVED TO APPROVE THE CONDITIONAL USE PERMIT FOR A MAJOR HOME OCCUPATION LICENSE FOR LITTLE LEARNERS PRESCHOOL, LOCATED AT APPROXIMATELY 1426 S TURNBERRY. COMMISSIONER RUELAN SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY.

Adjourn

AT 6:38 PM COMMISSIONER RUELAN MOVED TO ADJOURN AND PROCEED WITH THE WORK SESSION. COMMISSIONER SHEA SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

Minutes of the work session of the Syracuse Planning Commission, held in Council Chambers and virtually via Zoom on May 2, 2023.

Present:

Kenneth Hellewell, Chair
Keeth Kennington, Vice-Chair
Scott Shea
Dennis Johnson
James King
Ivy Ruelan
Alan Gallegos
Lonn Hunter
City Employees:
Noah Steele, CED Director
Micheal Kerswell, Planner
Brie Brass, City Attorney
Brian Bloemen, City Engineer
Golden Barrett, Fire Marshal

City Council Liaison: Paul Watson
Chair Hellewell started the Work Session at 6:40 PM

Department Business

a. **City Council Liaison Report**

Nothing reported.

a. **City Attorney Updates**

City Attorney, Brie Brass had nothing to report.

a. **Upcoming Agenda Items**

Staff and the Planning Commission reviewed upcoming agenda items:

- Site Plan – Kum & Go Gas Station
- Burgeous Annexation
- Salt Edge Annexation

Discussion Items

None.

Commissioner Reports

None.

Adjourn

AT 6:45 PM COMMISSIONER GALLEGOS MOVED TO ADJOURN THE WORK SESSION. COMMISSIONER KENNINGTON SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

1.I.i. 6:00 PM Planning Commission Meeting Packet - May2, 2023