

Minutes of the Syracuse Planning Commission Regular Meeting June 6, 2023

1 Minutes of the regular meeting of the Syracuse Planning Commission, held in Council Chambers and accessible via Zoom on
2 June 6, 2023, at 6:00 PM.
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5 **Commission Members Present:** Kenneth Hellewell, Chair
6 Keeth Kennington, Vice-Chair
7 Scott Shea
8 Dennis Johnson
9 James King
10 Lonn Hunter
11 Ivy Ruelan

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13 **City Employees Present:** Noah Steele, CED Director
14 Micheal Kerswell, Planner
15 Brie Brass, City Attorney
16 Golden Barrett, Fire Marshal
17 Brian Bloemen, City Engineer

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19 **Visitors:** Josh Rabe, Will Hoey, Randy Brown, Dave Erickson, Christopher Witham,
20 Will Hoey
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22 **1. Meeting Called to Order**

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

28 COMMISSIONER HUNTER MOVED TO ADOPT THE AGENDA FOR THE JUNE 6, 2023, PLANNING
29 COMMISSION MEETING, WITH THE ADDITION OF "FUTURE AGENDA ITEMS" TO THE WORK SESSION
30 SCHEDULE. COMMISSIONER RUELAN SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.
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32 **2. Meeting Minutes**

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34 The following minutes were reviewed by the Planning Commission:

- 35 • Regular Meeting & Work Session for May 16, 2023

36 COMMISSIONER RUELAN MOVED TO APPROVE THE MINUTES FOR THE MAY 16, 2023 REGULAR AND
37 WORK MEETINGS. COMMISSIONER HUNTER SECONDED THE MOTION. THE MOTION CARRIED
38 UNANIMOUSLY.
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40 **3. Public Comment**

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

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46 **Public Hearing – Zoning Amendment:** Request by Leisure Villas/Agate Beach, LLC. for a rezone on property
47 (approximately 10.6 acres) located at approximately 2400 S 2800 W, from R-1 to R-3.
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49 Senior City Planner, Royce Davies explained that the applicant has requested approval of a rezone of 10.613 acres
50 from R-1 to R-3 to facilitate construction of single-family housing as permitted in the R-3 Zone. This would represent
51 an increase in allowed unit density from 24 units per acre to 42 units per acre. He indicated that lot sizes would be
52 similar in size, though mostly larger than the Fremont Estates subdivision to the north and smaller than the Eagle
53 Estates subdivision to the west. He noted that both subdivisions are in the R-1 Zone but Fremont Estates was
54 developed under a cluster subdivision standard which allowed for smaller lots in exchange for concentrated open
55 space.

56 Mr. Davies informed that the subject property is separated from the West Davis Corridor by a UDOT-owned parcel
57 and will have two access points on the north side at 2635 West and 2775 West; the proposed zoning is supported by
58 the General Plan Designation of Low-Density Residential in this area and would be similar in lot design to Fremont
59 Estates (with greater setbacks). It is also a departure from the zoning to the west in Eagle Estates and would allow
60 narrower and smaller lots than are found in that subdivision.
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62 Chair Hellewell opened the Public Hearing.
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64 Head of Development for Leisure Villas, Dave Erickson referred to Sunset Park Villas; a successful senior community
65 his company built in Syracuse a few years ago. He indicated that Leisure Villas will be a similar project. He identified
66 issues with parcel configuration that necessitate R-3 zoning, though a large majority of lots in the proposed
67 subdivision will exceed minimum size standards for that classification. He commented on site connectivity with
68 surrounding neighborhoods and existing stormwater management systems.
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70 Development neighbor, Christopher Witham expressed his desire for very low density if the parcel in question is
71 developed with houses. He requested that the R-1 zoning be kept. He remarked on traffic and privacy concerns.

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2 Adjacent landowner, Randy Brown asked where the public sewer system will be routed to connect to the intended
3 Leisure Villas community.

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5 City Engineer, Brian Bloemen stated that a major sewer pipe currently runs under the street to the north of the
6 project. He acknowledged that depth matters will need to be addressed when final course-plotting into the new
7 subdivision is designed.

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9 Chair Hellewell closed the Public Hearing.

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11 COMMISSIONER HUNTER MOVED TO RECOMMEND CITY COUNCIL APPROVAL OF THE REQUESTED
12 REZONE (R-1 TO R-3) AT APPROXIMATELY 2400 S 2800 W. COMMISSIONER RUELAN SECONDED THE
13 MOTION. THE MOTION CARRIED UNANIMOUSLY.

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15 **Discussion / Motion – Site Plan:** Application submitted by Kum & Go L.C. for a commercial site plan at
16 approximately 2350 W Antelope Drive, comprising a convenience store and fueling station on approximately 1.015
17 acres in the General Commercial (GC) zone. A Public Hearing was held May 16, 2023. This item was tabled
18 pending a response from the City Engineer on a recommended traffic study.

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20 CED Director, Noah Steele indicated that the applicant has hired a traffic engineer to study the intersection and
21 provided findings to the Planning Commission.

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23 Brian Bloemen advised that he's analyzed the traffic study and described a coordinated solution to foreseen traffic
24 problems. He recommended that the city ordinance be followed regarding commercial ingress/egress location.

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26 Fire Marshal, Golden Barrett voiced concerns over firetruck access. He indicated that the applicant has agreed to
27 make necessary design adjustments to allow access and operational setup for firefighting and rescue apparatus.

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29 Kum & Go representative, Josh Rabe commented on several company projects that are in various stages of
30 development in Utah. He introduced a team of professionals that were in attendance to answer questions from the
31 public and the Planning Commission.

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33 Commissioner Shea affirmed that he reviewed the traffic study and requested design standard specifics for fuel
34 delivery vehicle access. He verified that traffic counts for the subdivision to the north of the proposed gas station
35 were included in the study calculations.

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37 Commissioner Johnson and City Attorney, Brie Brass deliberated enforcement of traffic-control devices situated on
38 private drives.

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40 Project Engineer, Will Hoey provided details related to delivery truck and emergency vehicle maneuvering capacities.
41 He explained how tight ingress/egress features have been handled historically.

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43 COMMISSIONER KENNINGTON MOVED TO APPROVE THE SITE PLAN FOR KUM & GO, TO BE LOCATED AT
44 APPROXIMATELY 2350 W ANTELOPE DRIVE, CONTINGENT ON COMPLIANCE WITH CONDITIONS SET BY
45 THE CITY ENGINEER AND FIRE MARSHAL. COMMISSIONER HUNTER SECONDED THE MOTION. THE
46 MOTION PASSED UNANIMOUSLY.

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48 **5. Adjourn**

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50 AT 6:48 PM COMMISSIONER RUELAN MOVED TO ADJOURN AND PROCEED WITH THE WORK SESSION.
51 COMMISSIONER JOHNSON SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

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59 Planning Commission

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61 Date Approved: _____
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Minutes of the Syracuse Planning Commission Work Session – June 6, 2023

Minutes of the work session of the Syracuse Planning Commission, held in Council Chambers and virtually via Zoom on June 6, 2023.

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

Chair Hellewell started the Work Session at 6:50 PM

1. Department Business

a. City Council Liaison Report

Councilmember Watson was excused.

b. City Attorney Updates

City Attorney, Brie Brass had nothing to report.

2. Discussion Items

Upcoming Agenda Items

Brie Brass advised that this discussion should be limited to general, abstracted points that do not divulge specifics such as names, addresses, etc.

CED Director, Noah Steele informed that next Planning Commission meeting might be cancelled as there are no applications up for review. He relayed the City Council and Mayor's commendation to outgoing commissioners and explained that the administration will appoint three new commissioners at their next meeting.

Commissioner Reports

Chair Hellewell voiced appreciation to outgoing commissioners (Gallegos, Kennington and Ruelan) for their service. With unanimous consent of the commissioners in attendance, he canceled the June 20th Planning Commission meeting. He contemplated scheduling a joint meeting with the City Council to discuss potential, self-initiated ordinance amendments.

Commissioner Shea commented on permanent bike rack requirements for commercial and high-density residential developments.

Commissioner Ruelan stated:

For the past six years and two mayors, I've learned so many things -yes, codes and rules- but more importantly, I am truly honored to be the very first woman of color here. Thank you for all those beautiful moments and for the voice. Planning Commission is one of the great ways to connect and be involved with our beloved Syracuse City. With prayers, we may be a launchpad towards more public service. Although we don't need a title to help, we don't need a position to be seen; with passion we can genuinely lend a hand or do something -if there's anything we can help with. Use it. Be it. Through these years; through losing, through gaining, through COVID...and personally -more than a year ago- my sweet daughter was diagnosed with an auto-immune disease. Maternally, I wanted to drop everything, including my position here. I prayed about it and decided to finish out my term. I greatly appreciate the staff -especially Noah and Royce. And of course, Brie, Mike and the Fire Marshal.

To everyone who wholeheartedly pushes through their work, day-in and day-out; always look forward for the better future for Syracuse. This is not a goodbye, because I will see you guys around. I pray for more willing hearts to serve and help and to be involved – to learn and raise such a beautiful opportunity to be a part of our city's growth – to be part of the Syracuse City planning Commission. Thank you all and God bless you. One last thing...good luck finding someone like me!

Commissioner Kennington and Johnson exclaimed; "amen" to Commissioner Ruelan's speech.

Commissioner Hunter expressed thanks to the outgoing commissioners.

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3. Adjourn

AT 7:05 PM COMMISSIONER HUNTER MOVED TO ADJOURN THE WORK SESSION. COMMISSIONER RUELAN SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

Planning Commission

City Staff

Date Approved: _____