

Minutes of the Syracuse Planning Commission Regular Meeting September 19, 2023

1 Minutes of the regular meeting of the Syracuse Planning Commission, held in Council Chambers and accessible via Zoom on
2 September 19, 2023, at 6:00 PM.
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5 **Commission Members Present:** Kenneth Hellewell, Chair
6 Dallas Johnson
7 Dennis Johnson
8 James King
9 Scott Shea
10 Neil Garner

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12 **Excused:** Lon Hunter, Vice-Chair

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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:** Mike McBride, Rick Peterson
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28 **1. Meeting Called to Order**

29 A quorum was present, as defined in Utah Code, Title 52, Chapter 4 – Open and Public Meetings Act. Chair Hellewell
30 called the meeting to order at 6:00 PM as a regularly scheduled meeting, with notice of time, place, and agenda
31 provided 24 hours in advance to the public and each commissioner. Commissioner King provided an invocation and
32 Commissioner Shea led the Pledge of Allegiance.
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34 COMMISSIONER DALLAS JOHNSON MOVED TO ADOPT THE SEPTEMBER 19, 2023 PLANNING COMMISSION
35 MEETING AGENDA WITH THE OMISSION OF “TRAFFIC CALMING ORDINANCE AMENDMENT” AS A
36 DISCUSSION ITEM FOR THE WORK SESSION. COMMISSIONER KING SECONDED THE MOTION. THE
37 MOTION CARRIED UNANIMOUSLY.
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39 **2. Meeting Minutes**

40 The following minutes were reviewed by the Planning Commission:
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- 42 • Regular Meeting & Work Session for September 5, 2023

43 COMMISSIONER KING MOVED TO APPROVE THE MINUTES FOR THE SEPTEMBER 5, 2023, REGULAR AND
44 WORK MEETINGS. COMMISSIONER DENNIS JOHNSON SECONDED THE MOTION. THE MOTION CARRIED
45 UNANIMOUSLY.
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47 **3. Public Comment**

48 None offered.
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51 **4. Agenda Items**

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53 **Public Hearing – Site Plan:** An application submitted by Fort Street Partners for a commercial site at approximately
54 1562 South 3000 West, comprising a medical office complex on approximately 1.82 acres in the General Commercial
55 (GC) zone.

56 Royce Davies informed that the applicant is requesting approval of a commercial site plan for a medical office
57 building bordered by 3000 West, single-family residential, a golf course, and future commercial development. He
58 indicated that the Architectural Review Committee met on August 15, 2023 to review the project and the applicant
59 has provided an updated iteration of the site plan since that meeting. The following staff comments remain:

- 60 1. Dumpster enclosure must be surrounded by landscaping and there is none on the west side.
- 61 2. The wall pack lights on the north of the building create light that trespasses over the property line which
62 is prohibited.
63

64 Chair Hellewell opened the Public Hearing.
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66 Glen Eagle Golf Course owner and project partner, Mike McBride pointed out that a majority of homes bordering the
67 proposed site already have six-foot privacy fences which will block some of the mentioned exterior light pollution.
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Chair Hellewell closed the Public Hearing.

Discussion amongst Staff and commissioners about exterior light fixtures, proposed buffer fencing and site grading ensued. Landscape plan specifications were reviewed. Bicycle parking provisions and ADA curb adaptations were considered.

Commissioner Shea expressed that he would like to see bike racks installed at every new commercial development going forward.

Project developer, Rick Peterson explained that the building will primarily be used for pediatric medical offices. He reasoned that, while active transportation is generally an important element to consider, patrons of this particular complex will probably drive there. He contemplated providing a bicycle parking station in the parking lot or on the side of the building. He shared particulars about utility connections and noted that the current plan is to put in all infrastructure for the development at the same time, starting with the medical office complex groundbreaking.

A storm water drainage plan was reviewed.

Commissioner Garner suggested that provisions for electric vehicle charging might be a consideration for future commercial projects.

COMMISSIONER DENNIS JOHNSON MOVED TO APPROVE THE SITE PLAN FOR A MEDICAL OFFICE AT APPROXIMATELY 1562 S 3000 W, WITH THE CONDITION THAT THE APPLICANT ADDRESSES ALL REMIANING STAFF COMMENTS AND PROVIDES ADA-COMPLIANT ACCESS FROM PARKING LOT DRIVE-OUTS. COMMISSIONER DALLAS JOHNSON SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

5. Adjourn

AT 6:32 PM COMMISSIONER KING MOVED TO ADJOURN AND PROCEED WITH THE WORK SESSION. COMMISSIONER GARNER SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

Planning Commission

City Staff

Date Approved: _____

Minutes of the Syracuse Planning Commission Work Session – September 19, 2023

Minutes of the work session of the Syracuse Planning Commission, held in Council Chambers and virtually via Zoom on September 19, 2023.

Present: Commission Members: Kenneth Hellewell, Chair
Dallas Johnson
Scott Shea
Dennis Johnson
James King
Neil Garner

Excused: Lonh Hunter, Vice-Chair

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 6:34 PM

1. Department Business

a. City Council Liaison Report

Councilmember, Paul Watson notified that the City Council will be discussing aspects of an accepted annexation petition received by the Cook family at their next meeting.

b. City Attorney Updates

City Attorney, Brie Brass had nothing to report.

2. Discussion Items

a. Upcoming Agenda Items

Senior Planner, Royce Davies indicated that tentative Master Transportation Plan revisions will be ready for review soon. He mentioned progress on code and standards amendments to address traffic-calming concerns. He stated that a site plan for a fuel station and convenience store on the Walmart premises will be on the agenda for the next Planning Commission meeting. He spoke of a site plan for another Kum & Go/Maverik station that has been reviewed by Staff. He noted that the developer of RC's Parkwest has requested a minor subdivision adjustment and Parkview at Shoreline Phase 3 is ready for commission review. He indicated that a text amendment to the MXD zone ordinance, increasing the minimum development size stipulation, is currently being considered. He reported that Ovation Homes is requesting a General Plan Map amendment and rezone for property on 2700 S, west of the freeway with intent to provide active-senior housing in the area.

Date, time and program details for an upcoming APA conference were announced and discussed.

3. Adjourn

AT 6:42 PM COMMISSIONER GARNER MOVED TO ADJOURN THE WORK SESSION. COMMISSIONER SHEA SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

Planning Commission

City Staff

Date Approved: _____