

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

1 Minutes of the regular meeting of the Syracuse Planning Commission, held in Council Chambers and accessible via Zoom on
2 January 17, 2023, at 6:00 PM.
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5 **Commission Members Present:** Kenneth Hellewell, Chair
6 Keeth Kennington, Vice-Chair
7 Lon Hunter
8 Scott Shea
9 Dennis Johnson
10 Ivy Ruelan
11 James King
12

13 **Commission Members Absent:** Alan Gallegos
14

15 **City Employees Present:** Noah Steele, CED Director
16 Micheal Kerswell, Planner
17 Brie Brass, City Attorney
18

19 **City Council Liaison:** Paul Watson
20

21 **Visitors:** Nikki Kimley-Horn, Michael Mdjajich, Jason Boren
22
23

24 1. Meeting Called to Order

25

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

30 COMMISSIONER RUELAN MOVED TO ADOPT THE AGENDA FOR THE JANUARY 17, 2023, PLANNING
31 COMMISSION MEETING. COMMISSIONER HUNTER SECONDED THE MOTION. THE MOTION CARRIED
32 UNANIMOUSLY.

33 2. Meeting Minutes

34

35 The following minutes were reviewed by the Planning Commission:
36

- 37 • Regular Meeting & Work Session for December 20, 2022

38 COMMISSIONER HUNTER MOVED TO APPROVE THE MINUTES FOR THE MEETINGS, AS PRESENTED.
39 COMMISSIONER JOHNSON SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.
40

41 3. Public Comment

42

43 None offered.
44

45 4. Agenda Items

46

47 **Public Hearing: Site Plan** – Request from Columbia Ogden Medical Center for a Hospital/Freestanding
48 Emergency Room (FSER) to be located on the SE corner SR108 and SR193, in a medical development of
49 approximately 27.7 acres in the MXD zone.
50

51 Community and Economic Development Director, Noah Steele informed that the city has received a site plan
52 application for a free-standing emergency room. He noted that this is part of a future 'Hospital MXD' mixed use
53 development and many elements of the plan have already been approved at zoning. He acknowledged that
54 staff has reviewed the plans for compliance with ordinances not addressed or excused in the development
55 agreement. He indicated, after a few rounds of re-submittals, there are no outstanding staff review items
56 remaining - therefore, staff recommends approval of this site plan.
57

58 Chief Operating Officer at Ogden Regional Medical Center, Jason Boren commented on naming of the medical
59 facility and future installation of a helipad on the premises.
60

61 Chair Hellewell opened the Public Hearing.
62

63 No public comment was offered.
64

65 Chair Hellewell closed the Public Hearing.
66

67 Commissioner Shea remarked on planned sidewalks in the development.
68
69

1 Commissioner Johnson reviewed vehicle assess points and proposed development of adjacent parcels.

2
3 Commissioner Ruelan requested an estimated timeline for construction of the FSER.

4 COMMISSIONER RUELAN MOVED TO APPROVE THE SITE PLAN FOR THE PROPOSED FREESTANDING
5 EMERGENCY ROOM TO BE LOCATED ON THE SE CORNER OF SR-108 AND SR-193. COMMISSIONER
6 KENNINGTON SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.
7
8

9 **Public Hearing: General Plan Text Amendment** – Proposed, second amendment to the Syracuse General
10 Plan Moderate-Income Housing Element in accordance with H.B. 462 Utah Housing Affordability Amendments.

11 Noah Steele indicated that the Syracuse City recently updated the Moderate-Income Housing Element of the
12 General Plan, as required by law, and submitted the plan to the DWFS for review. He reported that officials
13 identified some shortcomings in the draft and are looking for more specific action items along with a timeline on
14 the implementation on the Moderate-Income Housing Plan. He affirmed that Staff has worked with DWFS to
15 correct the deficiencies with the plan. He assured that the presented draft has preliminary backing of state
16 officials.
17

18 Chair Hellewell opened the Public Hearing.

19
20 Chair Hellewell closed the Public Hearing.
21

22 Commissioner Shea considered how completion of 500 W (Sandridge Blvd.) demonstrates investment in the
23 rehabilitation or expansion of infrastructure that facilitates the construction of moderate-income housing.
24

25 Chair Hellewell commented on the suggested application for grants for 2500 W. design/engineering/construction. He
26 proposed eliminating the included strategies of stipulating ongoing consideration of additional MXD and PRD projects
27 near the West Davis Corridor and consideration of additional MXD projects in areas master planned with the
28 'Commercial' designation. He contemplated language supporting future consideration of MXD and PRD zoning only
29 near public transportation hubs.
30

31 Noah Steele attested that, according to State metrics, there are currently no moderate-income residential properties
32 in Syracuse.
33

34 Commissioner Kennington spoke of the difference between consideration of and commitment to approve zoning
35 designations set forth in the General Plan. He commented on the role of City Council as the authority for zoning
36 decisions.
37

38 Commissioner Hunter suggested that the terms in this General Plan element should be broad and generic.
39

40 Commissioner Johnson recommended adding the word "consider" to the heading of the strategy in question.
41

42 City Attorney, Brie Brass asserted that it is helpful to use the wording put forward by the state for compliance with
43 their directive. She described the Moderate-Income Housing Element an aspirational document.
44

45 Noah Steele verified that this document is part of the Syracuse General Plan, as required by the state.
46

47 Commissioner King surmised that the commercial property on Antelope Drive, recently developed as a mixed-use
48 district, likely would have remained vacant until the affirmation that a freeway access was firmly slated.
49

50 At the request of Commissioner Kennington, Councilmember Paul Watson stated his opinion on the matter and
51 outlined legislative controls related to the state-mandated plan. He agreed with recommendations to broaden some
52 terms within the devised zoning strategies.
53
54

55 COMMISSIONER KENNINGTON MOVED TO RECOMMEND CITY COUNCIL APPROVAL OF THE PROPOSED
56 AMENDMENT WITH THE FOLLOWING EDIT TO THE FINAL BULLET POINT UNDER THE TITLE - ZONE OR
57 REZONE FOR HIGHER DENSITY OR MODERATE-INCOME RESIDENTIAL DEVELOPMENT IN COMMERCIAL
58 OR MIXED-USE ZONES NEAR MAJOR TRANSIT INVESTMENT CORRIDORS, COMMERCIAL CENTERS, OR
59 EMPLOYMENT CENTERS:

- 60 • REPLACEMENT OF THE WORD "IN" WITH THE TERM "NEAR" OR "ADJACENT TO".
61

62 COMMISSIONER JOHNSON SECONDED THE MOTION. COMMISSIONERS JOHNSON, KENNINGTON,
63 RUELAN, KING, HUNTER AND SHEA VOTED YEA. CHAIR HELLEWELL VOTED NAY. THE MOTION CARRIED.
64
65

66 **Discussion/Motion:** Proposed amendment to fence height requirements specified in the city ordinance:
67 General Land Use Regulations 10.30.060
68

69 Noah Steele reported that a resident recently petitioned the City Council to amend fence ordinance
70 requirements. He established that the Planning Commission discussed the item and held a public hearing in
71 their last meeting - it was tabled for additional discussion. He proposed the following options, which are the
72 most common outcomes discussed:

- 73 • Option 1 – leave it as is. 3-foot any type of fence. Don't have to differentiate between 'open'
74 or 'solid'

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- 1 • Option 2 – Add up to 4-foot if ‘open’ and keep 3-foot any type. Have to interpret when there is
- 2 a violation.
- 3 • Option 3 - Increase it to 4-foot any type of fence. Don’t have to differentiate between ‘open’
- 4 or ‘solid’.
- 5 • Option 4 – Increase to 4-foot but limit to only ‘open’. Have to interpret when there is a
- 6 violation.

7 He noted that one of the discussion items was to settle on the right words to describe the fencing types.
8 He presented a draft of the amended ordinance for the Commission’s consideration. He reviewed similar
9 ordinances for nearby municipalities.

10
11 Consensus on appropriate terminologies was reached after deliberations.

12 COMMISSIONER HUNTER MOVED TO RECOMMEND CITY COUNCIL APPROVAL OF THE PROPOSED
13 AMENDMENT TO FENCE HEIGHT REQUIREMENT, OPTION 2, DEFINING ‘OPEN’ AS A MINIMUM OF 70%
14 TRANSPARENT. COMMISSIONER RUELAN SECONDED THE MOTION. THE MOTION CARRIED
15 UNANIMOUSLY.
16

17 **Discussion/Motion:** 2023 Planning Commission Meeting Schedule

18
19 Noah Steele displayed a proposed schedule for all Planning Commission meetings in the year 2023.

20
21 COMMISSIONER RUELAN MOVED TO ADOPT THE 2023 PLANNING COMMISSION MEETING SCHEDULE, AS
22 PRESENTED. COMMISSIONER KENNINGTON SECONDED THE MOTION. THE MOTION CARRIED
23 UNANIMOUSLY.
24

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26 **5. Adjourn**

27
28 AT 7:16 PM COMMISSIONER RUELAN MOVED TO ADJOURN AND PROCEED WITH THE WORK SESSION.
29 COMMISSIONER KING SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.
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37 Planning Commission

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37 City Staff

38 Date Approved: _____
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