

Minutes of the Syracuse Planning Commission Regular Meeting February 21, 2023

Minutes of the regular meeting of the Syracuse Planning Commission, held in Council Chambers and accessible via Zoom on February 21, 2023, at 6:00 PM.

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

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

City Council Liaison: Mayor Dave Maughan, Paul Watson

Visitors: Jeremy Bingham, Shelcee Bingham, Bruce Staley, David Brocious, Amy Unck, Mindy Caldwell, Steve Jensen, Rebecca Jensen, Carolyn Staley, Duane Ralphs, Brandon Hatch, Debbie Woodrow, Marci Petersen, Kim Savage, Kristin Randall, Jeff Savage, Adam Bennett, Curtis Newsom, Kristin Newsom, Steven Randall, Wayne Volk, Kaye Volk, David Volk, Tom Miggin, Jennifer Ralphs, Josh Ingles, Tiffany Dickson, Bryan Dickson, Estela Lafuente, Monica Hansen, Azuri Hansen, Randy Gailey, Dallas Ingles, Connie Whicker, Craig Pessetto, Sherry Miggin

1. 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 King provided an invocation and Commissioner Hunter led the Pledge of Allegiance.

COMMISSIONER KENNINGTON MOVED TO ADOPT THE AGENDA FOR THE FEBRUARY 21, 2023, PLANNING COMMISSION MEETING. COMMISSIONER HUNTER SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

2. Meeting Minutes

The following minutes were reviewed by the Planning Commission:

- Regular Meeting & Work Session for February 7, 2023

COMMISSIONER HUNTER MOVED TO APPROVE THE MINUTES FOR THE MEETINGS, AS PRESENTED. COMMISSIONER RUELAN SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

3. Public Comment

None offered.

4. Agenda Items

Public Hearing – General Plan Map Amendment: Proposal by Earthworks, Inc. for an amendment to the Syracuse General Plan Map that will change Commercial and Low-Density Residential designations on approximately 1.08 acres at approximately 2751 S 1000 W to Industrial.

Community and Economic Development Director, Noah Steele reported that the City has received an application to amend the General Plan Map. The application has been noticed in accordance with Utah Open and Public Meetings Act. He pointed out that the current General Plan Map designation is Commercial and Low Density Residential. He indicated that the proposed General Plan Map designation is Industrial and the current zoning is A-1 (Agriculture) and R-2 (Residential).

Chair Hellewell opened the Public Hearing.

Bruce Staley presented a petition signed by more than 300 residents that are opposed to the requested General Plan Map change. He spoke of negative effects the introduction of an industrial environment might have on the bordering residential neighborhood.

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Kaye Volk acknowledged that the applicant has been a good neighbor, in the past, and his business grounds are attractive as to curb appeal. She asserted that the expanding company is producing an increased measure of nuisances and safety concerns for those residing nearby, lately.

David Brocius remarked on the purpose of a General Plan. He listed several activities and products related to the landscaping enterprise that are considered hazardous. He questioned the efficacy of the prescribed buffering between an industrial and residential zone, per city ordinance.

Wayne Volk commented on prospective business access points. He stated opposition to the requested amendment.

Bryan Dickson made mention of Earthworks success and applauded the company for its growth through difficult economic circumstances. He remarked on future implications should the company relocate after their parcels have been okayed for industrial use.

Kristin Randall indicated that her family moved to Syracuse from the Phoenix, Arizona area primarily for cleaner air. She explained that she has health issues that are aggravated by airborne contaminants. She further remarked on increased risk of serious cardiac and respiratory conditions in elderly adults due to exposure to air pollution. She stated that parking is already a problem in the area without the proposed industrial expansion.

Sherry Miggin stated that she is against changing the General Plan Map to allow industrial zoning in her neighborhood. She emphasized the importance of safety for the children that live and play near the expanding business. She reported that her driveway has been blocked by company vehicles, at times.

Monica Hansen focused her comments on the safety of children that reside near the Earthworks complex. She stated opposition to the requested General Plan Map amendment. She commended Earthworks for successfully growing a business in Syracuse and striving to be good neighbors.

Randy Gailey expressed that he has no desire to see a change to the General Plan Map in this case. As a business owner, he advised that business expansion often times requires relocation.

Connie Whicker voiced opposition to the proposal by Earthworks. She remarked on hindrances of 24/7 industrial operations. She contemplated impacts of the transition if Earthworks relocates after industrial zoning is approved for their land. She indicated that she is completely against an industrial designation for the site.

Marci Petersen mentioned dangerous traffic conditions that exist in the vicinity of the roundabout at 2700 South and 1000 West. She stated that she has observed Earthworks vehicles parked in the church parking lot during business hours because they've outgrown the capacity to park them on their own property.

Jennifer Ralphs declared that she is definitely opposed to an industrial designation for the plots in question. She commented on safety problems in the area due to traffic congestion. She invited the commissioners to inspect the site during a typical afternoon drivetime.

Craig Pessetto stated that he is opposed to the proposed action. He pointed out the irony of building residential units on land that was previously designated for commercial and industrial use (near SR-193) and considering this option - to recast an established residential lot for industrial use.

Steve Jensen added his concerns about pedestrian safety in the vicinity of the roundabout at 2700 South and 1000 West. He suggested that the business might be required to scale back because of the residential environment that borders it.

Chair Hellewell closed the Public Hearing.

Applicant and owner of Earthworks Landscaping, Jeremy Bingham affirmed that he has no intention of upsetting his neighbors. He informed that there is not enough room on his property to park his fleet of plow trucks, so he is renting space in another region. He commented on the growth of his company over the past few years. He maintained that there is not a suitable location in Syracuse for his business to move to. He described the future layout and access points of the projected expansion. In answer to Commissioner Hunter's question, he expounded plans to purchase an adjacent residential property and house that is on it. He confirmed that the land purchase is intended for an enlarged parking lot. He indicated that Earthworks' hours of operation will be 24/7 in winter months.

Commissioner Shea questioned if another zoning option would be applicable for the desired land use.

Noah Steele presumed that there are other options, but after extensive discussion with the applicant about immediate and future plans for expansion it was concluded that an Industrial zone would be most straightforward.

General Commercial (GC) zoning aptness was deliberated at length.

Commissioner Ruelan reexamined the planned access points and proposed eliminating the one nearest the roundabout for safety reasons.

Jeremy Bingham indicated that he does not intend to alter the current access situation.

Commissioner Hunter weighed the repercussions of allowing industrial zoning in an area of Syracuse that has been circumspectly designated for commercial and residential uses in the General Plan.

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2 Chair Hellewell echoed Commissioner Hunter's reluctance to significantly change the Master Plan Map. He
3 considered other zoning options a better fit for the area if one could be appropriately applied.

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5 Commissioner Kennington envisioned a solution that would allow Earthworks Landscaping to stay in their current
6 location and benefit the bordering residential community.

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8 Commissioner King agreed with many of the concerns brought by the public. He stated that if there's another way
9 that the Commission can implement a plan for the proposed parking lot expansion without exposing the neighborhood
10 to undesirable industrial nuisances in the future, he would be fully supportive.

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12 Staff and commissioners assessed stipulations in the Neighborhood Services (NS) zone as it is listed under the
13 Commercial designation on the General Plan Map.

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15 COMMISSIONER HUNTER MOVED TO RECOMMEND THAT CITY COUNCIL DENY THE PROPOSED GENERAL
16 PLAN MAP AMENDMENT. COMMISSIONER RUELAN SECONDED THE MOTION. COMMISSIONERS HUNTER,
17 RUELAN AND CHAIR HELLEWELL VOTED YEA. COMMISSIONERS SHEA, KENNINGTON, JOHNSON AND
18 GALLEGOS VOTED NAY THE MOTION FAILED.

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20 COMMISSIONER KENNINGTON MOVED TO TABLE CONSIDERATION OF THE PROPOSED GENERAL PLAN
21 MAP AMENDMENT PENDING REVIEW OF ALTERNATE SOLUTIONS BY STAFF, E.G. NEIGHBORHOOD
22 SERVICES ZONING. COMMISSIONER GALLEGOS SECONDED THE MOTION. COMMISSIONERS
23 KENNINGTON, RUELAN, JOHNSON AND CHAIR HELLEWELL VOTED YEA. COMMISSIONERS HUNTER,
24 SHEA, AND GALLEGOS VOTED NAY. THE MOTION PASSED.

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26 **Public Hearing** – Subdivision Amendment: Request from Woodside Homes for a preliminary subdivision
27 amendment of the Parkview at Shoreline subdivision located at app. 2550 W 3200 S, containing approximately
28 7.71 acres in an R-3 zone.

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30 Senior Planner, Royce Davies informed that the applicant is requesting approval of a preliminary subdivision
31 plat amendment that will change existing phasing lines of the Parkview subdivision. He exhibited the proposed
32 change and affirmed that the plat has been reviewed by Staff and meets all the requirements of the City Code.
33 He relayed Staff's recommendation that the plat be approved.

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35 Chair Hellewell opened the Public Hearing.

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37 No public comment was offered.

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39 Chair Hellewell closed the Public Hearing.

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41 COMMISSIONER RUELAN MOVED TO APPROVE THE AMENDMENT REQUESTED BY WOODSIDE HOMES TO
42 THE PARKVIEW AT SHORELINE SUBDIVISION AT APPROXIMATELY 2550 W 3200 S. COMMISSIONER
43 KENNINGTON SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

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45 **Public Hearing** – Subdivision Amendment: Request from Woodside Homes for a plat amendment to phase 3A
46 of the Shoreline East subdivision. The development is located at app. 2500 W 2900 S and contains
47 approximately 13.795 acres in an RPC zone.

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49 Royce Davies explained that the applicant is requesting approval of a preliminary subdivision plat amendment
50 that will change existing phasing lines of the Shoreline East subdivision. He exhibited the proposed change
51 and affirmed that the plat has been reviewed by Staff and meets all the requirements of the City Code. He
52 relayed Staff's recommendation that the plat be approved.

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54 Chair Hellewell opened the Public Hearing.

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56 No public comment was offered.

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58 Chair Hellewell closed the Public Hearing.

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60 Commissioner Shea commented on utilities continuity and how it might be affected by the phasing change.

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62 COMMISSIONER RUELAN MOVED TO APPROVE THE AMENDMENT TO SHORELINE EAST PHASE 3A, AS
63 PRESENTED. COMMISSIONER KENNINGTON SECONDED THE MOTION. THE MOTION CARRIED
64 UNANIMOUSLY.

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66 **Discussion/Motion** – Final Plat: Request from Ivory Development for final plat approval for Legacy Park Estates
67 Phase 2 located at approximately 1230 W 32325 S, comprising approximately 4.37 acres in the R-2 zone.

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69 Royce Davies stated that Ivory Development is requesting approval of a final plat that will be the second phase of the
70 Legacy Park Estates subdivision. He noted that this plat contains a sewer connection that will allow occupation of
71 several lots in the first phase - it will also connect two road stubs and provide direct access to 1000 West. He
72 attested that the plat has been reviewed by staff and meets all the requirements of the City Code. He indicated that
73 Staff recommends the plat be approved.
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COMMISSIONER KENNINGTON MOVED TO APPROVE THE LEGACY PARK ESTATES PHASE 2 FINAL PLAT.
COMMISSIONER HUNTER SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

5. Adjourn

AT 7:24 PM COMMISSIONER HUNTER MOVED TO ADJOURN AND PROCEED WITH THE WORK SESSION.
COMMISSIONER GALLEGOS SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

Planning Commission

City Staff

Date Approved: _____
