

Minutes of the Syracuse Planning Commission Regular Meeting May 16, 2023

Minutes of the regular meeting of the Syracuse Planning Commission, held in Council Chambers and accessible via Zoom on May 16, 2023, at 6:00 PM.

Commission Members Present: Kenneth Hellewell, Chair
Scott Shea
Dennis Johnson
James King
Alan Gallegos
Lonn Hunter

Excused: Keeth Kennington, Vice-Chair
Ivy Ruelan

City Employees Present: Noah Steele, CED Director
Micheal Kerswell, Planner
Brie Brass, City Attorney
Golden Barrett, Fire Marshal

City Council Liaison: Paul Watson

Visitors: Joe Wright, Susan Bourgeois, Mike Smyers, Kim Smyers, Shane Crowton,
Ron Bradshaw

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 Johnson provided an invocation and Commissioner Shea led the Pledge of Allegiance.

COMMISSIONER HUNTER MOVED TO ADOPT THE AGENDA FOR THE MAY 16, 2023, PLANNING COMMISSION MEETING. COMMISSIONER JOHNSON SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

2. Meeting Minutes

The following minutes were reviewed by the Planning Commission:

- Regular Meeting & Work Session for May 2, 2023

COMMISSIONER GALLEGOS MOVED TO APPROVE THE MINUTES FOR THE MAY 2, 2023 REGULAR AND WORK MEETINGS. COMMISSIONER KING SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

3. Public Comment

Syracuse resident, Ron Bradshaw reported hazardous weed-growth conditions on vacant lots near his home.

4. Agenda Items

Public Hearing – Site Plan for Kum & Go Gas Station: Application submitted by Kum & Go L.C. for a commercial site plan at approximately 2350 W Antelope Drive, comprising a convenience store and fueling station on approximately 1.015 acres in the General Commercial (GC) zone.

Community and Economic Development Director, Noah Steele explained that the applicant is requesting site plan approval in order to build a gas station. Gas stations are not expressly listed as a permitted use in the GC zone. *Retail Trade* is a permitted use according to 10.90.020 (O). The plans have been reviewed by the engineering, fire, and planning staff, and the applicant has addressed all comments. He informed that the presented site plan complies with applicable city ordinances. He displayed the proposed arrangement.

Commissioner King remarked on preexistent stormwater issues on the corner where the gas station is to be built.

Chair Hellewell opened the Public Hearing.

No input was given.

Chair Hellewell closed the Public Hearing.

Project engineering firm representative, Joe Wright indicated that the mentioned stormwater difficulties have been studied and will be overcome. He affirmed that underground fuel storage tanks will not be negatively affected by ground water nor vice versa. He commented on the recent purchase of Kum & Go L.C. by Maverik, Inc. Commissioner Shea pointed out that a recent road-widening initiative complicates the designed vehicle access at Antelope Drive. He referred to a City ordinance that requires greater distance from the intersection of two streets to a commercial/industrial driveway approach than what is proposed. He suggested that the approach be moved north. He noted safety concerns. He contemplated a conditional traffic study.

Noah Steele stated that the intersection in question is not of two streets, but of a street and a private drive. He reviewed plans for turn-lanes that will be designated as part of the West Davis Corridor system and a cross access provision that has been agreed to by the applicant.

Joe Wright spoke of limitations of the small parcel that will accommodate the gas station and convenience store.

Diverse interpretations of the City ordinance that requires a certain distance from the intersection of two streets to a commercial/industrial driveway approach were considered.

COMMISSIONER KING MOVED TO TABLE THE SITE PLAN FOR THE KUM & GO GAS STATION, LOCATED AT APPROXIMATELY 2350 W ANTELOPE DRIVE, PENDING A RESPONSE FROM THE CITY ENGINEER ON A REQUIREMENT FOR A TRAFFIC STUDY. COMMISSIONER SHEA SECONDED THE MOTION. COMMISSIONERS SHEA, KING AND JOHNSON VOTED YEA. COMMISSIONERS GALLEGOS, HUNTER AND CHAIR HELLEWELL VOTED NAY. THE MOTION FAILED.

COMMISSIONER HUNTER MOVED TO APPROVE THE SITE PLAN FOR THE KUM & GO GAS STATION, LOCATED AT APPROXIMATELY 2350 W ANTELOPE DRIVE. COMMISSIONER GALLEGOS SECONDED THE MOTION. COMMISSIONERS GALLEGOS, HUNTER AND CHAIR HELLEWELL VOTED YEA. COMMISSIONERS SHEA, KING AND JOHNSON VOTED NAY. THE MOTION FAILED.

COMMISSIONER KING MOVED TO TABLE THE SITE PLAN FOR THE KUM & GO GAS STATION, LOCATED AT APPROXIMATELY 2350 W ANTELOPE DRIVE, PENDING A RESPONSE FROM THE CITY ENGINEER ON TRAFFIC STUDY ENGAGEMENTS. COMMISSIONER SHEA SECONDED THE MOTION. COMMISSIONERS SHEA, KING, JOHNSON AND CHAIR HELLEWELL VOTED YEA. COMMISSIONERS GALLEGOS AND HUNTER VOTED NAY. THE MOTION CARRIED.

Discussion / Motion – Annexation Petition: Request by Susan Bourgeois for annexation into Syracuse City. The property contains approximately 1.92 acres and is located at approximately 2761 S 3000 W.

Noah Steele indicated that the applicant’s property is currently in Davis County and that no other cities are nearby. He noted that the City Council will make the final decision on this petition. He stated that the requested zoning of A-1 is congruent with the General Plan and also the default annexation zone according to ordinance 10.50.020 and reported that there is no immediate development proposal for the land as far as Staff understands - however, Staff recommends that the City require an annexation agreement to make it mutually understood what will be required should development of the land be desired. He acknowledged that Staff also recommends the requirement of road frontage improvements including curb, gutter, sidewalk, paving the shoulder, and piping the ditch when development is requested. He suggested that secondary water shares should be dedicated to the City prior to development and prior to connecting to secondary water for the existing house. It is also recommended for the western 33’ of the southern lot to be dedicated to the city as right of way. He proposed that land be annexed up to the centerline of the road in front of the existing home as this area has already been dedicated as right of way and is not owned by the petitioner. He reported that the City Council is planning on discussing the item on May 23, after a zoning recommendation by PC; City Council anticipates a public hearing and final action during the June 13 meeting.

Applicant, Susan Bourgeois related a brief history of utility improvement installations into and around the property in question. She affirmed that she plans to keep animals on her land.

COMMISSIONER HUNTER MOVED TO RECOMMEND THAT CITY COUNCIL APPROVE THE ANNEXATION PETITION WITH THE PROPOSED A-1 ZONING. COMMISSIONER KING SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY.

5. Adjourn

AT 7:02 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: _____