

Minutes of the Syracuse Planning Commission Regular Meeting September 5, 2023

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

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12 **Excused:** Dallas Johnson

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14 **City Employees Present:** Noah Steele, CED Director
15 Royce Davies, Senior Planner
16 Micheal Kerswell, Planner
17 Brie Brass, City Attorney
18 Golden Barrett, Fire Marshal

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20 **City Council Liaison:** Paul Watson

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22 **Visitors:** Jason Harward, Roma Obaid, Tom Huynh
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26 **1. Meeting Called to Order**

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

32 COMMISSIONER HUNTER MOVED TO ADOPT THE SEPTEMBER 5, 2023 PLANNING COMMISSION MEETING
33 AGENDA. COMMISSIONER GARNER SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.
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35 **2. Meeting Minutes**

36 The following minutes were reviewed by the Planning Commission:
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- 38 • Regular Meeting & Work Session for August 15, 2023

39 Chair Hellewell noted that details related to a proposed ordinance amendment that would allow the City Engineer
40 further discretion on traffic calming requirements were not recorded in the Work Session minutes. He requested that
41 points from the discussion be added.
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43 COMMISSIONER GARNER MOVED TO APPROVE THE MINUTES FOR THE AUGUST 15, 2023, REGULAR AND
44 WORK MEETINGS, WITH ADDED DETAILS ABOUT TRAFFIC CODE CHANGES THAT WERE DISCUSSED
45 DURING THE WORK SESSION. COMMISSIONER HUNTER SECONDED THE MOTION. THE MOTION CARRIED
46 UNANIMOUSLY.
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48 **3. Public Comment**

49 None offered.
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52 **4. Agenda Items**

53 **Public Hearing** – Ordinance Amendment: Proposed changes to the PRD zone requirement for Side Setbacks.
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55 Community & Economic Development Director, Noah Steele stated that it has been requested that Planning
56 Commission review the side setback requirements for the PRD Zone. He presented potential amendment language.
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58 Commissioners and Staff reviewed the purpose and intent of the current version of the code. They considered how
59 the proposed revisions might affect livability of future PRD communities.
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61 Chair Hellewell opened the Public Hearing.
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63 No input was offered.
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66 Chair Hellewell closed the Public Hearing.
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68 COMMISSIONER GARNER MOVED TO RECOMMEND CITY COUNCIL APPROVAL OF THE REVISED PRD
69 ZONE SIDE-YARD SETBACK STIPULATIONS AS PRESENTED. COMMISSIONER KING SECONDED THE
70 MOTION. THE MOTION CARRIED UNANIMOUSLY.
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1 **Public Hearing** – Subdivision Amendment: A request by Jason Harward for an amendment to the Harward
2 Subdivision, located at approximately 2914 W 1380 S containing approximately 2 acres in the R-2 zone.

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4 Senior Planner, Royce Davies indicated that on June 20, 2023 the Harward Subdivision Plat was recorded with Davis
5 County. Since that date, an ongoing property line dispute along the south and east borders of the plat was resolved,
6 resulting in slight changes to those property lines which affects Lots 5 and 6 and Parcels A and B. He acknowledged
7 that the public street dedication has been amended. He clarified that the proposed subdivision amendment modifies
8 lot lines to reflect the agreed upon boundary and amends parcel sizes, accordingly. He affirmed that there were no
9 staff concerns associated with this application and all City Codes are met.

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11 Chair Hellewell opened the Public Hearing.

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13 No input was offered.

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15 Chair Hellewell closed the Public Hearing.

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17 COMMISSIONER HUNTER MOVED TO APPROVE THE SUBDIVISION AMENDMENT, AS PROPOSED BY JASON
18 HARWARD. COMMISSIONER DENNIS JOHNSON SECONDED THE MOTION. THE MOTION CARRIED
19 UNANIMOUSLY.
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21 **Public Hearing** – General Plan Amendment: A request by Roma Obaid for an amendment to the General Plan Map
22 from low-density residential to commercial on approximately .29 acre of land located at app. 1557 W 1700 S.

23
24 Royce Davies summarized: Roma Obaid (Applicant) is requesting an amendment to the General Plan Map to
25 support a proposed rezone. The current General Plan Map designation for this property is Low-Density Residential
26 which does not support the applicant's desire to rezone the property to GC (General Commercial). The proposed
27 General Plan Map designation of Commercial would allow for the following potential zones:

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29
- 30 1. General Commercial
 - 31 2. Professional Office
 - 32 3. Mixed-Use
 - 33 4. Neighborhood Services

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35 The size and shape of the property limits the uses in each zone due to buffering, setbacks, and parking requirements,
36 but the applicant intends to utilize the GC Zone to pursue a retail-focused use. A rezone to a zone other than GC
37 would also require legislative approval by the City Council, so amending the General Plan Map does not ensure that
38 any of the zones above would be applied to the property.

39
40 Access constraints due to developments on the east and west sides of the property, as well as frontage on a state
41 road, were discussed at length.

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43 Representing the applicant, Tom Huynh asserted that he is currently working with UDOT to procure an access point
44 on Antelope Drive.

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46 Chair Hellewell opened the Public Hearing.

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48 No input was offered.

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50 Chair Hellewell closed the Public Hearing.

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52 Commissioner Shea considered making a conditional recommendation for approval - contingent on the provision of
53 proper access.

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55 COMMISSIONER HUNTER MOVED TO RECOMMEND CITY COUNCIL APPROVAL OF THE REQUEST BY ROMA
56 OBAID FOR A GENERAL PLAN MAP AMENDMENT (LOW-DENSITY RESIDENTIAL TO COMMERCIAL) AT
57 APPROXIMATELY 1557 W 1700 S. COMMISSIONER KING SECONDED THE MOTION. THE MOTION CARRIED
58 UNANIMOUSLY.

59 **Public Hearing** – Zoning Amendment: A request by Roma Obaid for a rezone of an approximately .29-acre parcel
60 located at approx. 1557 W 1700 S. The land is currently zoned Residential (R-2) and the proposed zoning is General
61 Commercial (GC).

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63 Royce Davies indicated that the applicant is requesting an amendment to the Zoning Map from R-2 to GC which
64 would allow for a potential retail-focused use. He noted that various other uses are also permitted in the GC zone
65 and that the applicant has not provided firm details about the intended use for review at this time.

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67 Chair Hellewell opened the Public Hearing.

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69 No input was offered.

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71 Chair Hellewell closed the Public Hearing.

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73 Staff and commissioners evaluated the various uses permitted in the GC zone.

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75 Commissioner King voiced hesitation to decide zoning without more information about what type of business will be
76 established on the property.

1 Commissioner Garner indicated that it would be wise to alert the City Council of access concerns by adding a
2 contingency to a motion for approval.

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4 City Attorney, Bire Brass submitted that a recommendation (motion) for denial would be preferable to tabling the
5 matter due to the lack of resolute information provided by the applicant. She advised that a motion to table requires
6 the commission to set a date certain for reconsideration.

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8 Commissioner Hunter indicated he's inclined to recommend denial of the application, though not fundamentally
9 against the requested zoning in the area.

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11 COMMISSIONER HUNTER MOVED TO RECOMMEND CITY COUNCIL DENIAL OF THE REQUEST FOR
12 GENERAL COMMERCIAL ZONING AT APPROXIMATELY 1557 W 1700 S DUE TO UNRESOLVED ACCESS
13 ARRANGEMENTS AND A LACK OF INFORMATION ABOUT INTENDED USE. COMMISSIONER KING
14 SECONDED THE MOTION. COMMISSIONERS HUNTER, KING, DENNIS JOHNSON, GARNER AND CHAIR
15 HELLEWELL VOTED YEA. COMMISSIONER SHAY VOTED NAY. THE MOTION CARRIED.

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17 **Public Hearing** – Site Plan: A proposal by Syracuse Arts Academy for an addition to the school at approximately
18 2893 W 1700 S. The project area is approximately 0.97 acre and is in the Agriculture (A-1) zone.

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20 Royce Davies stated that the applicant is requesting approval of an addition to the Syracuse Arts Academy building
21 that will be applied to the southern wall of the Junior High section. The addition will reduce car stacking ability by
22 about five automobiles but will otherwise not have impacts on the site. As this is a publicly funded educational
23 building, the City's regulation ability is limited and does not include on-site vehicle stacking.

24 He acknowledged that Staff has completed reviews of the proposed addition in accordance with applicable City codes
25 and has no comments.

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27 Chair Hellewell opened the Public Hearing.

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29 No input was offered.

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31 Chair Hellewell closed the Public Hearing.

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33 COMMISSIONER KING MOVED TO APPROVE THE SITE PLAN FOR THE SYRACUSE ARTS ACADEMY
34 EXPANSION LOCATED ST 2893 W 1700 S IN THE A-1 ZONE. COMMISSIONER HUNTER SECONDED THE
35 MOTION. THE MOTION CARRIED UNANIMOUSLY.

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37 **Public Hearing** – Zoning Amendment: Proposed rezone of approximately 4.65 acres at app. 1188 W 350 S,
38 currently zoned Industrial (ID); the intended zoning is Business Park (BP).

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40 Noah Steele gave explanation: City staff has self-initiated a proposed rezone of approximately 5 acres at
41 approximately 1188 W 250 S. The purpose of the rezone is a proactive measure to prevent additional storage units
42 from being built north of the Bear River Storage project that is nearing completion. The land area north of the Bear
43 River Storage project has frontage on SR 193 which increases its value and market viability for higher use. There is
44 also an agreement in place with UDOT to allow direct access from the highway to the parcels. Storage units, while a
45 needed service for residents, underperform from a city economic development perspective compared to other land
46 uses. Storage units occupy large tracts of land and have a low number of jobs and low assessed property tax
47 revenue per acre compared to other land uses. Flex industrial buildings along the frontage of the highway would
48 continue the look of the existing Antelope Business Park. The new buildings would also increase the available cross
49 parking for the existing industrial buildings. The city had entered into a development agreement with the developer of
50 the storage units in 2019. The agreement was that the city would allow the storage units only if they provided flex
51 industrial to the north. A good faith effort was made to bring an industrial developer to the table. Both the industrial
52 flex and the storage unit projects received site plan approval and building permits simultaneously. However, the
53 storage unit project broke ground but the flex project was stalled because of lending issues. The development
54 agreement had a three-year expiration period and therefore was found to be expired now we are in 2023. The flex
55 developer is still reporting their intentions to build the project as approved but is still experiencing delays in securing
56 lending. Without a zoning amendment, there would be nothing stopping the flex developer from selling to a storage
57 unit developer. *Storage units* is a permitted use in the Industrial zone which the property is currently zoned. Financing
58 is available and demand is strong for storage units. An amendment to the Business Park zone ordinance would allow
59 the same approved buildings to be built as designed, but also take the locally unwanted land use off the table as a
60 precautionary measure. The Business Park zone allows similar uses that are common tenants in flex office/industrial
61 product.

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63 Chair Hellewell opened the Public Hearing.

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65 No input was offered.

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67 Chair Hellewell closed the Public Hearing.

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69 COMMISSIONER KING MOVED TO RECOMMEND CITY COUNCIL APPROVAL OF THE PROPOSED ZONING
70 AMENDMENT (ID TO BP) AT APPROXIMATELY 1188 W 350 S. COMMISSIONER GARNER SECONDED THE
71 MOTION. THE MOTION CARRIED UNANIMOUSLY.

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5. **Adjourn**

AT 6:42 PM COMMISSIONER SHEA MOVED TO ADJOURN AND PROCEED WITH THE WORK SESSION.
COMMISSIONER DENNIS JOHNSON SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

Planning Commission

City Staff

Date Approved: _____

Minutes of the Syracuse Planning Commission Work Session – September 5, 2023

Minutes of the work session of the Syracuse Planning Commission, held in Council Chambers and virtually via Zoom on September 5, 2023.

Present: Commission Members: Kenneth Hellewell, Chair
Lonn Hunter, Vice-Chair
Scott Shea
Dennis Johnson
James King
Neil Garner

Excused: Dallas Johnson

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 6:45 PM

1. Department Business

a. City Council Liaison Report

Councilmember Paul Watson, commented on City Council's interest and involvement in the Transportation Master Plan update. He made mention of traffic ordinance amendment potentials, specific to the regulating traffic calming measures.

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 plans for the Syracuse Medical Office complex have gone through a revision process with hopes to get it on the agenda for the September 19th Planning Commission meeting. He announced that an application for the third phase of Parkview at Shoreline has been received. He stated that a fuel station for Walmart will be ready for Commission review shortly. He spoke about a recent acquisition of the Kum & Go company by Maverik and assessed how the arrangement will impact standing applications for two Kum & Go stations slated for Syracuse locations.

b. Traffic-Calming Ordinance

City Engineer, Brian Bloemen expressed appreciation for the steps that the Planning Commission is taking in support of traffic-calming strategies. He remarked on the requirement of traffic-calming elements, by ordinance. He concurred that the City Engineer should have discretion to require a traffic study and in deciding what type of traffic-calming element would be required for distinctive development conditions. He commented on current traffic flow paradigms in Syracuse.

Commissioner Shea explained that his concern is over regulations applicable to new residential development in the city. He suggested that developers should be required to design traffic-calming measures into new subdivision plans – leaving the matter of *what type of traffic-calming element* to the discretion of the City Engineer.

Chair Hellewell stated that an ordinance amendment deferring discretion on traffic-calming requirements to the City Engineer was considered at the last Planning Commission Work Session. He expounded on outlooks from the past discussion.

Brian Bloemen asserted that revising City Engineering Standards to include the mentioned regulations for new development would be more effective than amending ordinances. He spoke of ordinance enforcement issues and compliance with Fire Code specifications.

City Attorney, Brie Brass warned against over-exacting developers with unjustifiable traffic-calming requirements.

Commissioner Garner reiterated the importance of proactive traffic studies. He commented on the process of retrofitting existing roadways with traffic-calming devices, when deemed necessary.

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Fire Marshal, Golden Barrett noted that emergency vehicle access and response times are of ultimate importance. He evoked that the International Fire Code directs that new subdivision designs, including traffic-calming elements, must be approved by the Fire Marshal. He indicated that speed bumps are not advisable. He spoke about fire lane restrictions that are necessary on excessively narrow roadways.

Chair Hellewell proposed that Planning Staff, the City Engineer and the Fire Marshal jointly draft a standard and/or ordinance amendment that will incorporate the principles discussed during this work session.

Brian Bloemen listed approaches to traffic calming that are not currently specified in City Engineering Standards. He related maintenance prospectives.

CED Director, Noah Steele notified that Engineering Standards will be updated with the coming Transportation Master Plan update. He contemplated ordinance amendments that would harmonize with revised standards for traffic-calming measures.

Commissioner Shea commented on objectives and findings of common traffic studies. He conveyed a personal experience of witnessing a tragic accident in his neighborhood that might have been avoided if simple traffic-calming measures had been in place.

Chair Hellewell requested that this item be scheduled for another Work Session upon completion of a draft resolution by Staff.

3. Adjourn

AT 7:20 PM COMMISSIONER KING MOVED TO ADJOURN THE WORK SESSION. COMMISSIONER GARNER SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

Planning Commission

City Staff

Date Approved: _____