

Minutes of the Syracuse Planning Commission Regular Meeting October 3, 2023

Minutes of the regular meeting of the Syracuse Planning Commission, held in Council Chambers and accessible via Zoom on October 3, 2023, at 6:00 PM.

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

Excused: Lon Hunter, Vice-Chair
Dennis Johnson

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: Lee Wells, Shane Crowton, Ian Cahoon, Craig Jacobsen, Brad Frost,
Mark Watts, Brad Johnson

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 Shea led the Pledge of Allegiance.

COMMISSIONER DALLAS JOHNSON MOVED TO ADOPT THE OCTOBER 3, 2023 PLANNING COMMISSION MEETING AGENDA. COMMISSIONER KING SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

2. Meeting Minutes

The following minutes were reviewed by the Planning Commission:

- Regular Meeting & Work Session for September 19, 2023

COMMISSIONER KING MOVED TO APPROVE THE MINUTES FOR THE SEPTEMBER 19, 2023, REGULAR AND WORK MEETINGS. COMMISSIONER DALLAS JOHNSON SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

3. Public Comment

None offered.

4. Agenda Items

Public Hearing – Site Plan: Request by Matt Smith of Walmart Stores Inc. for a Service Building/Fuel Station on the Walmart premises at approximately 2228 W 1700 S in the GC (General Commercial) zone.

Senior Planner, Royce Davies made known that the applicant is requesting approval of a commercial site plan amendment for a fuel station and convenience store which rotates the orientation 90 degrees to the south. He explained that there are some minor changes to the site layout but architecture, signage, lighting, parking, and internal circulation are the same as the previous approval and indicated that the original design was approved on November 1, 2022 by the Planning Commission with no conditions. He notified that the Architectural Review Committee has not been involved with the resubmittal and there are no outstanding comments on the project. He acknowledged that Staff recommends the site plan amendment be approved.

Chair Hellewell opened the Public Hearing.

No feedback from the public was presented.

Chair Hellewell closed the Public Hearing.

Commissioner Shea commented on the proposed reduction of landscape island that will broaden the south-western entry point. He pointed out that traffic will likely flow over a striped (painted) section that was once a physical barrier.

1 Royce Davies affirmed that the landscape island adjustment meets code requirements. He suggested that the
2 widened approach will allow unproblematic access for fuel trucks and emergency vehicles.

3
4 Fire Marshal, Golden Barrett indicated that he requested a wider access point for firetrucks.

5
6 COMMISSIONER GARNER MOVED TO APPROVE THE REVISED SITE PLAN FOR A SERVICE BUILDING/FUEL
7 STATION ON THE WALMART PREMISES AT APPROXIMATELY 2228 W 1700 S, AS PRESENTED.
8 COMMISSIONER DALLAS JOHNSON SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.
9

10 **Public Hearing** – Subdivision Amendment: An application submitted by Trent Williams for an amendment to RC's
11 Parkwest Phase 1, affecting approximately 0.773 acre at approximately 1735 W 2770 S in the PRD zone.

12
13 Royce Davies stated that the applicant is requesting approval of a final plat amendment which modifies rear and side
14 lot lines on two lots and includes an additional lot to the phase. The addition of a lot is compliant with the overall
15 approved density and lot number in the subdivision found in the Development Agreement. He explained that an
16 existing dwelling on the lot does not impact acceptability. He acknowledged that all staff comments have been
17 addressed and the plat meets all the requirements of the City Code and recommended approval on behalf of Staff.
18

19 Chair Hellewell opened the Public Hearing.

20
21 Neighboring landowner, Mark Watts advised that there's an existing structure on a lot that will be consolidated into
22 Parkwest Phase 1. He questioned if the building will be demolished/replaced and if established fence lines will be
23 moved.
24

25 Chair Hellewell closed the Public Hearing.

26
27 COMMISSIONER DALLAS JOHNSON MOVED TO APPROVE THE REVISIONS TO RC'S PARKWEST, LOCATED
28 AT APPROXIMATELY 1735 W 2770 S, AS PRESENTED. COMMISSIONER KING SECONDED THE MOTION.
29 THE MOTION CARRIED UNANIMOUSLY.
30

31 **Public Hearing** – General Plan Amendment: A proposal by Brad Frost for a General Plan Map amendment at
32 approximately 2425 W 2700 S involving approximately 23.5 acres.
33

34 Community and Economic Development Director, Noah Steele reported that the City has received an application for a
35 General Plan Map amendment located at approximately 2425 W 2700 S. He summarized: The proposed
36 amendment encompasses a previously approved project called Sadie's Glen. The project was proposed as a 21 lot
37 single family R-3 zoned development and had final plat approval from the City. Since the approval, the applicant
38 acquired the property to the north from a UDOT surplus land sale. The applicant's proposal is to develop both
39 properties together as a PRD zoned development. The new project acreage is 23.5 acres with a proposed 34 single
40 family lots and 84 units of 'Active Adult Villas', which is a four-unit attached, one-story, age-restricted, for-sale housing
41 product. The proposed density is 5.01 units per acre.

42 He acknowledged that Staff has completed an analysis of the plans for compliance with land use ordinances and
43 reviewed the approval procedure for General Plan Map amendments. He displayed and gave further details about:

- 44 -Aerial photography map
- 45 -City General Plan Map
- 46 -Summary Map of Requested General Plan Map Amendment
- 47 -Proposed Concept Plan
- 48 -Feasibility Statement
- 49 -Planning Staff Review

50
51 Chair Hellewell opened the Public Hearing.

52
53 Mark Watts expressed concern over infrastructure capacity. He asserted that there needs to be a halt to higher-
54 density development in Syracuse.
55

56 Shane Crowton noted that the proposed development matches the lot size and overall density of an adjacent
57 subdivision to the north.
58

59 Chair Hellewell closed the Public Hearing.

60
61 Applicant, Brad Frost stated that his development company built Trailside Park in Syracuse a few years ago and it
62 has markedly enriched the community and provided a favorable senior-living environment for those that reside there.
63 He described an active senior project slated for the parcels that will be affected by the requested General Plan Map
64 amendment.
65

66 Commissioner King indicated that communities like the one proposed are well-suited to a location near a freeway –
67 close to commercial centers, etc.
68

69 Commissioner Shea remarked on accessibility to planned open space shown on the concept drawing. He
70 contemplated future connectivity through privately owned land surrounding the proposed development.
71

72 Commissioner Dallas Johnson submitted that the project will negatively impact the community with unsustainable
73 population density and traffic congestion. He pointed out that the proposed development is surrounded by open
74 fields and warned that granting this request for a higher-density designation will set an adverse trend for future

1 development in the region.

2
3 Chair Hellewell reflected on the vision for Syracuse's future held by its citizens. He commented positively on aspects
4 of higher-density development near major transportation hubs and commercial centers. He agreed that Trailside
5 Park has been beneficial to the City. He acknowledged that the low-density designation over the area in question
6 was thoughtfully ascribed in the General Plan for good reason.

7
8 COMMISSIONER KING MOVED TO RECOMMEND CITY COUNCIL APPROVAL OF THE REQUESTED GENERAL
9 PLAN MAP AT APPROX. 2425 2 2700 S. COMMISSIONER GARNER SECONDED THE MOTION.
10 COMMISSIONERS KING, GARNER AND SHEA VOTED YEA. COMMISSIONER DALLAS JOHNSON AND CHAIR
11 HELLEWELL VOTED NAY. THE MOTION CARRIED.

12
13 **Public Hearing** – Zoning Amendment: Request by CW Urban for a rezone of property currently zoned R-1, located
14 at approximately 322 S 2000 W and containing approximately 7 acres. The proposed zone designation is GC.

15
16 Noah Steele notified that the City has received an application for an amendment to the zoning map. He informed that
17 the applicant is Ian Cahoon with CW Urban and advised that the requested amendment is consistent with the
18 General Plan. He explained that the application crosses multiple property boundaries, but all properties are owned by
19 the applicant. He discussed previous zoning and proposed plans for a hotel in connection with the Monterrey West
20 MXD project. He presented the following statement from the applicant:

21
22 "The proposed uses are retail, food, flex, and a hotel (the hotel is already rezoned). The three main reasons
23 for this Rezone Request are: (1) aligning the General Plan with the current zoning map. (2) Increases
24 economic activity and economic independence by growing the City's tax base. (3) Opens the door for more
25 and new retail and other commercial users to become closer to the residents of the City."

26
27 He reviewed the approval process for zoning map amendments.

28
29 Chair Hellewell opened the Public Hearing.

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31 No feedback from the public was presented.

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33 Chair Hellewell closed the Public Hearing.

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35 Applicant, Ian Cahoon laid out CW Urban's plan for the parcels to be zoned General Commercial. He identified
36 abutting properties that might be acquired by the developer for additional commercial elements.

37
38 COMMISSIONER DALLAS JOHNSON MOVED TO RECOMMEND CITY COUNCIL APPROVAL OF THE
39 REQUESTED ZONING AMENDMENT (R-1 TO GC) AT APPROX. 322 S 2000 W. COMMISSIONER GARNER
40 SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

41
42 **Discussion/Motion** – Final Plat: Request by Woodside Homes for approval of Parkview at Shoreline Phase 3.

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44 Royce Davies Remarked on the applicant's request for approval of a final plat which will be the third phase in the
45 Parkview at Shoreline subdivision. He stated that the preliminary plat was approved by the Planning Commission on
46 August 3, 2021 with an amendment to the preliminary plat approved on February 21, 2023. He noted that this phase
47 complies with the approved preliminary plat amendment and indicated that there are minor outstanding staff
48 comments that can be easily addressed by Staff working with the applicant - but it is the Planning Commission's
49 prerogative to either conditionally approve, table, or deny the application. He submitted, because there are minor
50 outstanding staff comments, the plat should be conditionally approved with the following condition:

51
52 *All staff comments shall be addressed before the plat is recorded.*

53
54 COMMISSIONER KING MOVED TO APPROVE FINAL PLAT FOR PARKVIEW AT SHORELINE PHASE 3,
55 CONTINGENT ON CONFORMITY WITH ALL ISSUED STAFF COMMENTS PRIOR TO RECORDING.
56 COMMISSIONER SHEA SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

57 **5. Adjourn**

58
59 AT 7:00 PM COMMISSIONER GARNER MOVED TO ADJOURN AND PROCEED WITH THE WORK SESSION.
60 COMMISSIONER KING SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

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68 Planning Commission

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68 City Staff

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70 Date Approved: _____
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Minutes of the Syracuse Planning Commission Work Session – October 3, 2023

Minutes of the work session of the Syracuse Planning Commission, held in Council Chambers and virtually via Zoom on October 3, 2023.

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

Excused: Lonn Hunter, Vice-Chair
Dennis 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 7:03 PM

1. Department Business

a. City Council Liaison Report

Councilmember Paul Watson had nothing to report.

Mayor Dave Maughan advised that the City Council is considering an amendment to the MXD zone ordinance and is requesting a review and recommendation from the Planning Commission. He explained that a minimum acreage stipulation for MXD projects has been proposed, as the current statute does not have one. He further noted that the required ratio of commercial vs residential elements within an MXD development will be adjusted. He indicated that parking and transportation regulations in the MXD zone ordinance will also be revised.

b. City Attorney Updates

City Attorney, Brie Brass had nothing to report.

2. Discussion Items

a. Upcoming Agenda Items

Senior Planner, Royce Davies spoke of the mentioned amendments to the MXD zone ordinance that are being considered. He listed several other code amendments that are pending and suggested that the Planning Commission hold a work session to discuss the changes instead of a regular meeting, October 17th.

b. Training

Royce Davies presented an instructional course on *Third Places*.

3. Adjourn

AT 7:30 PM COMMISSIONER KING MOVED TO ADJOURN THE WORK SESSION. COMMISSIONER SHEA SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

Planning Commission

City Staff

Date Approved: _____