

Minutes of the Syracuse Planning Commission Regular Meeting December 20, 2022

Minutes of the regular meeting of the Syracuse Planning Commission, held in Council Chambers and accessible via Zoom on December 20, 2022, at 6:00 PM.

Commission Members Present: Kenneth Hellewell, Chair
Keeth Kennington, Vice-Chair
Lonn Hunter
Scott Shea
Dennis Johnson

Commission Members Excused: Ivy Ruelan
James King
Alan Gallegos

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

City Council Liaison: Paul Watson

Visitors: Michael McBride, Bill Bytheway

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 Hunter provided an invocation and Chair Hellewell led the Pledge of Allegiance.

COMMISSIONER HUNTER MOVED TO ADOPT THE AGENDA FOR THE DECEMBER 20, 2022 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 November 1, 2022
- Regular Meeting & Work Session for April 20, 2021
- Regular Meeting & Work Session for September 21, 2021

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

3. Public Comment

None offered.

4. Agenda Items

Public Hearing: Minor Subdivision – Request by William Bytheway for a two-lot subdivision located at approximately 3340 W 700 S, containing approximately .591 acre in the R-3 zone.

Senior Planner, Royce Davies explained that the applicant is requesting approval of a two-lot plat amendment to create an additional building lot. He informed that the historic home that was previously on the property has been demolished and two new houses are proposed, the property was rezoned from A-1 to R-3 by the City Council on October 11, 2022, and the proposed lot density is permitted in the R-3 Zone.

He noted that, due to timing with the plat submittal and holiday scheduling, there are outstanding staff comments that can be easily addressed at a staff level. He recommended the application be conditionally approved with the following condition:

1. All staff comments must be addressed before printing the plat.

Chair Hellewell opened the Public Hearing.

Nothing further was heard from the attending public.

Chair Hellewell closed the Public Hearing.

COMMISSIONER KENNINGTON MOVED TO APPROVE THE BYTHEWAY MINOR SUBDIVISION LOCATED AT APPROXIMATELY 3340 W 700 S WITH THE CONDITION THAT ALL STAFF COMMENTS BE ADDRESSED PRIOR TO PRINTING THE FINAL PLAT. COMMISSIONER JOHNSON SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

Public Hearing: Text Amendment – Proposed amendment to fence height requirements specified in the city ordinance: General Land Use Regulations 10.30.060

Community and Economic Development Director, Noah Steele summarized the proposal initiated by City staff: City staff is requesting approval of City Code amendment that would allow an increase in the current maximum front yard fence height of three feet to four feet, provided the fence is not view-obscuring. The rationale behind this request is that many hardware stores sell a standard fence height of four feet where three feet is not standard.

The proposed amendment restricts fence height to three feet if it is view-obscuring and allows up to four feet if it is not view-obscuring. An additional section is also included for corner lots requiring a 10-foot isosceles clear-view triangle where a fence abuts a driveway on an adjoining lot.

For clarification, the definition of "Front Yard" from the City Code is as follows: "...an open, unoccupied yard extending across the full width of the lot adjacent to and measured perpendicularly from the front lot line and having, at no point, a depth of less than the minimum required horizontal distance between the front lot line, or its tangent, and the closest permissible location of the principal building. Measurement of said distance shall be by a line at right angles to the front lot line, or its tangent." The proposed amendment would not affect any other yard.

Chair Hellewell opened the Public Hearing.

Syracuse resident, Michael McBride suggested that only the part of a front-yard fence that extends above three feet be constructed in such a way that view is not obstructed.

Chair Hellewell closed the Public Hearing.

The making of changes to the text to improve clarity and style, as opposed to content, was discussed at length.

COMMISSIONER KENNINGTON MOVED TO TABLE DISCUSSION/MOTION ON THE PROPOSED AMENDMENT TO FENCE HEIGHT REQUIREMENTS PENDING REVISIONS AS DISCUSSED. COMMISSIONER HUNTER SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

Public Hearing: Zoning Amendment – Request by Glen Eagle Golf Club for a rezone from A-1 to General Commercial (GC) of a 2.98 acre parcel next to the Glen Eagle Clubhouse, located at approximately 3176 W 1700 S.

Royce Davies indicated that the applicant is requesting a rezone of 2.98 acres from Agriculture (A-1) to General Commercial (GC) with the intent of constructing an events center as an expansion of the existing golf course clubhouse. He explained that the General Plan of the property is Commercial which supports the General Commercial, Professional Office, Mixed-Use, and Neighborhood Services Zones. He added that the General Plan for this area reflects the intent of encouraging commercial or otherwise professional development in proximity to the 1700 South West Davis Corridor interchange. He affirmed that GC zoning is compatible with the area and was anticipated during the General Plan update process. He pointed out that there are no abutting neighbors to this property and a State Highway (1700 South) divides it from properties to the south. He found no inherent deleterious impacts on any surrounding property from any use in the proposed zoning.

Chair Hellewell opened the Public Hearing.

Representing Glen Eagle Golf Course, Michael McBride readdressed notions behind the requested rezone. He asserted that the change would enhance future enterprises of the golf course.

Chair Hellewell closed the Public Hearing.

COMMISSIONER SHEA MOVED TO RECOMMEND CITY COUNCIL APPROVAL OF THE REZONE APPLICATION SUBMITTED BY THE GLEN EAGLE GOLF COURSE. COMMISSIONER KENNINGTON SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

5. Adjourn

AT 6:38 PM COMMISSIONER HUNTER MOVED TO ADJOURN AND PROCEED WITH THE WORK SESSION. COMMISSIONER JOHNSON SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

Minutes of the Syracuse Planning Commission Regular Meeting December 20, 2022

1
2
3
4
5
6
7
8
9

Planning Commission

City Staff

Date Approved: _____

Minutes of the Syracuse Planning Commission Work Session – December 20, 2022

Minutes of the work session of the Syracuse Planning Commission, held in Council Chambers and virtually via Zoom on December 20, 2022.

Present: Commission Members: Kenneth Hellewell, Chair
Keeth Kennington, Vice-Chair
Lonn Hunter
Scott Shea
Dennis Johnson

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

Chair Hellewell started the Work Session at 6:40 PM

1. Department Business

a. City Council Liaison Report

Councilmember, Paul Watson conveyed points from a City Council discussion related to potential rezoning of parcels along Antelope Drive to General Commercial (GC) in anticipation of a UDOT surplus sale.

b. City Attorney Updates

City Attorney, Brie Brass had nothing to report.

c. Upcoming Agenda Items

Staff and the Planning Commission reviewed upcoming agenda items:

- Cancellation of the January 3rd Planning Commission Meeting
- Parkview Preliminary Plat Amendment
- Legacy Park Phase 2 Final Plat
- Hospital/Freestanding Emergency Room (FSER) MXD Site Plan
- Arlo Office Site Plan
- Affordable Housing General Plan Amendment

COMMISSIONER KENNINGTON MOVED TO CANCEL THE JANUARY 3, 2023 PLANNING COMMISSION MEETING(S). COMMISSIONER HUNTER SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

2. Discussion Items

Planning Commission Training:

Senior Planner, Royce Davies provided an overview of the legal requirements for conducting public hearings and described the basic procedures that should be followed for a proper public hearing. He instructed on notification significances and best practices.

City Attorney, Brie Brass explained why a public hearing is expressly an opportunity for citizens to be heard and not to be conducted as a question-and-answer session.

3. Commissioner Reports

Nothing was reported.

4. Adjourn

AT 7:06 PM COMMISSIONER KENNINGTON MOVED TO ADJOURN THE WORK SESSION. COMMISSIONER SHEA SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

Planning Commission

City Staff

Date Approved: _____