

Syracuse City Planning Commission Meeting
June 15, 2010
Minutes

1. Meeting called to Order, Adoption of Agenda, and Approval of Minutes

Planning Commission Chair Robert Whiteley called the meeting to order at 6:00 p.m., indicating that City staff posted the agenda 24 hours prior to the meeting and delivered copies to all Commission members. Gary Pratt offered the prayer, and Kenneth Hellewell led the pledge of allegiance.

Members Present: Chair Robert Whiteley, Vice Chair Kenneth Hellewell, Tena Campbell, Tyler Bodrero, and Gary Pratt as well as City Planner Troy Moyes and Administrative Assistant Judy Merrill

Excused: Nathan Miller and Eric Hazen

Visitors: T.J. Jensen

Rob Dabling

Craig Johnson

Commissioners reviewed the June 15, 2010, Planning Commission meeting agenda.

TENA CAMPBELL MOVED TO ADOPT THE JUNE 15, 2010, AGENDA WITHOUT ITEM 3, AT THE APPLICANT MIKE GAILEY'S REQUEST, SECONDED BY KENNETH HELLEWELL; ALL VOTED IN FAVOR.

2. Approval of Planning Commission Minutes

Chairman Whiteley referenced three sets of minutes for consideration that evening. Vice Chair Hellewell asked Assistant Merrill if she received his comments. She advised him that she did and already corrected all references to his title. Commissioner Pratt reminded commissioners that he had not been in attendance at the June 1 meeting and would abstain from that vote. The commissioners realized there were not enough present who attended the May 18 and June 1 meetings to constitute a quorum for voting. Chairman Whiteley reminded them they need not abstain because they were not present at an applicable meeting, but he would leave it up to them to decide and would not compel them to vote. Commissioner Pratt reconsidered, since there were no sensitive issues discussed during the June 1 meeting.

KENNETH HELLEWELL MADE A MOTION TO ADOPT THE MAY 18, 2010, PLANNING COMMISSION WORK SESSION MINUTES, SECONDED BY TENA CAMPBELL; ALL VOTED IN FAVOR.

KENNETH HELLEWELL MADE A MOTION TO ADOPT THE MAY 18, 2010, PLANNING COMMISSION MEETING MINUTES AS AMENDED, SECONDED BY GARY PRATT; ALL VOTED IN FAVOR.

TENA CAMPBELL MADE A MOTION TO ADOPT THE JUNE 1, 2010, PLANNING COMMISSION WORK SESSION MINUTES, SECONDED BY GARY PRATT; ALL VOTED IN FAVOR.

3. Public Hearing for Rezone from A-1 to R-1

Robby Dabling, 1157 South St. Andrews Drive, used to reside at 2184 West 2700 South, which was the house adjacent to this parcel. His property comprised 5.88 acres at one time before he sold 3.24 acres to UDOT for the Legacy preservation corridor. He then sold 1.34 acres to Russell Peterson who now lived in the house, which left this property on the east side. They put it up for sale and received an offer from some people who wanted to build a home there. The acreage did not qualify for a home in the current A-1 zone, so he was requesting approval to rezone it R-1 for that purpose. Planner Moyes pointed out that the requested zone did match the General Plan. Chairman Whiteley added that the parcel would not encroach at all into the preservation corridor either.

Chairman Whiteley moved into public hearing.

T.J. Jensen, 3242 South 1000 West, came forward stating that, because it met the General Plan and would be adjacent to the current open space due to the Legacy preservation corridor, he felt approval of the request would be a good idea.

Since no one else stood to speak, Chairman Whiteley closed public hearing.

Commissioner Pratt asked if this would be the only parcel in that area with an issue for residential construction due to density requirements. He pointed out that the applicant created this hardship by leaving himself with less than the 2-acre minimum. Planner Moyes explained how the General Plan addressed such

issues by allowing landowners to request rezones that matched the desires of the City. Commissioner Pratt asked if the intent of the General Plan was to really allow piecemeal zoning of all those agricultural parcels into residential. Planner Moyes explained the purpose for the General Plan and the process to rezone in order to allow uses to develop. Commissioner Pratt asked why the City didn't just rezone that entire area R-1 then. Planner Moyes advised him that the City did not rezone properties. Each landowner had that right and privilege to do it on their individual timetable. Commissioner Pratt asked how it became agricultural in the first place, so Vice Chair Hellewell explained how the City designated zones over the entire municipality that matched the existing uses at the time they first adopted the General Plan. Commissioner Pratt then asked if Mr. Dabling already sold this parcel or if he was selling it on contingency. Mr. Dabling explained that the sale was contingent upon the rezone, since the potential buyers would not be able to build a home unless it complied with City requirements. The buyers were very good friends with the Petersons, who purchased the Dabling's previous home, and were selling their house in West Point to purchase this lot. The only reason he divided his land in the first place was because of the Legacy preservation corridor. He wanted to develop his land, but UDOT required him to give them the first right of refusal. After negotiations, UDOT purchased the back section. Vice Chair Hellewell agreed, adding that the applicant did not create this hardship and it complied with the General Plan.

KENNETH HELLEWELL MOVED TO RECOMMEND THE APPROVAL OF A REZONE OF PROPERTY, LOCATED AT 2154 WEST 2700 SOUTH, FROM AN A-1 AGRICULTURAL TO R-1 SINGLE-FAMILY RESIDENTIAL ZONE, AND FORWARD IT TO CITY COUNCIL. TENA CAMPBELL SECONDED THE MOTION; ALL VOTED IN FAVOR EXCEPT FOR GARY PRATT WHO OPPOSED.

4. Approval of Meeting Schedule

Chairman Whiteley referred to the Commission's discussion on holding regular meetings and work sessions just once a month. The Council already adopted a resolution to do likewise and would hold their regular meetings on the second Tuesday of each month. He therefore recommended holding the Commission's regular meetings on the first Tuesday of each month, in order to accommodate applications forwarded to Council, and work sessions on the third Tuesday of each month. He then requested a motion on the matter. Commissioner Pratt requested clarification for the minutes that work sessions did not exclude the public. The only difference between regular meetings and work sessions were the votes and minutes. The public also needed to understand that the Commission could insert action items into their work sessions for voting in order to accommodate applicants. He also suggested that the Commission conduct the work sessions in the Chambers, rather than the conference room, at 6 pm for continuity.

GARY PRATT MADE A MOTION TO ADOPT THE PROPOSED MEETING SCHEDULE WITH REGULAR MEETINGS HELD THE SECOND TUESDAY OF EACH MONTH AND WORK SESSION MEETINGS THE THIRD TUESDAY OF EACH MONTH WITH BOTH MEETINGS HELD IN THE COUNCIL CHAMBERS, BEGINNING AT 6 P.M., AND WITH THE OPTION OF WORK SESSIONS BECOMING REGULAR MEETINGS WHEN NECESSARY TO MOVE AN APPLICATION FORWARD. TYLER BODRERO SECONDED THE MOTION WITH A CHANGE OF HOLDING THEIR REGULAR MEETINGS ON THE FIRST TUESDAY OF EACH MONTH. ALL VOTED IN FAVOR, EXCEPT FOR KENNETH HELLEWELL WHO OPPOSED.

Chairman Whiteley stated that, with the approved motion, their next meeting would be July 6. Commissioner Campbell asked if there were any items yet. Planner Moyes told her no, but the deadline was not until the following week, since June had five Tuesdays. Chairman Whiteley advised everyone that he would be out of town on July 6 and arranged to have Vice Chair Hellewell conduct that meeting. He asked if any other commissioners had conflicts in July. No one knew of any but Commissioner Campbell suggested checking with the other two commissioners in case they were unable to attend, which would not provide a quorum in order to conduct business. She then asked if they would always hold work sessions if there were no regular meeting agenda items. Chairman Whiteley did not think so, unless he decided they needed to meet. Commissioner Pratt suggested they use those Tuesdays with no agenda or discussion items to convene the individual committees, once established, in order to put in as much time as possible. That would also allow commissioners to qualify for their pay. Chairman Whiteley agreed but wanted to retain the option of canceling meetings, in the event they had nothing of value to discuss, to avoid meeting just to meet. Commissioner Bodrero asked

if they could still hold scheduled committee meetings if the Commission canceled the regular meeting. Chairman Whiteley told him they could hold committee meetings on their own, at any time or place, and that the committee chairs would simply direct those meetings.

5. Adjournment

MOVED TO ADJOURN AT 6:28 P.M.; ALL VOTED IN FAVOR.

Robert Whiteley
Planning Commission Chair