

Minutes of the Syracuse Planning Commission Regular Meeting February 15, 2022

1 Minutes of the regular meeting of the Syracuse Planning Commission, held in Council Chambers and accessible via Zoom
2 (Meeting ID: 829 0931 1813) on February 15, 2022 at 6:00 PM.

3
4 **Present:** Commission Members: Ryan Wessel, Chair
5 Ivy Ruelan, Vice-Chair
6 Alan Gallegos
7 Kenneth Hellewell
8 Lonn Hunter
9 Keeth Kennington
10 James King, Alternate
11 Nicholas Weber
12
13 City Employees: Golden Barret, Fire Marshall
14 Brian Bloeman, City Engineer
15 Royce Davies, Planner
16 Paul Roberts, City Attorney
17 Noah Steele, Community & Economic Development Director
18
19 City Council Liaison: Paul Watson
20
21 Visitors: Alan Thurgood, Brant Thurgood, Aubrey Harris, Peter Gambrouvas, Clark Olsen,
22 Karen Fredrickson, Terry Fredrickson, Barbara Thurgood, Kim Jensen, Jeri
23 Waite, Jerry Waite, Tad Purser, Mary Christensen.
24
25

26 **1. Meeting Called to Order**

27
28 A quorum was present, as defined in Utah Code, Title 52, Chapter 4 – Open and Public Meetings Act. Chair Wessel
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 Hellewell provided an invocation
31 and Vice Chair Commissioner Ruelan led the Pledge of Allegiance.

32
33 COMMISSIONER HELLEWELL MOVED TO ADOPT THE AGENDA; COMMISSIONER HUNTER SECONDED,
34 MOTION CARRIED UNANIMOUSLY.
35

36 37 **2. Meeting Minutes**

38
39 The following minutes were reviewed by the Planning Commission:

- 40 • June 2, 2020
- 41 • February 19, 2021
- 42 • May 4, 2021

43
44 COMMISSIONER HELLEWELL MOVED TO APPROVE THE MINUTES AS PRESENTED; COMMISSIONER WEBER
45 SECONDED, THE MOTION AND IT WAS UNANIMOUSLY APPROVED.
46

47 48 **3. Public Comment**

49 Chair Wessel opened public comment.

50
51
52 Mr. Alan Thurgood passed a handout around and talked about the property near Grants lane located at 1889 s 1910
53 W. Mr. Thurgood talked about how Syracuse City gave it's word to his family that the property they sold would be
54 developed into a park. They don't want to have the adjacent city land sold for development.

55
56 Mr. Brant Thurgood passed out a handout detailing where they don't want road to go through Grant's Lane. He stated
57 that Grants Lane is not wide enough to handle traffic. He feels that if the city allows this widening, then the city may
58 be liable for any accidents.

59
60 Aubree Harris stood and said that she is worried about the safety of the children on the street if the rezone goes
61 through. She misses the farm fields and the rural feel of Syracuse City. She does not like all the development that
62 has been going in.

63
64 Chair Wessell closed the public comment.

1 **Agenda Item**

2
3 **Public Hearing – Rezone from A-1 (Agriculture) to R-2 (Residential, 3 lots per acre) for the Green Bell Property**
4 **project at approximately 2325 S 1230 W of approximately 4.12 acres by request of Ivory Land Corporation.**

5
6 Royce Davies explained that the applicant, Ivory Homes, is requesting approval for a rezone of 4.12 acres located at
7 approximately 2325 South 1230 West from the A-1 zoning district (Agriculture at 0.5 Units per Acre) to the R-2 zoning
8 district (Single-Family Residential at 3 Units per Acre) to accommodate up to 12 single family dwelling units.
9

10 Chair Wessell opened the Public Hearing.

11
12 Peter Gambrouvas with Ivory Homes stood and thanked everyone for their help. Planning Commission members
13 asked about the potential sell of the park land discussed in the public hearing. Mr. Gambrouvas said he didn't want
14 to get into it but said the city is in talks and entertaining the idea.
15

16 Chair Wessell closed the Public Hearing.

17
18 Planning Commissioners asked Noah Steele, if they were to approve the rezone, how would that affect the park
19 agreement that was previously brought up? Noah said that this rezone would not affect the park piece because it is
20 outside the parcel rezone request.
21

22 COMMISSIONER HELLEWELL MADE A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL THE
23 REZONE FOR THE GREEN BELL PROPERTY LOCATED AT 2325 S. 1230 W. OF APPROXIMATELY 4.12 ACRES
24 FROM THE A-1 (Agriculture) to R-2 (Residential, 3 lots per acre) FOR IVORY HOMES. COMMISSIONER WEBER
25 SECONDED THE MOTION AND IT WAS UNANIMOUSLY APPROVED.
26
27

28 **Public Hearing – Text Amendment of Syracuse City Code 8.10.090 regarding the option to pay a fee in-lieu of**
29 **secondary water dedication by request of Syracuse City.**

30
31 Noah Steele explained that when the City Council set the threshold for in lieu water at 50%, it was unsure as to
32 whether that was a reasonable number, too strict, or too relaxed. Based upon the data over the past two years, it
33 appears that it would be reasonable to require a higher percentage of water, if the Council finds that it is in the public
34 interest to do so.
35

36 The administration has prepared a draft text amendment of the ordinance that decreases the amount of water that
37 can be provided via in lieu fee to 33% of the shares or rights. This remains within the threshold established over the
38 past two years. The law still requires all water associated with land to be transferred to the City in order to qualify for
39 the in lieu fee benefit.
40

41 The Planning Commission discussed some ideas associated with this ordinance change and they made some red
42 line suggestions as outlined in the packet for the City Council to review.
43

44 Chair Wessell opened the Public Hearing.

45
46 Nothing was brought forward.
47

48 Chair Wessell closed the Public Hearing.
49

50 COMMISSIONER HUNTER MADE A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL THE TEXT
51 AMENDMENT AS RED OUTLINED IN THE PACKET FOR SYRACUSE CITY CODE 8.10.090 REGARDING THE
52 OPTION TO PAY A FEE IN-LIEU OF SECONDARY WATER DEDICATION BY REQUEST OF SYRACUSE CITY.
53 THE MOTION WAS SECONDED AND WAS UNANIMOUSLY APPROVED
54

55 **4. Adjourn**

56
57 AT 7 PM VICE CHAIR IVY RUELAN MOVED TO ADJOURN AND PROCEED WITH THE WORK SESSION;
58 MOTION CARRIED UNANIMOUSLY.
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