

# Minutes of the Syracuse Planning Commission Regular Meeting March 1, 2022

Minutes of the regular meeting of the Syracuse Planning Commission, held in Council Chambers on March 1, 2022 at 6:00 PM

- Present:**
- Commission Members: Ryan Wessel, Chair  
Ivy Ruelan, Vice-Chair  
Alan Gallegos  
Kenneth Hellewell  
Lonn Hunter  
James King  
Nicholas Weber  
Keeth Kennington
- City Employees: Brian Bloeman, City Engineer  
Royce Davies, Planner  
Paul Roberts, City Attorney  
Noah Steele, Community & Economic Development Director
- City Council Liaison: Seth Teague
- Visitors: Brock Bloomis, Jenn Barlow, Wasatch Residential Group members, Mountain Star Hospital Group, Belinda with Maverick and other Maverick group members.

**1. Meeting Called to Order**

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

COMMISSIONER HELLEWELL MOVED TO ADOPT THE AGENDA, MOTION CARRIED UNANIMOUSLY.

**2. Public Comment**

- Chair Wessel invited public comment.
- No public comment.
- Chair Wessel closed public comment.

**3. Public Hearing for the Grayson Ridge Southwest Subdivision Preliminary Plat located at 3600 West 2000 South containing 22 lots on 12.145 acres in the R-1 Zone for Henry Walker Homes.**

Mr. Royce Davies, explained that the applicant is requesting approval of a preliminary subdivision plat called Grayson Ridge Southwest. This is a continuation of the Grayson Ridge and Grayson Ridge West project. The proposed subdivision is another in a process of subdivision plats utilizing ground no longer determined to be wetlands by the Army Corps of Engineers.

The proposal includes more of the same low-density development already in the area. All staff comments have been addressed with the exception of Fire Marshal concerns about fire hydrant placement. The Fire Marshal has expressed that this concern can be addressed at a staff level and that he would support a conditional approval to that end. The proposed development also meets all requirements of the City Code.

Chair Wessel opened public comment.

No public comment.

Chair Wessel closed the public comment.

COMMISSIONER WEBER MOVED THAT THE PLANNING COMMISSION RECOMMEND TO CITY COUNCIL PRELIMINARY PLAT APPROVAL FOR GRAYSON RIDGE SOUTHWEST SUBDIVISION LOCATED AT 3600 WEST 2000 SOUTH CONTAINING 22 LOTS ON 12.145 ACRES IN THE R-1 ZONE FOR HENRY WALKER HOMES WITH THE CONDITIONS THAT ALL STAFF COMMENTS BE MET. COMMISSIONER HELLEWELL SECONDED, MOTION CARRIED UNANIMOUSLY.

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**4. Continuation - Site Plan for Maverik in the GC (General Commercial) zone at approximately 1904 W 1700 S of approximately 1.253 acres by request of Maverik, Inc.**

Mr. Noah Steele explained that the applicant Maverik, Inc. has applied for site plan approval to build a new gas station. Staff and the ARC has conducted a detailed review of the plans with multiple rounds of submittals. On January 18, 2022, Planning Commission tabled this item until the applicant could address the unique town center ordinance frontage requirements as found in 10.100.020 (A)(2). The revised proposal includes (6) 11' decorative light columns spaced every 30' across the frontage and secured atop a low 1' rock wall with ornamental grasses planted on top.

After site plan approval, next steps would be for the applicant to submit a building permit application prior to construction.

The Planning Commission had a discussion with the team from Maverick and discussed elements of the plan.

COMMISSIONER HUNTER MADE A MOTION TO APPROVE THE SITE PLAN AS PRESENTED BY MAVERIK, INC; COMMISSIONER RUELAN SECONDED, AND THE VOTING WAS AS FOLLOWS:

- COMMISSIONER WEBER, AYE
- COMMISSIONER KENNINGTON, AYE
- COMMISSIONER HUNTER, AYE
- COMMISSIONER HELLEWELL, AYE
- COMMISSIONER GALLEGOS, AYE
- VICE-CHAIR RUELAN, AYE
- CHAIR WESSEL-NAY
- COMMISSIONER KING-EXCUSED

MOTION CARRIES 6 TO 1.

**5. Adjourn**

AT 6:40 PM VICE-CHAIR RUELAN MOVED TO ADJOURN AND PROCEED WITH THE WORK SESSION; MOTION CARRIED UNANIMOUSLY.