

## Minutes of the Syracuse Planning Commission Regular Meeting March 16, 2021

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Minutes of the regular meeting of the Syracuse Planning Commission, held virtually on March 16, 2021 at 6:00 p.m. Meeting was held electronically (Zoom Meeting ID: 848 5412 8072) in accordance with Utah House Bill 5002, Open and Public Meetings Act Amendments. Chair Cragun made written determination on February 25, 2021 that conducting a meeting at an anchor location would present a substantial risk to the health and safety of those present; due to the potentially dangerous nature of COVID-19, Planning Commission public meetings will be held electronically until March 27, 2021. The question of returning to an anchor location will be revisited at that time.

**Present:**

Commission Members: Brett Cragun, Chair  
Ivy Ruelan, Vice-Chair  
Alan Gallegos  
Larry Johnson  
Keeth Kennington  
Ryan Wessel

City Employees: Golden Barret, Fire Marshall  
Shawna Bjorgan, Planning Technician  
Royce Davies, Planner  
Paul Roberts, City Attorney  
Noah Steele, Community & Economic Development Director

City Council Liaison: Seth Teague

Excused: Commissioner Nicholas Weber

Visitors: Daryn Anderson  
Blake Hazen  
Colleen Hazen  
Preston Miller  
Sheldon Peck

### 1. **Meeting Called to Order**

A quorum was present, as defined in Utah Code, Title 52, Chapter 4 – Open and Public Meetings Act. Chair Cragun called the meeting to order at 6:00 p.m. as a regularly scheduled meeting, with notice of time, place, and agenda provided 24 hours in advance to the newspaper and each Commissioner. Vice-Chair Ruelan provided an invocation and Commissioner Wessel led the Pledge of Allegiance.

COMMISSIONER KENNINGTON MOVED TO ADOPT THE AGENDA; COMMISSIONER GALLEGOS SECONDED, MOTION CARRIED UNANIMOUSLY.

### 2. **Meeting Minutes**

The following minutes were reviewed by the Planning Commission:

- February 16, 2021 regular meeting and work session
- March 2, 2021 regular meeting and work session

COMMISSIONER WESSEL MOVED TO APPROVE THE MINUTES AS PRESENTED; VICE-CHAIR RUELAN SECONDED, MOTION CARRIED UNANIMOUSLY.

### 3. **Public Comment**

Chair Cragun invited public comment. No public comment.

### 4. **Public Hearing – Potential Amendment of the Zoning Map from General Commercial to Professional Office at**

approximately 1875 W 1700 S for the following parcels: 12-865-0002, 12-052-0189, 12-052-0159, 12-052-0165, 12-499-0103, 12-499-0102, 12-499-0101, 12-499-0104, 12-380-0006 – partial, 12-380-0002, 12-085-0100, 12-085-0102, 12-085-0106, 12-085-0092

Mr. Noah Steele, Community & Economic Development Director, shared that current market demand favors auto-oriented business development in the town center. In contrast, the Economic Development plan adopted by Syracuse City

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Council favors a dense mixed-use zone in the town center. Additionally, a resident workshop conducted as part of the Vision 2050 General Plan update indicated that the “Highway Strip Commercial” development pattern associated with auto-oriented businesses is the option least preferred for the town center by the Syracuse residents surveyed. Rezoning the indicated portion of the Town Center Overlay zone from General Commercial to Professional Office would help Syracuse develop a pedestrian-friendly town center. Also, many of the existing businesses in this section of the Town Center Overlay are already professional offices.

Commissioner Wessel asked for clarification regarding which uses would be disallowed with the proposed zoning change, whether the proposed zoning change would open up additional uses to the area, and whether or not any of the permitted uses are addressed by the town center overlay. Mr. Paul Roberts, City Attorney, clarified that professional office buildings as permitted in the professional office zone are currently also a permitted use in the general commercial zone if they are situated on one acre or less. Mr. Steele explained that the primary change would be restricting uses; he added that there are a few restrictions on permitted uses in the town center overlay such as auto repair, but most permitted uses are addressed by the underlying zone. Commissioner Wessel stated his understanding is that the disallowed items in the proposed zoning change would be hotels, motels, gas stations, and similar businesses; Mr. Steele agreed and added that the businesses most affected would be those centered around retail trade.

Commissioner Johnson commented that the proposed rezone would only impact the parcel behind CVS. Mr. Steele argued that this rezone encompasses more than that single parcel and is meant to help set the tone for the area. Chair Cragun added that although we are looking at the neighborhood as a whole, it seems that the parcel most immediately affected by a rezone would be the CVS parcel mentioned by Commissioner Johnson; Mr. Steele concurred. Commissioner Johnson suggested that disallowing any type of food establishment in this area would be a disservice to the community and the existing professional offices would benefit from having a new food establishment within walking distance. Mr. Steele suggested that we could use professional office as a holding zone and if a restaurant or other establishment came along, the Planning Commission and City Council could discuss a rezone to allow that establishment.

Commissioner Kennington asked why the proposed rezone area was not extended further northeast to Banbury Drive. Mr. Steele clarified that it was drawn around existing property lines but that the Planning Commission has the authority to recommend any rezone activity it prefers to the City Council. Vice-Chair Ruelan inquired about the advantage of rezoning from general commercial to professional office and whether this change is likely to encourage more business. Mr. Steele stated that it helps communicate to developers what the City intends for the area. If it turns out there is not a market demand for professional office, the City has the option of incentivizing to make the preferred type of development more attractive to developers. Commissioner Kennington offered that he would prefer to work toward the pedestrian and family friendly center of Syracuse envisioned by the citizens of Syracuse during the 2050 meeting.

Chair Cragun opened for public comment.

Preston Miller is a commercial real estate broker with Mountain West Commercial Real Estate and was present to represent Maverik convenience store. Maverik wants to purchase the paved lot behind CVS, which is included in the rezone area. They are very interested in this location and have pre-emptively been working with Dr. Sheldon Peck to create a site plan for their proposed adjoining properties. Mr. Miller clarified that if Maverik is able to purchase this lot, they would close the existing Maverik located across the street and deed restrict that parcel to prevent sale to another convenience store. Further, he thinks a retail use is the best possible development for this property; commercial rents in suburban areas are too low to encourage professional office development and CVS is likely to opt to hold onto the parcel rather than sell to a two-story office development that might impact their street visibility.

Dr. Peck, who owns professional office space in the proposed rezone area, expressed support for a new Maverik store. He wants the opportunity to work with Mr. Miller and create a shared entry from Antelope for his parcel and the adjoining lot. Dr. Peck supports making the process of opening new businesses in Syracuse as easy as possible and approves of a deed restriction to prevent two convenience stores in the town center.

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Chair Cragun closed public comment.

Commissioner Johnson expressed concern about traffic patterns related to the proposed shared entrance with Dr. Peck. Mr. Miller clarified that if Maverik and Dr. Peck were to share an access point, they would not be hampered by the existing median because it does not extend far enough to prevent entry from eastbound Antelope traffic. Commissioner Johnson advised collaborating with UDOT to install traffic control measures, especially because Maverik has the potential to draw increased truck traffic into the town center; the larger size of the new parcel would allow Maverik to offer Diesel fuel. Mr. Preston clarified that Maverik is happy to work with UDOT regarding traffic controls.

Commissioner Kennington expressed concern that when school lets out in the afternoon, there is a dangerous traffic pattern formed by parents driving past the baseball fields and cutting across the parking lot between CVS and the parcel Maverik intends to purchase. He wondered how Maverik might address this traffic pattern were they to build there. Mr. Miller offered that activity created by people pulling in and out of parking stalls would narrow accessibility and discourage others from cutting through the area. Commissioner Kennington asked Dr. Peck what he is planning for parking in the lot adjacent to the CVS property. Dr. Peck answered that ideally there would be cross access from Banbury all the way to 2000 W. Dr. Peck would also prefer to develop parking on the North of the parcel that is shared with the baseball field.

Mr. Roberts advised that further discussion should be centered around the question of the rezone. Commissioner Kennington would like to table this matter and think about it. Commissioners Johnson and Wessel prefer to leave the zone as it is. Commissioner Wessel asked whether or not Planning Commission could withhold passing forward a recommendation to City Council. Mr. Roberts clarified that if the Planning Commission has an item before it and chooses not to act, the default is passing forward an approval recommendation. Chair Cragun expressed interest in leaving the zone as it is.

COMMISSIONER JOHNSON MOVED TO RECOMMEND TO CITY COUNCIL TO LEAVE THE CURRENT ZONING DESIGNATION AS IT IS; VICE-CHAIR RUELAN SECONDED, MOTION CARRIED UNANIMOUSLY.

**5. Public Hearing – Potential Amendment of Syracuse Municipal Ordinance 10.100.030** concerning permitted uses in the town center overlay zone

Mr. Steele shared that this is another approach to creating a walkable town center. The Planning Commission has the option to exclude any uses that do not support that goal from the permitted uses section of the town center overlay zone. Another option might be to add a proximity requirement to limit the density of one type of business in the town center.

Chair Cragun opened for public comment. No public comment.

Commissioner Johnson believes the current restrictions in the ordinance prohibiting auto-based businesses are sufficient. Further, he thinks the upcoming town home project near Walmart will create a lot of the walkability the City desires for this area.

Mr. Daryn Anderson is a realtor with Starling Real Estate and added that he has a client that is interested in purchasing the parcel behind the Corner Noodle. Chair Cragun encouraged Mr. Anderson to share information regarding this proposal at a different juncture.

Chair Cragun cited a previous ordinance amendment prohibiting businesses oriented towards repair, cleaning, and sales of automobiles in order to prevent proximity issues between an existing car wash and a proposed car wash in the town center. He asked whether or not the Planning Commission could make similar amendments as needed in the future. Mr. Steele advised that this is “the future”; Maverik is proposing another gas station across the street from a gas station. He admitted a deed restriction against having a convenience store purchase the existing Maverik would be helpful; however, the building was constructed as a gas station and the pedestrian issues that come with the setbacks of a gas station would likely remain even if the building were repurposed.

Commissioner Wessel suggested this seems like another attempt to prevent a gas station in the town center; he does not see a need to make amendments to the ordinance for the same reasons he voted to leave the underlying zone as

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General Commercial. Commissioner Kennington asked for clarification regarding the difference between this and the prior agenda item. Mr. Steele advised that the first is a zoning map amendment and the second is a text amendment but that both are meant to steer the town center toward “Old Main Street” development and away from “Highway Strip Commercial”. Commissioner Kennington advocated for steering development toward the “Old Main Street” style because Syracuse residents expressed a preference for that aesthetic. Commissioner Wessel disagreed with the notion that developing one parcel as a gas station is going to completely derail efforts for a town center with the “Old Main Street” feel. Commissioner Johnson reminded the Commission that the 7-11 in town made adjustments to their standard footprint to meet Syracuse code and that Maverik could theoretically be constructed as a two-story building with an “Old Main Street” feel. Mr. Steele advised that current ordinances are not strong enough to require Maverik to change their standard footprint and that we would be restricted to changing some of the textures, materials, parking, and landscaping.

Chair Cragun asked for clarification regarding why Syracuse was able to prevent the addition of a Quick Quack to this parcel and how that process might apply to this agenda item. Mr. Roberts clarified that the City was only able to make that change because the text amendment was initiated before a site plan application for the Quick Quack. Mr. Steele advised that this agenda item was initiated in the same way as the last in order to double check whether the Commission is certain they support existing City ordinance. He continued, explaining that this really is more about overall use in the town center long term and not about one specific business.

Chair Cragun solicited further thoughts from the Commission. Mr. Miller expressed that Maverik has every intention of closing the existing store. He feels that this and other issues could best be addressed by a development agreement mandating the old Maverik shut down and the remaining building be required to conform with town center architectural standards. He clarified that when a convenience store is disallowed, the parcel owner is required to remove fuel tanks and ensure the soil is not hazardous.

Chair Cragun expressed support for adding a proximity clause to the ordinance but did not support limiting commercial uses. Dr. Peck asked if this is a time for public comment or just discussion among the Commission. Chair Cragun clarified that the public comment period was closed but encouraged any brief interjections from the public before the Commission continued. Dr. Peck advocated for a proximity clause to discourage haphazard development and preserve a good-looking town center. He further advocated the Planning Commission adopt a forward-looking strategy for the town center. Mr. Royce Davies, Planner, added that many planning decisions are reactive rather than proactive; he advised adopting a long-term proactive attitude that encompasses how Syracuse may change in the future with the introduction of the West Davis Corridor.

COMMISSIONER KENNINGTON MOVED TO TABLE FOR FURTHER DISCUSSION AND DIRECT STAFF TO PREPARE POSSIBLE AMENDMENTS. NO SECOND, MOTION FAILS FOR LACK OF A SECOND.

COMMISSIONER JOHNSON MOVED TO LEAVE THE ORDINANCE AS IT IS; VICE-CHAIR RUELAN SECONDED, MOTION CARRIED 4-2 WITH CHAIR CRAGUN AND COMMISSIONER KENNINGTON DISSENTING.

### 6. **Adjourn**

AT 7:23 P.M. VICE-CHAIR RUELAN MOVED TO ADJOURN AND PROCEED WITH THE WORK SESSION; MOTION CARRIED UNANIMOUSLY.



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Brett Cragun, Chairman



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Shawna Bjorgan, Planning Technician

Date Approved: May 4, 2021

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## Minutes of the Syracuse Planning Commission Work Session March 16, 2021

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Minutes of the work session of the Syracuse Planning Commission, held virtually on March 16, 2021 at 6:00 p.m. Meeting was held electronically (Zoom Meeting ID: 848 5412 8072) in accordance with Utah House Bill 5002, Open and Public Meetings Act Amendments. Chair Cragun made written determination on February 25, 2021 that conducting a meeting at an anchor location would present a substantial risk to the health and safety of those present; due to the potentially dangerous nature of COVID-19, Planning Commission public meetings will be held electronically until March 27, 2021. The question of returning to an anchor location will be revisited at that time.

**Present:**

Commission Members:	Brett Cragun, Chair Ivy Ruelan, Vice-Chair Alan Gallegos Larry Johnson Keeth Kennington Ryan Wessel
City Employees:	Golden Barret, Fire Marshall Shawna Bjorgan, Planning Technician Royce Davies, Planner Paul Roberts, City Attorney Noah Steele, Community & Economic Development Director
City Council Liaison:	Seth Teague
Excused:	Commissioner Nicholas Weber
Visitors:	Preston Miller Daryn Anderson

Chair Cragun started the Work Session at 7:24 p.m.

### 1. Department Business

#### a. City Council Liaison Report

- City Council unanimously approved Planning Commission to act as the Land Use Authority for Site Plan and Final Plan review.
- City Council discussed hiring an administrative hearing officer to replace the Board of Adjustments volunteers; this discussion was tabled for further discussion.
- Councilmember Teague encouraged members of the public to volunteer for service on one of our many boards and commissions.

#### b. City Attorney Updates

- None

#### c. Upcoming Agenda Items

Mr. Steele, Community & Economic Development Director, provided a brief overview of the following items:

- Antelope Business Condos – Site Plan and Subdivision Applications  
This is the commercial portion of the Holt project.
  - Antelope's Edge – Preliminary Plat  
This is a residential project south of Smith's along 1000.
  - Shoreline East Phase I – Final Plat  
This is the eastern portion of Shoreline and this half is going to be sold to Woodside homes. The western half will remain with Century.
  - Syracuse Temple – Site Plan  
This will appear on the agenda soon.
  - The Arlo Apartments – Site Plan  
This will appear on the agenda soon.
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- Trico Commercial – Site Plan  
This is a one building addition to the Gateway Storage near Pizza Factory.

### 2. **Discussion Items**

- None

### 3. **Commissioner Reports**

- Commissioner Kennington reported that Mr. Daryn Andersen stopped by his office to ask a few questions regarding a client of Mr. Andersen's that would like to build a gymnastics or tumbling business on the lot behind the Corner Noodle. Commissioner Kennington reports that he answered a few questions regarding this idea and referred Mr. Andersen to City staff.

### 4. **Adjourn**

AT 7:30 P.M. COMMISSIONER GALLEGOS MOVED TO ADJOURN THE WORK SESSION; MOTION CARRIED UNANIMOUSLY.