

# Minutes of the Syracuse Planning Commission Regular Meeting April 19, 2022

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1 Minutes of the regular meeting of the Syracuse Planning Commission, held in Council Chambers and accessible via Zoom on  
2 April 19, 2022 at 6:00 PM.  
3

4 **Present:** Commission Members: Ryan Wessel, Chair  
5 Ivy Ruelan, Vice-Chair  
6 Kenneth Hellewell  
7 Lonn Hunter  
8 Alan Gallegos  
9 Nicholas Weber  
10 James King, Alternate

11  
12 City Employees: Golden Barret, Fire Marshall  
13 Royce Davies, Planner  
14 Micheal Kerswell, Planner  
15 Paul Roberts, City Attorney  
16 Noah Steele, CED Director

17  
18 City Council Liaison: Paul Watson

19  
20 Visitors: Spencer Brimley, Jeanne Larue, Logan Johnson, Joshua Hughes, Lurlen Knight, Emily Finau,  
21 Kole Kussee, Noah House, Adam Langford  
22

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

24  
25 A quorum was present, as defined in Utah Code, Title 52, Chapter 4 – Open and Public Meetings Act. Chair Wessel  
26 called the meeting to order at 6:00 PM as a regularly scheduled meeting, with notice of time, place, and agenda  
27 provided 24 hours in advance to the public and each commissioner. Commissioner Weber provided an invocation  
28 and Commissioner Gallegos led the Pledge of Allegiance.

29  
30 COMMISSIONER WEBER MOVED TO ADOPT THE AGENDA WITH A TITLE CORRECTION AS DISCUSSED;  
31 COMMISSIONER HUNTER SECONDED; MOTION CARRIED UNANIMOUSLY.  
32

## 33 **2. Meeting Minutes**

34  
35 The following minutes were reviewed by the Planning Commission:

- 36 • June 2, 2020
- 37 • March 15, 2022
- 38 • April 5, 2022

39  
40 COMMISSIONER HELLEWELL MOVED TO APPROVE THE MINUTES AS PRESENTED; COMMISSIONER WEBER  
41 SECONDED THE MOTION AND IT WAS UNANIMOUSLY RATIFIED.  
42

## 43 **3. Public Comment**

44  
45 Chair Wessel opened public comment.

46  
47 Lurlen Knight verified that there will be a public hearing for a rezone requested by Twenty-Five EIGHT Development,  
48 LLC/Josh Hughes of 2.97 acres from R-1 to General Commercial at approx. 2150 W 350 S during the regular  
49 meeting.  
50

51 Chair Wessell closed the public comment.  
52

## 53 **4. Agenda Items**

54  
55 **Public Hearing – Rezone** by Ninigret Construction of 4.5 acres from General Commercial to Mixed Use  
56 Development at 300 South 1550 West.  
57

58 Noah Steele gave an overview of the Rezone application. He explained that the developer is implementing an offsite  
59 option to construct a hotel on property that is currently zoned Mixed Use. He reviewed General Plan Map directives  
60 and current zoning parameters. He noted that two additional apartment units will be added to the scope of the project  
61 should the zoning amendment be granted. He addressed items in the development agreement that are not  
62 congruent with City Code.  
63

64 Chair Wessell opened the Public Hearing.  
65

1  
2 Project developer, Joshua Hughes affirmed that he is satisfied with the previously approved plan and development  
3 agreement. He indicated that there has been public pushback on the established hotel location and the proposed  
4 changes represent an effort to be a good neighbor.

5  
6 Commissioner Hellewell suggested that all parts of the project that are to be developed with commercial elements be  
7 rezoned commercial in one fell swoop rather than piecemeal.

8  
9 Wright Development Group representative, Logan Johnson stated that the City's response to this rezone request will  
10 impact how the rest of the property will be developed. He spoke of *destination* characteristics associated with the  
11 hotel location.

12  
13 Commissioner Weber commented on alternative commercial applications that might be viable in the area where the  
14 hotel is designed to be.

15  
16 Architectural aspects of the anticipated hotel were discussed at length.

17  
18 Lurlen Knight asserted that the proposed hotel location is a prime spot for other, more ideal commercial ventures. He  
19 contrasted property and sales tax benefits of a big-box store option. He spoke of traffic flow through the area.

20  
21 Emily Finau submitted; most Monterey Estates residents are in favor of shifting the hotel location as proposed by the  
22 developer. She thanked Mr. Hughes for listening to neighbors and considering this action.

23  
24 Kole Kussee expressed appreciation for Mr. Hughes' effort to be respectful and friendly to the Monterey Estates  
25 community. He spoke of desired buffering that would be achieved between the hotel and residential spaces with the  
26 proposed relocation.

27  
28 Noah House supported the proposed amendment to relocate the hotel that is included in the Monterey West project  
29 to the corner of 2000W and SR193. He indicated the relocation will alleviate a myriad of concerns the neighborhood  
30 and many Syracuse citizens have. He expected that the new location would encourage future retail growth in the  
31 immediate vicinity.

32  
33 Joshua Hughes commented on the proactive yet cooperative attitudes of many residents in Monterey Estates; in  
34 working toward the proposed solutions. He noted Wright Development Group's extensive involvement in commercial  
35 features along 2000 West Street.

36  
37 Logan Johnson acknowledged that the land being discussed was purchased with intent to bring a big-box retail store  
38 (or the like) to the area, but that plan does not seem to be realistic at this time. In answer to questioning by  
39 Commissioner Ruelan, he stated that the proposed project will be Wright Development Group's first hotel build.

40  
41 Commissioner Gallegos emphasized that a plan and terms for the hotel have already been approved through proper  
42 legislative processes. He advised against modifying the approved conditions to appease a small group of opponents  
43 who did not get their way when the original application was considered.

44  
45 COMMISSIONER HELLEWELL MADE A MOTION TO COMBINE DISCUSSION AND ACTION FOR AGENDA  
46 ITEMS 4 AND 5. COMMISSIONER RUELAN SECONDED THE MOTION AND ALL VOTED IN FAVOR.

47  
48 **Public Hearing – Public Hearing – Rezone** by Twenty-Five EIGHT Development, LLC/Josh Hughes of 2.97  
49 acres from R-1 to General Commercial at approx. 2150 W 350 S.

50  
51 Noah Steele reviewed zoning laws that limit commercial or industrial use of land. He described probable traffic  
52 patterns relative to Twenty-Five EIGHT Development's proposal. He gave an overview of the amended project  
53 layout. He summarized requested changes to the development agreement.

54  
55 Chair Wessell opened the Public Hearing.

56  
57 Lurlen Knight made clear that agenda item 5 is a public hearing for a rezone request by Twenty-Five EIGHT  
58 Development, LLC/Josh Hughes of 2.97 acres from R-1 to General Commercial at approx. 2150 W 350 S. He  
59 remarked on maximizing coordinated involvements to partner with a big-box store. He surmised; the new  
60 West Davis 4-lane divided highway will generate much drive-through traffic.

61  
62 Chair Wessell closed the Public Hearing.

63  
64 Commissioners discussed potential revenues from sales tax and from state allocations based on population.  
65 Development agreement provisions to allow departure from zoning stipulations were deliberated.  
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1 COMMISSIONER HUNTER MOVED TO RECOMMEND CITY COUNCIL APPROVAL OF THE PROPOSED  
2 REZONE OF 4.5 ACRES FROM GENERAL COMMERCIAL TO MIXED USE DEVELOPMENT AT 300 SOUTH 1550  
3 WEST AND 2.97 ACRES FROM R-1 TO GENERAL COMMERCIAL AT APPROX. 2150 W 350 S.  
4

5 Commissioner Gallegos revisited extensive undertakings that yielded a sanctioned model for this project. He  
6 questioned the logic behind efforts to revise the development as approved.  
7

8 Commissioner Weber reiterated the developer's assertion that the proposed changes are at the request and for the  
9 benefit of neighboring residents.  
10

11 THE MOTION WAS SECONDED BY COMMISSIONER KING. COMMISSIONERS KING, HUNTER, WEBER AND  
12 RUELAN VOTED AYE. COMMISSIONERS HELLEWELL, GALLEGOS AND CHAIR WESSEL VOTED NAY. THE  
13 MOTION CARRIED  
14

15 **Public Hearing - Development Agreement Amendment** to the Agreement for the Monterrey West  
16 development at 1550 West 300 South in the MXD and GC Zones.  
17

18 Noah Steele recapped the development agreement amendments presented by the developer.  
19

20 City Attorney, Paul Roberts commented on the amendment process and noted items in the original agreement that  
21 will be removed (as a matter of housekeeping) if the amendment is passed.  
22

23 Joshua Hughes related the developer's perspective on the proposed amendments – supporting the rationale of each  
24 revision.  
25

26 Chair Wessell opened the Public Hearing.  
27

28 Lurlen Knight contended that apartment complexes will not benefit the community, economically. He remarked on  
29 major drawbacks to high density housing including strains on public services and resources.  
30

31 Chair Wessell closed the Public Hearing.  
32

33 Commissioner Hellewell informed that Mr. Knight served on the Syracuse City Council for at least two terms. He  
34 verified data referenced by him was part of studies conducted by the administrations he was a part of.  
35

36 Deletion of an agreed amenities package, alleviation of parking requirements and assurances of marketable  
37 architectural standards were discussed among commissioners.  
38

39 Logan Johnson confirmed that his company is analyzing project scheduling but cannot make certain determinations  
40 until a hotel chain is committed to the development. He asked for flexibility in the timeline set forth in the  
41 development agreement.  
42

43 COMMISSIONER HELLEWELL MOTIONED TO RECOMMEND CITY COUNCIL APPROVAL OF THE PRESENTED  
44 DEVELOPMENT AGREEMENT AMENDMENT WITH EXCEPTION OF ITEM 5 AND THE RETENTION OF THE  
45 AGREED AMENITIES IN ITEM 9. COMMISSIONER HUNTER SECONDED THE MOTION. COMMISSIONERS  
46 KING, HUNTER, WEBER, RUELAN, HELLEWELL AND CHAIR WESSEL VOTED AYE. COMMISSIONER  
47 GALLEGOS VOTED NAY. THE MOTION CARRIED.  
48

49 **Public Hearing – Rezone** by Mark Adams of 53.649 acres located at 2000 W. SR-193 from A-1 to MXD.  
50

51 Noah Steele identified land uses proposed by the applicant.  
52

53 Commissioner Hellewell advised that an MXD-H zone does not exist in Syracuse City code, presently.  
54

55 Paul Roberts indicated that a decision made by the recommending body, at this point, must be made contingent upon  
56 the legislative authority adopting an MXD-H zone.  
57

58 COMMISSIONER HELLEWELL MOTIONED TO POSTPONE PUBLIC HEARING, DISCUSSION AND MOTION ON  
59 THIS ITEM UNTIL A PROPOSED TEXT AMENDMENT TO SECTION 10.92 IS EVALUATED AND VOTED ON.  
60 COMMISSIONER RUELAN SECONDED THE MOTION. COMMISSIONERS KING, HUNTER, WEBER, RUELAN,  
61 HELLEWELL AND CHAIR WESSEL VOTED AYE. COMMISSIONER GALLEGOS VOTED NAY. THE MOTION  
62 CARRIED.  
63

64 **Public Hearing - Text Amendment** to Syracuse City Code Section 10.92 by Syracuse City.  
65

66 Noah Steele pointed out that there are two elements to be considered with this request:

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- A self-initiated MXD amendment by the City Council
- Abandonment of Hospital as a permitted use in the MXD zone

The Commission discussed commercial to residential land area ratios, Town Center Overlay particulars and development agreement application.

Commissioner Hellewell suggested use of a development agreement be eliminated from the MXD Zone ordinance.

Paul Roberts stated that use of development agreements for MXD projects protects both the city and developer.

Commissioner Hellewell proposed a clause be appended, limiting development agreement terms to original zoning ordinance parameters - not to supersede the base ordinance requirements.

Chair Wessell opened the Public Hearing.

No public comment offered.

Chair Wessell closed the Public Hearing.

COMMISSIONER HELLEWELL MOVED TO RECOMMEND CITY COUNCIL APPROVAL OF THE AMENDMENTED MXD ZONE ORDINANCE WITH THE ADDITION OF LANGUAGE STATING "DEVELOPMENT AGREEMENT MAY NOT SUPERSEDE REQUIREMENTS OF THIS ZONE". COMMISSIONER RUELAN SECONDED THE MOTION. COMMISSIONERS HELLEWELL AND RUELAN VOTED AYE. COMMISSIONERS KING, HUNTER, WEBER, GALLEGOS AND CHAIR WESSEL VOTED NAY. THE MOTION FAILED.

COMMISSIONER WEBER MOTIONED TO RECOMMEND CITY COUNCIL APPROVAL OF THE 10.92 MXD ZONE AMENDMENT AS PRESENTED. COMMISSIONER HUNTER SECONDED THE MOTION. COMMISSIONERS KING, HUNTER, WEBER, GALLEGOS AND CHAIR WESSEL VOTED AYE. COMMISSIONERS HELLEWELL AND RUELAN VOTED NAY. THE MOTION CARRIED.

**Public Hearing - Rezone** by Mark Adams of 53.649 acres located at 2000 W. SR-193 from A-1 to MXD-H.

Noah Steele gave a brief overview of the intended project, which includes a phased hospital development and a traditional mixed-use complex. In answer to a question posed by Commissioner Hunter, he explained that the architectural review process will be conducted during site plan review.

HCA Healthcare representative, Mark Adams reported findings from a location evaluation conducted by his company. He commented on HCA's partnership with Wasatch Residential Group.

Adam Langford of Wasatch Residential Group reviewed planned access points. He acknowledged that the architectural design of the mixed-use development is a work in progress. He remarked on established features that surpass required architectural standards. He outlined their Syracuse Mixed Use Master Plan and described how the proposed hospital/mixed-use project will benefit the city.

Chair Wessell opened the Public Hearing.

No public comment offered.

Chair Wessell closed the Public Hearing.

Syracuse Fire Marshall, Golden Barret spoke about practical adjustments that must be made for fire safety. He expressed that he has no objection to the presented concept.

COMMISSIONER HELLEWELL MOVED TO EXTEND THE MEETING TO 9:15 PM. COMMISSIONER HUNTER SECONDED THE MOTION. COMMISSIONERS HELLEWELL, RUELAN, KING, HUNTER, WEBER, GALLEGOS AND CHAIR WESSEL VOTED AYE. THE MOTION CARRIED.

Chair Wessell remarked on mixed-use developments currently under construction that do not seem to fulfill the purpose and intent of the MXD zone. He stated that he's unconvinced the MXD zone is suitable for this prime commercial location.

Commissioner Weber noted that the proposed development offers over sixty percent commercial space. He maintained, even with the recent influx of high-density apartment complexes, the plan is a good fit for Syracuse.

Commissioner Hunter voiced opinion that 2000 W. SR-193 is an ideal place for the proposed development.

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1 Commissioner King agreed with Commissioner Hunter's assessment. He spoke of desirable balance and buffering  
2 aspects of the concept.  
3

4 Commissioner Hellewell made mention of historical pushback by Syracuse citizens against high-density apartment  
5 projects. He stated that the hospital will be a welcomed addition but expressed concern over allowing the proposed  
6 residential segments associated with the development.  
7

8 Commissioner Ruelan commented positively about the overall concept and submitted that the design of the proposed  
9 townhomes is very sophisticated.  
10

11 COMMISSIONER WEBER MOTIONED TO RECOMMEND CITY COUNCIL APPROVAL OF THE NEW MXD-H  
12 ZONE, THE REQUESTED REZONE OF 53.640 ACRES LOCATED AT 2000 W SR-193 FROM A-1 TO MXD-H AND  
13 THE PRESENTED MASTER PLAN. COMMISSIONER HUNTER SECONDED THE MOTION. COMMISSIONERS  
14 KING, HUNTER, GALLEGOS, WEBER, RUELAN AND CHAIR WESSEL VOTED AYE. COMMISSIONER  
15 HELLEWELL VOTED NAY. THE MOTION CARRIED  
16

17 **5. Adjourn**  
18

19 AT 8:54 PM VICE-CHAIR IVY RUELAN MOVED TO ADJOURN AND PROCEED WITH THE WORK SESSION;  
20 MOTION CARRIED UNANIMOUSLY.  
21

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# Minutes of the Syracuse Planning Commission Work Session April 19, 2022

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Minutes of the work session of the Syracuse Planning Commission, held in Council Chambers on April 19, 2022.

- Present:**
- Commission Members: Ryan Wessel, Chair  
Ivy Ruelan, Vice-Chair  
Lonn Hunter  
James King  
Nicholas Weber  
Kenneth Hellewell  
Alan Gallegos
- City Employees: Royce Davies, Planner  
Paul Roberts, City Attorney  
Noah Steele, Community & Economic Development Director  
Micheal Kerswell, Planner  
Golden Barret, Fire Marshall
- City Council Liaison: Paul Watson

Chair Wessel started the Work Session at 8:55 PM

## 1. Department Business

### a. City Council Liaison Report

- None

### b. City Attorney Updates

- None

### c. Upcoming Agenda Items

CED Director, Noah Steele previewed the following upcoming agenda items:

- Site Plan – Boysen Ice Cream
- Final Plat - Grayson Ridge Southwest
- Preliminary Plat – Legacy View Estates
- General Plan Amendment - Trails Edge Phase 6
- Text Amendment – Waterwise landscapes
- Land Sale – For potential commercial development

## 2. Discussion Items

### a. Planning Commission Training

- None

## 3. Commissioner Reports

Commissioner Hellewell proposed that Planning Commission Meeting agendas be written more descriptively. He explained that meeting agendas are often difficult for people to navigate. With jargon and legal requirements on how an item must be listed, it can be a challenge to determine what commissioners are actually discussing or deciding on.

Commissioner Gallegos recalled positive experiences he’s had while serving on the Syracuse Planning Commission. He issued a word of caution against pandering to groups that clamor contrary to decisions made through legitimate processes.

## 4. Adjourn

AT 9:06 PM COMMISSIONER WEBER MOVED TO ADJOURN THE WORK SESSION; MOTION CARRIED UNANIMOUSLY.