

Minutes of the Syracuse Planning Commission Regular Meeting May 3, 2022

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

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

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. Commissioner Hellewell provided an invocation and Commissioner King led the Pledge of Allegiance.

COMMISSIONER HELLEWELL MOVED TO ADOPT THE AGENDA WITH THE OMISSION OF ITEM 7 WHICH WAS A TYPOGRAPHICAL ERROR. COMMISSIONER KENNINGTON SECONDED; MOTION CARRIED UNANIMOUSLY.

2. **Meeting Minutes**

The following minutes were reviewed by the Planning Commission:

- April 19, 2022
- January 4, 2022
- January 19, 2021
- November 3, 2020
- October 20, 2020
- June 16, 2020
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COMMISSIONER KING MOVED TO APPROVE THE MINUTES AS PRESENTED; COMMISSIONER KENNINGTON SECONDED THE MOTION. COMMISSIONERS KING, KENNINGTON, RUELAN, HELLEWELL, GALLEGOS AND CHAIR WESSEL VOTED AYE. COMMISSIONER HUNTER ABSTAINED. THE MOTION CARRIED.

3. **Public Comment**

Chair Wessel introduced/welcome a new City Planner, Mike Kerswell, and opened public comment.

None offered.

Chair Wessell closed public comment.

4. **Agenda Items**

Public Hearing – Land Sale Discussion for 0.8 acres located at 2068 West 1700 South in the GC Zone.

Community & Economic Development Director, Noah Steele gave an overview of the proposed land sale within the Town Center. He reviewed the purchase contract which includes a Right of Reversion clause; identifying a Café

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1 Zupas restaurant as the intended construction on the property. In answer to Chair Wessell's query, he provided
2 appraisal details.
3

4 Chair Wessell opened the Public Hearing.
5

6 No opinion was presented.
7

8 Chair Wessell closed the Public Hearing.
9

10 COMMISSIONER KENNINGTON MOVED TO RECOMMEND CITY COUNCIL APPROVAL OF THE PROPOSED
11 LAND SALE. COMMISSIONER HELLEWELL SECONDED THE MOTION. THE MOTION CARRIED
12 UNANIMOUSLY.
13

14
15
16 **Public Hearing – Text Amendment to Syracuse City Code Sections 10.30.050, 10.10.040, 10.75.040,**
17 **10.30.080, 10.82.070, 10.85.080, 10.90.070, 10.92.040, 10.94.040, 10.105.070, 10.110.100, 10.115.070, and**
18 **10.120.070 regarding water-wise landscaping.**
19

20 Noah Steele remarked on water conservation incentives offered by Weber Basin Water Conservancy District. He
21 summarized proposed amendments to city lot and yard regulations aimed at facilitating the attainment of rebates.
22 Enforcement of code regulations was discussed at length.
23

24 Chair Wessell opened the Public Hearing.
25

26 No public comment was offered.
27

28 Chair Wessell closed the Public Hearing.
29

30 Commissioner Hellewell commented in support of including the driveway area in front yard figures. He noted that the
31 state is requiring all households to have a secondary water meter by 2030.
32

33 Chair Wessel stated that he's in agreement with the proposed amendment except for requirement iii. He submitted
34 that the market will self-regulate and citizens should not be held to the proposed turfgrass restriction.
35

36 Noah Steele advised that the Weber Basin Water Conservancy District will not allow participation in their grant
37 program unless the specified turfgrass parameters are codified. He confirmed that park strip area cannot be included
38 in front yard calculations.
39

40 COMMISSIONER HUNTER MOTIONED TO RECOMMEND CITY COUNCIL APPROVAL OF THE PRESENTED
41 TEXT AMENDMENT TO SYRACUSE CITY CODE. COMMISSIONER KING SECONDED THE MOTION.
42 COMMISSIONERS HUNTER, KING, KENNINGTON, RUELAN, HELLEWELL, GALLEGOS AND CHAIR WESSEL
43 VOTED AYE. THE MOTION CARRIED.
44

45
46
47 **Final Plat – Grayson Ridge Southwest at 3600 W 2000 S containing 22 lots in R-1 Zone.**
48

49 City Planner, Royce Davies presented details about the size and orientation of the Grayson Ridge Southwest
50 Subdivision. He acknowledged that staff has reviewed the final plat and recommends approval of the application.
51

52 COMMISSIONER RUELAN MOTIONED TO RECOMMEND CITY COUNCIL APPROVAL OF THE FINAL PLAT –
53 GRAYSON RIDGE SOUTHWEST. COMMISSIONER KENNINGTON SECONDED THE MOTION.
54 COMMISSIONERS GALLEGOS, KENNINGTON, KING, HUNTER, RUELAN, HELLEWELL AND CHAIR WESSEL
55 VOTED AYE. THE MOTION CARRIED.
56

57
58 **5. Adjourn**
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60 AT 6:42 PM COMMISSIONER HUNTER MOVED TO ADJOURN AND PROCEED WITH THE WORK SESSION;
61 MOTION CARRIED UNANIMOUSLY.
62

Minutes of the Syracuse Planning Commission Work Session May 3, 2022

1 Minutes of the work session of the Syracuse Planning Commission, held in Council Chambers and accessible via Zoom on May
2 3, 2022.
3

4
5 **Present:** Commission Members: Ryan Wessel, Chair
6 Ivy Ruelan, Vice-Chair
7 Alan Gallegos
8 Lonn Hunter
9 James King
10 Keeth Kennington
11 Kenneth Hellewell
12
13 City Employees: Golden Barret, Fire Marshall
14 Royce Davies, Planner
15 Mike Kerswell, Planner
16 Paul Roberts, City Attorney
17 Noah Steele, Community & Economic Development Director
18
19 City Council Liaison: Paul Watson
20
21 Excused: Nicholas Weber
22
23
24

25 Chair Wessel started the Work Session at 6:44 PM
26
27

28 1. Department Business

30 a. City Council Liaison Report

31 No updates on planning items from the City Council
32

33 b. City Attorney Updates

34 None
35

36 c. Upcoming Agenda Items

37 Royce Davies, Planner, discussed the following upcoming agenda items:

- 38 • **Preliminary Plat** – Legacy View Estates
- 39 • **General Plan Amendment** - Trails Edge Phase 6
- 40 • **Rezone** – Banbury Place
41

43 2. Discussion Items

44 Noah Steele, Community & Economic Development Director, conducted 10 minutes of Planning Commission
45 training on the subject of Retail Space Needs.
46

48 3. Commissioner Reports

49 Commissioner Hellewell reported statistics from a recent FBI state crime report, noting that Syracuse is shown to
50 be the third-safest city in Utah.
51

53 4. Adjourn

54 AT 7:07 PM COMMISSIONER HUNTER MOVED TO ADJOURN THE WORK SESSION; MOTION CARRIED
55 UNANIMOUSLY.
56