

## Minutes of the Syracuse Planning Commission Regular Meeting May 18, 2021

---

Minutes of the regular meeting of the Syracuse Planning Commission, held virtually on May 18, 2021 at 6:00 p.m. Meeting was held electronically (Zoom Meeting ID: 823 3565 7420) in accordance with Utah House Bill 5002, Open and Public Meetings Act Amendments. Chair Cragun made written determination on April 30, 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 May 30, 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  
Lonn Hunter  
Larry Johnson  
Nicholas Weber  
Ryan Wessel

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

City Council Liaison: Seth Teague

Excused: Commissioner Keeth Kennington

Visitors: Lisa Bartholemew  
Melissa Casey  
Brad Frost  
Josh Hughes  
Kerry Jorgensen  
Peter Matson  
Laurie Myers  
Mark R.  
Doug Rich  
Mark Wagner

### 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. Commissioner Gallegos provided an invocation and Commissioner Weber led the Pledge of Allegiance.

VICE-CHAIR RUELAN MOVED TO ADOPT THE AGENDA; COMMISSIONER WEBER SECONDED, MOTION CARRIED UNANIMOUSLY.

### 2. Meeting Minutes

The following minutes were reviewed by the Planning Commission: April 6, 2021 Regular Meeting and Work Session.

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

### 3. Public Comment

Chair Cragun invited public comment. No public comment at this time. Please see addendum 1 below for Zoom comments throughout the proceedings.

### 4. Public Hearing – Major Conditional Use Permit for a home business using an accessory structure for food preparation at approximately 4618 W Blue Heron Circle

## Minutes of the Syracuse Planning Commission Regular Meeting May 18, 2021

---

Mr. Royce Davies, Planner, presented this item as an application for a major home occupation. This item requires a major conditional use permit because the applicant is requesting to run a portion of the business from an accessory building to the side of the home. The applicant will store their shaved ice food truck as well as a have kitchenette for preparation of inventory. Mr. Davies reviewed the conditions for approval from Syracuse City Code 10.35.040, which include: the proposed home occupation will be subordinate to the use of the property as a dwelling, it will not adversely affect the residential quality of the neighborhood, any off-street parking displaced is located elsewhere on the lot. Further, the planning commission may impose any conditions it deems necessary to mitigate impacts of the home occupation on the neighborhood. He read a statement from applicant Rosemarie Campbell, who was unable to be present at the public hearing (Addendum 2).

Mr. Davies explained there is no need for extra off-street parking as the residence has its own attached garage and there are no employees associated with the business. Because the food truck will be parked inside the detached garage, there will be no impact on the residential quality of the neighborhood. Finally, the detached structure meets all zoning requirements and is much smaller and clearly subordinate to the residential home. Based on meeting ordinance, staff recommends approval.

COMMISSIONER WESSEL MOVED THE PLANNING COMMISSION APPROVE THE REQUEST OF ROSEMARIE AND LANCE CAMPBELL TO USE AN ACCESSORY BUILDING FOR A HOME OCCUPATION AT APPROXIMATELY 4618 W BLUE HERON CIRCLE IN THE R-1 ZONE; VICE-CHAIR RUELAN SECONDED, MOTION CARRIED UNANIMOUSLY.

### 5. Public Hearing – General Plan Amendment from Commercial to High Density Residential of approximately 3.56 acres at 2376 W 1700 S

Mr. Noah Steele, Community and Economic Development Director, explained that this property is between the movie theater and Walmart and the applicant is asking for a change to High Density Residential in an effort to rezone to Planned Residential Development (PRD). He added that the applicant would like approximately 8.42 units per acre which is less dense than the typical 12 units per acre density found in most townhome developments. Planning Commission has the authority to make a recommendation to City Council regarding this legislative item. The applicant suggests a lot of open space, including a large play field off the existing cul-de-sac.

Commissioner Weber asked whether there is a buffer requirement on the south edge of the project between the development and possible future commercial development; if so, who would be required to provide that buffer? Mr. Steele indicated that staff comments addressed this and asked that the current applicant install fencing and landscaping as a buffer.

Commissioner Gallegos asked if the proposed development meets current open space requirements. Mr. Steele stated their 21.4% open space slightly exceeds the 20% required by City ordinance.

Commissioner Weber asked whether there has been any interest in this property for commercial use. Mr. Steele elaborated that the only other interest has been for mixed use development with townhomes. That applicant was hoping for 15-16 units per acre density.

Commissioner Hunter requested verification that there is enough fire hydrant capacity to serve this development. Golden Barrett, Fire Marshall, stated he uses the International Fire Code to determine what quantity of water is needed based on square footage of the buildings and the City Engineer determines whether or not the City can meet the requirement. This property is in the preliminary stages but Mr. Barrett believes it to be sufficient. Mr. Brian Bloemen, City Engineer, verified that the City can supply adequate water flow for the development's fire suppression needs.

Applicant Mr. Brad Frost added that this property has been listed for three years without any commercial offers because it sits further away from the road. He also mentioned that although they are applying for High Density Residential, the proposed development qualifies for Medium Density Residential and they are happy to change their application if preferred. He would like the public to know that these are to be owner-occupied townhomes rather than rental apartments.

Commissioner Weber asked whether or not there is any intention to extend one of the development's stub roads to connect to the theater parking lot. Mr. Frost indicated there is not, but they would be willing to do so if the City required it. Commissioner Weber stated that he likes the project, but also shared his preference to connect the road in order to ease pedestrian and car interactions.

Vice-Chair Ruelan asked about the timeline for this project. Mr. Frost indicated that they intend to start as soon as they get approval and hope to have buildings going in by November.

Chair Cragun asked what type of fencing the applicant intends to install as a buffer. Mr. Frost answered that they have not yet gotten that far. It is still early in the approval process, but they are open to suggestions from the City.

Chair Cragun opened to public comment.

Ms. Shawna Bjorgan, Planning Technician, read a public comment submitted via email from Syracuse resident Mr. Carl Hellewell (Addendum 3).

Mr. Mark Wagner, whose back fence abuts the north end of the property, requested information regarding the exterior of the building.

Ms. Lisa Bartholemew, Syracuse resident, stated she believes it is important to develop this property and is excited about extra housing that may alleviate our current housing shortage. She believes this project would help to beautify the area and asked that the Planning Commission vote yes on this item.

Ms. Laurie Myers, Syracuse resident, wondered where the children of Syracuse are expected to live if we do not embrace projects like this one. Her children would like to stay in Syracuse and there is no affordable housing available. She would vote yes for this project as well.

Chair Cragun closed public comment.

## Minutes of the Syracuse Planning Commission Regular Meeting May 18, 2021

In response to Mr. Wagner's question, Mr. Frost shared that the project is intended to have cement fiberboard and brick or stone on the front and stucco on the back.

VICE-CHAIR RUELAN MOVED THE PLANNING COMMISSION RECOMMEND TO THE CITY COUNCIL THE APPROVAL OF APPLICANTS BRAD FROST AND PETER MATSON OF OVATION HOMES FOR THEIR REQUEST TO AMEND THE GENERAL PLAN MAP FROM GENERAL COMMERCIAL TO HIGH DENSITY RESIDENTIAL WITH THE INTENT TO DEVELOP TOWNHOMES.

Commissioner Gallegos asked whether there needs to be a condition to include Commissioner Weber's recommendation (to connect the stub road) or whether the current motion on the table is sufficient. Mr. Paul Roberts, City Attorney, stated that the question of the access point can be addressed at the preliminary plat. He added that Planning Commission may also add that it be considered as part of their recommendation to City Council.

VICE-CHAIR RUELAN AMENDED HER MOTION TO INCLUDE THE CITY COUNCIL CONSIDER EXTENDING THE ROAD THROUGH; COMMISSIONER WESSEL SECONDED, MOTION CARRIED UNANIMOUSLY.

### 6. Public Hearing – Rezone from General Commercial (GC) to Mixed Use Development (MXD) of approximately 0.94 acres at approximately 1556 S 2000 W

Commissioner Johnson recused himself from this item.

Mr. Steele mentioned the name for this project is proposed to be Towns at City Center and the applicants are Josh Hughes and Doug Rich. This property is proposed to be 22 units per acre and is located between Walmart and The Corner Noodle. He reviewed the proposed site plan to provide some context. He pointed out that each residential unit will have a 2-car garage, with the exception of the two above the commercial spaces. He also indicated an area designed for parallel parking to accommodate parking for these units and added there is likely to be spillover into the surrounding commercial parking.

Mr. Steele pointed out that the north setback is only six-foot and the zone requires a ten-foot setback; it does not meet the requirement as is, but ordinance allows the Planning Commission to recommend a smaller setback. The six-foot setback would meet the buffering requirements found elsewhere in Syracuse ordinance. Mr. Steele requested that if Planning Commission recommends approval, they also include a recommendation for the extension of the existing wall and some landscape buffering. This project exactly meets the required square footage outlined in the MXD zone. Existing staff comments are of an architectural nature. Mr. Steele specified that this is a legislative item and the goal is to determine if the proposed zone makes sense for this area.

Commissioner Wessel asked whether the ten-foot setback and six-foot buffer required by ordinance are cumulative. Mr. Steele stated that they overlap and a ten-foot setback would meet both requirements.

Commissioner Weber stated that each unit is required to have two parking spaces and inquired whether there were assigned parking spaces for the two units above the commercial space that do not have garages. Mr. Steele indicated that their parking requirement is met by 4 of the 10 parallel parking spaces on site, but that none have currently been assigned to any unit.

Commissioner Gallegos referred to the plans that indicate 34% of the project be landscaped and indicated that the project does not appear to have that much. Mr. Steele explained that anything that is not a drive aisle or building is technically landscaping.

Applicant, Mr. Josh Hughes, explained that this parcel has been commercially unviable due to lack of frontage on anything other than drive aisles. He feels this is a good way to get some use from the parcel while also adding some commercial spaces. He addressed Commissioner Gallegos' question regarding landscaping by adding that both hard scaping (pavilions and sidewalks) and soft scaping (grass/trees/shrubbery) are included in the percentage landscaping. The applicants support Mr. Steele's suggestion to continue the concrete wall and plant trees along it, in exchange for the reduced setback. Mr. Hughes pointed out that this is one of the first proposed projects that fully meets the MXD architectural motif with vertical mixed use. He added that the architectural style is designed to match the surrounding commercial uses, including items reminiscent of the karate and O'Reilly buildings. He feels that the location right in the city center is an appropriate place to put a project this dense.

Chair Cragun opened to public comment.

Mr. Kerry Jorgensen, who owns the commercial building directly to the south, much preferred a previously suggested use for self-storage on this parcel. First, he stated that the Covenants, Conditions & Restrictions (CC&Rs) of the development do not allow for a residential use and that Walmart and all other property owners are not likely to sign off on such a use. Second, he worries that allowing this project would open up for similar development on the parcel his building faces, which in turn would break up the continuity of the development and hurt his frontage visibility. Third, Mr. Jorgensen added that people in townhomes will use their garages for storage and take up parking on his parcel as a result of the lack of extra on-site parking planned. Fourth, he is concerned that this plan does not include access to the north. As a result of flawed CC&Rs he has been forced to foot the \$17,000 repair bill for the southern drive aisle and does not approve of the additional wear a 20 unit project would introduce. Finally, he recommends the City exercise patience and wait for a purely commercial use because this parcel will be desirable once other more visible parcels are developed.

Chair Cragun closed public comment.

Mr. Hughes addressed some of Mr. Jorgensen's concerns. The project would connect the east side of the parcel to the west and add some traffic access there. The project contains larger townhome units than typical with 1800-1900 square feet and 4 bedrooms, 3.5 bathrooms to accommodate the need for extra storage. The applicants are very willing to work with Mr. Jorgensen in repairing the drive aisle. Finally, they have reviewed the CC&Rs and believe they are in compliance with them. He added that CC&R review would be a civil matter rather than something to put forward before Planning Commission. Finally, Mr. Hughes hopes that having residents nearby Mr. Jorgensen's building will help to support the businesses of his tenants.

## Minutes of the Syracuse Planning Commission Regular Meeting May 18, 2021

---

Commissioner Hunter likes this project but is concerned about parking issues. He does not feel that 10 parking spaces with 4 dedicated to those units above retail only leaves 6 spaces for visitors. He feels that parking is very likely to overflow onto other properties.

Mr. Hughes pointed out they are exceeding the ordinance requirement for parking and they are working toward getting cross-access parking agreements with neighboring parcels. He added that retail uses would need parking during the day and residential uses would likely use the parking at night; this would reduce competition for the existing parking spaces.

Mr. Steele believes the parking requirements are less in MXD than in other zones because it is intended as a dense, urban area. He has also seen other similar projects police parking through a Home Owner's Association (HOA). He agrees with Mr. Hughes that there's an opportunity to explore cross-access parking with neighboring parcels and added that some who live in such a development choose not to have vehicles.

Commissioner Wessel agreed with Mr. Jorgensen that it's not a great fit, but that there does not seem to be anything else happening on the land. He is on the fence as to whether this is a good use.

Commissioner Weber agreed with Commissioner Wessel. He liked the storage unit use and asked why the Council rejected that use. Councilmember Teague addressed Commissioner Weber's question and stated that he personally wanted to see a potential better use; there are currently multiple storage unit developments and future developments in Syracuse. He hoped for something more fitting in the city center and wanted something with a larger tax base than storage units bring.

Mr. Jorgensen reiterated the parking issue for neighboring parcels. This proposed project is so dense that there are no driveways and that concerns him.

Commissioner Gallegos wants a less dense project. He feels that the units above the commercial space with no garages are a bit too much.

Vice-Chair Ruelan asked Mr. Brian Bloeman, City Engineer, whether his comment stating that no more than 15 units may be served off a single culinary water feed was a recommendation to reduce the project to 15 units. Mr. Bloeman clarified that it was not a recommendation. He added that a newer site plan revision includes 2 culinary water feeds and the project now meets that requirement.

Commissioner Wessel would like to see a mixed vote sent to City Council to pass on the Planning Commission's reluctance about aspects this project. Chair Cragun stated that 4 of 5 votes are needed to carry any recommendation to Council and suggested tabling if the Commission would benefit from having additional Commissioners present.

Commissioner Weber is still concerned about parking; he worries that the development would cause access issues for the neighboring businesses. Chair Cragun asked if there are any Commissioners not concerned with the parking issue. All Commissioners are concerned with the parking issue.

VICE-CHAIR RUELAN MOVED THE PLANNING COMMISSIONER TABLE THE REQUEST OF MR. JOSH HUGHES AND MR. DOUG RICH FOR A REZONE FROM GENERAL COMMERCIAL TO MIXED USE LOCATED AT 1556 S 2000 W FOR MORE DISCUSSION; NO SECOND. MOTION FAILED FOR LACK OF A SECOND.

COMMISSIONER WEBER MOVED THE PLANNING COMMISSION RECOMMEND TO CITY COUNCIL TO DENY THE REQUEST OF JOSH HUGHES AND DOUG RICH FOR A REZONE TO ACCOMMODATE THE TOWNHOME DEVELOPMENT WITH TWO COMMERCIAL SPACES ON EACH END FROM A GC TO AN MXD ZONE; COMMISSIONER WESSEL SECONDED.

Commissioner Gallegos asked whether or not an alternate motion including reduction of units and addition of parking or driveways would encourage Commissioner Weber to remove his motion. Commissioner Weber agreed that it would. Chair Cragun expressed an interest in additional parking. Commissioner Gallegos asked Commissioner Weber to withdraw his motion so that the Commission may discuss alternative language that might help this development get recommended. Commissioner Weber withdrew his motion.

Commissioner Wessel asked the applicant whether he would still like to do the project with only 16 or 12 units. Mr. Hughes indicated that 12 units would not be enough and that he would need to determine whether or not 16 would work. He is surprised that parking is an issue because they are over the minimum parking requirement of the MXD zone. Mr. Hughes stated a preference for moving to City Council with a recommendation one way or the other and would not mind conditional approval to find more parking or storage for the units.

Commissioner Wessel felt that bringing the project down to 12 units would be required to provide enough surface parking. He stated he would vote for Commissioner Weber's initial motion and Chair Cragun stated he would as well, based purely on the parking issue. Vice-Chair Ruelan and Commissioner Weber concurred. Commissioner Weber requested to reinstate his original motion. Chair Cragun asked Commissioner Weber to repeat his original motion for clarity.

Commissioner Gallegos asked whether or not the Commission would recommend approval if the number of units were reduced by 4 units. Commissioner Weber wanted to know how many additional units could be added in this situation. Mr. Hughes stated that it would likely be 12 more stalls because 3 parking stalls will fit within the footprint of each unit. Commissioner Wessel requested to append a comment to the motion that one of the Commission's main concerns is surface parking. Chair Cragun stated the Commission could indicate to City Council their reasoning for any decision made.

COMMISSIONER WEBER MOVED THE PLANNING COMMISSION RECOMMEND TO CITY COUNCIL TO DENY THE APPLICATION FOR A REZONE FROM GC TO MXD AT THE LOCATION OF 1556 S 2000 W WITH THE PRIMARY CONCERN BEING INADEQUATE PARKING ON THE SITE; VICE-CHAIR RUELAN AND COMMISSIONER WESSEL SECONDED SIMULTANEOUSLY, MOTION CARRIED 4-1 WITH COMMISSIONER GALLEGOS DISSENTING.

## Minutes of the Syracuse Planning Commission Regular Meeting May 18, 2021

---

### 7. Continuation – Site Plan for the Antelope Business Condos of approximately 1.145 acres at approximately 1475 W Antelope Drive

Commissioner Johnson recused himself from this item.

Mr. Steele explained that this is an administrative item and Planning Commission's role is to decide whether or not this project meets Syracuse City Code. Planning Commission is the Land Use Authority on this item, and it will not be going to City Council. Mr. Steele covered the following sections of City Code which this project meets: the project must include commercial space, the commercial component must be tied to the land (if it is sold, it would still be required to have commercial development), the apartment sales office may not be the only commercial component, the commercial component must be separate from the residential component, front doors should face the larger of two roads or drive aisles, and if on an intersection the front door should face the road with a chamfered edge. Mr. Steele further reviewed architectural requirements for the project as well as the commercial to residential ratio, most of which the proposed site plan meets.

The portion of the code that gives Mr. Steele pause reads as follows: "On-site buildings which are entirely commercial are permitted only if [they] ... [h]ave at least two stories". Additionally, the Development Agreement (DA) requires one two-story building and the applicant is now proposing two buildings; the rear building is designed as one story and whether or not the front building counts as two stories is a point of contention. Mr. Steele reviewed the many site plan revisions based on architectural standards and stated that Mr. Hughes has generally been accommodating to staff comments. Ultimately, Mr. Hughes feels that the addition of dormers to the roofline, a partial mezzanine, or mechanical spaces above the first story meets the requirement of a second story and Mr. Steele does not. Mr. Hughes has resubmitted the original site plan presented before staff comments and revisions.

Mr. Hughes stated that the second floor office space without direct street access is not marketable. He feels that the only major change is the number of stories and that all other portions of the project meet the architectural design outlined in the DA. Other reasons for the proposed change in stories are lower building costs, lower owners association fees, and more usable square footage. Mr. Hughes presented a chart outlining the ways in which the architectural motif approved in the DA do not meet the architectural standards outlined in the MXD ordinance and pointed out the DA takes precedence. Finally, he feels that what meets the two-story requirement of the MXD ordinance is subjective.

Commissioner Gallegos asked Mr. Hughes how many of the units are already sold. Mr. Hughes stated that there are people interested in signing contracts, but the applicants are holding off doing so until the four-way inspection due to rising material costs. There are 6 or 7 businesses that have requested to purchase space in this complex.

Commissioner Weber likes the project and prefers the first submission; however, it does not meet the code as written. He asked staff what can be done as far as rewriting the code to allow approval of the site plan as is. Mr. Steele stated that he believes the project would meet code if it looked as if it were the full two stories. He suggested the Planning Commission discuss whether it has to be occupiable space to qualify as a two-story building. He also offered the option of amending the DA or the ordinance, but expressed caution in amending the ordinance to prevent auto-centric horizontal mixed use from becoming allowable. Mr. Hughes expressed disinterest in changing the look of the building. He likes the clean farmhouse look of the first submission. Commissioner Weber favored and reiterated his position that this project technically meets the two-story requirement.

Commissioner Hunter felt the last iteration was making progress, but now the project has backpedaled to be less in compliance than it was.

Chair Cragun asked the Planning Commission if anyone feels the proposed plan meets the second floor requirement. Commissioner Wessel does not feel that it meets the code. Both Chair Cragun and Commissioner Wessel feel this is a good project that the City should find a way to accommodate and are in favor of amending the ordinance. Commissioner Wessel recommends denying this iteration and then revisiting the MXD ordinance. Chair Cragun asked Mr. Roberts whether Planning Commission could initiate an ordinance change; Mr. Roberts clarified they can. Vice-Chair Ruelan, Commissioner Hunter, Commissioner Gallegos, and Commissioner Weber agree with the sentiments expressed by Chair Cragun and Commissioner Wessel.

COMMISSIONER WESSEL MOVED THE PLANNING COMMISSION DENY THE SITE PLAN FOR JOSH HUGHES' THE HOLT MIXED DEVELOPMENT PROJECT AT APPROXIMATELY 1225 W ANTELOPE DRIVE; VICE-CHAIR RUELAN SECONDED, MOTION CARRIED UNANIMOUSLY.

Chair Cragun directed staff to prepare an amendment to update the architecture portion (F)(9)(C) of the MXD zone and place it on next meeting's agenda.

### 8. Continuation – Subdivision for the Antelope Business Condos of approximately 1.145 acres at approximately 1475 W Antelope Drive

Planning Commission did not directly address this item as they felt it was tied to item 7.

### Addendum 1

## Minutes of the Syracuse Planning Commission Regular Meeting May 18, 2021

---

- 01:47:00 Kerry Jorgensen: Thanks for taking the time to get things right. I know these are tough decisions and appreciate your thoughtfulness.
- 02:22:44 Josh Hughes: Thank you all for your time and input this evening. And thank you for your service to the community.
- 02:23:09 Ryan Wessel: Thank you for moving our city forward, Josh Hughes!
- 02:23:47 Nicholas Weber: Josh, thank you for all the improvements you are bringing to Syracuse.
- 02:24:46 Ryan Wessel: Thank you for that, Seth. We appreciate you.
- 02:27:59 Ruelan: Thanks Mr. Josh!

### Addendum 2

This is Rose from Kona Ice of Syracuse. I just moved in my new home that has a detached garage. To help me better serve my community I'd like to add a commissary inside my detached garage. All I basically need is a spot to mix and store my supplies. I have included a drawing of what I am thinking. This is the best layout according to the plumbers who have come out to look at it. I am a seasonal small family business looking to get the ok to move forward with my dream.

### Addendum 3

Dear Planning Commission Members,

I am writing to you to encourage you to vote "no" to the General Plan Amendment changing the area at 2376 West 1700 South from Commercial to High Density Residential.

I ask you to vote "no" to high density housing in this area so to preserve future commercial space for Syracuse. Years ago, the planning commission wisely planned to preserve 1700 South from 1000 West to 2500 West as future commercial space. They knew that eventually there would be a legacy highway entrance around Antelope Drive and Bluff Road and it made sense to have a commercial zoned area where people could shop and participate in recreation activities a short distance from the freeway.

With the recent approval of high density housing along Antelope Drive much of the planned commercial area has been significantly reduced. Please preserve this area that is very near the town center as commercial so it can help the Syracuse City tax base in the future.

With the loss of RC Willey, which for years funded a large portion of the city's budget, it is more important than ever to maintain commercial space and to attract commercial entities to Syracuse. Once the freeway is in place there will be many travelers looking for places to eat and shop. If we fill all of the planned commercial areas with housing we will miss out on the opportunity to attract businesses, and the travelers will go to other places to spend their money.

Without the preservation of commercial spaces such as this one, the end result will be higher property taxes to fund the city's needs.

With these things in mind, and as a resident of the city, I ask you to please vote "no" on the rezone proposal and maintain the area as planned commercial space.

Thank you for your time and all the work you do for the city.

Minutes of the Syracuse Planning Commission Regular Meeting May 18, 2021

---

Thanks,  
Carl Hellewell

9. **Adjourn**

AT 8:15 P.M. VICE-CHAIR RUELAN MOVED TO ADJOURN AND PROCEED WITH THE WORK SESSION; MOTION CARRIED UNANIMOUSLY.



Ryan Wessel, Chairman



Shawna Bjorgan, Planning Technician

Date Approved: July 20, 2021

## Minutes of the Syracuse Planning Commission Work Session May 18, 2021

---

Minutes of the work session of the Syracuse Planning Commission, held virtually on May 18, 2021 at 6:00 p.m. Meeting was held electronically (Zoom Meeting ID: 823 3565 7420) in accordance with Utah House Bill 5002, Open and Public Meetings Act Amendments. Chair Cragun made written determination on April 30, 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 May 30, 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  
Lonn Hunter  
Nicholas Weber  
Ryan Wessel

**City Employees:** Shawna Bjorgan, Planning Technician  
Paul Roberts, City Attorney  
Noah Steele, Community & Economic Development Director

**City Council Liaison:** W. Seth Teague

**Excused:** Commissioner Keeth Kennington

**Visitors:** Josh Hughes  
Doug Rich

Chair Cragun started the Work Session at 8:16 p.m.

### 1. Department Business

#### a. City Council Liaison Report

- City Council voted and unanimously approved Antelope's Edge conditional upon moving some amenities and putting up additional fencing to make the project more pedestrian friendly.
- Council held a special work session to determine how the developers of the Abington project intend to alleviate the traffic concerns raised by members of the public. The developer agreed to fund some external traffic controls such as crosswalks and speed control. The applicant also added some more commercial space to the north side of the project. Staff and the developers were tasked with meeting with stakeholders and public members to determine how well those traffic control measures would work and how well they would be received.
- Councilmember Teague thanked the Planning Commission for their thorough discussion of the evening's agenda items.

#### b. City Attorney Updates

- None

#### c. Upcoming Agenda Items

Mr. Noah Steele, Community and Economic Director, provided a review of the following upcoming agenda items:

- Antelope Animal Hospital – Site Plan Revision
- End of Rhoades Estate – Subdivision Amendment
- Excel Dance Studio – Site Plan
- Parkwest – Rezone from GC/A-1/R-1/R-2 to PRD
- Town Center – Pedestrian Design

### 2. Discussion Items



## Minutes of the Syracuse Planning Commission Work Session May 18, 2021

---

- None

### 3. Commissioner Reports

- None

Mr. Steele initiated an administrative conversation regarding resuming in-person meetings in Council chambers. Mr. Paul Roberts, City Attorney, reports that the City Council has recently started using a hybrid model where the Council is present, the meeting is open to the public, and it is also available in Zoom. He also reported that there are only currently 14 active COVID cases in Syracuse City. The Commission discussed the possibility of amending their bylaws to continue to meet remotely. The Commission took a straw poll and ultimately decided to move to the hybrid model that Council has initiated in order to improve community access.

### 4. Adjourn

AT 8:33 P.M. COMMISSIONER GALLEGOS MOVED TO ADJOURN THE WORK SESSION: MOTION CARRIED UNANIMOUSLY