

## Minutes of the Syracuse Planning Commission Regular Meeting January 4, 2022

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1 Minutes of the regular meeting of the Syracuse Planning Commission, held in Council Chambers and accessible via Zoom  
2 (Meeting ID: 876 6777 4063) on January 4, 2022 at 6:00 PM.  
3

4 **Present:** Commission Members: Ivy Ruelan, Vice-Chair  
5 Alan Gallegos  
6 Kenneth Hellewell  
7 Lonn Hunter  
8 Keeth Kennington  
9 James King  
10 Nicholas Weber  
11  
12 City Employees: Golden Barret, Fire Marshall  
13 Brian Bloeman, City Engineer  
14 Royce Davies, Planner  
15 Shay League, Planner  
16 Paul Roberts, City Attorney  
17 Noah Steele, Community & Economic Development Director  
18  
19 City Council Liaison: Seth Teague  
20  
21 Excused: Ryan Wessel  
22  
23 Visitors: Steve Jensen  
24 Harvey Jeppsen  
25 Steve Miller  
26 LeJean Reniker  
27 801-390-8812  
28 801-644-4396  
29  
30

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

32 A quorum was present, as defined in Utah Code, Title 52, Chapter 4 – Open and Public Meetings Act. Vice-Chair Ruelan  
33 called the meeting to order at 6:00 PM as a regularly scheduled meeting, with notice of time, place, and agenda provided  
34 24 hours in advance to the public and each Commissioner. Commissioner Kennington provided an invocation and  
35 Commissioner Hunter led the Pledge of Allegiance.  
36

37 COMMISSIONER KENNINGTON MOVED TO ADOPT THE AGENDA; COMMISSIONER HUNTER SECONDED,  
38 MOTION CARRIED UNANIMOUSLY.  
39

### 40 **2. Meeting Minutes**

41 The following minutes were reviewed by the Planning Commission:

- 42 • June 2, 2020 Regular Meeting
  - 43 • June 2, 2020 Work Session
- 44  
45

46 COMMISSIONER KENNINGTON MOVED TO APPROVE THE MINUTES AS PRESENTED; COMMISSIONER HUNTER  
47 SECONDED, MOTION CARRIED UNANIMOUSLY.  
48  
49

### 50 **3. Public Comment**

51 Vice-Chair Ruelan opened public comment.

52  
53 No public comment.

54  
55 Vice-Chair Ruelan closed the public comment.  
56  
57

### 58 **4. Public Hearing – Subdivision Amendment for EOS Fitness in the GC (General Commercial) zone at approximately** 59 **1207 W 1700 S of approximately 6.386 acres by request of Shadow Point Shopping Center LLC.** 60

61 Mr. Noah Steele, Community & Economic Development Director, Applicant Shadow Point Shopping Center LLC is  
62 requesting subdivision approval to create a separate lot for a new 40,000 building. EOS fitness is an existing tenant in the  
63 center that desires to expand. After completion, EOS will lease the new space leaving the existing location vacant.  
64

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1 Staff has conducted a detailed review of the plans with multiple rounds of submittals. At the time of this writing there are  
2 no remaining unresolved staff comments.  
3

4 Vice-Chair Ruelan opened public comment.  
5

6 Mr. Robert Brown resides behind the Dollar Tree in the Sidney Gardens subdivision and wants to know about  
7 installing speed bumps to control traffic.  
8

9 Mr. Steele explained that the city cannot require speed bumps, but they can make a recommendation for the site  
10 plan.  
11

12 Mr. Brown stated that he was told the gravel would be turned into pavement and they would put some speed bumps.  
13 He does not feel it should be left as gravel.  
14

15 Vice-Chair Ruelan closed public comment.  
16

17 COMMISSIONER WEBER MOVED THE PLANNING COMMISSION APPROVE THE PLANNED AMENDMENT TO LOT  
18 B AS PRESENTED; COMMISSIONER HUNTER SECONDED, MOTION CARRIED UNANIMOUSLY.  
19

20  
21 **5. Public Hearing – Site Plan for EOS Fitness in the GC (General Commercial) zone at approximately 1207 W 1700 S**  
22 **of approximately 6.386 acres by request of Shadow Point Shopping Center LLC.**  
23

24 Mr. Steele explained that Applicant Shadow Point Shopping Center LLC is requesting site plan approval for a new 40,000  
25 building. EOS fitness is an existing tenant in the center that desires to expand. After completion, EOS will lease  
26 the new space leaving the existing location vacant. Staff has conducted a detailed review of the plans with multiple rounds  
27 of submittals. At the time of this writing there are no remaining unresolved staff comments.  
28

29 Mr. Steele did a brief overview of the site plan and pointed out that the gravel road only appears on the topographical  
30 map. The site plan itself shows that road being updated to gravel.  
31

32 Commissioner Hunter questioned whether parking is adequate. It appears that even though the building is twice as large,  
33 it only has about the same amount of parking as the existing gym. Mr. Steele explained that the site plan has enough  
34 parking per City Code and there is a large existing parking lot.  
35

36 Commissioner Weber asked whether the applicant would be willing to put in speed bumps. The applicant mentioned they  
37 look into it. Commissioners Kennington, Hunter, and Hellewell did not see the need to add speed bumps.  
38

39 COMMISSIONER HUNTER MOVED THE PLANNING COMMISSION APPROVE THE SITE PLAN; COMMISSIONER  
40 KENNINGTON SECONDED, MOTION CARRIED UNANIMOUSLY.  
41

42  
43 **6. Public Hearing – Preliminary and Final Plat for Briggs North Residential (Aria East) in the MXD (Mixed Use**  
44 **Development) and GC (General Commercial) zones at approximately 817 W 1700 S of approximately 5.318 acres**  
45 **by request of Wright Development Group.**  
46

47 Mr. Steele stated that Applicant Wright Development group is requesting subdivision approval to subdivide 5.3 acres into  
48 two lots. The proposed subdivision is lot 2 of Briggs & Sons Subdivision that was created for the state liquor store. One lot  
49 will have townhomes and the second lot will be a commercial building. Since there are only two lots in the subdivision, it  
50 qualifies for a minor subdivision process where the preliminary and final approval stages are combined.  
51

52 Vice-Chair Ruelan opened public comment.  
53

54 Steve Miller of Sunset Park Villas lives behind the proposed project. He is happy with the final plat as it has been  
55 proposed. He questions about how much parking is going to be available. There do not appear to be any driveways, there  
56 are only garages.  
57

58 The applicant mentioned it may be best to address parking issue with the site plan. Vice-Chair Ruelan agreed.  
59

60 Vice-Chair Ruelan closed public comment.  
61

62 COMMISSIONER KENNINGTON MOVED THE PLANNING COMMISSION APPROVE THE WRIGHT DEVELOPMENT  
63 GROUP TO SUBDIVIDE This 5.3 ACRES INTO 2 LOTS; COMMISSIONER HUNTER SECONDED, MOTION CARRIED  
64 UNANIMOUSLY.  
65  
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2 7. **Public Hearing – Site Plan for Briggs North Residential (Aria East) in the MXD (Mixed Use Development) and GC**  
3 **(General Commercial) zones at approximately 817 W 1700 S of approximately 5.318 acres by request of Wright**  
4 **Development Group.**  
5

6 Mr. Steele explained that this is the item to address issues with the site plan including parking and architecture. He briefly  
7 overviewed the site plan as included in the packet of materials prepared for this agenda item.  
8

9 Commissioner Hellewell questioned whether the amount of parking meets City Code. Mr. Steele confirmed and  
10 Commissioner King added that he feels this site plan is representative of the type and amount of parking in similar town  
11 home parkings.  
12

13 Commissioner Hellewell questioned whether the driveway meets UDOT standards. Mr. Steele explained that the driveway  
14 near McDonalds will be abandoned and a second will be installed. Commissioner King asked whether McDonalds accepts  
15 that the driveway will be moved away from their store. The applicant explained that the decision was made by UDOT and  
16 there is an existing agreement between UDOT, McDonalds, and them.  
17

18 Commissioner King asked whether or not it meets architectural standards. Mr. Steele explained that the commercial  
19 section is zoned General Commercial rather than Mixed Use Development due to the offsite option in the Mixed Use  
20 Development. He added that the developer has been considerate in putting together a nice product. The only remaining  
21 staff comments for this site plan are minor comments regarding landscaping. Staff would like to install some more trees to  
22 buffer along the rear property line. The applicant is willing to work to meet this suggestion and is trying to get into contact  
23 with McDonalds to allow them to plant on their land. He addressed Mr. Miller's comment from earlier and pointed out the  
24 extra visitor spaces.  
25

26 Vice-Chair Ruelan opened public comment.  
27

28 Mr. Miller reiterated that he does not feel parking will be sufficient for high traffic times such as the holidays. He  
29 worries that the spillover may affect his subdivision.  
30

31 Vice-Chair Ruelan closed public comment.  
32

33 Commissioner Ruelan asked Fire Marshall Golden Barrett whether there is appropriate fire access to the entire complex.  
34 Mr. Barrett explained that they were concerned about it, but the fire code allows them to build up to 150 feet without a fire  
35 code. The applicant explained that this decision was made because City Council requested more space between the  
36 McDonalds and the town homes to prevent collisions between commercial and residential traffic.  
37

38 COMMISSIONER HUNTER MOVED THE PLANNING COMMISSION APPROVE THE SITE PLAN FOR BRIGGS  
39 NORTH RESIDENTIAL; COMMISSIONER GALLEGOS SECONDED, MOTION CARRIED UNANIMOUSLY.  
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41  
42 8. **Adjourn**  
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44 AT 6:58 P.M. COMMISSIONER WEBER MOVED TO ADJOURN AND PROCEED WITH THE WORK SESSION;  
45 MOTION CARRIED UNANIMOUSLY.  
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# Minutes of the Syracuse Planning Commission Work Session January 4, 2022

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Minutes of the work session of the Syracuse Planning Commission, held in Council Chambers and accessible via Zoom (Meeting ID: 876 6777 4063) on January 4, 2022 at 6:00 p.m.

- Present:**
- Commission Members: Ivy Ruelan, Vice-Chair  
Alan Gallegos  
Kenneth Hellewell  
Lonn Hunter  
Keeth Kennington  
James King  
Nicholas Weber
- City Employees: Golden Barret, Fire Marshall  
Royce Davies, Planner  
Shay League, Planner  
Paul Roberts, City Attorney  
Noah Steele, Community & Economic Development Director
- City Council Liaison: Seth Teague
- Excused: Ryan Wessel
- Visitors: Lady in Audience  
Gentleman in Audience  
Applicants Left  
LeJean Reniker

Vice-Chair Ruelan started the Work Session.

## 1. Department Business

### a. City Council Liaison Report

- Commissioner Teague shared that the City Council decided that the applicant for Towns at City Center has shown sufficient parking and asked for further proof of the agreement. They granted the applicant's appeal and the applicant is working on providing the requisite proof.
- Due to public input the Council decided not to change the name of Bluff Road.

### b. City Attorney Updates

- None

### c. Upcoming Agenda Items

Mr. Noah Steel, Community & Economic Development Director, discussed the following upcoming agenda items:

- **Final Plat** – Shoreline Phase 3A
- **General Plan Amendment** – Banbury Place
- **General Plan Amendment & Site Plan** – Trail's Edge Phase 6
- **Preliminary Plat** – Grayson Ridge West Phase 2
- **Rezone** – Green Bell Property
- **Rezone** – Wasatch Mixed Use
- **Site Plan** – 10 West Syracuse Flex
- **Site Plan** – Maverik
- **Site Plan** – Walmart Fuel Station
- **Text Amendments** – Several Pending

## 2. Discussion Items

- None

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3. **Commissioner Reports**

- Mr. Steele explained that there will be upcoming Planning Commission training to meet the state requirements. He further shared that the City can also look into sending Commissioners to planning conferences.
- He requested feedback from Commissioners regarding preferred training. Commissioners Hellewell, Kennington, and King expressed support for reviewing City Ordinance. Commissioner Hunter expressed interest in attending a conference. Commissioner Hellewell shared that he has attended one of the conferences during his previous appointment to the Planning Commission and found it helpful.

4. **Adjourn**

AT 7:07 P.M. COMMISSIONER HUNTER MOVED TO ADJOURN THE WORK SESSION; MOTION CARRIED UNANIMOUSLY.

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