

# Minutes of the Syracuse Planning Commission Regular Meeting February 7, 2023

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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 February 7, 2023, at 6:00 PM.  
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5 **Commission Members Present:** Kenneth Hellewell, Chair  
6 Keeth Kennington, Vice-Chair  
7 Lonh Hunter  
8 Scott Shea  
9 Dennis Johnson  
10 Ivy Ruelan  
11 James King  
12

13 **Commission Members Absent:** Alan Gallegos  
14

15 **City Employees Present:** Noah Steele, CED Director  
16 Royce Davies, Senior Planner  
17 Micheal Kerswell, Planner  
18 Brie Brass, City Attorney  
19 Golden Barrett, Fire Marshal  
20 Brian Bloemen, City Engineer  
21

22 **City Council Liaison:** Paul Watson  
23

24 **Visitors:** Robert Holbrook, Darla Uyematsu, Brad Bailey, Tiffany Bailey, Jen Beckstrand,  
25 Alan Rentmeister, Yvonne Rentmeister, Rob Schofield, Michelle Schofield,  
26 Lance Garner, Heidi Tracy, Cody Tracy, Kim Smyers, Mike Smyers, Tom Dixon,  
27 Liz Dixon, Patrick Carroll, Debbie Carroll, Lisa Saunders, Michael Johnson,  
28 Logan Johnson  
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. Chair Hellewell  
33 called the meeting to order at 6:00 PM as a regularly scheduled meeting, with notice of time, place, and agenda  
34 provided 24 hours in advance to the public and each commissioner. Commissioner Hunter provided an invocation  
35 and Chair Hellewell led the Pledge of Allegiance.  
36

37 COMMISSIONER RUELAN MOVED TO ADOPT THE AGENDA FOR THE FEBRUARY 7, 2023, PLANNING  
38 COMMISSION MEETING. COMMISSIONER KENNINGTON SECONDED THE MOTION. THE MOTION CARRIED  
39 UNANIMOUSLY.

## 40 **2. Meeting Minutes**

41 The following minutes were reviewed by the Planning Commission:  
42  
43

- 44 • Regular Meeting & Work Session for January 17, 2023

45 COMMISSIONER HUNTER MOVED TO APPROVE THE MINUTES FOR THE MEETINGS, AS PRESENTED.  
46 COMMISSIONER KING SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.  
47

## 48 **3. Public Comment**

49 None offered.  
50

## 51 **4. Agenda Items**

52 **Public Hearing – Site Plan for Wasatch Syracuse Multi-Family:** Wasatch Residential Group proposes a mixed-  
53 use development located at approximately 1800 W 300 S, containing approximately 25.92 acres in the MXD  
54 zone.  
55

56  
57 Community and Economic Development Director, Noah Steele reported that the city has received a site plan  
58 application from Wasatch Residential Group on behalf of owner, Colombia Ogden Medical Center, Inc. They  
59 propose to build 180 town home units and 120 apartment units on 21.81 acres. The townhomes are two stories,  
60 and the apartments are three stories.  
61

62 He noted that the commercial and hospital uses will be built at a future time - the project is part of the Hospital/  
63 MXD master plan, and affirmed that the plans submitted match closely with the development agreement for the  
64 project.  
65

66 He indicated that City staff has reviewed the project for compliance with ordinances and the development  
67 agreement – with few minor engineering comments remaining, a conditional approval is recommended.  
68

69 Chair Hellewell opened the Public Hearing.

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1 No public comment was offered.  
2  
3 Chair Hellewell closed the Public Hearing.  
4  
5 Commissioner Hunter commented on designated, on-street parking areas for town houses with one-car garages.  
6  
7 COMMISSIONER KENNINGTON MOVED TO APPROVE THE SITE PLAN FOR THE WASATCH SYRACUSE  
8 MULTI-FAMILY DEVELOPMENT, CONTINGENT UPON COMPLETION OF MENTIONED ENGINEERING  
9 ADAPTATIONS. COMMISSIONER RUELAN SECONDED THE MOTION. THE MOTION CARRIED  
10 UNANIMOUSLY.  
11  
12 **Public Hearing – Wasatch Syracuse Multi-Family Subdivision:** Request from Wasatch Residential Group for a  
13 subdivision located at approximately 1800 W 300 S, comprising 300 residential units on approximately 21.81  
14 acres in the MXD zone.  
15  
16 Noah Steele informed that Wasatch Residential Group, on behalf of landowner Columbia Ogden Medical  
17 Center, Inc. has applied for a minor subdivision plat (less than 10 lots). The plat has six lots and dedicates  
18 public roads to the city. It also grants an access and utility easement through the proposed apartments. He  
19 verified that Staff has reviewed the plan for compliance with land use ordinances and it is up to standard.  
20  
21 Chair Hellewell opened the Public Hearing.  
22  
23 No public comment was offered.  
24  
25 Chair Hellewell closed the Public Hearing.  
26  
27 Commissioner Shea remarked on project developer status and the scope of each phase of the Wasatch Syracuse  
28 Multi-Family Subdivision, which includes a hospital complex.  
29  
30 COMMISSIONER HUNTER MOVED TO APPROVE THE PROPOSED WASATCH SYRACUSE MULTI-FAMILY  
31 SUBDIVISION AT APPROXIMATELY 1800 W 300 S. COMMISSIONER KING SECONDED THE MOTION. THE  
32 MOTION CARRIED UNANIMOUSLY.  
33  
34 **Public Hearing – Site Plan for Monterrey West:** Proposal from WDG 25-8 Monterey West LLC for a mixed-use  
35 development located at approximately 1550 W 300 S containing 9.35 acres in the MXD zone.  
36  
37 Noah Steele reported that WDG 25-8 Monterey West LLC has submitted a site plan application for the  
38 residential component of the Monterrey West MXD project located approximately 1550 W 300 S. The  
39 commercial component of the project is a hotel that will be built offsite at a future time.  
40 He indicated that the developer proposes to build 189 units of apartments and 11 units of single-family homes  
41 on 9.35 acres.  
42 He acknowledged that the plans have been reviewed by the city's planning, engineering, and fire departments  
43 for compliance with city code and all concerns have been addressed.  
44  
45 Project developer, Josh Hughes related a backstory of alternating locations of the hotel site/commercial feature  
46 of Monterrey West. He stated that he does not have a firm schedule for hotel construction, but anticipated a  
47 start date in the year 2024. He expounded the concept of developer-owned, single-family rentals within the  
48 subdivision.  
49  
50 Chair Hellewell opened the Public Hearing.  
51  
52 No public comment was offered.  
53  
54 Chair Hellewell closed the Public Hearing.  
55  
56 Commissioner Ruelan commented on an announcement by the Utah State Board of Education (USBE) that  
57 land has been purchased in Syracuse for a new elementary school.  
58  
59 COMMISSIONER HUNTER MOVED TO APPROVE THE SITE PLAN FOR THE RESIDENTIAL COMPONENT OF  
60 MONTERREY WEST, AS PRESENTED. COMMISSIONER RUELAN SECONDED THE MOTION. THE MOTION  
61 CARRIED UNANIMOUSLY.  
62  
63 **Public Hearing – Monterrey West Dedication Plat:** Request from WDG 25-8 Monterey West LLC for a subdivision  
64 located at approximately 1800 W 300 S, comprising 300 residential units on approximately 21.81 acres in the MXD  
65 zone.  
66  
67 Noah Steele stated that WDG 25-8 Monterey West LLC has submitted a minor subdivision application (less  
68 than 10 lots) for the residential component of the 'Monterrey West MXD' project, to be located at approximately 1550  
69 W 300 S.  
70 He informed that the plans have been reviewed by the city's planning, engineering,  
71 and fire departments for compliance with city ordinances. He reported that staff comments have been addressed, but  
72 some drafting standards and other minor text errors have yet to be corrected.  
73  
74 Chair Hellewell opened the Public Hearing.  
75  
76 No public comment was offered.  
77

1 Chair Hellewell closed the Public Hearing.

2  
3 COMMISSIONER SHEA MOVED TO APPROVE THE DEDICATION PLAT FOR MONTERREY WEST UNDER THE  
4 CONDITION THAT ALL CITED CORRECTIONS ARE MADE ON THE FINAL PLAT DRAWING. COMMISSIONER  
5 HUNTER SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

6 **Public Hearing** – Site Plan for Arlo West Office Building: Request from Jay-Tren LLC and CWT Development &  
7 Investment LLC for a commercial office building to be located at approximately 1747 Heritage Lane - site containing  
8 0.43 acre in the MXD zone.

9  
10 Noah Steele displayed application materials submitted by Jay-Tren LLC and CWT Development & Investment LLC,  
11 for an approximately 7,000 square foot, 2-story office building. He noted that the building will be located at 1799 W  
12 1700 S and was included in the zoning approvals and development agreement for the Dahl Mixed Use Project. He  
13 explained that the project has been renamed to 'Arlo'.

14 He affirmed that the submitted plans closely follow what was approved in the development agreement and reported  
15 that the Architectural Review Committee reviewed the project on 1/31/23 with a recommendation for a reduction in  
16 turfgrass.

17  
18 Chair Hellewell opened the Public Hearing.

19  
20 No public comment was offered.

21  
22 Chair Hellewell closed the Public Hearing.

23  
24 COMMISSIONER KENNINGTON MOVED TO APPROVE THE SITE PLAN FOR THE ARLO OFFICE BUILDING  
25 CONTINGENT ON CONFORMITY WITH DEVELOPMENT AGREEMENT LANDSCAPING STIPULATIONS.  
26 COMMISSIONER JOHNSON SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

27  
28 **Public Hearing** – Zoning Amendment for Surplus Parcels on Antelope Drive: Proposed rezone of UDOT surplus  
29 parcels located on Antelope Drive from 2000 West to Bluff Road comprising approximately 25.5 acres, in total.

30  
31 Noah Steele advised that the Antelope Drive expansion and West Davis Corridor construction required UDOT to  
32 purchase various properties and homes to make way for the new facilities. In the wake of the home demolitions  
33 and completion of the roadways, there will be surplus remnant properties still owned by UDOT.  
34 He indicated that UDOT will auction the surplus properties off, per standard procedure, bringing additional  
35 development opportunities. He informed that the City Council has requested that the Planning Commission consider  
36 an amendment to the zoning map, assigning General Commercial (GC) zoning to those remnant lots. He weighed up  
37 the potential to expedite commercial development and indicate to buyers at auction what type of development the  
38 City expects for the property. He noted that if a purchaser desires something different, they can petition for a zoning  
39 amendment.

40  
41 He asserted that a new owner could establish, by right, any of the permitted uses listed in the zone if the zoning is  
42 already in place - the City loses the ability to review what is proposed prior to granting zoning.

43  
44 Chair Hellewell opened the Public Hearing.

45  
46 Property owner, Tiffany Bailey explained that some of the land in question borders her rear yard. She remarked on  
47 the impact commercial zoning might have on the purchase price of the vacant parcels. She contemplated buying the  
48 remnant property behind her house and extending her back yard. She requested that the southside UDOT parcels  
49 be exempted from the proposed rezone.

50  
51 City Attorney, Brie Brass reminded those in attendance that the Public Hearing is for gathering public input, not a  
52 question and answer forum.

53  
54 Resident, Robert Holbrook expressed a desire to purchase a UDOT parcel that abuts his lot. He indicated that he  
55 would prefer current zoning be retained for the piece.

56  
57 Property owner, Cody Tracy speculated that GC zoning would allow a developer to build multi-story town houses  
58 and/or apartment complexes on the lots. He voiced concerns about diminishing privacy for adjacent households. He  
59 commented on expected increases in light and noise pollution.

60  
61 Tom Dixon opposed the rezone. He reported that he owned a home on property that was acquired by UDOT for the  
62 Antelope Drive expansion. He surmised that the optics will be bad, should the City zone the land commercial after  
63 they negotiated sale terms under minimal residential market conditions. He stated that it's not legal to force the sale  
64 of established dwellings for the purpose of placing commercial buildings on the property.

65 Mike Smyers reported receiving email correspondence from UDOT on the future sale of remnant property along  
66 Antelope Drive. He identified two parcels that he would like exempted from the proposed zone change. He reviewed  
67 buffering ordinances for the division of commercial use areas from residential lots. He voiced concern over traffic  
68 safety and echoed Cody Tracy's sentiments on expected increases in light and noise pollution with commercial  
69 development on the south side of the street.

70  
71 Lisa Saunders indicated that previously discussed dilemmas are pertinent to the north and south sides of Antelope  
72 Drive. She expressed disapproval of high-density (MXD) development on land behind her house.

73

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1 Lance Garner read from the Planning Commission meeting packet: "The potential concern with this strategy is that  
2 once rezoned, the city loses the ability to review what is proposed prior to granting zoning. If the zoning is already in  
3 place, the new owner can build, by right, any of the permitted uses listed in the zone." He advised that GC zoning  
4 should not be assigned to UDOT remnant properties at large, as proposed. He spoke of nuisances that might result  
5 from inserting commercial spaces against existing residential lots.

6 Michael Johnson suggested that the land in question be developed into linear parks or safe trail systems. He agreed  
7 with his neighbors that commercial zoning is not appropriate for all of the UDOT surplus property.

8 Brad Bailey reiterated concerns about safety and pollution, put forward by other citizens. He promoted preservation  
9 of natural landmarks within the area mapped out for commercial zoning.

10 Logan Johnson requested (UDOT) auction process instruction and details.

11 Chair Hellewell closed the Public Hearing.

12 Chair Hellewell clarified – the City does not have to own property in order to amend its zoning. He stated that the City  
13 does not intend to purchase the parcels from UDOT. He indicated that UDOT will set prices and sell the land  
14 according to their policies and procedures. He assured that town houses are not permitted in the GC zone.

15 Commissioner Kennington contended that a sweeping rezone of the remnant parcels is too extreme.

16 Noah Steele reported that the City will employ a professional landscape architect to provide a unified landscape plan  
17 for areas around the West Davis Corridor on-ramps and off-ramps within Syracuse city limits.

18 Commissioner Hunter suggested that zoning amendments for the parcels in question should be considered on a  
19 separate and specific application basis.

20 Commissioner King pointed out important controls the Planning Commission and City Council will arbitrarily relinquish  
21 if commercial zoning is generally approved for the UDOT surplus plots.

22 Commissioner Shea made mention of General Plan indications for commercial land use along Antelope Drive. He  
23 advised that the City would not have to preemptively zone the land GC to further commercial development in that  
24 area.

25 COMMISSIONER KENNINGTON MOVED TO RECOMMEND THAT CITY COUNCIL DENY THE PROPOSED  
26 ZONING AMENDMENT. COMMISSIONER RUELAN SECONDED THE MOTION. THE MOTION CARRIED  
27 UNANIMOUSLY.

28 **Public Hearing – Development Agreement for Legacy Park Estates:** Proposed agreement between Syracuse City  
29 and Ivory Development regarding Phases 1 and 2 of the Legacy Park Estates subdivision located at approximately  
30 1230 W 2325 S containing approximately 4.37 acres in the R-2 zone.

31 Noah Steele gave a factual summation; Ivory Homes is developing a residential subdivision called Legacy Park  
32 Estates located approximately 1000 W and 2300 S. The first phase of development includes 11 lots. The second  
33 phase of development contains 17 lots. The developer intends to complete the second phase by the second quarter  
34 of 2023 and has submitted a final plat application to the city. There are four lots in phase one that will not have the  
35 proper downhill connection to existing sewer lines until phase two is completed. Standard procedure in this scenario  
36 is to not allow a building permit to be obtained on those four lots until the downhill connection is made. Ivory is  
37 requesting that the city allow them to begin construction on the lots through a development agreement.

38 Chair Hellewell opened the Public Hearing.

39 No public comment was offered.

40 Chair Hellewell closed the Public Hearing.

41 COMMISSIONER SHEA MOVED TO RECOMMEND CITY COUNCIL APPROVAL OF THE PROPOSED  
42 DEVELOPMENT AGREEMENT UNDER THE CONDITION THAT OCCUPANCY WILL NOT BE GRANTED FOR  
43 DWELLINGS WITHOUT A CERTIFIED PUBLIC SEWER CONNECTION. COMMISSIONER JOHNSON SECONDED  
44 THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

45 **5. Adjourn**

46 AT 7:43 PM COMMISSIONER RUELAN MOVED TO ADJOURN AND PROCEED WITH THE WORK SESSION.  
47 COMMISSIONER KING SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

48 \_\_\_\_\_  
49 Planning Commission

\_\_\_\_\_ City Staff

50 Date Approved: \_\_\_\_\_