

Minutes of the Syracuse Planning Commission Regular Meeting May 17, 2022

1 Minutes of the regular meeting of the Syracuse Planning Commission, held in Council Chambers and accessible via Zoom on
2 May 17, 2022, at 6:00 PM.
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- 5 **Present:** Commission Members: Ryan Wessel, Chair
6 Ivy Ruelan, Vice-Chair
7 Kenneth Hellewell
8 Lonn Hunter
9 Alan Gallegos
10 Keeth Kennington
11 James King, Alternate
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13 City Employees: Golden Barret, Fire Marshall
14 Brian Bloemen, City Engineer
15 Royce Davies, Planner
16 Micheal Kerswell, Planner
17 Paul Roberts, City Attorney
18 Noah Steele, CED Director
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20 City Council Liaison: Paul Watson
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22 Visitors: Kevin Porter, Jared Stoker, Peter Gamvroulas
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25 **1. Meeting Called to Order**

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

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32 COMMISSIONER HELLEWELL MOVED TO ADOPT THE AGENDA FOR THE MAY 17, 2022, PLANNING
33 COMMISSION MEETING. COMMISSIONER GALLEGOS SECONDED. THE MOTION CARRIED UNANIMOUSLY.
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36 **2. Meeting Minutes**

37 The following minutes were reviewed by the Planning Commission:
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- 39 • May 3, 2022

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41 COMMISSIONER HUNTER MOVED TO APPROVE THE MINUTES FOR THE MAY 3, 2022, PLANNING
42 COMMISSION MEETING. COMMISSIONER RUELAN SECONDED THE MOTION. THE MOTION CARRIED
43 UNANIMOUSLY.
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46 **3. Public Comment**

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48 Syracuse resident, Jared Stoker commented on ordinance stipulations for detached, accessory structure setbacks –
49 specifically front and side yard requirements. He proposed an amendment that would allow cul-de-sac lots an
50 exception that is currently in place for corner lots.

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52 Chair Wessel announced that the public hearing for a land sale to Ivory Land Corporation – 2.52 acres
53 Syracuse City property for 1.08 acres Ivory property located at approximately 2325 S 1230 W, scheduled for
54 this meeting, has been rescheduled to June 7th. He indicated that public feedback on the matter will be heard
55 as part of the Public Comment segment of this meeting.
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57 No additional comment was offered.
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59 Chair Wessel closed public comment.
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4. Agenda Items

**Public Hearing – Preliminary Plat for Legacy View Estates subdivision, approx. 2325 S 1230 W
Consisting of 65 lots on 24.53 acres in the R-2 zone.**

Senior Planner, Royce Davies gave an overview of the proposed subdivision plat. He acknowledged that staff has reviewed the full application and recommends approval. He affirmed that land associated with the forementioned Ivory Corporation sale is not included in the presented layout.

Chair Wessel opened the Public Hearing.

There were no comments from the public.

Chair Wessel closed the Public Hearing.

Commissioner Hunter enquired about third-party utility plans for Legacy View Estates.

City Engineer, Brian Bloemen explained that details related to third-party utilities will be evolved throughout the process and firmed up prior to final subdivision approval.

Chair Wessel commented on development access and traffic flow.

Commissioner King expressed concern over approving the concept before negotiations with the City involving adjacent property have been reconciled.

Peter Gamvroulas reiterated that the presented layout works as a standalone development. He acknowledged that the preliminary plat will be revised should the adjacent property be acquired and merged with the subdivision. He described the expected modifications.

Royce Davies noted that this is an administrative matter; as the presented plat meets zoning requirements and the property is not otherwise encumbered, the Planning Commission is entitled to approve it.

COMMISSIONER HELLEWELL MOVED TO APPROVE THE PRELIMINARY PLAT FOR LEGACY VIEW ESTATES AS PRESENTED. COMMISSIONER KING SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

5. Adjourn

AT 6:21 PM COMMISSIONER RUELAN MOVED TO ADJOURN AND PROCEED WITH THE WORK SESSION;
MOTION CARRIED UNANIMOUSLY.