

Minutes of the Syracuse Planning Commission Regular Meeting June 7, 2022

Minutes of the regular meeting of the Syracuse Planning Commission, held in Council Chambers and accessible via Zoom on June 7, 2022, at 6:00 PM.

- Present:**
- Commission Members: Ryan Wessel, Chair
Ivy Ruelan, Vice-Chair
Kenneth Hellewell
Lonn Hunter
Nicholas Weber
Keeth Kennington
James King, Alternate
- City Employees: Golden Barret, Fire Marshal
Royce Davies, Planner
Micheal Kerswell, Planner
Paul Roberts, City Attorney
Noah Steele, CED Director
- City Council Liaison: Paul Watson
- Visitors: Jared Stoker, Kayla Stoker, Alan Thurgood, Barbara Thurgood, Matt Yeates
Julie Thurgood-Johnson, Michael Walker, Brett Weaver, Peter Gamvroulas,
Val Hansen, Jeri Waite, Richard Camp, Pamela Camp, Terry Fredrickson,
Brandon Pfunder, Edgar Cepuritis

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 Ruelan led the Pledge of Allegiance.

COMMISSIONER HELLEWELL MOVED TO ADOPT THE AGENDA FOR THE JUNE 7, 2022 PLANNING COMMISSION MEETING. COMMISSIONER RUELAN SECONDED THE MOTION AND IT CARRIED UNANIMOUSLY.

2. Meeting Minutes

The following minutes were reviewed by the Planning Commission:

- July 7, 2020
- May 17, 2022

Commissioner Hellewell pointed out an error in the draft minutes, relative to the attendance reporting for the July 7, 2020 Planning Commission meeting. Commissioner Ruelan noted a typographical error in the text.

COMMISSIONER HELLEWELL MOVED TO TABLE THE MINUTES FOR THE JULY 7, 2020 PLANNING COMMISSION MEETING, PENDING CORRECTIONS, AND APPROVE THE MINUTES FOR THE MAY 17, 2022 MEETING. COMMISSIONER KING SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

3. Public Comment

None presented.

4. Agenda Items

Public Hearing – Land Sale to Ivory Land Corporation – 2.52 acres Syracuse City property for 1.08 acres Ivory property located at approximately 2325 S 1230 W.

CED Director, Noah Steele provided an overview of the proposed transaction. He spoke to anticipated roadway parameters, future park funding and historical dealings involving past owners and Syracuse City administrations.

Commissioner Weber commented on rumored plans to build a fire station on the city-owned property.

Commissioner Hunter queried about funding park improvements if the proposed sale is denied.

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2 Commissioner Hellewell confirmed that there is not a written agreement for a park in this location in original
3 acquisition documents.
4

5 Noah Steele indicated; archived City Council meeting minutes denote the land was purchased with a verbalized
6 understanding and intent that it would be used for a public park.
7

8 Ivory Homes representative, Peter Gamvroulas described interactions with the City that led to the trade proposal. He
9 posed a list of equitable benefits that would result from the transaction. He affirmed that the previously approved
10 Ivory Homes subdivision will be completed regardless of action taken on this application.
11

12 Chair Wessel opened the Public Hearing.
13

14 Julie Thurgood-Johnson briefly talked about her family history as longtime residents of Syracuse. She informed that
15 her late grandmother sold the land in question to the City because she was told it would be made into a park. She
16 commented on the original sales contract which is purportedly unaccounted for. She asked that the land be offered
17 (for purchase) to members of the Thurgood family before a transaction with Ivory Homes is considered.
18

19 Alan Thurgood reflected on much appreciated features of the existing Legacy Park. He asserted that an enlargement
20 of the park onto the Thurgood property that was sold to the City, could be an impressive showcase for Syracuse. He
21 displayed a rendering of a plan for the park that was prepared with guidance and funding from the City Council and
22 Planning Commission when the historical agreement was made.
23

24 Barbara Thurgood related a short background of the park that was discussed in negotiations between the City and
25 the Thurgood family. She noted that Legacy Park was a community and city project. She advised that new and
26 future residents of the expanding neighborhood bordering the would-be park will be grateful for a larger expanse of
27 green space.
28

29 Val Hansen stated that he chose the area of Syracuse where he lives, by and large, because of the nearby park,
30 open space and relative quietness of Grants Lane. He commented on safety issues that may result from the
31 proposed through street.
32

33 Jeri Waite, a lifelong resident of Syracuse, spoke of evolutions of the city over the years. She remarked on the
34 heritage passed on by the Thurgood family. She voiced her opinion that the City should honor the assurance that
35 was made when they purchased the land in question.
36

37 Brett Weaver reviewed data from the recent update to the Syracuse General Plan, titled "Vision 2050". He pointed
38 out; the next phase of Legacy Park, according to the 2050 plan, abuts his rear yard. He indicated that fact has driven
39 a lot of decisions associated with his family's mode of living over the past 24 years. He attested to the heritage of
40 integrity passed on by the Thurgood family. He petitioned the Commission to uphold the City's agreement with Alma
41 Thurgood and follow the directions laid out in the General Plan.
42

43 Richard Camp referred to the proposed development plan and noted that there will be five possible ingress/egress
44 points with additional access from the mentioned through street. He expressed concern over the limited areas of
45 open space available for a growing population to recreate in. He commented on existing park maintenance issues.
46 He asserted that the City should follow through with the commitment to provide citizens (old and new) with a park in
47 this location.
48

49 Terry Fredrickson spoke of current traffic congestion on 1000 West Street. He stated opposition to adding a road that
50 connects at 1000 West Street. He made mention of carbon dioxide (CO₂) emissions associated with residential
51 environments and how much oxygen is produced by parks and greenbelts.
52

53 Pamela Camp advised that there's been very little green space provided by developers to offset the amount of
54 higher-density housing afforded them by City zoning codes. She reasoned that it makes sense to provide
55 recreational areas near neighborhoods to reduce the stream of traffic caused by those exiting to find a park
56 elsewhere. She submitted that Syracuse needs more commercial businesses – not more residential development.
57 She called on the Planning Commission to stick with the plans that were made and finish the park envisioned by the
58 Thurgood family and city leaders in bygone times.
59

60 Chair Wessel closed the Public Hearing.
61

62 Commissioner Hellewell maintained; though aspirations that the property in question be used for a city park are not
63 spelled out in the original purchase contract, the evident handshake agreement with the Thurgood family should be
64 upheld by the City. He submitted that adequate parking for future parkgoers be developed at the end of Grants Lane.
65

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1 Commissioner King emphasized the importance of abiding by the verbal agreement, made in good faith with the
2 Thurgood family and recorded in meeting minutes.
3

4 Commissioner Hunter voiced his opinion that the gains from ignoring terms of the mentioned (informal) settlement
5 and carrying out the land sale would be of lesser consequence. He commented on the impact of expected, increased
6 traffic in the area due to an additional access road, stipulated in the revised subdivision plan.
7

8 At the request of Commissioner Kennington, Syracuse City Fire Marshal, Golden Barret remarked on emergency
9 vehicle access to the park and surrounding homes. He stated that existing conditions and the previously approved
10 project design provide for fire code-compliant access to the area – an additional access road is not necessary.
11

12 Commissioner Kennington reviewed the responsibilities of the Planning Commission as an advisory body. He
13 explained that developers bring proposals to the City, which are analyzed and refined by staff then forwarded to the
14 Planning Commission for consideration. He agreed that the historical arrangement with the Thurgood family should
15 be honored.
16

17 Commissioner Ruelan recognized those in attendance and expressed appreciation for public input. She echoed
18 sentiments that Syracuse needs more commercial businesses. She asserted that keeping our word is the essence of
19 integrity and that terms of the original Thurgood land purchase must be executed as agreed verbally.
20

21 Commissioner Weber reaffirmed that conditions of the verbal contract between the Thurgood family and city leaders
22 were recorded in minutes from a public meeting. He agreed that the arrangement should be fulfilled.
23

24 Chair Wessel listed positive points connected with historical designs for the park expansion. He stated that the
25 handshake contract, as evidenced by the existence of a drafted plan, should be honored. He voiced his opinion that
26 Grants Lane is not wide enough to be a throughway. He suggested that the proposed higher-density development
27 would adversely impact property values in the area.
28

29 COMMISSIONER HELLEWELL MOVED TO RECOMMEND THE CITY COUNCIL DENY THE PROPOSED LAND
30 SALE TO IVORY LAND CORPORATION. COMMISSIONER KING SECONDED THE MOTION. COMMISSIONERS
31 RUELAN, KENNINGTON, WEBER, HELLEWELL, HUNTER, KING AND CHAIR WESSEL VOTED AYE. THE
32 MOTION CARRIED.
33

34
35 **Public Hearing – Subdivision Amendment** called Harvest Point Phase 4 First Amended, containing 0.687
36 acres located at 2091 S 1300 W in the R-2 Zone.
37

38 Senior Planner, Royce Davies gave an overview of the proposed subdivision amendment. He indicated that staff has
39 reviewed the application and recommends approval.
40

41 Chair Wessel opened the Public Hearing.
42

43 No public comment offered.
44

45 Chair Wessel closed the Public Hearing.
46

47 COMMISSIONER HELLEWELL MOVED TO APPROVE HARVEST POINT PHASE 4 FIRST AMENDMENT AT
48 2091 S 1300 W AS PRESENTED. COMMISSIONER KENNINGTON SECONDED THE MOTION. THE MOTION
49 CARRIED UNANIMOUSLY.
50

51 **Public Hearing – Minor Subdivision** (hitherto called Walker Estate) containing 0.66 acres and two lots
52 located at 2935 S 1000 W in the R-2 Zone.
53

54 Royce Davies gave an overview of the proposed subdivision plat. He acknowledged that staff has reviewed the
55 application and recommends approval. He noted that this is an administrative matter; as the presented plat meets
56 zoning requirements and the property is not otherwise encumbered, the Planning Commission is entitled to approve
57 it. He spoke to subdivision naming protocols and explained that “Walker Estate” has already been used, locally - the
58 name of a subdivision shall not duplicate nor closely approximate the name of an existing subdivision within the City
59 or County.
60

61 Commissioner Hunter verified that an existing shed on the lot to be subdivided meets setback requirements. He
62 commented on existing detention basin parameters.
63

64 Applicant, Michael Walker summarized the purpose of subdividing of his lot.
65

66 Chair Wessel opened the Public Hearing.

1
2 Back yard neighbor of the applicant, Matt Yeates reported that Mr. Walker is a good neighbor and competent builder.
3 He voiced support of the proposed subdivision.
4

5 Chair Wessel closed the Public Hearing.
6

7 COMMISSIONER KENNINGTON MOVED TO APPROVE MICHAEL WALKER'S REQUEST FOR A MINOR
8 SUBDIVISION AT 2935 S 1000 W. COMMISSIONER HELLEWELL SECONDED THE MOTION. THE MOTION
9 CARRIED UNANIMOUSLY.

10
11 **Public Hearing – Commercial Site Plan** for Café Zupa's containing 0.80 acres at 2068 W 1700 S in the GC Zone.
12

13 Noah Steele gave an overview of the proposed commercial site plan. He affirmed that staff has reviewed the
14 application and associated drawings carefully and all comments have been resolved. He indicated that the
15 Architectural Review Committee (ARC) has also evaluated the project. He noted ARC references to a lack of
16 aesthetic unity with other buildings in the Town Center.
17

18 Commissioner Weber rhetorically asked; "Aren't we glad that the Liquor Store was not built to look like the Smith's
19 building?" He voiced approval of the presented design.
20

21 Commissioner Kennington reported items addressed in the ARC meeting, including alternate parking configurations,
22 exterior wall treatments and roof type.
23

24 Commissioner Hunter expressed minor annoyance over the apparent omission of utility plans from the set of plans
25 provided for review. He pointed out a typographical error on page 94 – parking lot annotations.
26

27 Café Zupa's Head of Development, Edgar Cepuritis commented on the ARC's submissions related to the parking
28 arrangement. He described how a typical Café Zupa's drive through functions. He spoke to the design guidelines
29 followed as exterior materials were chosen by the company. He announced that the styling of this particular
30 restaurant is a new concept, and the building is one of three prototypes in Utah.
31

32 Chair Wessel opened the Public Hearing.
33

34 There were no comments from the public.
35

36 Chair Wessel closed the Public Hearing.
37

38 COMMISSIONER RUELAN MOVED TO APPROVE THE COMMERCIAL SITE PLAN FOR CAFE ZUPA'S
39 CONTAINING 0.80 ACRES AT 2068 W 1700 S IN THE GC ZONE. COMMISSIONER HUNTER SECONDED THE
40 MOTION. THE MOTION CARRIED UNANIMOUSLY.
41

42 **Commissioner Elections**

43
44 Chair Wessel indicated that he and Commissioner Weber are not voting, because their term is ending.
45

46 Commissioner Ruelan recommended that Commissioner Kenneth Hellewell be appointed Planning Commission
47 Chair.
48

49 Commissioner Kennington proposed that Commissioner Ruelan be instated as Planning Commission Chair and
50 Commissioner Hellewell be instated as Vice-Chair.
51

52 City Attorney, Paul Roberts confirmed that an election will be held in December – the term running from January to
53 December.
54

55 COMMISSIONER KENNINGTON MOVED TO APPOINT COMMISSIONER IVY RUELAN TO THE PLANNING
56 COMMISSION CHAIR POSITION AND COMMISSIONER KENNETH HELLEWELL TO THE VICE-CHAIR
57 POSITION. COMMISSIONER KING SECONDED THE MOTION.
58

59 Commissioner Ruelan respectfully declined her nomination.
60

61 COMMISSIONER KENNINGTON WITHDREW THE MOTION.
62

63 COMMISSIONER RUELAN MOTIONED TO APPOINT COMMISSIONER KENNETH HELLEWELL PLANNING
64 COMMISSION CHAIR AND COMMISSIONER KEETH KENNINGTON TO THE VICE-CHAIR POSITION.
65 COMMISSIONER KING SECONDED THE MOTION. COMMISSIONER RUELAN, HELLEWELL, HUNTER,

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KENNINGTON AND KING VOTED AYE. COMMISSIONER WEBER AND CHAIR WESSEL ABSTAINED. THE MOTION CARRIED.

5. **Adjourn**

AT 7:37 PM COMMISSIONER HELLEWELL MOVED TO ADJOURN AND PROCEED WITH THE WORK SESSION. COMMISSIONER KENNINGTON SECONDED THE MOTION AND IT CARRIED UNANIMOUSLY.

Minutes of the Syracuse Planning Commission Work Session - June 7, 2022

Minutes of the work session of the Syracuse Planning Commission, held in Council Chambers and accessible via Zoom on June 7, 2022.

Present:

Commission Members:	Ryan Wessel, Chair Ivy Ruelan, Vice-Chair Nicholas Weber Lonn Hunter James King Keeth Kennington Kenneth Hellewell
City Employees:	Golden Barret, Fire Marshal Royce Davies, Senior Planner Mike Kerswell, Planner Paul Roberts, City Attorney Noah Steele, Community & Economic Development Director
City Council Liaison:	Paul Watson
Excused:	Alan Gallegos

Chair Wessel started the Work Session at 7:38 PM

1. Department Business

a. City Council Liaison Report

Councilmember Paul Watson reported that a General Plan amendment request by Q-2 LLC (Erik Craythorne) of 0.91 acres from Commercial to High-Density Residential at 1700 S Banbury Drive has been revised by the applicant because he wants to build a parking lot rather than additional townhomes.

b. City Attorney Updates

City Attorney, Paul Roberts informed that the Planning Commission Chair and Vice-Chair are to be elected at the first regular meeting in December and instated for the first meeting in January.

c. Upcoming Agenda Items

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

- Parkview at Shoreline Phases 3 and 4
- Elmore Plaza Condominium Plat
- Cheshire Rezone R-2 to R-3
- Banbury Townhomes Rezone

2. Discussion Items

Royce Davies referred to a complimentary copy of Craig M. Call's latest book, *Ground Rules*, distributed to commissioners prior to the meeting. He indicated that it will be helpful in negotiating complexities of Utah's planning and zoning codes and ordinances. He suggested that commissioners study the book outside of the meeting and spoke of additional land use training resources recommended by the author.

3. Commissioner Reports

Commissioner Hellewell expressed gratitude for the confidence and support of fellow commissioners. Royce Davies reminded the Commission that the July 5th meeting is cancelled. Noah Steele reported that he's waiting for a response from the Mayor on new appointments to the Planning Commission.

4. Adjourn

AT 7:45 PM COMMISSIONER HELLEWELL MOVED TO ADJOURN THE WORK SESSION; MOTION CARRIED UNANIMOUSLY.