



1. 6:00 P.M. July 20, 2021 Public Hearings  
This is a list of items on our agenda that we invite the public to participate in. The whole agenda and packet of supporting materials will be posted by close of business on the Friday before the meeting.

Documents:

[07-20-2021.PDF](#)

2. 6:00 P.M. Planning Commission Agenda July 20, 2021

Documents:

[PC AGENDA 07-20-2021.PDF](#)



**Mayor**  
Michael Gailey

**City Council**  
Lisa Bingham  
Corinne Bolduc  
Dave Maughan  
Jordan Savage  
Seth Teague

**City Manager**  
Brody Bovero

## **NOTICE OF PUBLIC HEARINGS**

The Syracuse Planning Commission will hold public hearings on **Tuesday, July 20, 2021** during a regularly scheduled meeting beginning at 6 pm in the Council Chambers of City Hall, located at 1979 West 1900 South or via Zoom to discuss the following matters:

**Public Hearing – Text Amendment** of Syracuse Municipal Ordinance 10.100 regarding the Town Center Overlay zone

**Public Hearing – Rezone** for Syracuse West from General Commercial (GC) to Planned Residential Development (PRD) of 3.56 acres at approximately 2376 W 1700 S by request of Ovation and Aspire Homes

**Public Hearing – Development Agreement Amendment** for Holt Garden Homes Project of approximately 16.6 acres at approximately 1283 W Antelope Drive by request of Josh Hughes

**Public Hearing – Site Plan** for Excel Dance Studio and Day Care of approximately 0.53 acre at approximately 1942 S 2000 W by request of Volden Burk and Erene Burk

**Public Hearing – Site Plan** for Syracuse High Retail Center of approximately 1 acre at approximately 1863 W 700 S by request of Joshua Zieglowsky and Christopher Harper

Connect digitally via Zoom at <https://us02web.zoom.us/j/84744797767> or by phone at 253-215-8782, Meeting ID: 847 4479 7767.

Written comments that a member of the public would like to be read during the meeting will be accepted electronically at [planningdepartment@syracuseut.com](mailto:planningdepartment@syracuseut.com) or physically (and by mail) at 1979 W 1900 S, Syracuse, UT 84075. Comments must be received at least five hours before the meeting. Comments received by the deadline will be read for a maximum of three minutes each; any unread remainder in excess of three minutes will be included in the public record.

All related documents are available for public review at the Community Development Department and are posted at least twenty-four hours before the meeting at <https://www.syracuseut.gov/AgendaCenter/> in the Planning Commission Category. All interested parties are welcome to attend and provide comments.



# Syracuse City Planning Commission Meeting July 20, 2021

Begins at 6:00 p.m. in the Council Chambers at City Hall  
1979 West 1900 South, Syracuse, UT 84075

## Regular Meeting Agenda

### PLANNING COMMISSIONERS

**CHAIR**  
Ryan Wessel

**VICE-CHAIR**  
Ivy Ruelan

Alan Gallegos  
Lonn Hunter  
Keeth Kennington  
Kyler Mecham  
Nicholas Weber

1. **Meeting Called to Order**
  - Invocation or Thought by Commissioner Hunter
  - Pledge of Allegiance by Commissioner Weber
  - Adoption of Meeting Agenda
2. **Meeting Minutes**
  - May 18, 2021 Regular Meeting and Work Session
  - June 1, 2021 Regular Meeting and Work Session
  - June 15, 2021 Regular Meeting and Work Session
3. **Public Comment**, this is an opportunity to address the Planning Commission regarding items not scheduled for a public hearing on this agenda. Please consider others and limit your comments to three minutes.
4. **Public Hearing – Development Agreement Amendment** for Holt Garden Homes Project of approximately 16.6 acres at approximately 1283 W Antelope Drive by request of Josh Hughes
5. **Subdivision** for the Antelope Business Condos of approximately 1.145 acres at approximately 1475 W Antelope Drive
6. **Site Plan** for the Antelope Business Condos of approximately 1.145 acres at approximately 1475 W Antelope Drive
7. **Public Hearing – Rezone** for Syracuse West from General Commercial (GC) to Planned Residential Development (PRD) of 3.56 acres at approximately 2376 W 1700 S by request of Ovation and Aspire Homes
8. **Public Hearing – Site Plan** for Syracuse High Retail Center of approximately 1 acre at approximately 1863 W 700 S by request of Joshua Zieglowsky and Christopher Harper
9. **Public Hearing – Site Plan** for Excel Dance Studio and Day Care of approximately 0.53 acre at approximately 1942 S 2000 W by request of Volden Burk and Erene Burk
10. **Public Hearing – Text Amendment** of Syracuse Municipal Ordinance 10.100 regarding the Town Center Overlay zone
11. **Adjourn**

## Work Session

1. **Department Business**
  - City Council Liaison Report
  - City Attorney Updates
  - Upcoming Agenda Items
    - Items related to recent Utah House Bills:
      - Text amendment regarding engineering standards for road cross sections
      - Text amendment regarding newspaper noticing requirements
      - Text amendment regarding engineering standards for parking stalls
      - Concept Plan and Preliminary Plat for Parkview – a proposed residential (R-3) development on the Green property
    - Subdivision Amendment – Still Water Phase 10
2. **Discussion Items**
  - Text amendment to Syracuse City Code Chapter 10.30.010 (F) Swimming Pools
3. **Commissioner Reports**
4. **Adjourn**

### NOTE

If you wish to attend a particular agenda item, please arrive at the beginning of the meeting. In compliance with the Americans with Disabilities Act, those needing auxiliary communicative aids and services for this meeting should contact the City Office, at 801-825-1477, at least 48 hours prior to the meeting.

Meeting also available via Zoom; connect online using: <https://us02web.zoom.us/j/84744797767>. Connect via telephone: 253-215-8782, Meeting ID: 847 4479 7767. Individuals wishing to provide public comment are encouraged to do so by submitting an email to the planning department at [PlanningDepartment@syracuseut.com](mailto:PlanningDepartment@syracuseut.com) by 1:00 p.m. on July 20, 2021. Comments submitted by the deadline will be read for the record of the meeting.

### CERTIFICATE OF POSTING

This agenda was posted on the Syracuse City Hall Notice Boards, the July 10, 2021 edition of the Standard-Examiner, the State Public Notice website at <https://www.utah.gov/pmn/> and the Syracuse City website at <https://syracuseut.gov>.