



**SYRACUSE**  
EST. CITY 1935

# Syracuse City Planning Commission Meeting June 7, 2022

Begins at 6:00 PM in the Council Chambers at City Hall  
1979 W 1900 S, Syracuse, UT 84075

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## Regular Meeting Agenda

### PLANNING COMMISSIONERS

#### CHAIR

Ryan Wessel

#### V I C E - C H A I R

Ivy Ruelan

Alan Gallegos  
Kenneth Hellewell  
Lonn Hunter  
Keeth Kennington  
James King  
Nicholas Weber

1. **Meeting Called to Order**
  - Invocation or Thought by Commissioner Hellewell
  - Pledge of Allegiance by Commissioner Ruelan
  - Adoption of Meeting Agenda
2. **Meeting Minutes**

Regular Meeting & Work Session for the following dates:

  - June 7, 2020
  - May 17, 2022
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 – 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.
5. **Public Hearing – Subdivision Amendment** called Harvest Point Phase 4 First Amended containing 0.687 acres located at 2091 S 1300 W in the R-2 Zone.
6. **Public Hearing – Minor Subdivision** called Walker Estate containing 0.66 acres and two lots located at 2935 S 1000 W in the R-2 Zone.
7. **Public Hearing – Commercial Site Plan** for Café Zupa's containing 0.80 acres at 2068 W 1700 S in the GC Zone.
8. **Commissioner Elections**
9. **Adjourn**

## Work Session

1. **Department Business**
  - a) City Council Liaison Report
  - b) City Attorney Updates
  - c) 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**
  - a) Planning Commission Training – 10 Minutes
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.

Connect digitally at <https://us02web.zoom.us/j/88376335438> or by phone at 253-215-8782, Meeting ID: 883 7633 5438. Send written comments to [planningdepartment@syracuseut.com](mailto:planningdepartment@syracuseut.com) or mail/deliver to 1979 West 1900 South, Syracuse, UT 84075. Comment deadline is five hours before the meeting. Each comment is read for up to three minutes with any unread remainder included in the public record.

### CERTIFICATE OF POSTING

This agenda was posted on the Syracuse City Hall Notice Boards, the State Public Notice website at <https://www.utah.gov/pmn/>, and the Syracuse City website at <https://syracuseut.gov>.