



# Syracuse City Planning Commission Meeting August 2, 2022

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

## PLANNING COMMISSIONERS

### CHAIR

Kenneth Hellewell

### VICE-CHAIR

Keeth Kennington

Alan Gallegos

Ivy Ruelan

Lonn Hunter

James King

Scott Shea

Dennis Johnson

## Regular Meeting Agenda

1. **Meeting Called to Order:**
  - Invocation or Thought by Commissioner Kennington
  - Pledge of Allegiance by Commissioner Ruelan
  - Adoption of Meeting Agenda
2. **Meeting Minutes:**
  - Regular Meeting & Work Session for July 19, 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: Conditional Use Application (Review)** for Swim Kids; a home business located at 738 W 2525 S that may receive greater than two customers per hour and occupy more than 30% of the area of the first floor of the residence.
5. **Public Hearing: Conditional Use Application** for Colorful Creations; a preschool located at 1246 S 4350 W. The applicant is requesting 6 sessions per week, with up to 12 students per session.
6. **Public Hearing: Site Plan – Choice Foodservice Equipment Building**, to be located at 322 S 1000 W, containing 1.274 acres in the Industrial (ID) Zone.
7. **Public Hearing: Land Sale – Potential sale of Walnut Grove Detention Basin;** city-owned property located approximately at 950 W 2920 S, comprising 0.23 acre.
8. **Public Hearing: Text Amendment – Amendment to the *Housing* section of the General Plan,** regarding moderate-income housing plan provisions.
9. **Adjourn**

## Work Session

1. **Department Business:**
  - a) City Council Liaison Report
  - b) City Attorney Update
  - c) Upcoming Agenda Items:
    - Walmart Gas Station
    - Grayson Ridge Subdivision Amendment
2. **Discussion Items:**
  - a) Mixed-Use Zone (MXD)
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/81155364157>. Connect via telephone: 253-215-8782, Meeting ID: 811 5536 4157. 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>