

**Syracuse City Planning Commission Meeting**  
January 5, 2010  
Minutes

1. Meeting called to Order, Adoption of Agenda, and Approval of Minutes

Planning Commission Chair Robert Whiteley called the meeting to order at 6:04 p.m., indicating City staff posted the agenda 24 hours prior to the meeting and delivered copies to all Commission members. Mike Norton offered the prayer, and Dalton Moore, of Troop 573, led the pledge of allegiance.

Members Present: Chairman Robert Whiteley, Vice Chair Kenneth Hellewell, Mike Norton, and Tena Campbell as well as GIS Specialist Troy Moyes and Administrative Assistant Judy Merrill

Excused: Nathan Miller

Visitors: Caryn Doman                      Brett Nielson                      Leah Kim                      Andrew Olsen  
                 Taylor Riding                      Dalton Moore                      Jon Fisher                      T.J. Jensen

TENA CAMPBELL MOVED TO ADOPT THE JANUARY 5, 2010, AGENDA AS OUTLINED, SECONDED BY MIKE NORTON; ALL VOTED IN FAVOR.

2. Approval of Planning Commission Minutes

Commissioners reviewed the minutes of the October 20, 2009, Planning Commission meeting.

MIKE NORTON MADE A MOTION TO ADOPT THE OCTOBER 20, 2009, PLANNING COMMISSION MEETING MINUTES AS WRITTEN, SECONDED BY KENNETH HELLEWELL; ALL VOTED IN FAVOR. Commissioner Campbell noted her absence from that meeting but voted anyway to provide a quorum for the Commission to approve those minutes.

Commissioners reviewed the minutes of the November 3, 2009, Planning Commission meeting.

MIKE NORTON MOVED TO ADOPT THE NOVEMBER 3, 2009, PLANNING COMMISSION MINUTES AS WRITTEN, SECONDED BY KENNETH HELLEWELL; ALL VOTED IN FAVOR.

3. Site Plan Amendment for Care-A-Lot Subdivision Parking for Lot 2

Brett Nielson, representing Elk Valley Construction that owned the Gertge Business Park Subdivision, appeared before the Planning Commission requesting approval to modify the parking lot configuration for Lot 2 of the Care-A-Lot Subdivision, located at 1842 South 2000 West. Specialist Moyes explained that the applicant was proposing to move the entrance of the Subdivision, on 2000 West, approximately 30 feet to the north in order to improve traffic flow and grading for drainage. The entrance would be identical in size to the existing approach. When the site plan for the Syracuse Car Wash came through, one of their entrances was through this development off of 2000 West, eliminating four or more needed parking stalls for the office building. This proposal moved the approach northward in order to re-stripe and recoup those parking spaces. It also required the removal of an irrigation box that would be in the way of the relocated entrance. City staff reviewed the application and plans, requested and received a letter from the irrigation company claiming they no longer needed that box, determined compliance with all requirements of the Land Use Ordinance, and recommended approval. Mr. Nielson added one other benefit for the modified configuration since the current entrance location created a lot of vibration for the office building. One business involved sensitive equipment, such as microscopes, that the owner had a lot of difficulty keeping focused. This change would reduce that problem.

KENNETH HELLEWELL MADE A MOTION TO RECOMMEND APPROVAL OF THE SITE PLAN AMENDMENT FOR THE CARE-A-LOT SUBDIVISION LOT 2, LOCATED AT 1842 SOUTH 2000 WEST, SUBJECT TO ALL REQUIREMENTS OF THE SYRACUSE LAND USE ORDINANCE, AND FORWARD IT TO CITY COUNCIL. TENA CAMPBELL SECONDED THE MOTION; ALL VOTED IN FAVOR.

4. Caryn's Cuties Modification of Conditional Use for Home Occupation

Caryn Doman, 1448 South Prestwick Drive, came forward requesting a modification to her Conditional Use approval for providing daycare in her home. Specialist Moyes explained that she hoped to increase the number of allowable children from 8 to 16. The Commission first granted approval, on August 19, 2008, for her to conduct a preschool with the child care. Ms. Doman indicated that, on days when she exceeded 8

children, she would have an employee at the home to comply with City and State requirements. She would provide an off-street parking space for the employee. Her hours of operation approved previously were Mondays and Fridays, 6 a.m. to 8 p.m. for daycare, Tuesdays-Thursdays, 6-9 a.m. and 11 a.m. to 8 p.m. for daycare, and Tuesdays-Thursdays, 9-11 a.m. for preschool. City staff reviewed the application, determined compliance with all requirements of the Land Use Ordinance, and recommended approval with the admonition for the applicant to be conscientious about the number of children in her home at all times so she never exceeded 16. The applicant lived on a corner lot so the routing of traffic for the extra children would not be a big impact. Ms. Doman explained how she did not end up with a separate preschool like she anticipated and just taught preschool to the children already in her care.

Vice Chair Hellewell asked if Ms. Doman still wanted to provide both daycare and preschool services. She told him her plan was to have other children, not in her daycare, come to her home for preschool, but that never happened. Many of her client's children would only be there part time and expected the number to occasionally exceed 8 due to an influx of interest for her services. She decided to stay with just the daycare and hire an employee. She passed inspections by both the State and Fire departments.

KENNETH HELLEWELL MOVED TO APPROVE A MODIFICATION TO THE CONDITIONAL USE APPROVAL FOR CARYN'S CUTIES HOME OCCUPATION, LOCATED AT 1448 SOUTH PRESTWICK DRIVE, TO INCREASE THE NUMBER OF CHILDREN IN HER DAYCARE FROM EIGHT TO SIXTEEN, SUBJECT TO ALL REQUIREMENTS OF THE SYRACUSE LAND USE ORDINANCE SPECIFIC TO HOME OCCUPATIONS. TENA CAMPBELL SECONDED THE MOTION; ALL VOTED IN FAVOR.

#### 5. Planning Commissioner's Report

Chairman Whiteley announced the upcoming 2010 Planning Commission schedule with meetings on the first and third Tuesday of every month at 6 p.m. Commissioner Campbell asked if they needed to discuss the cancellation of their next meeting since there were no items to consider. Specialist Moyes assured her that staff would post a notice advising the public that there would be no meeting on that date. Chairman Whiteley directed him to wait until Friday before deciding to cancel that meeting, just in case something came in requiring immediate attention.

Specialist Moyes informed commissioners that they would hopefully have two new members by their next meeting date. He would be attending a lot of trainings soon regarding trails and land use and planned to share that information with commissioners. UDOT would be making storm drain, water, and sewer improvements on the north side of 1700 South, which could take awhile. When Vice Chair Hellewell asked about Shadow Point, Specialist Moyes informed commissioners that the Frozen Bliss portion of the shopping center would be getting a new yogurt business. Staff made contact with the theater regarding their approved sign and learned that their company was having financing issues. Vice Chair Hellewell asked if they would be able to install signage on the side of their building as well, and Specialist Moyes was confident that would happen, possibly as early as this summer. They apparently did well through the holiday season. Commissioner Campbell expressed her appreciation for the curbing on 2500 West. It made a huge difference on that road. Specialist Moyes stated that he had been meeting with a lot of retailers in the City and learned that business was good. The City sales tax revenue was equal now to the State sales tax revenue.

Commissioner Norton asked about the Planning Commission closing date for applicants. Specialist Moyes told him it already closed mid December and would be up to the new Mayor to open it again. He would know more after the next Council meeting.

#### 6. Adjournment

MIKE NORTON MADE A MOTION TO ADJOURN AT 6:24 P.M.; ALL VOTED IN FAVOR.

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Robert Whiteley  
Planning Commission Chair