

Syracuse City Planning Commission Meeting
February 16, 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 6:06 p.m., indicating that City staff posted the agenda 24 hours prior to the meeting and delivered copies to all Commission members. Gary Pratt offered the prayer, and Brock Barber, with Troop 773, led the pledge of allegiance.

Members Present: Chairman Robert Whiteley, Vice Chair Kenneth Hellewell, Tena Campbell, Nathan Miller, Eric Hazen, and Gary Pratt as well as GIS Specialist Troy Moyes and Administrative Assistant Judy Merrill

Excused: Mike Norton

Visitors: Kenneth Palmer Jason VanAusdal, Brock Barber Kristie Taylor
 Zach Taylor Brayden Jordan Brodix Fleming

KENNETH HELLEWELL MOVED TO ADOPT THE FEBRUARY 16, 2010, AGENDA AS OUTLINED, SECONDED BY NATHAN MILLER; ALL VOTED IN FAVOR.

2. Approval of Planning Commission Minutes

Commissioners reviewed the minutes of the February 2, 2010, Planning Commission meeting.

TENA CAMPBELL MADE A MOTION TO ADOPT THE FEBRUARY 2, 2010, PLANNING COMMISSION MEETING MINUTES AS WRITTEN, SECONDED BY KENNETH HELLEWELL; ALL VOTED IN FAVOR, EXCEPT NATHAN MILLER AND GARY PRATT WHO ABSTAINED BECAUSE THEY DID NOT ATTEND THAT MEETING.

3. Public Hearing and Conditional Use for Raw Clothing Company Signage

Kenneth Palmer, of Intermountain Electric Signs, Inc., appeared before the Planning Commission requesting Conditional Use approval to attach reverse pan-channel letters to a portion of the Smith's Shopping Center complex for the Raw Clothing Company, located at 969 West 1700 South. Specialist Moyes explained that each letter would have LED lighting around the edges that glowed at night. The building's frontage was 815 square feet, so the 15% allowable area for signage would be 122 square feet. The proposed sign would only use 83 square feet, well below the maximum allowed. The application went before the Architectural Review Committee on February 9, 2010, and received a recommendation for approval. City staff reviewed the application and plans, determined compliance with all requirements of the Land Use Ordinance specific to Sign and Lighting Regulations in Chapter 8 of the Land Use Ordinance, and recommended approval as well.

Mr. Palmer added that the LED lights were inside the pan channel letters and would not be visible.

Chairman Whiteley opened up the meeting to public hearing. No one came forward, so he closed the public hearing.

KENNETH HELLEWELL MADE A MOTION TO GRANT CONDITIONAL USE APPROVAL FOR THE PLACEMENT OF SIGNAGE AT 969 WEST 1700 SOUTH, FOR THE RAW CLOTHING COMPANY, SUBJECT TO ALL REQUIREMENTS OF THE LAND USE ORDINANCE SPECIFIC TO SIGNAGE. NATHAN MILLER SECONDED THE MOTION; ALL VOTED IN FAVOR.

Specialist Moyes advised the applicant that he could turn in his application for a building permit the next day.

4. City Council Report

Commissioner Campbell reported that City Council unanimously approved Gary Pratt's appointment to the Planning Commission at their last meeting, and she was happy to have him join them in this capacity. The Langdon Group gave a presentation for UDOT on the West Davis Transportation Corridor study, which was to plan out to the year 2040. The study predicted the population to increase another 180% and employment 150%. They would be holding a public scoping meeting on February 23, 2010, at the Syracuse High School to discuss the new corridor. She encouraged everyone to attend and provide UDOT with input on the

project. Chairman Whiteley added that it would be held from 4:30 to 8:00 p.m. and that this corridor would be an extension of State Road 67. Commissioner Campbell referred again to other items discussed at the Council meeting, specifically the site plan amendment for T-Mobile. The Council approved it as well as execution of an agreement with the North Davis Sewer District for a quick-claim transfer of easements to allow Syracuse to acquire unused sewer lines for the City's storm-drain system. The Council approved Resolution R10-4, adopting the open comment legislative prayer policy that would allow people to place their names on a list two weeks prior to a public meeting for the purpose of providing comments or prayers. The Mayor however wanted to reserve the option to open up these opportunities to those in attendance if no one already pre-scheduled. They also approved R10-5, appointing Brian Wallace as the City Marshall, referred to as Police Chief, Cassie Brown as Recorder, and Rodger Worthen as Treasurer. During public comment time, Lurlen Knight, who still represented the City on the Sewer District Board until April, reported that the District had some large funds in reserve. They were looking at various projects on which to spend it so they did not lose it. One option was to purchase easements for the south outfall, which would run through Kaysville, in order to secure the land for future construction. The District would not likely raise their rates this year, either. T.J. Jensen commented that Mr. Knight had been doing a great job on the Sewer Board and believed he should remain in that position, due to his familiarity with the issues, rather than assigning another City Councilman. Administrator Worthen updated the Council on the bids for the water and road improvements for 2700 South. They were quite a bit lower than the City Engineer's estimate of \$1.4 million for both projects. The combined bid was \$600,000, with road improvements more expensive and water line improvements quite a bit cheaper than the Engineer's estimate, so it all balanced out and still saved the City a lot of money. They would be moving forward on these major road improvements some time after April, once asphalt was available.

5. Planning Commission Business

Chairman Whiteley welcomed Gary Pratt and asked him to share some information about himself. Commissioner Pratt said he had been living in Syracuse for almost four years now. His background experience originally started in planning and zoning in Boise, Idaho. He was later president of the Boise Downtown Retailers Association, similar to the Syracuse Business Organization Strategic Support group the City was forming here. He was one of the chairs in the Boise Redevelopment Agency representing the downtown retailers, which involved funding set up by Boise City and the State to support the retailers in that area. He was in charge of an advertising budget, used to contract with Barry Manilow for developing a radio jingle that tied into a billboard campaign entitled, "If it is In Town, it is Down Town," which worked quite well. They improved a lot of the downtown roads, changing many to one-way streets with bus and bike lanes. On Thursday nights, they shut down four blocks, made the roads all walkways for street vendor use, and had local bands come and play. He was also involved in a lot of things with the county there as far as infrastructure and land planning. It used to look much like Syracuse, with farmland. They planned for industrial park sites that now provided a lot of their tax base for the county and cities. The county planned well for mixed-use communities, schools, and parks so they did not have to buy expensive rights of way and open space later. He had 5 children and 25 grandchildren and was excited to be on the Syracuse Planning Commission.

Chairman Whiteley informed commissioners of a Land-Use training, put together by the ULC&T and Utah Local Government's Trust, on effective land use decision making. He distributed the information to them earlier and recommended they each attend if they had not done so in the past. The training would be held on Wednesday, March 3, at 6:30 p.m. in Farmington. He asked that they let him know by Friday, February 26, so he could submit the registration. Specialist Moyes asked the Chairman to let him look into whether the City could cover the cost of the registration. He also encouraged all the commissioners to attend, even if they had been to the training the year before. There were so many new laws on the books in just the past year and a half that the information they received was most likely outdated. This training was important because the State had a totally different view for commissioners now.

Commissioner Pratt asked to clarify a common misunderstanding, based on the presentation given at the last City Council meeting, regarding the Davis West Corridor. It was not the vision of the State yet to connect this extension to the Legacy Parkway as some thought it would or should. Chairman Whiteley believed it could be an option, though. However, Commissioner Pratt stated that, considering they were planning out to 2040, it was not an option at this point. The Mayor made a point of requesting UDOT and the

State to keep the power- and commuter-line corridors together instead of allowing them to split Syracuse into different sections.

6. Adjournment

KENNETH HELLEWELL MADE A MOTION TO ADJOURN AT 6:28 P.M.; ALL VOTED IN FAVOR.

Robert Whiteley
Planning Commission Chair