

Syracuse City Planning Commission Meeting
February 2, 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 that City staff posted the agenda 24 hours prior to the meeting and delivered copies to all Commission members. Eric Hazen offered the prayer, and Robert Whiteley led the pledge of allegiance.

Members Present: Chairman Robert Whiteley, Vice Chair Kenneth Hellewell, Tena Campbell, Mike Norton, and Eric Hazen as well as GIS Specialist Troy Moyes, Chief Building Official Jason VanAusdal, and Administrative Assistant Judy Merrill

Excused: Nathan Miller

Visitors: T.J. Jensen Tom Somphou Terry Cox Rob Ortega

KENNETH HELLEWELL MOVED TO ADOPT THE FEBRUARY 2, 2010, AGENDA AS OUTLINED, SECONDED BY MIKE NORTON; ALL VOTED IN FAVOR.

2. Approval of Planning Commission Minutes

Commissioners reviewed the minutes of the November 17, 2009, Planning Commission meeting.

KENNETH HELLEWELL MADE A MOTION TO ADOPT THE NOVEMBER 17, 2009, PLANNING COMMISSION MEETING MINUTES AS WRITTEN, SECONDED BY MIKE NORTON; ALL VOTED IN FAVOR, EXCEPT TENA CAMPBELL WHO ABSTAINED BECAUSE SHE DID NOT ATTEND THAT MEETING.

Commissioners reviewed the minutes of the December 1, 2009, Planning Commission meeting.

MIKE NORTON MOVED TO ADOPT THE DECEMBER 1, 2009, PLANNING COMMISSION MEETING MINUTES AS WRITTEN, SECONDED BY KENNETH HELLEWELL; ALL VOTED IN FAVOR.

Commissioners reviewed the minutes of the December 15, 2009, Planning Commission meeting.

KENNETH HELLEWELL MADE A MOTION TO ADOPT THE DECEMBER 15, 2009, PLANNING COMMISSION MEETING MINUTES AS WRITTEN, SECONDED BY MIKE NORTON; ALL VOTED IN FAVOR.

Commissioners reviewed the minutes of the January 5, 2010, Planning Commission meeting.

TENA CAMPBELL MOVED TO ADOPT THE JANUARY 5, 2010, PLANNING COMMISSION MEETING MINUTES AS WRITTEN, SECONDED BY KENNETH HELLEWELL; ALL VOTED IN FAVOR.

3. Public Hearing and Conditional Use for Yogurt Stop Signage

Tom Somphou, owner of the Yogurt Stop store, appeared before the Planning Commission requesting Conditional Use approval to attach internally-illuminated pan-channel letters to a portion of the Shadow Point Shopping Center complex for his business, located at 1089 West 1700 South Suite K. The Architectural Review Committee discussed this application on Tuesday, January 22, 2010, and recommended approval. Based on the store frontage dimensions, the allowable area for signage at this location would be 90 square feet. The proposed sign would only use 23 square feet. City Staff reviewed the application and plans to determine compliance with all requirements of the Land Use Ordinance and recommended approval as well.

Chairman Whiteley asked if this sign would simply be replacing the previous Frozen Bliss sign, to which Mr. Somphou told him yes.

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

MIKE NORTON MADE A MOTION TO GRANT CONDITIONAL USE APPROVAL FOR THE PLACEMENT OF SIGNAGE AT 1089 WEST 1700 SOUTH SUITE K, FOR THE YOGURT STOP BUSINESS, SUBJECT TO ALL REQUIREMENTS OF THE LAND USE ORDINANCE SPECIFIC TO SIGNAGE. ERIC HAZEN SECONDED THE MOTION; ALL VOTED IN FAVOR.

4. Site Plan Amendment for T-Mobile Monopole

Terry Cox, representing T-Mobile, came forward requesting approval to amend a Site Plan the City Council approved on August 26, 2008, for a 100-foot monopole and wireless telecommunications equipment at approximately 665 South 2000 West on the Syracuse High School football field. The monopole would replace an existing light pole on the east side line. They would remount the light fixture at the same 58-foot height and place an 11x22-foot prefabricated equipment shelter at the base. Just as they were getting ready to construct this site, the Davis School District decided they did not want a building on that knoll because it was the highest point on their property. Instead, they asked for a more aesthetically pleasing block wall that would match their dug out and press box.

Vice Chair Hellewell asked if the equipment would then be exposed to the elements. Mr. Cox replied yes. The brick wall would enclose the equipment on all four sides rather than connect with the existing chain-link fence. Vice Chair Hellewell then asked about the height of the wall. Mr. Cox told him 6 feet, the same height as the chain-link fence. Chairman Whiteley assumed they would include some type of gate for access. Mr. Cox told him that would be correct. They proposed a chain-link gate on the east side with privacy slats.

KENNETH HELLEWELL MOVED TO RECOMMEND APPROVAL OF AN AMENDMENT TO T-MOBILE'S SITE PLAN FOR A MONOPOLE AND RELATED EQUIPMENT, LOCATED AT APPROXIMATELY 665 SOUTH 2000 WEST, SUBJECT TO ALL REQUIREMENTS OF THE CITY LAND USE ORDINANCE SPECIFIC TO WIRELESS TELECOMMUNICATIONS, AND FORWARD IT TO CITY COUNCIL. ERIC HAZEN SECONDED THE MOTION; ALL VOTED IN FAVOR.

5. City Council Report

Chairman Whiteley pointed out that there had been two City Council meetings since the Commission last met. He would report on the January 12 meeting, and Vice Chair Hellewell would report on the January 26 meeting. January 12 was Jamie Nagle and Matt Kimmell's first meeting as Mayor and Councilman respectively. They both expressed appreciation for their supporters and recognized former Mayor and Councilman Panucci and Knight for their service. The Council approved Eric Hazen as the newest Planning Commission member, and Chairman Whiteley paused to welcome Commissioner Hazen and ask him to share some of his background with those in attendance. Commissioner Hazen mentioned he had been a resident of Syracuse for almost 7 years and served on the Architectural Review Committee for the last 2 years. His background experience was in building and development, which allowed him to work with Jason VanAusdal quite a bit over the last few years. Chairman Whiteley expressed appreciation for Commissioner Hazen's willingness to serve. He then continued with his report of the City Council meeting, stating the Council approved the site plan amendment for the Care-A-Lot driveway relocation.

Vice Chair Hellewell reported that the Council addressed a change in City Code to reduce the penalty for parking on streets during snow plowing times by lowering it from a Class B misdemeanor to a Class C. It passed 3 to 1 with Councilman Kimmel voting nay because he felt it would be an undue hardship on those choosing not to pay the fine, resulting in a warrant for their arrest. The Police Department believed the requirement still needed to be in place but that the fine was too severe. The Council discussed the North Davis Sewer District's desire to purchase some surplus City property. Councilman Shingleton mentioned the businesses summit this month, and invited all business owners to attend. Councilman Clark referenced Wendy's open house and the new Café Límon next to Smith's. The Mayor referred to her efforts to update the City's flow chart in trying to find ways to improve efficiency. The City Administrator reported that the EIS study for SR193 was now available, and the City's website contained a link to that information. He also informed them that the City would be moving their bank accounts from Barnes to Zions due to the former closing their doors. The City received two bids so far for the 2700 South project, which indicated a possibility of accepting a bid lower than the City's budgeted amount and realizing some savings.

Chairman Whiteley added one other update regarding an engineering conference he attended a couple of weeks earlier. The EPA did some storm water auditing with several cities throughout the State and had some of the city engineers attending the conference. They reported the biggest deficiency as being a failure of cities to adopt some form of standard operating procedures and enforcement capabilities in their ordinances for violations.

Chairman Whiteley verified with Commissioner Campbell that she would be able to attend and report on the next City Council meeting. Commissioner Campbell asked about the status of the remaining Commission vacancy. Chairman Whiteley advised her that he and the Mayor, along with Specialist Moyes, recently interviewed four applicants for that position. All four had great qualifications, which made it a difficult decision. The Mayor would make a recommendation to the Council next week. Depending on the Council, they might have a new commissioner at their next meeting.

Specialist Moyes referred to the SBOSS Business Summit on February 10 at 6 p.m. He sent letters to all 120 brick-and-mortar businesses throughout the City. The business community in general appeared to be excited about this new organization and its potential, so he hoped for a good turnout and its success. He promised to report on the event at the Commission's next meeting. He encouraged commissioners to review the SR193 document on line, which showed the proposed alignment. UDOT anticipated a starting construction date of 2011, and possibly even the end of 2010 for getting the viaduct sides up to sit over winter time. The 1700 South completion date was still the end of April, but he expected it to be mid summer before they finished everything.

6. Adjournment

MIKE NORTON MADE A MOTION TO ADJOURN AT 6:25 P.M.; ALL VOTED IN FAVOR.

Robert Whiteley
Planning Commission Chair