

Syracuse City Planning Commission Meeting
March 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 6:05 p.m., indicating that City staff posted the agenda 24 hours prior to the meeting and delivered copies to all Commission members. Troy Moyes offered the prayer, and Keaton Wright, of Troop 883, led the pledge of allegiance.

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

Excused: Mike Norton and Tena Campbell

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|------------------------|---------------|--------------|----------------|
| Visitors: John Hammond | Dane Barnes | Andrew Tubbs | Rob Ortega |
| Jim Dougars | Lurlen Knight | Tony Hills | Caleb Clifford |
| Keaton Wright | Clinton Smith | Chris Hills | Scott Latham |

NATHAN MILLER MOVED TO ADOPT THE MARCH 2, 2010, AGENDA AS OUTLINED, SECONDED BY ERIC HAZEN; ALL VOTED IN FAVOR.

2. Approval of Planning Commission Minutes

Commissioners reviewed the minutes of the February 16, 2010, Planning Commission work session.

NATHAN MILLER MADE A MOTION TO ADOPT THE FEBRUARY 16, 2010, PLANNING COMMISSION WORK SESSION MINUTES AS WRITTEN, SECONDED BY ERIC HAZEN; ALL VOTED IN FAVOR.

Commissioners reviewed the minutes of the February 16, 2010, Planning Commission meeting.

NATHAN MILLER MOVED TO ADOPT THE FEBRUARY 16, 2010, PLANNING COMMISSION MEETING MINUTES AS WRITTEN, SECONDED BY ERIC HAZEN; ALL VOTED IN FAVOR.

3. Public Hearing and Conditional Use for Syracuse Carwash Signage

John Hammond, owner of the Syracuse Carwash, appeared before the Planning Commission requesting Conditional Use approval to attach non-illuminated formed-plastic pan-channel letters to a new building, located at 1818 South 2000 West. Specialist Moyes explained that the business owner added a 48-inch tall non-lit detached directional sign to the application after the Architectural Review Committee meeting. The building's frontage was 1,200 square feet, so the 15% allowable area for signage would be 180 square feet. The proposed attached signage would use 59 square feet, and the detached sign would use 8 square feet, for a total of 67 square feet, well below the maximum allowed. The Architectural Review Committee considered this request on February 23, 2010, and recommended approval as presented. City staff went over 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. Specialist Moyes showed Mr. Hammond an aerial site plan just before this meeting that indicated the restricted clearview area adjacent the approach into the commercial developments, and Mr. Hammond had no concerns with the setback for the detached directional sign. He then explained how the building would have pack lights shining down onto the signs.

Commissioner Pratt asked if the foundation would be flush with the ground. Mr. Hammond assured him it would be flush. Chairman Whiteley asked when the carwash would open, and Mr. Hammond told him March 15. Vice Chair Hellewell asked about hours of operation, and Mr. Hammond said it would be open from sun up to sun down, but one lit section would be available for public use 24 hours a day 7 days a week.

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

NATHAN MILLER MADE A MOTION TO GRANT CONDITIONAL USE APPROVAL FOR SIGNAGE ON THE SYRACUSE CARWASH BUILDING, LOCATED AT 1818 SOUTH 2000 WEST, AND ONE DETACHED DIRECTIONAL SIGN NEAR THE ENTRANCE, SUBJECT TO ALL REQUIREMENTS OF THE LAND USE ORDINANCE SPECIFIC TO SIGNAGE. ERIC HAZEN SECONDED THE MOTION; ALL VOTED IN FAVOR.

4. Public Hearing and Conditional Use for Karen's Kids Daycare

Scott Latham, 3122 South 1175 West, stood before the Commission requesting Conditional Use approval to provide child care in his home for up to 16 children, which would include their own three, ages 6, 8, and 10. Chairman Whiteley advised the Commission that Mrs. Latham's hours of operation would be Mondays through Fridays from 7 a.m. to 6 p.m. She would accept children from 6 weeks to 5 years of age. The primary location for this business would be in her basement, which had a walkout to a fully-enclosed rear yard. Mrs. Latham planned to hire two assistants on an as-needed basis.

Chairman Whiteley opened up the meeting to public hearing.

Clinton Smith, 3351 South 550 West, came forward asking about the regulations for the number of adults per child. Chairman Whiteley advised him it was one adult for every eight children. Mr. Smith then asked about the need for fire or accidental insurance. Specialist Moyes explained that cities did not regulate such requirements and that homeowners insurance probably covered such matters. Mr. Smith asked if she could ever increase the number of children in her daycare, and Specialist Moyes told him that sixteen was the maximum for a home occupation.

No one else came forward, so Chairman Whiteley closed the public hearing.

GARY PRATT MOVED TO GRANT CONDITIONAL USE APPROVAL TO KAREN LATHAM FOR THE PURPOSE OF PROVIDING CHILD CARE IN HER HOME, LOCATED AT 3122 SOUTH 1175 WEST, FOR UP TO SIXTEEN CHILDREN SUBJECT TO THE CONDITIONS THAT IT COMPLY WITH ALL STATE AND CITY ORDINANCE REQUIREMENTS SPECIFIC TO HOME DAYCARES. KENNETH HELLEWELL SECONDED THE MOTION; ALL VOTED IN FAVOR.

5. City Council Report

Specialist Moyes reported that Rep. Paul Ray gave a presentation on bills the State Legislature was considering during this session. The Council approved Resolution R10-012 to appoint Council members to various committees, positions, and assignments. They also approved Resolution R10-06 to set aside a portion of Legacy Park for a No Child Left Behind playground. This would provide amenities for children with special needs, such as wheelchairs, to play with other children. The City had been working with a resident and mother of a child with disabilities to acquire grants to help fund this park equipment. Legacy Park was off 1000 West, and the portion set aside would be in the western section, right behind the restrooms. The City would construct more parking. The Council authorized an agreement with the Syracuse Arts Academy, on 1700 South, to construct a portion of Fremont Park to give their students more space for recess. The school would have first rights to the park, but the City could still use it in the evenings. The Mayor talked about SBOSS, which was moving forward quickly with businesses readily accepting the ideas. UDOT was beginning to excavate the rest of Syracuse Road for the widening improvements in preparation for paving in the next couple of weeks. They would also be improving intersections to 100 feet in each direction.

6. Planning Commission Business

Vice Chair Hellewell mentioned that Zions Bank would be taking over the old Barnes Bank building, and the City might be receiving a sign application soon. Commissioner Miller asked when he needed to submit his comments on Chapter 2 of Title VIII. Specialist Moyes told him the next day, in preparation for the next review meeting on Thursday. He did receive some comments from commissioners, and he would be sending them Chapter 3 soon to review next. It was a big chapter that could take several weeks.

7. Adjournment

KENNETH HELLEWELL MADE A MOTION TO ADJOURN AT 6:30 P.M.; ALL VOTED IN FAVOR.

Robert Whiteley
Planning Commission Chair