

Syracuse City Planning Commission Meeting
May 18, 2010
Minutes

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

Planning Commission Chair Pro-Tem Kenneth Hellewell 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. Nathan Miller offered the prayer, and Tena Campbell led the pledge of allegiance.

Members Present: Vice Chairman Kenneth Hellewell, Nathan Miller, Tena Campbell, Eric Hazen, and Gary Pratt as well as City Planner Troy Moyes and Administrative Assistant Judy Merrill

Excused: Chairman Robert Whiteley

Visitors: Stephanie Chamberlain Joshua Meservey Braxton Schenk Shellie Dietrich
 Brent Dietrich TJ Jensen Scott Brood

Commissioners reviewed the May 18, 2010, Planning Commission meeting agenda.

NATHAN MILLER MOVED TO ADOPT THE MAY 18, 2010, AGENDA AS OUTLINED, SECONDED BY TENA CAMPBELL; ALL VOTED IN FAVOR.

2. Approval of Planning Commission Minutes

Commissioners reviewed the minutes of the April 20, 2010, Planning Commission meeting.

NATHAN MILLER MADE A MOTION TO ADOPT THE APRIL 20, 2010, PLANNING COMMISSION MEETING MINUTES, SECONDED BY TENA CAMPBELL; ALL VOTED IN FAVOR, EXCEPT FOR ERIC HAZEN WHO ABSTAINED SINCE HE WAS NOT IN ATTENDANCE AT THAT MEETING.

3. Public Hearing and Conditional Use for LDS Daycare

Stephanie Chamberlain, 1010 South 1525 West, appeared before the Planning Commission requesting Conditional Use approval to provide childcare in her home for up to 16 children, ranging from 2 to 10 years of age. She would teach preschool to just the children in her daycare. Her hours of operation would be 7 a.m. to 5 p.m., Mondays through Fridays. City Planner Moyes reported that the Fire Department did not approve the business upon their first inspection and that the applicant was to resolve each problem and pass another inspection by this meeting date. The lot had a fully-enclosed yard, and she would have a second employee. Planner Moyes believed the requested use met all requirements of the Land Use Ordinance specific to major home occupations and applicable off-street parking and recommended their approval of this request. Ms. Chamberlain assured commissioners that she did rectify all the required items listed by the Fire Department and acquired her license by the State as of that day.

Chair Pro-Tem Hellewell moved into public hearing. No one came forward, so he closed public hearing.

NATHAN MILLER MOVED TO GRANT CONDITIONAL USE APPROVAL FOR STEPHANIE CHAMBERLAIN'S LDS DAYCARE AND PRESCHOOL, LOCATED AT 1010 SOUTH 1525 WEST, SUBJECT TO ALL REQUIREMENTS OF THE CITY LAND USE ORDINANCE SPECIFIC TO HOME OCCUPATIONS. ERIC HAZEN SECONDED THE MOTION; ALL VOTED IN FAVOR.

4. Public Hearing and Conditional Use for Greenbrier Plaza for Signage

Braxton Schenk, of Advanced LED Signs, approached the Commission requesting Conditional Use approval to place a monolithic sign at the Greenbrier Plaza, located at 1792 West 1700 South. Planner Moyes explained that the sign would be 15 feet tall and 8 feet wide, located out of the clear-view areas. The allowable signage for this lot was 249 square feet, and the requested sign would be just 168 square feet. The Architectural Review Committee met on May 11, 2010, went over the design, and recommended approval. After reviewing the plans and application, Planner Moyes believed the sign complied with all requirements of the City Land Use Ordinance specific to signage and recommended approval as well.

Chair Pro-Tem Hellewell moved into public hearing. No one came forward, so he closed public hearing.

Commissioner Hazen asked about the materials they would use for the bottom portion of the sign. Mr. Schenk advised him that it would probably be a metal structure covered with stucco. When Commissioner Hazen asked whether the stucco would match the building, Mr. Schenk explained that the bottom of the sign would most likely be hidden by future landscaping. The purpose for the base was to lift up the sign high enough to sit over any such bushes planted around it.

Commissioner Campbell referred to their submitted site plan and asked how far they would actually place the sign from the building. Planner Moyes interjected his desire for a more detailed site plan as well, although he was already confident the sign would be out of the clear-view area. Mr. Schenk could not recall the actual distance between the building and road but believed the sign would be about 10 feet from the exterior walls. He agreed to provide the actual measurements of those distances to staff. He apologized for the oversight and explained how the Ordinance placed so much focus on staying out of the clear-view that he did not even consider the distance in feet from the building. Commissioner Campbell pointed out that the road widening placed the street so close to the building that she worried about having such a tall sign too close. If they placed it 10 feet away, she believed that would resolve any problems. The applicant agreed, stating he would not want it any closer either. He referred them to the site plan, explaining that they would be taking advantage of the space, as best they could, provided by the setback of the furthest length of the building from the new road.

Chair Pro-Tem Hellewell asked how they planned to light the sign. Mr. Schenk advised him that it would have interior lighting with fluorescent tubes. Chair Pro-Tem Hellewell asked if it would have one tube per sign. Mr. Schenk told him yes, about one per sign, but that it would not be lit during the daytime. This sign had a lot of unique features. It would use black-white acrylic lettering that would appear black during the day and a smoky gray at night, so the sign would not be blinding to passing traffic. The building was beautiful, and they did not want to detract from it.

Commissioner Campbell referred to one of the design plans, showing the lighting tubes and poles, and stated that Planner Moyes advised them in their work session that Mr. Schenk's company did not like the pole design and would be installing a base instead. She wanted to know the width of that base on the narrow side. Mr. Schenk explained that the plan she held up was like an x-ray of the sign and that the pole would still be there but enclosed inside the sign and not visible. The pole would be 6 inches wide from the ground to the top and used simply for structure. The sign itself would be 1 foot all the way up. They included that plan for information from an engineering standpoint, so the City knew the sign would be very sturdy.

GARY PRATT MADE A MOTION TO GRANT CONDITIONAL USE APPROVAL TO ADVANCED LED SIGNS TO PLACE A MONOLITHIC SIGN AT THE GREENBRIER PLAZA, LOCATED AT 1792 WEST 1700 SOUTH, SUBJECT TO ALL REQUIREMENTS OF THE LAND USE ORDINANCE SPECIFIC TO SIGNAGE AND THE CONDITION THAT THEY ADD MEASUREMENTS TO THE SITE PLAN FOR THE DISTANCE OF THE SIGN FROM THE BUILDING AND ROAD. NATHAN MILLER SECONDED THE MOTION; ALL VOTED IN FAVOR.

5. Subdivision Plat Amendment of the Craig Estates Subdivision Phase 3

Scott Brood, 2510 West Craig Lane, stood before commissioners requesting approval to amend the Craig Estates Subdivision Plat for Phase 3 specific to his Lot 307. Planner Moyes reported that the applicant appeared before the Commission on December 15, 2009. At that time, commissioners directed him to speak with the property owner, Eva Ward, of Lot 306, located on the other side of the subject parcel, at 2494 West Craig Lane, regarding her desires to purchase a portion of that common space owned by the Homeowners Association. The applicant did so, and Ms. Ward no longer wanted to share in the acquisition of that land. He also submitted a letter from the Homeowners Association, regarding the sale or deed of the subject property, as required by Commissioner Campbell's previous motion. Planner Moyes then reminded commissioners that the applicant's property abutted a small common area approximately 35 feet wide that the Bluff Estates HOA wished to turn over to him. This plat amendment was to simply redraw the boundaries of that lot and eliminate the common area. Because the subject parcel was such a small portion of the development's open space, the amendment would not affect the Subdivision's approval requirements.

Planner Moyes referred to the following City Engineer's comments, outlined in a letter dated December 11, 2009: 1) **Plat Sheet: a) Show road's right-of-way for both sides and label roadway width; b) Label**

former open space as a PUE; c] Label point of beginning; d] Add ties to Subdivision corners so they agree with boundary description; e] Correct north lot line, labeled SW although boundary description labels it NE, correct south lot line, labeled SE although boundary description labels it NW, and change bearings so they agree; f] Add Syracuse City to top of Plat per Syracuse Final Plat checklist.

Chair Pro-Tem Hellewell moved into public hearing. No one came forward, so he closed public hearing.

Mr. Brood explained that he was moving forward with purchasing the entire common area, because his neighbor was unable to come up with half the money incurred for the survey.

Commissioner Hazen asked Mr. Brood if he received a copy of the City Engineer's requirements. Mr. Brood advised him that, as far as he was aware, they already addressed each of those items. Planner Moyes concurred and informed the Commission that the applicant's engineer did resubmit new plans addressing all of Epic Engineering's issues. The plat now complied with all requirements of the City Land Use Ordinance specific to plat amendments, and he recommended approval.

TENA CAMPBELL MOVED TO RECOMMENDED APPROVAL OF THE CRAIG ESTATES SUBDIVISION PLAT AMENDMENT FOR LOT 307 OF PHASE 3, LOCATED AT 2510 WEST CRAIG LANE, SUBJECT TO ALL REQUIREMENTS OF THE LAND USE ORDINANCE SPECIFIC TO PLAT AMENDMENTS, AND FORWARD IT TO CITY COUNCIL. NATHAN MILLER SECONDED THE MOTION; ALL VOTED IN FAVOR.

6. Public Hearing for Subdivision Plat Amendment of Haylee Estates Subdivision

Commissioner Hazen recused himself from this item because of his relationship with the developer. Shellie Dietrich, 2516 South 1875 West, came forward requesting approval of a Subdivision Plat Amendment to the Haylee Estates Subdivision Lot 1, located at 2449 South 1950 West. Planner Moyes reported that the applicant came before the Commission on October 20, 2009, requesting a rezone of a .20 acre parcel abutting the northern portion of this lot in order to match the zoning of their primary lot. The Commission recommended approval to City Council, who later approved it. The applicant was now requesting an amendment to their Subdivision plat in order to combine the small parcel with Lot 1.

Planner Moyes referred to the following City Engineer's letter, dated May 17, 2010: **1) Boundary Survey Sheet: a] Since amending Lot 1 would change the overall Subdivision boundary, a new boundary description for the Subdivision should be shown on the Plat; b] Label new dimensions on Lot 1; c] Show old boundary line on Plat and label lines accordingly; d] Add 10-foot easement on north side of lot.** Planner Moyes then advised the Commission that Epic Engineering submitted a revised letter just before this meeting, and he provided a copy to Mrs. Dietrich. He then explained that, although the plat complied with the Land Use Ordinance for subdivision plat amendments, the City Engineer strongly recommended adding a new boundary description for the entire subdivision. Therefore, he amended the first item of his review letter, now dated May 18, 2010, to add: **a] ...a new boundary description for the Subdivision should be shown on the Plat as with other plats. The amended lot could then be shown on the Plat. Davis County does not require this; however, we feel this should be shown on lot amendments that would alter overall subdivision boundaries.**

Planner Moyes went on to explain that, because the County would accept the plat amendment as prepared by the applicant's engineer and the City had nothing in its ordinances requiring a new boundary description, he did not see any other recourse but to recommend it for their approval at this time.

Chair Pro-Tem Hellewell asked the applicant if they already addressed the other items listed by the City Engineer. Mrs. Dietrich advised him that there was no lien holder on that parcel. They did a title search at the time they purchased the parcel. Planner Moyes wanted to make sure the title work was clean and offered to get back with her the next day if the City Engineer needed more regarding that item.

Chair Pro-Tem Hellewell opened up the meeting to public hearing. No one came forward, so he closed public hearing.

GARY PRATT MADE A MOTION TO RECOMMEND APPROVAL OF THE HAYLEE ESTATES SUBDIVISION PLAT AMENDMENT FOR LOT 1A, LOCATED AT 2449 SOUTH 1950 WEST, SUBJECT TO ALL REQUIREMENTS OF THE LAND USE ORDINANCE, SPECIFIC TO PLAT AMENDMENTS, AND EPIC ENGINEERING'S REVIEW LETTERS, DATED MAY 17 AND 18, 2010, AND TO THE CONDITION THAT THE APPLICANT SUBMIT APPROPRIATE EVIDENCE THAT THE LAND IS

FREE OF ANY LIENS, AND FORWARD IT TO CITY COUNCIL. NATHAN MILLER SECONDED THE MOTION; ALL VOTED IN FAVOR, EXCEPT FOR ERIC HAZEN WHO ABSTAINED.

7. Planning Commission Business

Chair Pro-Tem Hellewell referred to the Chairman's desire to have the minutes reflect only that a commissioner reported on City Council meetings rather than detailing the report. All commissioners agreed. He then reported on the April 27 and May 11 Council meetings. Commissioner Miller asked for another compromise on the City Council meeting reports based on their previous discussions. He suggested they only outline those items pertinent to the Commission. Chair Pro-Tem Hellewell agreed.

Planner Moyes reported that the Building Department just completed their inventory of vacant lots in Syracuse. The City currently had 435 lots ready for the construction of homes, which meant Syracuse had a lot of vacant land right now.

8. Adjournment

ERIC HAZEN MOVED TO ADJOURN AT 6:39 P.M.; ALL VOTED IN FAVOR.

Kenneth Hellewell
Planning Commission Chair Pro-Tem