
Syracuse City Planning Commission Meeting

April 3, 2012

1. Meeting called to Order and Adoption of Agenda

Planning Commission Chair Pro Tempore Pratt 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. Braxton Schenk offered the prayer, and Dale Rackham led the pledge of allegiance.

Members Present: Chair Pro Tempore Gary Pratt, Kenneth Hellewell, Braxton Schenk, T.J. Jensen, Tyler Bodrero, and Dale Rackham as well as Community Development Director Michael Eggett, City Planner Kent Andersen, City Attorney Will Carlson, and Commission Secretary Judy Merrill

Excused: Gregory Day and Curt McCuiston

Visitors: Craig Johnson

Mike Thayne

Mark Thayne

Pat Zaugg

Ryan Chandler

Commissioners reviewed the April 3, 2012, Planning Commission meeting agenda. As requested by Secretary Merrill, commissioners agreed to remove Agenda Item 2.

T.J. JENSEN MOVED TO ELIMINATE ITEM 2 AND ADOPT THE APRIL 3, 2012, AGENDA AS AMENDED, SECONDED BY BRAXTON SCHENK; ALL VOTED IN FAVOR.

2. Public Hearing: Proposed Land Use Ordinance Amendments to Sign Regulations

Pro Tempore Chair Pratt opened the meeting to public hearing. No one came forward, so he closed the public hearing.

Commissioner Rackham explained that he met with City staff last week and went over the proposed amendments. The commissioners' packets included a few highlighted changes based on that meeting. In Section 10-9-010, they added "to allow a business to publicize in such a way as to." He also recommended prohibiting off-premise signs by removing them from the Location and Approval table in 10-9-050. Planner Andersen suggested adding a sentence at the end of Subsection 2, in Off-Premise Signs under Sign Type in Section 10-9-030(H), that said "off-premise signs shall not be permitted in any zone within the City." Commissioner Rackham then referred to another change in that same table, under maximum size allowed, for temporary signs. He recommended reducing it from 150 square feet to 100 square feet. Kent suggested another change for temporary signs, since the Ordinance currently limited them in all zones to 30 days, which conflicted with another section in this Chapter that allowed temporary commercial signs up to 120 days. He suggested changing it to "all zones limited to 30 days; if temporary commercial identification sign type, then limit 120 days." Pro Tempore Chair Pratt agreed, stating that it needed distinguishing. Commissioner Rackham's final recommendation was to strike subsection (E) in 10-9-060 for signs identifying leased departments or concessionaries contained within a building.

Commissioner Jensen opposed prohibiting off-premise signs, because he felt it important to support local businesses. Pro Tempore Chair Pratt considered the currently proposed language as conflicting with reason, since one section inferred that new businesses could not afford signs and needed up to four months after opening to install them while another section inferred that businesses were so plush with money that, without sufficient controls, they would install numerous signs throughout the City. There was neither public clamor demanding off-premise signs nor any historical data proving they were necessary for businesses to succeed. Even the commissioner with a sign company who helped revise these regulations was not pushing for off-premise signs. Commissioner Schenk agreed, stating that he believed off-premise signs were unnecessary as well as complicated for business owners to understand as far as qualifying locations and balancing allowable square footage between on-premise and off-premise signs. He discussed this with a friend who taught business planning at BYU and said that it was really outside the scope of a business plan to open a new location without proper funding for signage. Commissioner Hellewell recommended requiring a business to have a sign on their building before allowing any off-premise signage. After further discussion, Commissioner Schenk expressed an understanding of others' concerns and his willingness to recommend approval of the revisions as currently proposed, except for the allowance of off-premise signage in residential zones.

Commissioner Bodrero arrived at the meeting at 6:29 p.m

BRAXTON SCHENK MADE A MOTION TO RECOMMEND APPROVAL OF AMENDMENTS TO THE SIGN REGULATIONS IN THE LAND USE ORDINANCE AS PROPOSED BUT WITH THE FOLLOWING CHANGES: IN SECTION 10-9-010, ADD "ALLOW A BUSINESS TO PUBLICIZE IN SUCH A WAY AS TO;" IN 10-9-050, UNDER OFF-PREMISE SIGNS, STRIKE RESIDENTIAL ZONES AND, UNDER TEMPORARY SIGNS, REDUCE THE MAXIMUM SIZE ALLOWED FROM 150 SQUARE FEET TO 100 SQUARE FEET IN ALL ZONES; AND IN 10-9-060, STRIKE SUBSECTION (E) THAT RESTRICTED "SIGNS IDENTIFYING LEASED DEPARTMENTS OR CONCESSIONARIES CONTAINED WITHIN A BUILDING" FROM THE TOWN CENTER ZONE, AND TO FORWARD IT TO CITY COUNCIL; T. J. JENSEN SECONDED THE MOTION; ALL VOTED IN FAVOR BUT GARY PRATT, WHO VOTED AGAINST.

3. Adjournment

T. J. JENSEN MOVED TO ADJOURN AT 6:33 P.M.; ALL VOTED IN FAVOR.

Gary Pratt
Planning Commission Chair Pro Tempore