

Minutes of the Syracuse Planning Commission Regular Meeting, February 16, 2016

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on February 16, 2016, at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present: Commission Members: Ralph Vaughan, Chairman
Dale Rackham, Vice Chair
TJ Jensen
Curt McCuistion
Troy Moultrie
Greg Day
Grant Thorson

City Employees: Noah Steele, Planner
Paul Roberts, City Attorney
Stacy Adams, Commission Secretary

City Council: Councilman Mike Gailey
Councilman Andrea Anderson

Excused:

Visitors: Ramesh Wettasinghe Kanchana Duwe Donna Bittner
Anita Townley Travis Tams Kristine Devoe
Jason Melling Scout Troop 373

[6:02:22 PM](#)

1. **Meeting Called to Order:**

Commissioner Moultrie provided an invocation. The Pledge of Allegiance was led Commissioner Jensen.

[6:03:56 PM](#)

Planner Steele stated staff wanted to request that item #4 Major Conditional Use Permit for Accessory Dwelling Unit property located at 2747 S 800 W to be removed from the agenda, staff reviewed the ordinance more closely and found that this application should have been a minor conditional use and the appellate body would be the Planning Commission and have reviewed the application and it meets all requirements in the ordinance and so request that item to be removed.

[6:04:48 PM](#)

Commissioner Jensen confirmed with staff that there was no reason to bring before the Commission, it was just an oversight that it was a Minor instead of a Major Conditional Use. Planner Steele stated that is correct.

[6:05:05 PM](#)

COMMISSIONER JENSEN MADE A MOTION TO ADOPT THE PLANNING COMMISSION AGENDA FOR FEBRUARY 16, 2016 MEETING, STRIKING ITEM #4. THE MOTION WAS SECONDED BY COMMISSIONER MOULTRIE. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

[6:05:25 PM](#)

Planner Steele stated there were notification letters sent out and there might be some citizens in the audience who might want to comment on that item. Commissioner Day asked if comments should be directed to staff since they will be making the decision on the item. Commissioner Jensen made the suggestion that they be able to speak during the public comment period or contact staff. City Attorney Roberts stated that if they made the effort to attend, shouldn't turn them away and happy to entertain, talk to them and if they want to talk after the meeting are happy to do that as well.

[6:06:12 PM](#)

2. **Meeting Minutes:**

February 2, 2016 Regular Meeting & Work Session

COMMISSIONER DAY MADE A MOTION TO APPROVE THE REGULAR AND WORK SESSION MEETING MINUTES FOR FEBRUARY 2, 2016. THE MOTION WAS SECONDED BY COMMISSIONER MCCUISTION. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

[6:06:53 PM](#)

3. **Public Comment:** This is an opportunity to address the Planning Commission regarding your concerns or ideas, regarding items that have not been scheduled for a public hearing on this agenda. Please limit your comments to three minutes.

Travis Tams, Pleasant View, General Contractor and is here on behalf of Anita Townley who is also present. His question is at this point is the conditional use accepted and can he move forward with the building permit process. Planner Steele stated yes, staff has reviewed it at a staff level and it meets all of the requirements and will send a formal record of decision that the conditional use has been granted and can move forward with the building permit for the improvements they are going to make. Travis Tams stated thank you for the Commission's time. Commissioner Jensen asked staff if he can clarify where the confusion came from, think when they implemented the latest version of the accessory dwellings that if it was an internal structure it would be a minor but if it was a detached structure it would be a major is that correct. Seem

to remember that they drew that threshold that if it was going to be a detached building standing all by itself at that point they wanted it to be a major conditional use.

[6:09:43 PM](#)

4. **REMOVED - Major Conditional Use – Accessory Dwelling Unit property located at 2747 S 800 W**

[6:09:48 PM](#)

5. **Major Conditional Use Permit - Oasis Montessori Child Care Center property located at 780 S 2000 W, General Commercial Zone**

Planner Steele stated the applicant currently runs a state licensed residential daycare and preschool and they are desiring to increase their capacity and move into a commercial location and the property they have chosen is the one just southwest of the High School along 2000 W, south of Coleman Orthodontics. They will be doing a tenant improvement to 2 units in that building and there will be some fencing and some things to make it into a nice daycare and preschool. City staff has reviewed the ordinances for compliance and found that they meet the parking requirements and all the other requirements. It will be in building B to the south and provided a sketch with the parking stalls and the approximate square footage of the daycare center and the outdoor play area. Staff checked and with this development and made sure that even after they fence off the outdoor play area, they still remain above the required landscape area and they also do have plans to expand the office complex in the future and are aware of that. They plan to improve the inside of the building, with a front desk area and big play areas with kitchen and bathrooms. They will be required to submit building permits for the improvements after the conditional use is granted.

[6:12:34 PM](#)

Ramesh Wettasinghe, owner of Oasis Montessori, has been doing preschool for over 18 years, they have schools in Sri Lanka and his wife started family daycare center last year, she was very successful and they are at full capacity and have a waiting list and that is why they decided to move into a commercial center. They have a qualified staff already, 4 people 2 people already working with them, his wife has degree in childcare and he has a Master's and hope to get this going.

[6:13:55 PM](#)

Commissioner Vaughan asked the applicant if this is a transfer from the home occupation to the commercial location. Ramesh Wettasinghe stated they will be keeping the name but will be transferring from the residential location to the new center in about a year because they already renewed their license for this year, so they will be closing the family daycare once they move to the new location that is what they are planning to do. Commissioner Vaughan confirmed with the applicant that they won't be operating two facilities. Ramesh Wettasinghe stated no, only one. Commissioner Vaughan stated so as soon as they leave one they will be going to the other. Ramesh Wettasinghe stated yes.

[6:14:51 PM](#)

Commissioner Vaughan asked the applicant if he is aware that under the State rules that they have to apply for. Ramesh Wettasinghe stated they already started the process and pre-inspection already done since they had been through the same process last time, the inspection is already done and they gave them the green flag. Commissioner Vaughan stated the applicant may want to speak with the State again because they do not have a request for the new location on file, they also mentioned that they haven't sent in a copy yet of the applicant's 2016 Syracuse business license which they also need for their file. Ramesh Wettasinghe stated they needed to get the kitchen inspection and fire inspection to submit the application so they needed to get the building complete so that is when they can get those inspections done and then once those are done they can submit the complete application. Commissioner Vaughan stated the State needs to have those forms for the applicants existing location before they even look at their new proposed location. Ramesh Wettasinghe asked what documents they needed. Commissioner Vaughan stated they don't have a copy of their 2016 business license, which is showing as paid. Ramesh Wettasinghe stated the recent inspections were done like a week ago and they submitted the application online at the time and it takes some time to upload to the system, they have already done that.

[6:16:26 PM](#)

Commissioner Vaughan asked the applicant because they are moving into a commercial business location that their facility will be required to comply with ADA. Ramesh Wettasinghe stated they already have ADA bathrooms, the building pretty much complies with the code. Commissioner Vaughan stated on the diagram they submitted of the location, it shows the walkway that comes out of the west side of the suite is going to be fenced in. Ramesh Wettasinghe stated fenced in, yes. Commissioner Vaughan stated that is basically cutting off all other use of that side walk to get to that back area, because that is also the same sidewalk that the building to the west uses, the same walkway that serves both buildings. Ramesh Wettasinghe stated actually it takes only half of the walkway, maybe the diagram isn't showing right, they are using like 3 feet wide fencing walkway to the play area, not taking the whole thing, but maybe looks like it in the diagram. Commissioner Vaughan stated so putting a fence down the middle of the walkway. Ramesh Wettasinghe stated half of the walkway. Commissioner Vaughan stated right down the middle so using the east side and the other side will be using the west side. Ramesh Wettasinghe stated yes. Commissioner Vaughan stated also noticed is enclosing a rather large area in the back of building B and is he aware there is an electric power box in the middle of the grass and is that going to be separately isolated off from that entire area or does he plan on leaving that exposed the way it is right now. Ramesh Wettasinghe stated after they fence in the walkway and the play area doesn't think kids will have access to that area so they would leave it like that unless they ask them to cover it or something like that, it is not necessary right now.

[6:18:37 PM](#)

Commissioner Vaughan asked the applicant on the drawing where it says proposed daycare where they are going to occupy and the other side where it says vacant, that is actually where Dr. Ingram's office is right now and that the line that goes between his suite and the other suite directly north of that in the middle of the grass area, that is where there is a power terminal, right in the middle that sticks up about 3 feet above the ground. Ramesh Wettasinghe stated they are going to put the play area right aligned with the walkway not just behind the building. Commissioner Vaughan stated so the power will not be inside the play area.

[6:19:59 PM](#)

Commissioner Thorson stated it sounds like there is a Doctor immediately adjacent to the new location and would like to get some familiarity with the other business that are in that park and compatibility with those business, are they all professional. Commissioner Vaughan stated the building to the left where it says vacant is Dr. Clive Ingram a dentist and then in the building to the right where it says office building there is a Farmers Insurance, an active dentist and the other two suites are empty. Planner Steele stated the building the applicant is wanting to move into has never had a tenant rented in that, the building owner is present as well and might be able to give more history as to what tenants are currently there but to the west where it says vacant to his understanding has never been approved, just a vacant shell so there is no Doctor there just as a point of clarification. Commissioner Vaughan stated there are a dentist and other offices there. Planner Steele stated thinks the building he is referring to is to the north, a different building where the VIP is. Commissioner Thorson stated he wanted to get an idea with compatibility with the other uses in the park and it sounds like it is not a really high volume or high traffic, like the applicant would have early morning or afternoon would have a lot of traffic coming through there and then they are taking up some of the open space, have they worked out a deal with the owner of the business park. Ramesh Wettasinghe stated the owner is present and that has never been an issue because they have so many parking spaces, for that building alone there are like 43 stalls available just for that area, so the other building has another 43 stalls. Commissioner Thorson stated the impacts of having that much traffic all at once, what he would anticipate and can't make the applicant do this but when then get clients they give them a morning drop off route so they don't have backing, pick up that is the dangerous part of having so much traffic in what is otherwise pretty confined area.

[6:23:07 PM](#)

Commissioner Vaughan stated the applicant and staff are correct we went to the location but went to the buildings that are lettered E & F, buildings A & B are correct there is no power terminal in the middle of that grass so are okay with that, wasn't paying attention to the Onion processing plant directly to the south, that was his mistake.

[6:23:40 PM](#)

Commissioner Jensen asked staff looking at the design of the subdivision and that oval shape parking at the diagonal to the west and then there is all that open space to the east that almost looks like a pocket park to him, what is the thought process behind the design of this. Planner Steele stated they looked up the original site plan for the project and this is essentially a condo kind of things with a common area and there landscape percentages of the area was more than sufficient for the zone. Commissioner Jensen stated would say by 4 or 5 times. Planner Steele stated and they have 2 more buildings planned, one to the west of building B and one where the smaller garage building north of building B and don't know what their long term plans would be, assuming they would demolish that garage if that came to fruition. Think that since building B hasn't even been fitted out don't know what kind of demand there will be to finish the rest of the buildings. Commissioner Jensen stated he wanted to state that with Syracuse growing so quickly it is good to see more and more daycares coming online and having one in this particular location actually makes a lot of sense because there won't be any residential impacts that go along with it and at least for now there is quite a bit of unused parking but of course they have to be mindful that there may be another building to the west that with soak up some of that parking but the fact that the landlord has decided to have such a big green area that it actually lends itself to this application, as long as they allocate some of that green area to be that the other tenants in that area won't have obviously by extension won't have access to that but doesn't look like they will be taking a whole bunch of that space.

[6:26:10 PM](#)

COMMISSIONER DAY MADE A MOTION WITH THE FINDING THAT THE APPLICATION IS COMPLETE AND COMPATIBLE WITH THE APPLICABLE ZONING MOVE TO APPROVE THE MAJOR CONDITIONAL USE PERMIT FOR OASIS MONTESSORI CHILD CARE CENTER LOCATED AT 780 S 2000 W, GENERAL COMMERCIAL ZONE SUBJECT TO ALL APPLICABLE REQUIREMENTS OF THE CITY'S MUNICIPAL CODES. COMMISSIONER MOULTRIE SECONDED THE MOTION. ALL WERE IN FAVOR, MOTION CARRIED UNANIMOUSLY.

[6:27:06 PM](#)

6. **Adjourn**

COMMISSIONER DAY MADE A MOTION TO ADJOURN STRAIGHT INTO WORK SESSION IN THE CHAMBERS.

Ralph Vaughan, Chairman

Stacy Adams, Commission Secretary

Date Approved: _____