

Syracuse City Planning Commission Meeting
September 21, 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 6:03 p.m., indicating that City staff posted the agenda 24 hours prior to the meeting and delivered copies to all Commission members. Tyler Bodrero offered the prayer, and Robert Whiteley led the pledge of allegiance.

Members Present: Chair Robert Whiteley, Vice Chair Kenneth Hellewell, Nathan Miller, Eric Hazen, Tyler Bodrero, and Braxton Schenk as well as Community Development Director Michael Eggett, GIS Specialist Troy Moyes, and Administrative Secretary Judy Merrill

Excused: Gary Pratt

Visitors: Brian Bott Kevin McEvoy Brenden McEvoy T.J. Jensen
 Orlando Sanchez

Commissioners reviewed the September 21, 2010, Planning Commission meeting agenda.

NATHAN MILLER MOVED TO ADOPT THE SEPTEMBER 21, 2010, AGENDA AS OUTLINED, SECONDED BY KENNETH HELLEWELL; ALL VOTED IN FAVOR.

Commissioners reviewed minutes of the September 7, 2010, meeting.

KENNETH HELLEWELL MADE A MOTION TO ADOPT THE SEPTEMBER 7, 2010, PLANNING COMMISSION MEETING MINUTES AS WRITTEN. BRAXTON SCHENK SECONDED THE MOTION; ALL VOTED IN FAVOR EXCEPT FOR ERIC HAZEN, WHO ABSTAINED BECAUSE HE DID NOT ATTEND THAT MEETING.

2. Subdivision Plat and Site Plan for LDS Syracuse Bluff Stake Meetinghouse

Brian Bott, with Richards/Bott Architects, appeared before the Planning Commission requesting site plan and subdivision plat approval for the LDS Syracuse Bluff Stake meetinghouse, located at 2725 West 1200 South. Specialist Moyes explained that the property was adjacent to the Huckleberry Subdivision on approximately 3.5 acres of land. Staff and Epic Engineering reviewed the application and plans, and Epic Engineering outlined a few concerns in a letter dated September 14, 2010. Specialist Moyes spoke with the applicant just before this meeting, and Mr. Bott told him they were currently reviewing those concerns but saw nothing they could not resolve.

Vice Chair Hellewell asked about the project name, pointing out the conflict between the terms stake center and meetinghouse. Mr. Bott assured him it was a meetinghouse, and they would correct those inconsistencies.

Commissioner Bodrero asked if they would be building the Heritage or Legacy plan. Mr. Bott told him it would be the Heritage-style building. Vice Chair Hellewell then asked when they planned to begin construction. Mr. Bott explained how the Church purchased property in anticipation of growth once they identified a need and that construction typically began approximately two to three years later. However, it could be even longer with the current economy, since the construction of homes decreased so drastically.

Commissioner Bodrero referred to Epic Engineering's notes, two of which the applicants should have finished already. One was the turnaround and the other was the storm-drain calculations. Mr. Bott advised him that he spoke with their civil engineer earlier that day, and he said the drawings were virtually complete. He also said the owners of the property to the west, for the temporary turnaround, agreed to the easement, but he had not yet prepared the document for signatures. Mr. Bott then mentioned his desire to review the calculations with Epic Engineering, since they did not match the total acreage of the site. They were somewhat shy, because some of the storm water would never make it to the storm drain. However, if the City Engineer wanted them to size the detention basin as outlined, they could do it.

Chairman Whiteley referred to the plans and pointed out an end pipe in the temporary turnaround for the piping of the irrigation ditch. It showed the end of a pipe and then a ditch, which flowed through the neighboring property to the west, that actually opened up and flowed right to the temporary turnaround, which did not make sense. Mr. Bott asked if it was on the north side of what would be the future extension. Chairman Whiteley told him he was correct and assumed the engineer probably just ended the pipe a little short, if they were indeed going to install the temporary turnaround as shown. Currently, it planned for the

pipe to open up and daylight underneath the turnaround. He encouraged Mr. Bott to make sure they did not end the pipe too short. Chairman Whiteley also advised Mr. Bott that the cross section dimensions did not appear to add up correctly.

Chairman Whiteley opened up the meeting to public hearing.

Orlando Sanchez, 1262 South 2675 West, came forward stating that he would be living next to this church and wanted to know what type of fencing they would install. Chairman Whiteley advised him that the plans indicated fencing already existed around the property, which he assumed would remain in place and not require any additional fencing. Vice Chair Hellewell added that construction would include landscaping, though. Mr. Sanchez asked about the distance between the building and property line for parking. Commissioner Hazen told him 42 feet. Mr. Sanchez then asked if they would be eliminating the irrigation ditch. Chairman Whiteley advised him that they would be piping that ditch so it would no longer be open along the edge of the property. Mr. Sanchez voiced concern for the elevation and potential drainage from this property and asked how they would be addressing the problem so that the sprinklers did not flood his lot. Vice Chair Hellewell explained how each property owner had to maintain control over all water on their land. Chairman Whiteley added that the water would drain down into the parking lot and that there would be storm-drain inlets designed to control all runoff through a main-control box in the front of the property on 1200 South, so he should not experience any run off from the church. Mr. Sanchez referred to the grade, so Chairman Whiteley explained that it was uneven because of the ditch. The fence would help determined grade, and the landscaping should provide an appropriate buffer. This particular site would have a good distance between neighbors because of the 20-foot irrigation easement.

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

Mr. Bott stood again to mention the timeline for selection of exterior colors. Since he was unsure as to whether the Commission needed to include that requirement in their motion, he asked for a deferral. Since site plan approvals were good for one year, he believed they would be back in 2011 for re-approval and would be able to provide those colors at that time. Specialist Moyes stated that the Architectural Review Committee wanted the applicant to return with that information.

KENNETH HELLEWELL MOVED TO RECOMMEND SITE PLAN AND SUBDIVISION PLAT APPROVAL OF THE SYRACUSE BLUFF MEETINGHOUSE, LOCATED AT 2725 WEST 1200 SOUTH, SUBJECT TO EPIC ENGINEERING'S LETTER, DATED SEPTEMBER 14, 2010, ALL REQUIREMENTS OF THE LAND USE AND SUBDIVISION ORDINANCES SPECIFIC TO THE REQUESTED USE, AND THE CONDITIONS THAT THE APPLICANTS PROVIDE AN EASEMENT FOR THE TEMPORARY TURNAROUND LOCATION, OR AN AGREEMENT FROM THE LANDOWNER TO ALLOW FOR VEHICULAR ACCESS TO THE TEMPORARY TURNAROUND, AND REVISED STORM-DRAIN CALCULATIONS FOR 3.59 ACRES INSTEAD OF 3.02 ACRES, AND FORWARD IT TO CITY COUNCIL. NATHAN MILLER SECONDED THE MOTION; ALL VOTED IN FAVOR.

3. Adjournment

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

Robert Whiteley
Planning Commission Chair