

state allowed her to wait until May. Commissioner Vaughan expressed concern regarding 16 children playing outside without a fence. Ms. Monsivais stated that she will start with 8 children, but wanted the option of future expansion.

Commissioner Vaughan inquired about ADA (Americans with Disabilities Act) requirements. Ms. Monsivais was not familiar with the ADA requirements. Planner Schow clarified that ramps were not required for home daycares. Chairman Jensen asked the applicant if she can agree to conform to ADA standards. Ms. Monsivais said she would.

Commissioner Moultrie expressed concern about the existing 4 foot chain-link fence in the back. Ms. Monsivais stated her intention would be to do 6 foot vinyl around the property.

Commissioner Vaughan expressed concern regarding this application being incomplete as it does not have a fence. He discussed the condition being placed that the fence be in place prior to beginning business. He expressed concern that the facility is not in ADA compliance. Commissioner Moultrie inquired about another employee for supervision of the children. Planner Schow added that once the applicant reaches 9 children a second adult will be required per Syracuse Ordinance. Ms. Monsivais confirmed that she would hire a second adult once she has 9 children.

Commissioner Rackham inquired about the existing 4 foot chain-link fence. Ms. Monsivais stated originally her intent was to leave the 4 foot chain link on the back property line and have vinyl on the side property lines, but she has since then decided to do the 6 foot vinyl all around.

[6:24:12 PM](#)

COMMISSIONER MCCUISTION MADE A MOTION TO APPROVE CONDITIONAL USE PERMIT, REQUESTED BY MELISSA MONSIVAIS FOR THE HOME DAYCARE, IMAGINATION TIME, LOCATED AT 1125 W 2150 S, WITH THE CONDITION THAT THE APPLICANT PUT A 6 FOOT VINYL FENCE BY THE END OF MAY, SUBJECT TO SYRACUSE MUNICIPAL CODE. THE MOTION WAS SECONDED BY COMMISSIONER MOULTRIE. COMMISSIONERS RACKHAM, HATCH, MCCUISTION, JENSEN AND MOULTRIE VOTED AYE. COMMISSIONER VAUGHAN VOTED NAY BECAUSE HE DIDN'T FEEL THE FACILITY IS SAFE WITHOUT THE FENCE IN PLACE.

[6:25:13 PM](#)

4. Public Hearing, Preliminary Subdivision Plan: Monterey Estates Phase 6 & 7, located at approximately 1500 W 700 S, R-2 Zone.

Planner Schow summarized a staff memo from the Community Development:

Applicant:	Ivory Homes
Total acreage	14.32 acres
Proposed Lots	52
Allowed Lots (5.44 units/acre)	62

The Preliminary plan includes two additional phases to the Monterey Estates subdivision. These phases will complete residential development to the Syracuse Arts Academy Elementary school located on the North. Please see staff reviews for further information.

Public Meeting Outline:

General Plan Amendment Approval	
Planning Commission	August 5, 2014
City Council	August 12, 2014
Rezone Approval	
Planning Commission	August 5, 2014
City Council	August 12, 2014
Concept Plan Staff Review	December 10, 2014

Commissioner Rackham stated the General Plan Subcommittee has been working on R-3 changes, and expressed concern about moving this project forward without applying the proposed changes made by the subcommittee that could potentially impact the project. Planner Schow stated with this application being in the middle of the process it was her understanding that the current ordinances would apply to this application; she can verify with the city attorney if needs be.

Nick Mingo, from Ivory Development, welcomed questions. Chairman Jensen stated where the other phases are already in the works he did not have any issues with this moving forward with the R-3 zone. Commissioner Vaughan inquired about the outstanding items from the City Engineer, Brian Bloemen, and asked the applicant if he accepts those additional conditions. Mr. Mingo stated he didn't foresee an issue.

[6:32:21 PM](#)

Public hearing open.

[6:35:33 PM](#)

Gary Pratt, Syracuse, Utah, expressed concern regarding the water pressure. He stated water pressure is a major issue in various parts of the city. He didn't feel the Planning Commission and City Council have adequately addressed that concern. They have put the task on the property owners to add a pump for pressure. He felt it is a ridiculous requirement. He stated it is in the phase document that the property or lot owner does not see. He stated unless it is a separate document that goes into the title company as part of the closing documents that the buyer signs off and are aware, he felt it was unfair for the potential buyers to purchase a home and find out when they put in their sprinklers in

that they only “squirt, not water”. He felt the planning commission needed to address that as part of their packet. He stated if they are going to approve this application they need to address that immediately and not allow for it to stagger along.

Mr. Pratt stated he is a part of the General Plan Subcommittee and he stated this application began after the committee was formed. He stated that applications that were submitted after the committee should be reviewed differently in regards to density and set-backs. He stated when Stillwater was doing their application and amending it, there were changes made based upon the changes in the zoning and they agreed to change their lot sizes and density to the new requirements that were not even in place at the time of their application but chose to amend their application and site plan to accommodate the new language. He felt that application set a precedence and the Planning Commission at the time were in favor of that, and that’s the way it went. He didn’t feel this planning commission would be any different if they knew they had the authority to do that. He stated Will Carlton stated it was OK for the Planning Commission to do that as long as the applicant was willing to make the changes.

[6:36:33 PM](#)

Ray Zaugg, Syracuse, Utah stated he is on the General Plan Subcommittee. He stated the Planning Commission should look at tabling both items until the subcommittee has changed the ordinance. He stated this is the desire of the City Council and the Planning Commission. He stated with it being a new application, he urged the Planning Commission to table the application to allow for time for the subcommittee to make the changes and updates pertaining to density, so they can comply with what the City Council wants them to do.

[6:37:40 PM](#)

Public hearing closed.

[6:37:44 PM](#)

Commissioner Rackham confirmed the General Plan Subcommittees intent to reduce the density from 5.44 to 4 gross for R-3 Residential Zones. Commissioner Rackham inquired about the water pressure issue and whether it applied to secondary or culinary. City Engineer Bloemen stated the culinary water was on a higher pressure and clarified the secondary water is on the low pressure side. He stated it will be a significant capital investment to bring another pressure zone for secondary water in that area. He stated there is adequate pressure there, but they recommend notice to the potential buyers to allow them to design according to their water pressure. City Engineer Bloemen discussed the water pressure.

Commissioner Hatch stated he did not see how they could hold a developer to a potential future standard in regards to density. He questioned the legality of doing that.

Planner Schow stated the application was in compliance with the current density ordinance, as well as what the General Plan Subcommittee is proposing.

Mr. Mingo, stated the homeowners will have a phone number to call and discuss their irrigation system to assist help in planning according to their water pressure. There was a general consensus that the application would abide by existing ordinance at time of submittal. There was a discussion regarding water pressure standards. City Engineer Bloemen stated there were no minimum standards for secondary water. Commissioner Rackham discussed sprinkler systems and the optimal range of 60 to 100 PSI as ideal pressure. Commissioner Vaughan asked if the water pressure was adequate. City Engineer Bloemen stated the water pressure issue has been known for that area of the city since the beginning of this application and they have planned accordingly.

[6:53:56 PM](#)

COMMISSIONER VAUGHAN MADE A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL, OF THE PRELIMINARY PLAN FOR MONTEREY ESTATES 6 & 7, LOCATED AT APPROXIMATELY 1500 W 700 S, R-3 ZONE, SUBJECT TO ALL APPLICABLE REQUIREMENTS OF THE CITY’S MUNICIPAL CODES, AND WITH THE CONDITION THAT HAVE BEEN ADDED BY THE CITY ENGINEER DATED FEBRUARY 9 AND FEBRUARY 13 AS READ IN THE RECORD. THE MOTION WAS SECONDED BY COMMISSIONER MOULTRIE. COMMISSIONER JENSEN, MOULTRIE, VAUGHAN, HATCH, MCCUISTION VOTED AYE. COMMISSIONER RACKHAM VOTED NAY. THE MOTION CARRIED.

[6:54:47 PM](#)

5. **Public Hearing, Preliminary Subdivision Plan: Steeds Lakeview Farms, Lakeview Farm I LLC, located at approximately 3000 W 700 S, R-3 Zone.**
Commissioner Hatch recused himself from this item.

Planner Schow summarized a staff memo from the Community Development Department:

Applicant:	Lakeview Farms LLC
Total acreage	47.2 acres
Proposed Lots	141

The Preliminary Plan for the Steed Lakeview Farm includes two zones, R-2 and R-3. The R-3 zone was approved by the Planning Commission and City Council as a buffer to the anticipated West Davis Corridor that may run adjacent to the westerly boundary. The subdivision proposes to develop in 5 phases. The developer has worked with the city engineer to coordinate the road improvements that will be made along both 3000 W and 700 S. Please see staff reviews for further information.

Public Meeting Outline:

General Plan Amendment Approval
Planning Commission

May 6, 2014

Minutes of the Syracuse Planning Commission Regular Meeting, February 17, 2015

City Council	May 13, 2014
Rezoning Approval	
Planning Commission	June 3, 2014
City Council	June 10, 2014
Concept Plan Meeting	January 14, 2015

[6:58:18 PM](#)

Mike Bastian, South Weber, did not have anything to add. Chairman Jensen asked why the applicant requested R-3. Mr. Bastian stated they requested R-3 to allow for a few smaller lots, with the majority being comparable to R-2 zone. The lot shapes make it difficult to allow for all the lots to be large. He felt the R-3 would make a more appropriate buffer for the projected West Davis Corridor.

[7:00:03 PM](#)

Public hearing open.

[7:00:14 PM](#)

No comments were made. Public hearing closed.

[7:00:31 PM](#)

Commissioner Vaughan noted that Mr. Bastian has been very cooperative. He expressed concern regarding the smaller lots closer to 8000 square feet, but understood the configuration limitations. There was discussion regarding street alignments and access points.

[7:03:55 PM](#)

COMMISSIONER MCCUISTION MADE A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL, OF THE PRELIMINARY PLAN FOR STEEDS LAKEVIEW FARM, LAKEVIEW FARM I LLC, LOCATED AT APPROXIMATELY 3000 W 700 S, R-2 & R-3 ZONE, SUBJECT TO ALL APPLICABLE REQUIREMENTS OF THE CITY'S MUNICIPAL CODES. THE MOTION WAS SECONDED BY COMMISSIONER VAUGHAN. ALL WERE IN FAVOR WITH NO OPPOSED. THE MOTION CARRIED.

[7:04:43 PM](#)

6. **Final Subdivision Plan: Still Water Lake Estates Phase 1-3, NACO Development Inc, located at approximately 1500 W Gentile, R-1 Cluster Zone.**

Commissioner Hatch returned. Chairman disclosed the reason for previously recusing himself for these items. He stated that now that the application surrounding his property has been approved, he didn't feel any further phasing would affect his property. He invited the Planning Commission to comment.

Planner Schow summarized a staff memo from the Community Development Department that explained:

This application is for final plan approval of the Still Water Lake Estates Subdivision phase 1-3 located on 1500 W and Gentile. The proposal consists of 2 ski lakes, 30 homes for the overall development, a walking trail and 2 private parks. The development is 86.55 with a net density of 2.78 DU/AC. She stated she received updated plans today addressing the outstanding items as seen in the packet.

[7:06:59 PM](#)

Mike Thayne, Plain City, Utah confirmed the new drawings were submitted.

[7:09:47 PM](#)

Commissioner Rackham inquired about exhibit G in the development agreement. City Engineer Bloemen discussed exhibit G and the negotiation made with the applicant for cost share improvements. The city approached the developer and negotiated to have the water lines along Gentile be moved to Bluff to allow for better development. The money was approved by the City Council.

[7:14:27 PM](#)

COMMISSIONER VAUGHAN MADE A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE FINAL SUBDIVISION FOR STILL WATER LAKE ESTATES PHASE 1-3, FOR IRBEN DEVELOPMENT, LOCATED AT APPROXIMATELY 1500 W GENTILE, R-1 CLUSTER RESIDENTIAL ZONE, SUBJECT TO ALL REQUIREMENTS OF THE SYRACUSE CITY ORDINANCES AND STAFF REPORTS. THE MOTION WAS SECONDED BY COMMISSIONER HATCH. COMMISSIONER VAUGHAN, HATCH, MCCUISTION, MOULTRIE, AND RACKHAM VOTED AYE. CHAIRMAN JENSEN ABSTAINED FROM VOTING. THE MOTION CARRIED.

Chairman Jensen requested city staff to scan some documents to allow for electronic public view. MOTION FOR A 5 MINUTE RECESS TO ALLOW FOR SCANNING.

[7:24:33 PM](#)

7. **Recommendation on the Shared Solution Proposal:**

Chairman Jensen stated in UDOT's (Utah Department of Transportation) presentation, in the recent joint work session, they had a specific proposal for the Planning Commission regarding the Shared Solution Alternative to the proposed West Davis Corridor. UDOT asked the Planning Commission to determine if they agreed with the proposed alternative and asked for the reason why they may or may not support the proposal. Chairmen Jensen stated there is a bigger issue they need to address as well, which is what they feel is best for Syracuse. There was a general consensus to

have a discussion regarding the Shared Solution proposal compared to the West Davis Corridor.

Planner Schow asked if she could give a general background before the Planning Commission discusses the various options. Planner Schow summarized a staff memo from the Community Development Department:

The Shared Solution Coalition has approached Davis County municipalities with an alternative proposal to the West Davis Corridor Highway. The Utah Department of Transportation has asked these Cities to determine if the Shared Solution land use assumptions are reasonable and feasible with the Syracuse City zoning and general plan.

If the cities indicate that the Shared Solutions land use assumptions are feasible and reasonable, UDOT will run additional tests to see if the other assumptions made by Shared Solutions are also feasible and reasonable. If the Shared Solutions alternative passes the additional testing, it would become the 47th scenario that UDOT evaluates as part of the EIS process required for projects of this nature, not ranked in order of preference. If UDOT then indicated that the Shared Solution proposal would become the preferred alternative, UDOT will be returning to the cities requiring them to amend their land uses to reflect the Shared Solutions alternative before the final determination can be made on the selection of the preferred scenario and final decision. She stated the City Council is specifically looking for whether or not they feel the Shared Solution land use assumptions are reasonable and feasible for Syracuse City Zoning.

Chairman Jensen invited discussion to allow for a broader perspective to determine, as a body, what they feel is best for Syracuse whether it be the freeway, the shared solution, or a different solution altogether.

Commissioner Moultrie stated he disagrees with the Shared Solution. Commissioner Vaughan suggested a compromise in lieu of the freeway. He recommended denial for the proposed number 47 Shared Solution. He discussed the difficulty of adopting the Shared Solution number 47 because of the lack of guarantee from UDOT pertaining to funding, and future decisions of future City Council.

Commissioner McCuiston felt the zoning and densities presented by the Shared Solution Coalition were not realistic or feasible. He felt the estimate of 6 percent transportation by biking was a bit optimistic, as that would equate to approximately 1500 trips by bike within the city per day. Commissioner Hatch agreed with Commissioner McCuiston.

Commissioner Rackham felt he would be greatly impacted by the West Davis Corridor. He didn't feel the Shared Solution had accurate numbers in regards to current traveling patterns within Syracuse.

Chairman Jensen gave a history of various workshops he attended pertaining to the West Davis Corridor. He stated the general consensus between residents is about 50/50 for and against the West Davis Corridor. He discussed the pros and cons of both proposals. He discussed the option of expansion of Bluff Road.

[7:47:44 PM](#)

Chairman Jensen referred to the document prepared by Mr. Gary Pratt and clarified its content derived from various members of the General Plan Subcommittee. Chairman Jensen read through the document, as seen as an exhibit in the minutes. Commissioner Vaughan stated this decision was intended for the Planning Commission and although he appreciated the input of Mr. Pratt, by considering the comments made by one resident they are making him a spokesman on the Planning Commission.

Chairman Jensen stated the General Plan Subcommittee and Mr. Pratt do not support the Shared Solution alternative as it stands, but they did feel there were points that would potentially work. He continued reading through the document and invited further comments from the Planning Commission.

[7:56:41 PM](#)

Commissioner Vaughan stated the Planning Commission and City Council should adopt a policy that neither body accepts a handout at the beginning of a meeting until the hand out has been reviewed by staff, preferably the City Attorney, to ensure the content is on point, accurate, and appropriate. He stated the method in which this document was received made it a public hearing, but allowed only one speaker to speak on the issue. He stated this discussion was reserved specifically and only for the Planning Commission to hear their official opinion on record as to whether or not to grant or deny of the Shared Solution proposition.

Chairman Jensen invited Commissioner Rackham and Commissioner Moultrie to speak regarding the handout to clarify that it was the general consensus of the General Plan Subcommittee and not of one single individual belonging to the committee.

[8:01:31 PM](#)

Commissioner Rackham confirmed the handout reflected the discussion had by the General Plan Subcommittee. He referred to the overall vote of whether or not they agreed with the Shared Solution or West Davis Corridor. Chairman Jensen felt they were two separate issues that both needed to be addressed.

[8:02:12 PM](#)

Commissioner Moultrie stated no member of the General Plan Subcommittee was in favor of the Share Solution. He stated in regards to the freeway he hopes they are able to meet in the middle and advised consideration of the residents that will be impacted.

Chairman Jensen stated Ray Zaugg sent him a letter he wanted to address regarding the need for north and south road accesses. There was a discussion regarding the desire for larger lots below Bluff Road.

There was a general consensus among the Planning Commissioners to recommend denial to the Shared Solution with the finding that it did not meet the needs or vision for the future of Syracuse City. Chairman Jensen continued the discussion for the shared solution. He discussed the undeveloped farms and acreage and possibilities for the land owners. He discussed SR-193 as a potential for future business parks.

Mayor Palmer and Councilman Gailey approached to make comment.

[8:19:31 PM](#)

Mayor Palmer wanted to ensure the Planning Commission made the decision that UDOT is asking for. He clarified the decision is whether or not the Planning Commission believes Syracuse City would consider changing the general plan zoning to allow for the mixed land use and increased densities that the Shared Solution alternative would require to make it viable. He stated they aren't making any broad decision about the West Davis Corridor or any other proposed alternatives at this time.

[8:20:17 PM](#)

Chairman Jensen stated he felt that [UDOT's request] was the narrower question and they should address the larger question as well. He stated if UDOT wants to come back to discuss the West Davis Corridor he wants to ensure they have enough feedback from the Planning Commission to do so.

[8:20:39 PM](#)

Councilman Gailey reconfirmed UDOT is asking whether or not Syracuse City is willing to modify land uses in lieu of the West Davis Corridor. Mayor Palmer advised they address the exact question versus explore all options at this time.

[8:21:23 PM](#)

COMMISSIONER VAUGHAN MADE A MOTION TO RECOMMEND DENIAL TO THE CITY COUNCIL FOR THE SHARED SOLUTION LAND USE PROPOSAL WITH THE FINDING THAT IT IS UNREASONABLE AND UNFEASIBLE FOR SYRACUSE CITY. THE MOTION WAS SECONDED BY COMMISSIONER HATCH. ALL WERE IN FAVOR WITH NO OPPOSED. THE MOTION CARRIED.

Chairman Jensen gave direction to city staff to have the Shared Solution on the next work session.

[8:23:12 PM](#)

8. **Code Amendment: Title 10-28 pertaining to the Architectural Review Committee.**

Planner Steele stated the guide will work in conjunction with the ordinance to make it clearer for developers. Commissioner Vaughan commended Planner Steele for his work with the design booklet. Commissioner Rackham inquired about the bike rack and the determination of whether it was approved or not. There was direction to add "city approved bike rack" for better clarification.

MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL FOR THE TITLE X CODE AMENDMENT PERTAINING TO ARCHITECTURAL REVIEW DESIGN COMMITTEE AS READY FOR IMPLEMENTATION, BY COMMISSIONER VAUGHAN. THE MOTION WAS SECONDED BY COMMISSIONER RACKHAM. ALL WERE IN FAVOR, WITH NO OPPOSED, SO THE MOTION CARRIED.

[8:32:00 PM](#)

9. **Code Amendment: 10-30-060 pertaining to fencing regulations.**

Planner Schow stated they received an application from a developer [Ovation Homes, Norm Frost] to amend the ordinance pertaining to fences, specifically corner lots. She stated she drafted the ordinance according to the Work Session discussion. Planner Schow read through the proposed changes. Chairman Jensen suggested a change be made to the site triangle language pertaining for corners with angles greater than 90 degrees. He stated he sent some language to Planner Steele. Chairman Jensen passed the proposed changes to the commissioners [an electronic copy has been submitted for public record].

Commissioner Vaughan asked if they could approve the amended changes to avoid delaying the applicant and work on the site triangle section at a later date. Planner Schow agreed and stated it would allow for proper public notification, as the site triangle was not included. Chairman Jensen stated they could potentially table the discussion to allow for the site triangle to be addressed at the same time, versus changing the ordinance twice.

There was a discussion regarding the application process for code amendments and processing in a timely manner. There was a discussion regarding the proposed language submitted from Chairman Jensen with an emphasis on the reasoning for each configuration.

Commissioner McCuiston recommended if they do table the site triangle discussion to have the City Engineer review the proposed changes and compare them to the AASHTO Green Book. City Engineer Bloemen stated he has reviewed site triangle information in the AASHTO Green Book and there are approximately 25 pages of site triangle information.

City Engineer Bloemen expressed concern regarding using angles as a guideline and provided the scenario of having a 90 degree intersection for one foot that merges into a 45 degree angle. He asked how they would enforce the multiple angles in that scenario.

Commissioner McCuiston asked about the best interest of the city as far as a site triangle study. Planner Schow stated she did research with other cities and did not find one that had anything other than the 25-40 foot triangle. City Engineer Bloemen offered to draft site triangles based on the AASHTO guidelines.

Commissioner Vaughan stated site distance is based on speed. He advised consulting the Utah Highway Patrol as they have written master reports on the topic and could have valuable input.

[8:54:33 PM](#)

MOTION TO RECOMMEND APPROVAL TO CITY COUNCIL THE PROPOSED CHANGES TO TITLE 10.30.060 WITH THE COMMENTS INCORPORATED, BY COMMISSIONER RACKHAM. THE MOTION WAS SECONDED BY COMMISSIONER MOULTRIE. COMMISSIONER VAUGHAN, RACKHAM, MCCUITION, HATCH, AND MOULTRIE

Minutes of the Syracuse Planning Commission Regular Meeting, February 17, 2015

VOTED AYE. CHAIRMAN JENSEN VOTED NAY. THE MOTION CARRIED.

Chairman Jensen voted nay because he wanted the complete ordinance to go before the City Council, not just the proposed amendment.

[8:55:33 PM](#)

10. **Adjourn:**

ADJOURN INTO WORK SESSION.

TJ Jensen, Chairman

Jackie Manning, Admin Professional

Date Approved: **March 3, 2015**

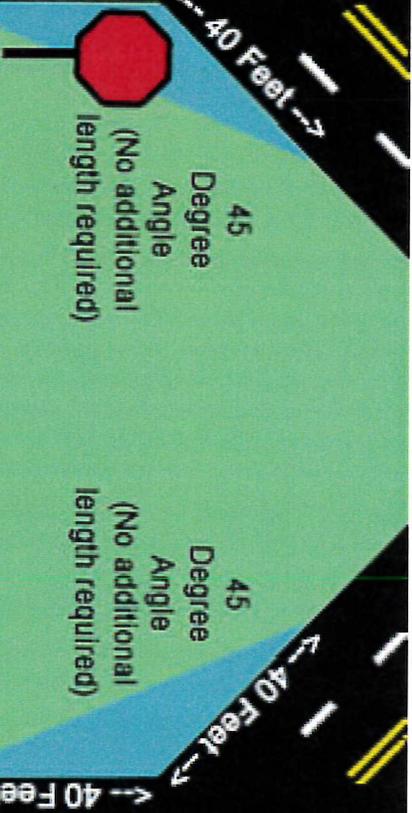
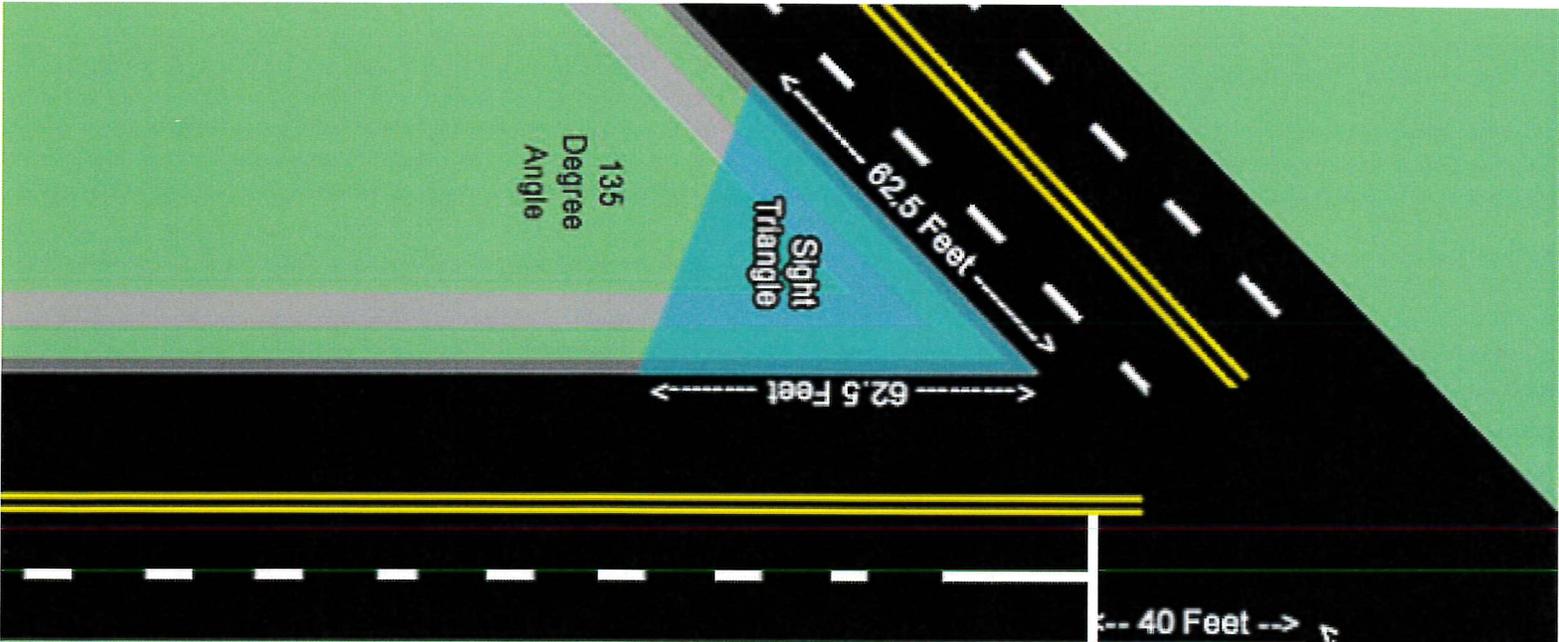
See attached exhibits.

Shared Solution Discuss – as prepared by Gary Pratt for the General Plan Subcommittee
Site Triangle Draft – as prepared by Chairman Jensen

Shared Solution Discussion

Planning Commission Comment Outline

1. The PC has two ideas to consider for current and future traffic solutions. West Davis Corridor and #47 alternative Shared Solution. Both support general planning principles. Each is separate from the other in implementation and funding.
2. Syracuse needs increased capacity on 193, Antelope Drive, 2000 West and the link to the Layton Park Way. It also needs to complete the Interlocal Agreement with Layton City completing the corridor between Gentile and Antelope Drive (agreement attached).
3. The PC supports the current low density planning west of Bluff Road in combination with preservation of agriculture uses.
4. Syracuse differs with the Shared Solution Proposal for land uses and density along Antelope Drive from 500 west to 2500 west. It maintains that a 5 to 8 unit's per acre is more in line with the current General Plan and the wishes of the Citizenry. Syracuse supports PRD zoning in combination with General Commercial/Retail and Professional Office along Antelope Drive.
5. Concerning Mixed Use: Syracuse needs to adopt a wait and see approach to see what other Cities can show and how they implemented this zone and that they can quantify the successes from such a zone.
6. Syracuse strongly supports jobs and job centers along 193, Free Port Center and Falcon Hill. Concentrating more jobs in these locations would impact Syracuse by reducing traffic and by reducing traffic to SLC County.
7. Syracuse supports alternative forms of transportation: Buses, ETA, Front Runner and Bike trails.
8. Syracuse feels Shared Solution works best when is over laid by Rail Corridors.
9. Over all the Planning Commission agrees with premise of the Shared Solution with conditions that fit what the vision of Syracuse City has for its citizens.
10. Missing from Shared Solution is the improvements to Bluff Road. It is suggested the road be expanded to 3 lanes with a separate lane next to the road for driveway access and bike trail. This protects driveway traffic from the main road.
11. One more point that supports the Shared Solution is the recently completed traffic study. The conclusion was that the Syracuse roads when improved would accommodate the demands that Shared Solution is suggesting will happen.



Defining the Clear Visibility Triangle for angles greater than 90 Degrees

Proposed Ordinance Change
10.30.060: Miscellaneous Requirements and Provisions

Proposed addition to the end of Section (B):

At intersections where roads intersect at an angle greater than 90 degrees, the length of each leg of the clear visibility triangle is extended by 6 inches for every degree in excess of 90 degrees of angle, as measured at the intersection of the centerlines of each roadway. Note that the corresponding corner, presumably with an angle of less than 90 degrees, still requires only 40 feet for each leg of its own sight visibility triangle.

Example (using this graphic):

In this instance, with 135 degree angles, and assuming that the speed limit is 40 MPH or less, the sight triangle distance requirement is:
40 feet + 22.5 add'l feet = 62.5 feet.
Calculated as shown here:
135 degrees - 90 degrees = 45
45 x .5ft (6 inches) = 22.5 feet.

