

Minutes of the Syracuse Planning Commission Regular Meeting, May 5, 2015

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on May 5, 2015, at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present:

Commission Members: TJ Jensen, Chairman
Ralph Vaughan, Vice-Chairman
Troy Moultrie
Greg Day

City Employees: Noah Steele, Interim Director of Community Development Department
Jenny Schow, Planner
Jackie Manning, Admin Professional
Terry Palmer, Mayor
Robert Whitely, Director of Public Works
Jo Hamblin, Deputy Fire Chief

City Council: None

Excused: Dale Rackham, Commissioner
Curt McCuiston, Commissioner

Visitors:

Mark Staples	Bill West	Karen West
Bret Gaily	Randy Gaily	Adam Bernard
Stearns L Kilfoyle	Jerry Kilfoyle	Chuck Rayzors
Jon Hansen	Tanner Hansen	Shawn Strong
Mike Judkins	Mike Glover	Carolyn Staley

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1. **Meeting Called to Order:**

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

COMMISSIONER DAY MADE A MOTION TO ADOPT THE PLANNING COMMISSION AGENDA FOR MAY 5, 2015 MEETING, WITH THE CONDITION THAT ITEM 2, MEETING MINUTES, BE TABLED TO MAY 19, 2015. THE MOTION WAS SECONDED BY COMMISSIONER MOULTRIE. ALL WERE IN FAVOR; THE MOTION CARRIED.

2. **Meeting Minutes: This item was tabled to May 19, 2015.**

April 21, 2015 Regular Meeting
April 21, 2015 Work Session

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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.

No public comments were made.

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4. **General Plan Amendment & Rezone:** GPA GC General Commercial to R-3 Residential and Rezone from A-1 Agriculture to R-2 and R-3 Residential, Keller Property located at 1975 S 1000 W.

Planner Schow summarized a staff memo that explained:

Factual Summation

Subdivision Name:	To be determined
Location:	1975 S 1000 W
Pre-Application Meeting:	March 4, 2015
Concept Plan Review:	April 29, 2015
Current Zoning:	A-1 Agricultural
General Plan:	R-2 Residential and General Commercial
Requested Zoning:	R-2/R-3
Total Area:	18.58 Acres
R-2	10.07
R-3	8.56
Net Developable Acres:	14.86 acres
R-2	8.56
R-3	6.84
R-2 Density Allowed:	32 lots
Requested:	27 lots
R-3 Density Allowed:	37 lots
Requested:	23 lots

Summary

This application is for single family residential zoning that is consistent with the surrounding development. Planner Schow stated she put the concept plan on the work session to follow proper procedure, even though it was briefly discussed at the last meeting. She stated the applicant's intent is for single family residential. All of the lots meet the R-2 minimum lot sizes. Chairman Jensen directed Planner Schow to pull up the concept plan, as seen in the packet.

Planner Schow discussed the road connection on 1475 West that will occur with this project. She stated it completes the road system on the Master Transportation Plan. She stated the property is designed to connect to the stubbed road located east to the Tivoli Gardens Subdivision. This will provide additional access points for that quadrant.

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Mark Staples, Fruit Heights, Utah stated all of the lots are consistent and larger than the surrounding lots. He stated the property configuration does not allow a lot of creativity. He stated the homes will be larger, approximately 3200 square feet to 4200 square feet in size. Chairman Jensen asked the applicant why he is selecting R-3, but building lots consistent with an R-2 Zone. Mr. Staples stated there was an issue with the frontage, due to the configuration of the lots. He stated future phases may be R-2 Residential.

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Public Hearing Open.

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Michael Judkins, Syracuse, Utah lives on 1475 West. He stated he understands the road connection of 1475 West is on the master plan. He stated when the road access closed for Allison Road and Antelope Drive he noticed an increase in traffic in front of his home. He asked the Planning Commission what their efforts were in mitigating traffic increases.

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Planner Schow stated currently there is not a lot of connectivity within that area of the city. She reviewed google earth and showed the new connections that would arise with this project. She stated the connection should reduce traffic due to the extra access points.

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Mr. Judkins asked if the city would consider putting a four way stop at 1475 W 2175 S to help mitigate traffic. Planner Schow explained there has to be a traffic study before new signs can be put in. She referred Mr. Judkins to Public Works.

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Charles (Chuck) Raymond, Syracuse, Utah lives on 950 S, last house on the road. Mr. Raymond inquired about the round-about located on the west side near this property. He stated there is currently only two ways out of that area. He stated there is no road that connects to 1000 West. Planner Schow stated there are currently three road connections in the area. Mr. Raymond inquired about the number of homes for this development. Commissioner Vaughan stated it will be 50 new lots. Mr. Raymond stated that will increase the traffic. He stated it will not bother him, but may bother some of his neighbors on 1475 West. He asked if anyone in the city had stopped to review the stop signs at 1475 West. He stated the traffic is outrageous. He stated he counted one day and out of 192 cars only 16 stopped at the signs. He expressed caution regarding the neighborhood children and the increasing traffic. He asked the police department to investigate the traffic violations in this area. He stated with his luck, drivers stopped at the stop signs when the police department arrived. He stated they won't ever get a traffic light for 1475 West and Antelope Drive, so he was unsure of the solution to help mitigate traffic.

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William West, Syracuse, Utah lives in the development north of the proposal. He asked for clarification regarding the rezone request between the R-2 and R-3 line. He asked if the R-2 Residential continued to 1200 West. Planner Schow referred to the concept plan that showed the zone separation. She confirmed lots 39-41 will be R-2 zone. Mr. West expressed concern regarding approving more R-3 Zones in that area. He expressed concern regarding property values becoming lowered due to the increase in smaller lots. Planner Schow reassured the lots within the R-3 Zones meet the R-2 density requirements.

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Public Hearing Closed.

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Chairman Jensen invited the applicant to address the concerns. Chairman Jensen inquired about the 3 lots located near 1000 West and asked if the applicant would be including those with the rezone request. Mr. Staples stated he is only asking for a rezone on his property. Chairman Jensen asked staff if the rezone map was correct. Planner Schow stated the zoning map is a generalization and does not include those 3 lots fronting 1000 West not owned by the applicant. Planner Schow referred to the legal description for further clarification of what is being rezoned.

Chairman Jensen asked Deputy Chief Hamblin and Director Whitely if they had any concerns regarding this project. Deputy Chief Hamblin and Director Whitely stated they did not have any concerns.

Chairman Jensen stated the council has said they are not interested in approving anymore R-3 Residential. He asked staff if the Planning Commission could make the R-3 Zone change tie into the Concept Plan that is presented. Planner Schow stated they could not. The approval is according to the legal boundaries that were submitted. She stated she didn't feel the applicant could fit any additional lots other than what is proposed.

Commissioner Vaughan discussed the process for General Plan Amendment and Rezone. He stated it is part of their

recommendation that the application meets the criteria for the request to be presented to the City Council. He felt as a Planning Commission they would prefer the R-2 Zone. He stated the applicant would still have the opportunity to plead his case to appear before the City Council and request the R-3 and R-2 Request. He felt this project would improve the area. He addressed the traffic concerns of the residents and asked staff to refer this information to the police department to review the 1475 West area.

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Chairman Jensen invited Director Whitely to address the traffic circulation within that area. Director Whitely stated this development would increase the access points to five. He stated the more access points there are in an area the more the traffic disperses, which potentially decreases traffic flow. He stated there have been multiple developments on the east side of 1000 West which helps carry the traffic and has worked very well.

Director Whitely stated stop signs are not meant to be traffic calming devices, but rather are meant to control traffic. He stated if there are issues with new developments he invited residents to utilize the tool the city has developed. It is located online [www.syracuseut.com/departments/communitydevelopment/planningandzoning.aspx] Neighborhood Traffic Calming Policy. He stated there is a process outlined which has a potential for a traffic study. He stated Public Works is also proactive in discovering traffic issues and initiates studies.

Director Whitely stated once stop signs are in place traffic issues are mitigated by enforcement of the police department. He stated Public Works often works closely with the Police Department to allow for optimal traffic mitigation.

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Mr. Staples wanted to address Commissioner Vaughan's comment. Mr. Staples stated the intent for the R-3 is not for the density. He reiterated the request for R-3 Zone is purely for the extra flexibility in frontage for the uniquely shaped lots. He stated it will break up the look of the development. He stated he would appreciate some consideration for what they are seeking. It's not about the density, but rather the flexibility of the frontage.

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Chairman Jensen stated the PRD (Planned Residential Development Zone) has not been approved with the City Council as of yet. They have only been discussed in their regular work session.

Commissioner Day stated he appreciated the residents expressing their concerns. He felt the application made sense and he would support the application.

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COMMISSIONER VAUGHAN MADE A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL FOR THE GENERAL PLAN AMENDMENT GC GENERAL COMMERCIAL TO R-3 RESIDENTIAL AND REZONE FROM A-1 AGRICULTURE TO R-2 AND R-3 RESIDENTIAL, PROPERTY LOCATED APPROXIMATELY 1975 S 1000 W, REQUESTED BY MARK STAPLES. THE MOTION WAS SECONDED BY COMMISSIONER DAY. ALL WERE IN FAVOR; THE MOTION CARRIED.

Planner Schow stated she will update the rezone map to exclude the three properties fronting 1000 West.

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5. **Final Subdivision:** Elmore Plaza, located approximately 1000 W Gordon (2700 S), PO Professional Office Zone.

Director Steele stated this is the final subdivision for Elmore Plaza. The project is near the church on 1000 West and 2700 South. The building will be one story office building; the building will be subdivided with two separate owners. This application meets all the requirements in the ordinance. Director Steele stated the applicant called and said he may not be able to make this meeting.

Chairman Jensen invited Public Works Director and Deputy Fire Chief to comment on this application. Director Whitely stated there have been updated drawings in accordance to the engineer's comments. Deputy Fire Chief Hamblin stated he reviewed the updates that were submitted today and he did not have any further comments.

Commissioner Vaughan stated he has heard some rumors that one of the owners for this subdivided building may be a chiropractor and the other side may be a dentist. He asked if there were any fire concerns pertaining to the storage of dangerous gases. He asked if there would have to be additional requirements of the applicant. Deputy Fire Chief Hamblin stated the permitted use for medical gas storage, such as Oxygen and Nitroxide, is 504 cubic feet. If they exceed the 504 cubic feet they will be required to put in a sprinkler system and have additional ventilation. He stated it greatly depends on the storage location. Commissioner Vaughan asked staff if it would be advisable to extend concerns and requirements for fire safety. Director Steele stated at this point they are reviewing the property lines. He stated during the site plan review it will be appropriate to review the site plan and call out the concerns at that time.

Chairman Jensen asked if the medical gas limit applied to the entire building or the subdivided section. Deputy Fire Chief Hamblin stated it would depend on the location of the storage facility. He stated it depends on how the building is subdivided, for example, if there are fire walls in place to separate the two facilities it would be per building. He stated if there is not a parting wall then it would be for the entire building. Commissioner Vaughan asked what would be in common for the building. Director Steele stated there will be common space inside the building; the basement, attic, and the entry way, which is a cross hatch.

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COMMISSIONER MOULTRIE MADE A MOTION TO APPROVE THE FINAL SUBDIVISION FOR ELMORE PLAZA, REQUESTED BY KRISTIN ELMORE, LOCATED APPROXIMATELY 1000 W GORDON (2700 S), PROFESSIONAL OFFICE PO ZONE, SUBJECT TO ALL APPLICABLE REQUIREMENTS OF THE SYRACUSE CITY MUNICIPAL CODE. COMMISSIONER DAY SECONDED THE MOTION. ALL VOTED IN FAVOR; THE MOTION CARRIED.

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6. **Site Plan:** Elmore Plaza, located approximately 1000 W Gordon (2700 S), PO Professional Office Zone.

Director Steele stated this site plan was approved last year. The application has expired, so the Planning Commission required the applicant to begin the process from the beginning. The Planning Commission expressed two main concerns upon the resubmittal: 1. Landscaping blocked the site lines for turning, 2. Left hand turn on the north and east driveways might be dangerous. The planning has addressed the landscaping and the engineering has addressed the left hand turn. Director Steele referred to updated drawings that will be submitted as an exhibit to the meeting minutes, as they were not included in the packet. He discussed the various changes as seen in the drawings. Both driveways have a no left turn sign.

Director Steele stated the applicant added a fire stub in the sprinkling system. He referred to the site plan for the location of the fire stub. A footing drain has also been added to address fire concerns.

Chairman Jensen invited Director Whitely and Fire Deputy Chief Hamblin to comment on any concerns. Director Whitely and Chief Hamblin stated the updated plans has addressed their concerns.

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Commissioner Vaughan asked if the applicant indicates there will only be one medical suite, will there be any issue if the non-medical facility be upgraded to a place where flammable gases will be kept on the facility. Deputy Fire Chief Hamblin stated he is comfortable with the application as is. With the building plan review he will be able to review storage and onsite visits.

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Public Hearing Open.

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John Hansen, Syracuse, Utah stated with there will be additional traffic at the round-about with this building opening. He stated this is a path that children take on their way to school. He asked the city if they can require the applicant to place 15 mile per hour signs at the round-about. Chairman Jensen invited Director Whitely to comment.

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Director Whitely stated he is uncertain on the exact traffic increase, if any. The site is not a large business and did not appear to be a big concern for large traffic volumes. He stated the round-about handles the church parking lot. He stated if traffic becomes a big concern Public Works may monitor the area. He stated round-about naturally slow down traffic. He stated if there is a need to post the sign the option may be explored. Chairman Jensen referred to the round-about near 2000 W and 2700 S. Director Whitely stated the round-about is a different configuration, as it is an oval shape. An oval configuration allows higher speeds, which would be cause for the 15 mile per hour sign. He continued the round-about near this application is a circle and doesn't favor one direction of traffic over another. He hasn't currently seen a problem with high speeds with the current amount of traffic. He stated it doesn't mean that it can't get bad in the future, or that they may be one or two cases during the day. He stated they are concerned about safety of public and children. He stated the round-about arose due to a traffic study performed. There are 2 crossing guards to assist the school children. Director Whitely travels this area frequently, so he is equally concerned about safety.

Commissioner Vaughan asked Director Whitely if he had been in discussion with the Chief Police regarding accidents near or on the round-about, specifically pertaining to acceleration issues. Director Whitely confirmed there have been accidents at the round-about circle, though he is unsure if acceleration was a factor. He stated there was an accident involving mental illness, where a driver went straight through the round-about and the vehicle stopped in the center island. There was another during a snow storm, where a driver slid on a patch of ice and knocked a light down. There was a discussion regarding the configuration of the round-about to allow trucks pulling trailers the flexibility needed to make the turns.

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Public Hearing Closed.

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Public Hearing Re-opened. John Hansen, Syracuse, Utah asked about the wall height on the south property. Director Steele stated it will be 6 feet in height masonry wall that will match the building.

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Public Hearing Re-closed.

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Commissioner Moultrie referred to the intersection near the site plan and has had several near accidents. He stated he was unsure if the 15 mile per hour signs would help mitigate drivers refusing to yield. He asked if the fence went up to

the road. Chairman Jensen clarified the fence will be 6 feet in height until it reached 15 feet from the road, at which point it reduced to 3 feet in height.

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COMMISSIONER DAY MADE A MOTION TO APPROVE THE SITE PLAN FOR ELMORE PLAZA, LOCATED APPROXIMATELY 1000 W GORDON (2700 S), PROFESSIONAL OFFICE PO ZONE, SUBJECT TO ALL THE CITY MUNICIPAL CODES. COMMISSIONER MOULTRIE SECONDED THE MOTION. ALL VOTED IN FAVOR; THE MOTION CARRIED.

Chairman Jensen stated there will not be a work session meeting today, because Commissioner Day needs to leave around 7:30PM; upon his absence there will no longer be a quorum, so the Planning Commissioners will be required to adjourn.

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7. **Site Plan: Strong Storage, located at 575 W 1700 S, Industrial Zone.**

Director Steele stated they have been working with the applicant for 2 months and it has undergone two rounds of red-line revisions. He stated they received the last set of up to date plans. He stated the site is zoned Industrial Zone and due to the location being directly under power lines, it makes development difficult. The application meets the zoning use and intent.

He stated updated plans were submitted today, but there are currently 2 minor outstanding items regarding the storm drain profile and curb and sidewalk. Public Works and Fire Department had nothing to add regarding this application.

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Shawn Strong, Syracuse, Utah had nothing to add. Chairman Jensen asked if the applicant had reviewed the outstanding issues with staff. Mr. Strong stated the outstanding items would involve another survey and with only one day notice they couldn't have it completed by today's meeting. Commissioner Vaughan asked the applicant if he had any issues with what staff has requested or has discussed. Mr. Strong stated he was aware of the outstanding items and did not have any issues. He would accept staff recommendations.

Commissioner Day asked the street view design of the buildings from the perspective of Antelope Drive. Mr. Strong stated the storage units and the first 6 units will be stone wainscot and stucco. The out of site units will be metal. Director Steele showed the renderings. Chairman Jensen stated this property is difficult to develop due to the power lines and Rocky Mountain Power will only allow certain developments on that lot. Mr. Strong stated where the back power lines are he is not allowed to put anything permanent at all.

Commissioner Vaughan asked if the applicant reviewed the fire departments request regarding road stability and fire hydrants. Mr. Strong stated they accept the conditions. Chairman Jensen asked the applicant if it would set him back if they tabled the site plan. Mr. Strong stated it would set him back. He prefers to have it discussed tonight. Director Steele stated the applicant has been very responsive in addressing staffs comments.

Chairman Jensen asked what, if any, were the ARC's (Architecture Review Committee) concerns regarding this project. Director Steele stated the concerns were in regards to the steal buildings. He stated some day when 500 West goes through it will be next to steal buildings. That being said the proposed site plan does meet the landscaping ordinance for Industrial Zone, and the ARC requested additional landscaping to mask the metal buildings.

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Public Hearing Open.

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Jerry Kilfoyle, Ivins, Utah represents the Kilfoyle Family Trust. He owns the property south of this project. He stated he didn't have any problems with the storage units. He stated with the power lines being a factor they figured the land would be a commercial zone. He asked with 500 West coming down eventually to the edge of their property, what will be the separator from their land to the proposed storage units. He asked if the separator would be a fence, or over grown weeds. He stated in the last 10 years the property was in really bad shape and they spent a lot of money cleaning it up. They now lease the property to a farmer who grows farm products. He felt they did their part to ensure they maintain and take care of the property. Some day they would like to develop the property and they were hoping that a huge commercial development in that area. He understood the complications with the city boundaries in that area touching the Clearfield City boundary line. He stated Clearfield City has a moratorium on storage sheds, 20 years running. He asked where the site plan entrance would be located. He reviewed the site plan and inquired about any of the landscaping improvements.

Chairman Jensen invited Director Steele to comment on the questions. Director Steele stated there has not been any site improvements as of yet, just a curb cut. He stated the driveway will go into a right of way that is owned by Clearfield City. Mr. Kilfoyle stated they know that eventually 500 West will go through the Kilfoyle Family Trust property. He asked about access for the storage area located on Antelope Drive. Director Steele stated there will not be access to Antelope Drive. The applicant has been working with UDOT (Utah Department of Transportation) to get the driveway on 500 West approved, which will be the only access.

Mr. Kilfoyle asked if there has been any concern regarding people exiting the storage unit, as Antelope Drive is a dangerous road. He asked if there would be a turn lane to help mitigate traffic. He stated with Antelope Drive being such a good frontage area, he wondered why there wasn't a more business like facility in that location. He stated if that is what the city of Syracuse would like to do then that's fine, but he felt they were giving away prime frontage property that could have much more taxable income in regards to land use. He stated his main concern is what it will look like along his

property line.

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Chairman Jensen invited Director Whitely to comment. Director Whitely stated they have had discussions with UDOT, as well as the applicant, regarding the access to the site and creating the intersection. He stated UDOT is very aware and involved with this project. They understand the requirements they are putting on the developer to build the intersection is to their standards in order to create a safe intersection for traffic. He stated there is a center lane for turning and a right lane for turning. It has been a part of the review process. He stated this has been a difficult property due to the numerous agencies that the developer has had to coordinate with and he has done an outstanding job in meeting everyone's expectations.

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Mr. Kilfoyle stated he had no issues with the site plan. He wanted clarification so he may determine how it will impact his property. He stated he has seen run down storage facilities that are not maintained.

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Chairman Jensen invited Director Steele to comment on the landscaping for this development. Commissioner Day inquired if it might be better to close the public hearing before addressing all these questions. Chairman Jensen wanted to keep the public hearing open to allow for further questions. Director Steele stated the ARC (Architecture Review Committee) has had the same concerns regarding landscaping and they have worked with developer to ensure the landscaping masks any of the long facades. He stated the main building on the corner has durable materials and architectural features. He referred to the elevations, as seen as an exhibit to the meeting minutes. The main building will be two stories.

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Bret Gailey, Clinton City, Utah, owns the property west of site plan. He works for Craythorne Construction directly west of the development. He stated he would love to have a lane for semi-trucks exiting his property. He noted there is not a lot that can be developed on this property, due to the power lines as previously discussed. He stated his realtor determined this would be a feasible development when Mr. Strong approached them. He didn't see any other option for the city other than an alfalfa field or the storage facility. Mr. Gailey stated there are run down subdivisions in that Clearfield City area so just because something is a storage unit does not mean that it will not be properly maintained. He felt the applicant did his due diligence.

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Public Hearing Closed.

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Commissioner Day inquired why they are not requiring improvements along the length of 500 West, specifically the frontage. He stated it has been required of other developments. Director Whitely stated they have met with Clearfield City and with the developer regarding the complex matter. The challenge is the power lines, specifically the large power tower that is in the alignment, that if 500 West were to continue south the tower would interfere. In discussion with Clearfield City they had their engineer draw out an alignment that would work best for them, if 500 West were to continue through. Knowing that is predominantly in Clearfield City, they didn't see the need to require the entire length of the east side of this property to be improved with an 18 foot strip roadway. He stated they have required the roadway to be installed to the first driveway into the site and the remaining portion will be entered into an offsite improvement agreement with the developer, so that at some point at time in the future that will get extended and the developer will participate at that time.

Commissioner Day asked if the date was determined by Clearfield City. Director Whitely confirmed. He stated Clearfield holds the control of the future 500 West as the road is predominantly located in their city. Syracuse only holds 66 feet of existing right of way, on the Clearfield line. The developer is being required to deed over an 18 foot strip to Syracuse City in addition to the 66 feet. Commissioner Day asked if there was an agreement currently in place that when those improvements are required for any number of reasons the applicant will participate financially in the improvements. Director Whitely confirmed. Director Whitely stated there will be a sunset to that agreement. If for some reason the road doesn't ever go through it wouldn't make sense to hold the applicant accountable forever.

Chairman Jensen invited Director Steele to comment on the sunset clause for the agreement. Director Steele stated the sunset clause is still being negotiated. They are in discussion tying the date to the application periods for federal funding. He stated Syracuse and Clearfield City will do a joint application to improve their chances of getting funding. Director Whitely stated it will be years, but it's hard to know the exact amount of time.

Chairman Jensen asked if the Planning Commission was the approving body. Director Steele stated the site plan approval is approved through the Planning Commission and any financial obligation of the applicant will be determined by the City Council.

Commissioner Vaughan expressed concern whether or not they could give their recommendation regarding the site plan, but should a sunset clause be necessary that could be determined by the City Council. Commissioner Vaughan stated he would have liked to see on the backside of the east facing storage units facing Clearfield, same stucco accents as on the building. He felt it would have been the best design and allowed for a nicer project. He asked if it was too late to implement additional architectural requirements. He felt it was a lot of metal wall space that should be broken up according to the same standards for the building itself.

Director Steele stated there is room for conditions and in the Industrial standards for architecture there is some language that is a bit vague, but if the Planning Commission wanted to require some additional standards it would be

appropriate. Chairman Jensen asked if they were considering pillars to break up the design. Commissioner Vaughan stated he had no problem with the basic concept of the plan. He felt it would be the highest usage for that area because of the power corridor. The office structure is a nice entrance building into the city transitioning from Clearfield and entering Syracuse. For the sake of adjacent owners he felt they needed to require some type of exterior finishing along the entire wall. The spacing may not be the same, but it should be broken up.

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Mr. Strong addressed the Planning Commissioner's concerns. He stated they have worked back and forth with the ARC and they will put shrubbery that grows approximately 6 feet in height. They have broken up the elevation front to back about half way into the project. Regardless of what is currently there the shrubs should conceal the project along the entire 500 West. Commissioner Vaughan asked if that would be acceptable to staff. Director Steele stated it would be sufficient to mask the development. The additional materials would be nicer, but once the shrubs grow it won't make a difference.

Commissioner Vaughan asked about open storage restrictions pertaining to height limitations. Mr. Strong stated the height limitations will be dependent upon Rocky Mountain Power due to the power lines. Commissioner Vaughan recalled 16 feet below the line as the maximum height. Commissioner Vaughan stated he didn't want a concrete pumping business using it for the storage. Mr. Strong stated Rocky Mountain Power will let him know any restrictions.

Commissioner Vaughan asked about imposing a 20 foot height limit on anything stored outside. Mr. Strong stated that would be fine, but expressed concern regarding RV heights. Director Whitely stated if the height restriction is regulated by Rocky Mountain Power he recommended allowing them to implement the height restrictions on the applicant, versus the Planning Commission. He stated there is nothing in the Industrial Zone code that regulates heights under power lines for outdoor storage. Planner Schow stated Rocky Mountain Power has the details posted online and she offered to pass the information to the applicant so he is aware.

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COMMISSIONER VAUGHAN MADE A MOTION TO APPROVE THE SITE PLAN FOR STRONG STORAGE, REQUESTED BY SHAWN STRONG, PROPERTY LOCATED 575 W 1700 S, INDUSTRIAL ZONE; SUBJECT TO ALL THE CITY MUNICIPAL CODES AND TO THE CONDITIONS ATTACHED BY THE FIRE DEPARTMENT AND VERBAL DISCUSSIONS THAT THEY HAVE ENTERED INTO WITH STAFF, AS SEEN ON RECORD, AND LASTLY WITH A HEIGHT LIMITATION AS SET BY ROCKY MOUNTAIN POWER FOR ELEVATION. THE MOTION WAS SECONDED BY COMMISSIONER MOULTRIE. ALL VOTED IN FAVOR; THE MOTION CARRIED.

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8. **Adjourn.**

COMMISSIONER DAY MADE A MOTION TO ADJOURN WITH NO WORK SESSION, DUE TO LACK OF QUORUM. COMMISSIONER MOULTRIE SECONDED THE MOTION. ALL VOTED IN FAVOR; THE MOTION CARRIED.

TJ Jensen, Chairman

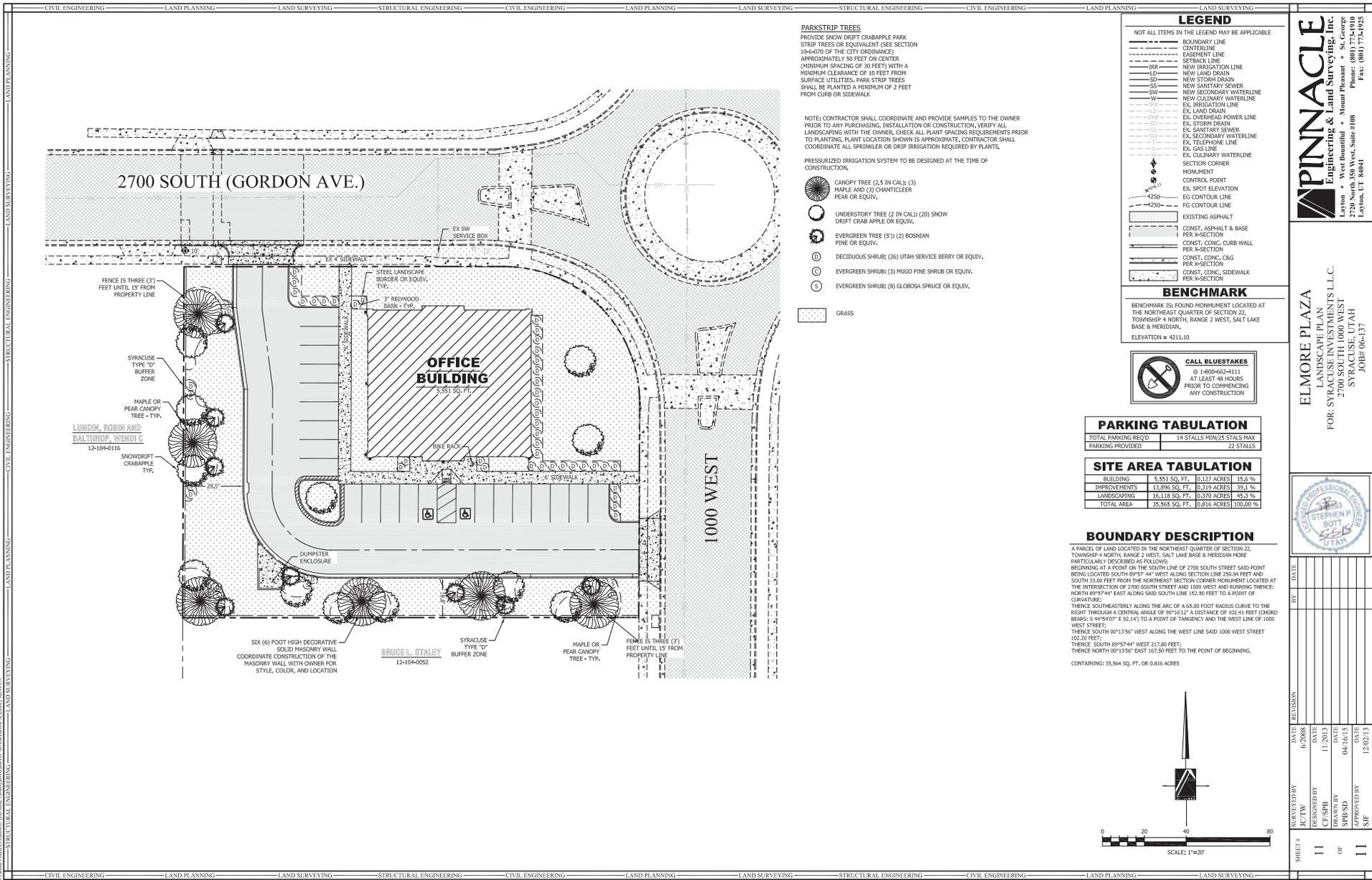
Jackie Manning, Admin Professional

Date Approved: _____

Exhibits:

**Elmore Plaza Updated Site Plan
Strong Storage Elevation Drawings**

Exhibit: Elmore Plaza



PARKSTRIP TREES
 PROVIDE SNOW DRIFT CRABAPPLE PARK STRIP TREES OR EQUIVALENT (SEE SECTION 10-6-070 OF THE CITY ORDINANCE) APPROXIMATELY 50 FEET ON CENTER (MINIMUM SPACING OF 30 FEET) WITH A MINIMUM CLEARANCE OF 15 FEET FROM SURFACE UTILITIES. PARK STRIP TREES SHALL BE PLANTED A MINIMUM OF 2 FEET FROM CURB OR SIDEWALK

NOTE: CONTRACTOR SHALL COORDINATE AND PROVIDE SAMPLES TO THE OWNER PRIOR TO ANY PURCHASING, INSTALLATION OR CONSTRUCTION, VERIFY ALL LANDSCAPING WITH THE OWNER, CHECK ALL PLANT SPACING REQUIREMENTS PRIOR TO PLANTING. PLANT LOCATION SHOWN IS APPROXIMATE, CONTRACTOR SHALL COORDINATE ALL SPRINKLER OR DRIP IRRIGATION REQUIRED BY PLANTS.
 PRESSURIZED IRRIGATION SYSTEM TO BE DESIGNED AT THE TIME OF CONSTRUCTION.

- CANOPY TREE (2.5 IN CAL); (3) MAPLE AND (3) CHANTICLEER PEAR OR EQUIV.
- UNDERSTORY TREE (2 IN CAL); (20) SNOW DRIFT CRAB APPLE OR EQUIV.
- EVERGREEN TREE (5"); (2) BOSNIAN PINE OR EQUIV.
- DECIDUOUS SHRUB; (26) UTAH SERVICE BERRY OR EQUIV.
- EVERGREEN SHRUB; (3) MUDD PINE SHRUB OR EQUIV.
- EVERGREEN SHRUB; (8) GLOBOSA SPRUCE OR EQUIV.
- GRASS

LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- SETBACK LINE
- IIR NEW IRRIGATION LINE
- LD NEW LAND DRAIN
- SD NEW STORM DRAIN
- SS NEW SANITARY SEWER
- SW NEW SECONDARY WATERLINE
- W NEW CULINARY WATERLINE
- EX. IRRIGATION LINE
- EX. LAND DRAIN
- EX. OVERHEAD POWER LINE
- EX. STORM DRAIN
- EX. SANITARY SEWER
- EX. SECONDARY WATERLINE
- EX. TELEPHONE LINE
- EX. GAS LINE
- EX. CULINARY WATERLINE
- SECTION CORNER
- MONUMENT
- CONTROL POINT
- EX. SPOT ELEVATION
- EG CONTOUR LINE
- FG CONTOUR LINE
- EXISTING ASPHALT
- CONST. ASPHALT & BASE PER X-SECTION
- CONST. CONC. CURB WALL PER X-SECTION
- CONST. CONC. C&G PER X-SECTION
- CONST. CONC. SIDEWALK PER X-SECTION

BENCHMARK

BENCHMARK IS: FOUND MONUMENT LOCATED AT THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, ELEVATION = 4211.10

CALL BLUESTAKES

☎ 1-800-462-1111
 AT LEAST 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION

PARKING TABULATION

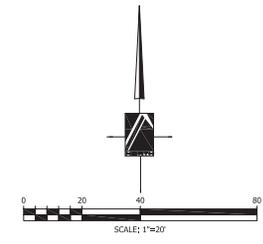
TOTAL PARKING REQ'D	14 STALLS MIN/25 STALLS MAX
PARKING PROVIDED	22 STALLS

SITE AREA TABULATION

BUILDING	5,551 SQ. FT.	0.127 ACRES	15.6 %
IMPROVEMENTS	13,896 SQ. FT.	0.319 ACRES	39.1 %
LANDSCAPING	16,118 SQ. FT.	0.370 ACRES	45.3 %
TOTAL AREA	35,565 SQ. FT.	0.816 ACRES	100.0 %

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE SOUTH LINE OF 2700 SOUTH STREET SAID POINT BEING LOCATED SOUTH 89°57'44" WEST ALONG SECTION LINE 263.94 FEET AND SOUTH 33.00 FEET FROM THE NORTHEAST SECTION CORNER MONUMENT LOCATED AT THE INTERSECTION OF 2700 SOUTH STREET AND 1000 WEST AND RUNNING THENCE NORTH 89°57'44" EAST ALONG SAID SOUTH LINE 152.30 FEET TO A POINT OF CURVATURE;
 THENCE SOUTHEASTERLY ALONG THE ARC OF A 65.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°16'12" A DISTANCE OF 102.41 FEET (CHORD BEARS: S 44°54'07" E 32.41 TO A POINT OF TANGENCY AND THE WEST LINE OF 1000 WEST STREET;
 THENCE SOUTH 00°13'56" WEST ALONG THE WEST LINE SAID 1000 WEST STREET 102.20 FEET;
 THENCE SOUTH 89°57'44" WEST 212.00 FEET;
 THENCE NORTH 00°13'56" EAST 167.90 FEET TO THE POINT OF BEGINNING,
 CONTAINING 35,564 SQ. FT. OR 0.816 ACRES

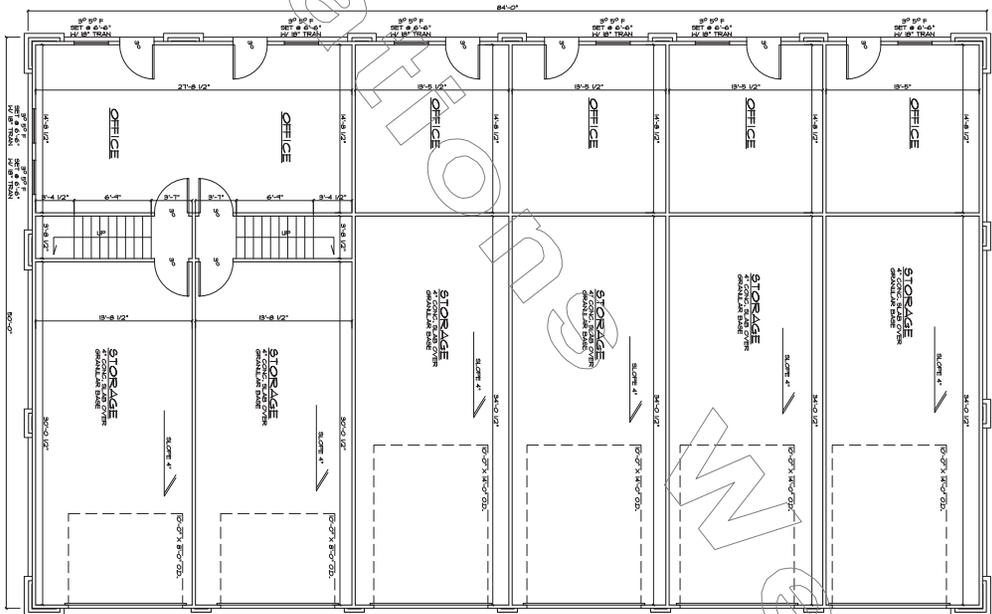


PINNACLE
 Engineering & Land Surveying, Inc.
 St. George, Utah
 100 West Boundary Street, Suite #106
 Layton, UT 84041
 Phone: (801) 773-1925
 Fax: (801) 773-1925

ELMORE PLAZA
 LANDSCAPE PLAN
 FOR: STRACASE AND ASSOCIATES L.L.C.
 210 SOUTH 1000 WEST
 ST. GEORGE, UTAH
 JOB# 06-137



DATE	REVISION	BY	DATE
6/2008			
11/2013			
04/16/15			
12/02/15			



NOTE:
 1. FINISH FLOOR ELEVATION IS 1'-0".
 2. FINISH FLOOR ELEVATION IS 1'-0".
 3. FINISH FLOOR ELEVATION IS 1'-0".
 4. FINISH FLOOR ELEVATION IS 1'-0".
 5. FINISH FLOOR ELEVATION IS 1'-0".
 6. FINISH FLOOR ELEVATION IS 1'-0".
 7. FINISH FLOOR ELEVATION IS 1'-0".
 8. FINISH FLOOR ELEVATION IS 1'-0".
 9. FINISH FLOOR ELEVATION IS 1'-0".
 10. FINISH FLOOR ELEVATION IS 1'-0".

MAIN FLOOR PLAN

DATE: 03/21/2014

SCALE: 1/8" = 1'-0"

DATE: 03/21/2014

SCALE: 1/8" = 1'-0"

PLAN NUMBER: COM-6499-150C

SHEET: 3



CREATIONS WEST
 ARCHITECTURE & DESIGN
 WWW.CREATIONSWEST.COM

1424 Legend Hills Dr.
 Clearfield, Utah 84015
 p. 801.225.0700
 plans@creationswest.com

3544 E. 17th Street
 Ammon, Idaho 83406
 p. 208.525.5555

PLANNED FOR:
SHAWN STRONG
 APPROX. 500 W. 1700 S.
 SYRACUSE, UTAH

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