



Syracuse City Planning Commission Meeting January 6, 2015

Begins at 6:00 p.m. in the City Council Chambers
1979 West 1900 South, Syracuse, UT 84075

Regular Meeting Agenda

PLANNING COMMISSIONERS

CHAIR

T.J. Jensen

VICE CHAIR

Ralph Vaughan

Curt McCuiston

Dale Rackham

Greg Day

Trevor Hatch

Troy Moultrie

1. **Meeting Called to Order**
 - Invocation or Thought
 - Pledge of Allegiance
 - Adoption of Meeting Agenda
2. **Meeting Minutes:**
November 18, 2014 and December 2, 2014 Regular Meeting and Work Session
3. **Adoption of the Planning Commission 2015 Schedule.**
4. **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.
5. **Public Hearing Subdivision Amendment**, Monterey Estates Phase 1-3, Ivory Homes, located at 1500 W 700 S, R-3 Zone.
6. **Public Hearing General Plan Amendment**, request from General Commercial to Planned Residential Development Zone, Q-2 LLC, located at 1600 W 1700 S.
7. **Public Hearing General Plan Amendment**, request from Neighborhood Services and R-3 Residential to Professional Office Zone, Q-2 LLC, located at 1407 S 2000 W.
8. **Public Hearing Rezone**, request from R-3 Residential to Professional Office Zone, Q-2 LLC, located at 1407 S 2000 W.
9. **Public Hearing, Site Plan**- residential facility for persons with a disability, Marlon Fernandez, located at 1886 S 1485 W, R-3 Zone.
10. **Public Hearing, Subdivision Amendment**, Huckleberry Subdivision, Alan Saunders, located at 1642 S 2625 W, R-1 Zone.
11. **Final Plan Approval**, Ninigret North II, located at approximately 1550 S SR-193, R-3 & GC Zone.
12. **Conditional Use Permit**, Day treatment for person with a disability, Training in Life Choices LLC, located at 2432 W 1700 S Suite 2&3, GC Zone.
13. **Conditional Use Permit**, The Dress Garden, Myrna Stone and Amy Packer, located at 1053 W 2920 S, R-2 Zone.
14. **General Plan Committee** - Duration Extension Request
15. **Code Amendment**, Title X, Pertaining to Accessory Structures.



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1979 West 1900 South, Syracuse, UT 84075

Work Session

1. Department Business
2. Commissioner Reports
3. Upcoming Agenda Items
4. Discussion Items
 - a. Title X code amendments pertaining to the Architectural Review Committee and Design Standards
 - b. Title X code amendments pertaining to metal buildings
 - c. Title X code amendments pertaining to standards for day care center
 - d. Title X code amendments pertaining to the Land Use Matrix.
5. Adjourn

NOTE

If you wish to attend a particular agenda item, please arrive at the beginning of the meeting. In compliance with the Americans Disabilities Act, those needing auxiliary communicative aids and services for this meeting should contact the City Office, at 801-614-9626, at least 48 hours prior to the meeting.

CERTIFICATE OF POSTING

This agenda was posted on the Syracuse City Hall Notice Boards, the State Public Notice website at <http://www.utah.gov/pm/index.html>, and the Syracuse City website at <http://www.syracuseut.com>



Planning Commission Meeting

January 6, 2015

EXECUTIVE SUMMARY

Item (2): Meeting Minutes:

November 18, 2014	Regular Meeting and Work Session
December 2, 2014	Regular Meeting

Minutes of the Syracuse Planning Commission Work Session, November 18, 2014

Minutes of the Syracuse City Planning Commission Work Session held on November 18, 2014, at 6:00 p.m., in the Conference Room, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present:

Commission Members:	TJ Jensen, Chairman Ralph Vaughan, Vice-Chairman Dale Rackham Curt McCuiston Trevor Hatch Troy Moultrie
City Employees:	Sherrie Christensen, Director of Community & Economic Development Jenny Schow, Planner Jackie Manning, Admin Professional Clint Drake, City Attorney
City Council:	None
Excused:	Greg Day
Visitors:	Pat Zaugg

6:30:41 PM

1. Department Business

Director Christensen welcomed the new businesses into the city. She discussed the workshop that she attended. City Attorney Drake announced he has accepted employment elsewhere and this is his last Planning Commission Meeting for the city of Syracuse.

Commissioner Rackham stated the next meeting for the General Plan Subcommittee will be tomorrow, November 22, 2014 at 6:30PM at the Rec Center. Commissioner Rackham stated he attended the parks committee meeting. Commissioner Hatch asked for a correction on the Subcommittee Meeting Minutes to properly recognize Troy Moultrie as the Vice-Chair of the Subcommittee.

Commissioner Vaughan stated the discussion of metal structures in the Industrial Zone will be an agenda item for the December 2, 2014 meeting. He stated he will submit the information in the DropBox.

6:36:03 PM

2. Commissioner Reports

Commissioner Rackham announced the next subcommittee meeting will be tomorrow at the Rec Center. Commissioner Vaughan inquired about the subcommittee attendance of only 2 members in attendance for the October 21, 2014 meeting. Commissioner Vaughan inquired about the exact number needed for a quorum for the General Plan Subcommittee. City Attorney Drake advised the subcommittee follow similar rules to the Public Meeting Act. There was discussion regarding adding City Planner Noah Steele as a committee member.

Chairman Jensen discussed the option for allowing a "holiday period" for building permits. This would be a period of time in which building permits would be cheaper and residents who finished basements without permits would be offered amnesty in exchange for bringing it up to code. He stated this would encourage those residents with "boot legged kitchens" to bring their kitchens up to code at a cheaper cost. Director Christensen stated she will review and look into this idea further.

Planner Schow reported on the kick off meeting for the JUB contract and services they will provide to the city in the parks department. Planner Schow stated she has been actively assessing the existing parks and photographing and rating them with the amenities.

6:55:05 PM

3. Upcoming Agenda Items

Director Christensen reported on the upcoming agenda items for December 2, 2014 meeting:

- 2 lot subdivision for Ninigret North II
- Commercial lot for Ninigret
- Site plan for Syracuse Arts Academy

- Site plan for a group home for persons with disabilities
- Architectural Review Committee code amendments

Chairman Jensen would like to reach out to UDOT (Utah Department of Transportation) and invite them to do a presentation.

6:59:30 PM

4. Discussion Items

6:59:38 PM

a. **Planning Commission Training**

Chairman Jensen reminded the commissioners that they need to wait for the chair to recognize them before they speak. City Attorney Drake reviewed expectations of the Planning Commissioners from the city staff. He recognized city staff and their ability and dedication to the city. He discussed the expectations of the staff from the Planning Commissioners. He expressed appreciation to the Planning Commission for their efforts and dedication to the city.

7:07:12 PM

Chairman Jensen stated the Planning Commission is an independent body that works for Syracuse City. He expressed concerns relayed from audience members regarding staff speaking too much at Planning Commission meetings. He stated, "Maybe Sherrie [Director Christensen] basically sometimes says more than some people in the audience may think that she should. That she is given more time to talk than some audience members, not necessarily that are here today, but she jumps in. I think she does bring a lot of good information to the table, just as the chair, as I mentioned today, I believe in the talking stick. I want to try and keep the meeting under control." He reminded the commissioners that the chair may open the meeting up to the audience to allow for comments, even if the item is not scheduled for a public hearing. He stated if someone has information for the commission he will not be opposed to hearing their comments. He stated, "It is my meeting and I have the ability to do that...if there is someone that basically has got some information to the commission that they want to bring before us, I am not opposed to hearing that." He stated the number one priority of the Planning Commission is to meet the Syracuse Ordinance.

7:11:18 PM

Commissioner Rackham asked for clarification regarding disclosure in the public meeting for one on one discussion with staff and a planning commissioner. City Attorney Drake stated it is can be a benefit for the staff to receive and review questions of the Planning Commissioners pertaining to agenda items to allow for proper answers and research. He advised giving a brief overview of the information discussed in the meeting.

7:16:01 PM

b. **Title X Amendments-Accessory Structures**

Director Christensen referred to the draft amendments from the last meeting in the packet. She stated Mike Bastian gave some insight as a homeowner regarding wall height for larger lots. There was discussion regarding the limitation on accessory structures under 200 square feet to allow for a maximum height of 12 feet.

There was discussion regarding roof pitch limitations in conjunction with wall height limits. There was a general consensus to have the roof pitch match the pitch of the home. There was a general consensus to leave the wall height minimums the same.

There was a discussion to increase the minimum set-back from the property lines to 5 feet to be congruent with the national building code.

Chairman Jensen recommended adding language for large accessory buildings in side yards if it is 10 feet from the primary structure, 10 feet from the property line, and 5 feet from the front of the primary structure. Chairman Jensen discussed agriculture structures and potential regulations. There was a general consensus to strike the agricultural accessory structure section. There was a general consensus to allow two story accessory structures on a third acre lots.

Chairman Jensen stated Councilman Lisonbee requested the swimming pools be revised specifically pertaining to temporary swimming pools. Director Christensen discussed the purpose of the building inspections for the temporary pools.

8:00:11 PM

10 minute recess.

Director Christensen expressed the need for updating the regulations for Day Cares. There was discussion regarding conditional use permits and the various requirements and regulations pertaining to use and zones. There was discussion regarding updating the regulations on apiaries with an emphasis on business apiaries versus residential apiaries. There was a discussion regarding various aviaries and the potential consequences with the animals kept in the aviaries. There was a general consensus to research aviaries in regards to chicken coops with the potential for the conditional use. Commissioner Vaughan offered to do a survey regarding aviaries.

There was a general consensus to leave duplexes in the PRD and R-1 Cluster Zones. There was discussion regarding the appropriate location for Assisted Living Facilities. There was discussion regarding home occupations and the need to update the regulations.

9:00:07 PM

5. Adjourn.

Minutes of the Syracuse Planning Commission Regular Meeting, December 2, 2014

Minutes of the Regular Meeting of the Syracuse City Attorney Clint Planning Commission held on December 2, 2014, 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		
	Curt McCuiston		
	Greg Day		
City Employees:	Sherrie Christensen, Director of Community & Economic Development		
	Noah Steele, Planner		
	Jackie Manning, Admin Professional		
	Brian Bloemen, City Engineer		
	Jo Hamblin, Deputy Fire Chief		
City Council:	Craig Johnson		
Excused:	Jenny Schow, Planner		
	Dale Rackham		
	Trevor Hatch		
	Troy Moultrie		
Visitors:	Gary Pratt	Eric Rice	Debbie Carroll
	Patt Zaugg	Tyler Bodrero	Patrick Carroll
	David Andreasen		

[6:21:54 PM](#)

1. **Meeting Called to Order:**

COMMISSIONER DAY GAVE THE INVOCATION. THE PLEDGE OF ALLEGIANCE WAS LEAD BY CHAIRMAN JENSEN. THERE WAS A MOTION TO ADOPT THE AGENDA FOR THE DECEMBER 2, 2014 PLANNING COMMISSION MEETING, BY COMMISSIONER DAY. THE MOTION WAS SECONDED BY COMMISSIONER MCCUISTION. ALL IN FAVOR, WITH NO OPPOSED, MOTION CARRIED.

[6:23:29 PM](#)

2. **Meeting Minutes:**

November 18, 2014 Regular Meeting
November 18, 2014 Work Session

Commissioner Jensen expressed concerns regarding the quotes in line 72. He felt the quote was taken out of context, but would be willing to let the quote stand. He clarified he was essentially discussing planning commission roles, specifically the chair in recognizing audience members to speak to the commission.

Commissioner Vaughan requested a change to Line 74 and add Director Christensen in lieu of Sherrie, to clarify the reference. Chairmen Jensen agreed and asked that Director Christensen be added in parenthesis next to Sherrie.

[6:26:01 PM](#)

MOTION TO TABLE THE MINUTES FOR THE NOVEMBER 18, 2014 PLANNING COMMISSION MEETING, TO ALLOW VOTE FOR FULL ATTENDANCE OF THE PLANNING COMMISSIONERS, BY COMMISSIONER MCCUISTION. THE MOTION WAS SECONDED BY COMMISSIONER DAY. ALL IN FAVOR, WITH NO OPPOSED; MOTION CARRIED.

Commissioner Vaughan expressed concern regarding the motion being seconded by Commissioner Day, as he was not present for the Work Session Meeting for the minutes they were tabling.

[6:27:44 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.

Gary Pratt, Syracuse, Utah made a point of order to recognize that the chair can invite audience members to speak and/or comment on items. He stated he will hold his comments until the pertaining agenda item is open to a public hearing.

[6:28:16 PM](#)

4. **Subdivision Plan Public Hearing:** Ninigret North II, located at approximately 1550 S SR-193, R-3 & GC Zone.

Director Christensen gave a summary of the Community Development staff memo:

Applicant:	Ninigret Construction Company North
Total acreage	16.7 acres
Proposed Lots	2

Minutes of the Syracuse Planning Commission Regular Meeting, December 2, 2014

68 The Preliminary Plan for Ninigret North II Subdivision includes two lots. The lot to the north is zoned General Commercial
69 and the lot the south is zoned R-3. The developer is currently working with the Davis School District and the city to locate
70 a charter school on the southern lot. Please see staff reviews for further information.

72 **Public Meeting Outline:**

73 General Plan Amendment Approval

74 Planning Commission August 5, 2014
75 City Council August 12, 2014

76 Rezone Approval

77 Planning Commission August 5, 2014
78 City Council August 12, 2014
79 Concept Plan Meeting November 17, 2014

80
81 City Engineer Bloemen had no major outstanding concerns.

82 Commissioner Day inquired about the open space and potential city amenities. Director Christensen stated they are
83 still in discussion and negotiation for the open space. She stated she knows it will be some form of recreational use. There
84 was discussion regarding the shape of the open space and the reasoning behind it.

85 Eric Rice, from Ninigret, had nothing to add. Commissioner Day inquired about the traffic control methods and
86 anticipated traffic impact. Tyler Bodrero, Syracuse, Utah discussed traffic control tactics. Specifically pertaining to location
87 and design of drop off points, a traffic light installation (by Utah Department of Transportation at 1550 West), and an
88 onsite stacking pattern that should help alleviate heavy traffic. Chairmen Jensen discussed the potential for 15 cars
89 stacking at a time. Mr. Bodrero stated he is working with city staff to expedite the light at 3000 W. They will provide a
90 traffic study to the Planning Commission shortly.

91 Commissioner Vaughan inquired about the hydrant on SR-193 requirement per the Fire Marshall request. City
92 Engineer Bloemen stated did not foresee an issue with the hydrant in question. Deputy Chief Hamblin showed the
93 Planning Commission the potential locations for the fire hydrant in question.

94 Commissioner Vaughan inquired about the lot sizes. Mr. Rice stated they are planning for one 5 acre lot at this time
95 depending on marketing strategy. Commissioner Vaughan about how the hydrant would impact the lots if they decided to
96 proceed with one acre lots. Mr. Rice stated he will be in discussion with the city to ensure they plan their lots in
97 conjunction with the fire hydrant.

98 Commissioner Day inquired about the storm drain box movement. Mr. Rice stated the detention is typically designed
99 as the lot develops and they will plan accordingly to meet city requirements.

100 Commissioner Vaughan asked if 1550 will connect to Monterey Estates and asked who would be finished with paving
101 first. Mr. Rice stated they will pave to the end of the Charter School. He stated that Monterey Estates will be amending
102 their plat to phase their development differently and will be pave as the phasing continues to the north. There was
103 discussion regarding turn radius and access for the fire trucks throughout the phasing of Monterey Estates. Commissioner
104 Vaughan asked the staff if they felt comfortable with the fire access arrangements. Director Christensen recommended a
105 condition be placed for a temporary turn around or a secondary egress. Commissioner McCuistion inquired about a
106 potential fire hydrant at 300 South. Mr. Rice confirmed.

107 [6:55:17 PM](#)

108 **Public Hearing Open.**

109 Gary Pratt, Syracuse, Utah, suggested putting the fire hydrants in the front to allow for easier access on 300 South,
110 versus 1550 West where access would be limited. He discussed the complication of potential fires, due to the set-backs.
111 He stated in the original meeting for the proposed academy, the 1550 road was discussed as to whom would build the
112 road. He stated the developer commented they needed the residential area and the value of the Academy in order to
113 finance the road. He stated he understood it would be done in sections, but their idea on the road was that it was
114 supposed to connect to 700 South. He stated that road should, as far as their development agreement, be such that when
115 the residential site plan is approved the road is to go in paved, not graveled, and finish curb to gutter as they originally
116 presented.

117 [6:57:57 PM](#)

118 Director Christensen discussed the locations of the fire hydrants as seen on the site plan.

119 [6:58:54 PM](#)

120 Mr. Bodrero further clarified the locations of the fire hydrants. .

121 [7:00:17 PM](#)

122 Patt Zaugg, Syracuse, Utah inquired about the stacking plan for the academy drop off. She asked the applicant if they
123 took into consideration the residential development and the business park surrounding the school as far as traffic impact.
124 She stated hopefully Monterey Estates will be using that road also, which also had her concerned regarding the space.
125 She discussed the current back up problems on 1700 South. She stated in the initial site plan the developer agreed that
126 the road would be paved all the way through and she asked if Monterey Estates was on board as well.

127 [7:02:01 PM](#)

128 Gary Pratt, Syracuse City, asked about details for the plans for the General Commercial north of the academy.
129 Director Christensen discussed the plat amendment process.

130 [7:03:26 PM](#)

131 Public Hearing closed.

132 [7:03:33 PM](#)

133 Mr. Bodrero discussed traffic control. He provided an over-view of the stacking process to help alleviate extra traffic
134 flow on 1550. He stated it will become more apparent when they present the site plan for the school. He discussed the
135 phasing process with the development and discussed the developers follow through in regards to finishing the road for
136 1550 West.

137 Chairman Jensen reminded the commission they needed to view the application at hand and determine if it meets the
138 Syracuse Ordinance. Director Christensen discussed the exemptions for schools from the state legislature. Commissioner
139 Vaughan reminded the commission that this is a 2 lot subdivision and needed to be treated as such.

140 City Engineer Bloemen discussed temporary turn-arounds for 1550 West. He stated the application will be required to
141 give the city an easement to bring in the utilities and they will reserve rights, within the easement, for ingress and egress.
142 He stated he didn't feel a temporary turn around was necessary for this project.

143 Chairman Jensen inquired about Monterey Estates road base. City Engineer Bloemen discussed the easement in
144 further detail. Commissioner McCuiston inquired about 1550 West streetlights. He inquired about the storm drain, and
145 handicap access, and flow of egress. City Engineer Bloemen stated they will not permit a catch basin in the opening of the
146 ADA ramps. Chairman Jensen inquired about trail connectivity. Director Christensen discussed the trail easement and
147 pedestrian access on 1550 and the future locations.

148 [7:19:44 PM](#)

149 MOTION TO RECOMMEND APPROVAL OF THE PRELIMINARY PLAN FOR NINIGRET NORTH II SUBDIVISION,
150 PROPERTY LOCATED APPROXIMATELY 1550 S SR-193, R-3 & GC ZONE, WITH THE FINDING THAT THE
151 SUBDIVISION MEETS THE MINIMUM REQUIRED STANDARDS OF SYRACUSE CITY, THE RECOMMENDATION IS
152 SUBJECT TO ALL APPLICABLE REQUIREMENTS OF THE MUNICIPAL CODE AND CONDITIONED UPON ONE OF
153 TWO THINGS; EITHER A TEMPORARY TURN-AROUND BE PLACED THAT IS ACCEPTABLE TO FIRE, OR THE
154 SECOND MEANS OF EGRESS BE PROVIDED THAT IS ACCEPTABLE TO THE FIRE DEPARTMENT, BY
155 COMMISSIONER DAY. THE MOTION WAS SECONDED BY COMMISSIONER MCCUISTION. ALL WERE IN FAVOR,
156 WITH NO OPPOSED. THE MOTION CARRIED.

157 [7:20:45 PM](#)

158 5. **Site Plan Public Hearing:** Syracuse Arts Academy, located at approximately 300 S 1550 W, R-3 Zone.

159 Planner Steele gave a brief overview of the site plan. He stated the school meets the requirements for the Syracuse
160 Ordinance. He referred to the information provided in the packet for more detail regarding the school. He stated the
161 seating capacity for the amphitheater is 500 seats, as well as a lawn area. Commissioner Vaughan inquired if the
162 amphitheater will be open to the public for renting purposes. Planner Steele stated it is under negotiation. Commissioner
163 Vaughan inquired about the parking requirements. Planner Steele stated the school met the minimum parking
164 requirements.
165

166 [7:28:37 PM](#)

167 Tyler Bodrero, Syracuse, Utah discussed the additional onsite sidewalks, fencing, and gates. He addressed the
168 parking and the noise projection management. Mr. Bodrero showed the area for the fire protection plan. He discussed the
169 full fire access and turn around. Deputy Chief discussed the fire code pertaining to schools.

170 Deputy Fire Chief Hamblin showed the locations of the 5 fire hydrants on the site plan. He stated the FDC will require
171 a sprinkler system. Commissioner Vaughan inquired about the 2 doors being adequate for emergency evacuations. Mr.
172 Bodrero stated the building had more than 2 egress points; he stated at least 6 as well as gymnasium doors. He stated
173 the full building plans go beyond the city municipality site plan approval to allow them to submit full architectural,
174 mechanical, electrical, plumbing, fire suppression, fire alarm plans to the state officials. He discussed the process
175 between the state and the city. Commissioner Vaughan expressed concern regarding the fire safety. Commissioner
176 Vaughan asked for the location of the mechanical and electrical rooms. Mr. Bodrero stated they were located within the
177 structure and reminded the planning commission, with all due respect, it is not within their purview to review or dictate
178 where the building design occurs pertaining to the location of the mechanical and electrical rooms within the school.

179 There was discussion regarding public safety with an emphasis on the traffic flow for pick up and drop off for the
180 school. Commissioner Vaughan inquired about fire response times for this location. Deputy Fire Chief Hamblin responded
181 approximately 5 minutes depending on traffic flow.

182 Commissioner Vaughan inquired about pedestrian safety and inquired to the amount of anticipated children expected
183 to walk to and from school. Mr. Bodrero stated they are still in the process of determining that number, because the
184 enrollment will not open until January 2015. There was discussion on projected amount of anticipated drop offs per day.

185 Commissioner Day inquired about a shared use agreement for the amphitheater for public use. Mr. Bodrero stated
186 there has not been a definitive agreement; they are still in the negotiation process. Director Christensen stated there are
187 many factors pertaining to the agreement, so the city has been working with Syracuse Arts Academy in discussing terms
188 for usage. She stated she didn't want to commit what the terms are as of yet, because they have to be approve by the
189 City Council.

190 Commissioner McCuiston inquired about the water flow, for surface water drainage. Mr. Bodrero stated it should be
191 picked up in the curb and gutter and run into the street. Commissioner McCuiston cautioned that if they are not separated
192 there is a 6 percent down grade leading into the site on the northern end. He expressed concern regarding water back up
193 in the system and described potential maintenance issues with the proposed pond. Mr. Bodrero stated he will give the
194 information to the engineer and have him re-check the plans to ensure proper water drainage.

195 Chairman Jensen inquired about the electrical plans and location of the electrical room. Director Christensen stated
196 under the state code the items within the city's purview relate to set-backs, height, bulk and massing regulations, off-street

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197 parking, curb cut, traffic circulation, and construction staging. Planner Steele stated the applicant provided electrical plans
198 as far as the locations of light posts. There was discussion regarding Rocky Mountain Power and the process of new
199 developments and power set-up. Chairman Jensen expressed concerns regarding electrical pertaining to fire safety. Mr.
200 Bodrero stated the NEC (National Electrical Code) and Rocky Mountain Power dictate the electrical locations and plans.
201 There was discussion regarding potential trail connections and locations.

202 [8:13:42 PM](#)

203 Public hearing open.

204 [8:13:50 PM](#)

205 Gary Pratt, Syracuse, Utah stated he had a procedural question for staff. He stated in Title 8 it reads the applicant
206 goes to the City Council and the Planning Commission in the Work Session Meeting. He asked if that had been done.
207 Director Christensen stated Title 8 is a subdivision ordinance, not site plan. Mr. Pratt asked if the preliminary approval had
208 been done in regards to subdivision and site plan. Director Christensen reviewed the ordinance for Preliminary Approvals
209 and indicated that the city took the appropriate steps for approval. Mr. Pratt stated he questioned the procedure on the
210 agenda tonight, because it thwarts what Title 8 says as far as execution and procedure. He stated he knew they were
211 sticklers for procedures. Mr. Pratt stated he had been speaking with Councilman Johnson, who also didn't feel they were
212 following procedure.

213 Mr. Pratt discussed the academy on Hillfield Road in Layton, Utah and the stacking of cars occurred on the curb. He
214 stated in order to alleviate that, they had to build an island in the middle of the road to prevent U-turns and avoid curb
215 stacking. He didn't feel the applicant addressed the stacking against the curb issue. He stated this will affect activities in
216 the amphitheater and any activities in the school. He said he loved the idea and wished they had 5 or 6 charter schools in
217 Syracuse.

218 [8:17:04 PM](#)

219 Chairmen Jensen asked Director Christensen to pull up the matrix that showed the procedure for site plan approvals
220 versus subdivision approvals.

221 [8:17:33 PM](#)

222 Commissioner Day asked if they should close the public hearing, if there were no further comments, to allow for
223 further discussion amongst the Planning Commissioners. Chairman Jensen stated he had not yet asked if there were no
224 more comments yet. He indicated he wanted Mr. Pratt's question answered first.

225 [8:17:54 PM](#)

226 Patt Zaugg, Syracuse, Utah, stated Councilman Johnson asked her to ask the Planning Commissioners if an
227 applicant can do a site plan before a subdivision is finally approved. Ms. Zaugg asked about the height of the
228 amphitheater and inquired if it would be similar to Layton City's amphitheater. She asked if there was adequate berming
229 for water over flow that might go into the amphitheater area.

230 [8:19:17 PM](#)

231 Chairman Jensen invited Director Christensen to explain the differences between site plan versus subdivision.
232 Director Christensen stated the site plan is reviewed by the Planning Commission with a public hearing and a notice. She
233 stated in most instances the Planning Commission is the Land Use Authority and makes the decision depending on type
234 of use. She stated this particular site plan is a little unusual because it is a public school. She stated with schools a lot of
235 the processes, such as building permits, are done through the state. As she, the Mayor, and the City Manager reviewed
236 the site plan they decided to process the permits simultaneously. She discussed the differences of a school site plan
237 application versus a commercial site plan application and the review process therein. She discussed state code and the
238 expedited regulations for cities when a school application is received.

239 [8:24:14 PM](#)

240 Chairman Jensen invited Mr. Bodrero to address Ms. Zaugg's questions. Mr. Bodrero inquired if it might be better to
241 close the public hearing prior to addressing Ms. Zaugg's questions to ensure he addresses everyone's questions at once.
242 Chairman Jensen stated it was his meeting and he wanted Mr. Bodrero to address the questions with the public hearing
243 open.

244 [8:24:28 PM](#)

245 Mr. Bodrero stated the landscaped berm would be approximately 6 to 8 feet tall. There will be a landscape of trees
246 that will be tall enough to avoid free shows or free ticket to the event at the amphitheater. He discussed state code in
247 relation to schools. He stated the state code is approved and capped at a maximum of 700 students. The parking and
248 seating is set to accommodate the maximum number of students.

249 [8:27:24 PM](#)

250 Commissioner Day asked if there was an intention to eventually expand this school. Mr. Bodrero stated if there was a
251 need in the future to expand this building it would be a long process mandated through the state to acquire that approval.
252 He stated part of the approval would be through the Planning Commission with a site plan application and they would
253 have to essentially repeat the same requirements as the current site plan approval.

254 [8:29:14 PM](#)

255 Chairman Jensen expressed interest in reviewing the previous academy as far as how the previous Planning
256 Commission handled the subdivision approval. He reviewed standard procedures, and questioned the commission if they
257 were approving in the appropriate order and to the process.

258 [8:30:12 PM](#)

259 Commissioner Day asked for the process charter schools are required to follow per state code, specifically if they

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260 were required to get permission from Planning Commission and City Council. Mr. Bodrero quoted "Site Plan approval from
261 the local municipality". He stated it is defined differently within each jurisdiction. He stated having met with city staff often,
262 the process was determined to meet the state code.

263 Commissioner Day asked Chairman Jensen his reasons for declaring they were proceeding contrary to the City
264 Code. Chairman Jensen stated technically they didn't have a subdivision in place yet. Commissioner Day stated the
265 subdivision will be going through to the city council as well as the site plan for Syracuse Arts Academy. Chairman Jensen
266 stated normally they have Preliminary and a Final on the subdivision approval, but in this case they don't technically have
267 a subdivision approval and they are moving forward with a site plan approval.

268 Planner Steele stated ideally there is a subdivision first. He stated they could always put a condition that the approval
269 is subject to the approval of City Council for the subdivision. Commissioner Day stated he did not see any benefit of
270 tabling this Site Plan. Chairman Jensen wanted to ensure the Commissioners were clear and aware of the potential
271 issues before they move forward with the school. Commissioner Day asked the chair if he would close the public hearing,
272 to allow for a motion to be made.

273 [8:33:56 PM](#)

274 Public hearing closed.

275 [8:33:58 PM](#)

276 MOTION TO GRANT SITE PLAN APPROVAL FOR SYRACUSE ARTS ACADEMY, LOCATED APPROXIMATELY
277 300 S 1550 W, R-3 ZONE SUBJECT TO ALL REQUIREMENTS OF THE CITY MUNICIPAL CODES, AND CITY STAFF
278 REVIEWS, BY COMMISSIONER DAY; WITH THE FINDINGS THAT THE NEED TO PROCESS THE SITE PLAN IN
279 ADDITION TO THEIR COMPLIANCE WITH THE CODE. THE MOTION WAS SECONDED BY COMMISSIONER
280 VAUGHAN. ALL WERE IN FAVOR OF THE MOTION; THE MOTION CARRIED.

281 [8:35:01 PM](#)

- 282 6. **Site Plan Public Hearing: Residential facility for persons with a disability, David Andreasen, located at 2075 S Bluff Rd,**
283 **R-2 Zone.**

284
285 Planner Steele called attention to additional documentation for this application. The information will be added to the
286 meeting minutes. He stated the applicant is converting an existing home into a residential facility for persons with a
287 disability. He stated the only outstanding item was in regards to proof of licensing from all state entities. He stated there is
288 currently a preliminary letter from the deputy director from Utah Department of Health stating they have received the
289 supporting document, letter of intent, and the applicant is free to move forward. The applicant cannot move forward with
290 the state until he receives approval from the City. Chairman Jensen stated they could make the approval conditional upon
291 the applicant acquiring and showing proof of all state and federal approvals. Planner Steele stated he has not received
292 any letters, phone calls, etc. regarding this application.

293 [8:41:48 PM](#)

294 Deputy Fire Chief Hamblin was invited to discuss his remarks pertaining to fire. Deputy Jo Hamblin stated per state
295 code, assisted living will go to plan review for state fire marshal office. He stated this application has been reviewed with
296 the state fire inspector. He stated there are many factors in determining the fire requirements that are based on the
297 occupancy of the building.

298 David Andreasen, West Point, Utah stated it is an intermediate care facility program. He stated they are intended for
299 people with long term disabilities such as, brain injuries, autism, or mental retardation. He referred to a graph that showed
300 the lack of facilities in Davis County. He stated in 2012 the Health Department approved Syracuse City as the designated
301 location for the facility. He stated it is a 12 person facility. He state architect that oversees all Healthcare licensed facilities,
302 Andrew Baxter. He stated this facility was originally built as a neighborhood built assisted living program and it meets all
303 the licensing requirements for an assisted living program. He reviewed the various requirements for the facility. He stated
304 there are 5 exits. He stated there will be awake direct care staff 24 hours a day, 7 days a week. He stated there will be 4
305 staff providing service for 12 people. The state architect requested the applicant have a fully handicap bathroom. He
306 reviewed the process with the Planning Commissioners. He stated he would like to convert the garage into a medical
307 office.

308 [8:52:17 PM](#)

309 Commissioner Day inquired about wheelchair access to the building. Mr. Andreasen stated on the side of the garage
310 there is a double door handicap accessible 6 foot double door to get to the first floor. Mr. Andreasen stated with this type
311 of facility 10 percent of the facility needs to be handicap accessible and with this 2 level home the entire main level is
312 handicap accessible. He stated the facility is more for persons with mental disabilities versus physical disabilities.

313 [8:54:20 PM](#)

314 Commissioner Vaughan asked the applicant if he was familiar with ADA and the percentage of home that is ADA
315 compliant. The applicant confirmed he is familiar with ADA and 50 percent of the home is compliant. Mr. Andreasen stated
316 the State Architect only requires that 10 percent of the building be ADA compliant, which is in compliance with ADA
317 regulations.

318 Commissioner Vaughan reviewed the Syracuse Ordinance and questioned whether or not the facility was ADA
319 compliant. (ORD 06-17; 06-27) Mr. Andreasen stated the facility meets the state and federal regulations.

320 [8:57:36 PM](#)

321 MOTION TO EXTEND THE MEETING TO 15 MINUTES AFTER 9 BY COMMISSIONER VAUGHAN. THE MOTION
322 WAS SECONDED BY COMMISSIONER MCCUISTION. COMMISSIONER VAUGHAN, MCCUISTION, JENSEN VOTED
323 YAY. COMMISSIONER DAY VOTED NAY. MOTION CARRIED.

Minutes of the Syracuse Planning Commission Regular Meeting, December 2, 2014

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[8:57:58 PM](#)

Planner Steele discussed the various rules and regulations of the state and federal government pertaining to ADA compliance. He stated the city ordinance refers to the federal code and states the site needs to meet and comply with the federal standards. Mr. Andreasen reconfirmed that he is complying with state and federal government regulations. He stated he is receiving funds from the federal government and the rules and regulations have to be met in order to receive the funds.

Commissioner Vaughan stated on the business license application there is a portion that states the applicant will comply with the American Disability Act. Commissioner Day asked if the entire building had to be ADA compliant. He stated it was his understanding that only a portion needed to be compliant. Commissioner Vaughan referred to the staff report in the packet. Mr. Steele clarified in the staff report, the portion in which Commissioner Vaughan references, pertains to parking. He stated it is referring to access into the building, but not the building itself. Mr. Andreasen reiterated stated the ADA standard is 10 percent, but his building more than exceeds with 50 percent. He reiterated it was certified by the state architect. Commissioner Vaughan stated there is an ADA inspection certification. There was discussion regarding ADA compliance.

There was discussion regarding the Fair Housing Act. Director Christensen reviewed the site plan requirements for the Planning Commission to review.

[9:08:27 PM](#)

Public hearing opened.

[9:08:42 PM](#)

Gary Pratt, Syracuse, Utah as a past member of the Planning Commission, he stated this has been reviewed and the city has set a precedence and they can talk about ADA all they want in the code, but the city has already approved a number of applicant outside of the perusal and interpretation of the code. He stated it is a site plan approval, not a building permit approval, so there is no jurisdiction inside the building on this application at this point.

[9:09:45 PM](#)

Public hearing closed.

[9:09:41 PM](#)

Commissioner Vaughan stated he felt there have been errors in the past with allowing businesses to proceed without ADA certification. He referred to the Syracuse Business License Application. He felt the current application did not meet the ADA compliance. He stated there is an ADA office in Salt Lake that verifies and certifies compliance. He stated he supported the site plan.

[9:12:04 PM](#)

MOTION TO APPROVE SITE PLAN APPROVAL, THE SITE PLAN FOR THE RESIDENTIAL FACILITY FOR PERSONS WITH A DISABILITY, REQUESTED FROM DAVID ANDREASEN, PROPERTY LOCATED AT 2075 S BLUFF RD, R-2 ZONE, BY COMMISSIONER DAY. THE MOTION WAS SECONDED BY COMMISSIONER MCCUISTION. ALL WERE IN FAVOR, WITH NO OPPOSED, SO THE MOTION CARRIED.

[9:12:31 PM](#)

7. Code Amendment: Title X, pertaining to accessory structures.

MOTION TO TABLE ITEM 7 BY COMMISSIONER DAY. THE MOTION WAS SECONDED BY COMMISSIONER MCCUISTION. ALL WERE IN FAVOR OF THE MOTION; THE MOTION CARRIED.

[9:12:35 PM](#)

8. **Adjourn**

MOTION TO ADJOURN BY COMMISSIONER MCCUISTION. MEETING ADJOURNED.

TJ Jensen, Chairman

Jackie Manning, Admin Professional

Date Approved: _____

Subcommittee Meeting Minutes

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Date: November 19, 2014
Location: Syracuse City Community Center
Minutes recorded by Dale Rackham

Attendees:

Dale Rackham (Chair)
Troy Moultrie (Vice Chair)
David Jones (Member)
Kenneth Hellewell (Member)
Gary Pratt (Member)
Ray Zaugg (Member)
Pat Zaugg (Member)
TJ Jensen

Minutes:

1. The December schedule at the Community Center will be as follows:
 - a. Meet on December 3rd at 6:30PM
 - b. Meet on December 17th at 6:30PM
2. Discussion on expiration for on the committee – the group felt that the time period should be extended until a summary of the recommendations can be provided to the Planning Commission
3. Review of the proposed changes that have been discussed to date for the zoning and General Map
4. Discussion on water and how it may impact developments – it was stated that a developer has to provide water shares with a new development, so it may not have immediate impact on us
5. Discussion about getting residents to make yards more water conservative
6. Discussion about reviewing General Plan and including them in an update to the plan.

Action Items:

7. For the next meeting the following pages are to be reviewed and proposed changes provided for discussion:
 - a. Pg. 1-3 Kenneth Hellewell

- 431 b. Pg. 4-7 Gary Pratt
- 432 c. Pg. 8-11 Pat Zaugg
- 433 d. Pg. 12-15 David Jones
- 434 e. Pg. 16-20 Ray Zaugg
- 435 f. Pg. 21-25 Dale Rackham
- 436 g. Pg 26-30 Troy Moultrie
- 437
- 438

439 Subcommittee Meeting Minutes

440
441 Date: December 3, 2014
442 Location: Syracuse City Community Center
443 Minutes recorded by Dale Rackham

444
445 Attendees:
446 Dale Rackham (Chair)
447 Kenneth Hellewell (Member)
448 Gary Pratt (Member)
449 Ray Zaugg (Member)
450 Pat Zaugg (Member)
451 TJ Jensen
452 Noah Steele

453
454 Minutes:

- 455
- 456 1. The next scheduled December meeting at the Community Center is on December
- 457 18th at 6:30PM.
- 458
- 459 2. The charter for the committee expires the end of December and the next PC
- 460 meeting is not scheduled until January 6, 2015. At the time I will request an
- 461 extension to the committee to allow us to summarize the proposed changes and
- 462 present them.
- 463
- 464 3. Discussion and recommendation that staff do a better job of keeping the city
- 465 website current, make it easier to navigate and get the search feature working.
- 466
- 467 4. Discussion on General Plan review included the following:
- 468
- 469 a. Park rate of 7.2 acres per 1000 residents. Is it adequate, is there standard and
- 470 what is the current number
- 471 b. Currently 178 acres of property for parks, most of the land developed
- 472 although a portion is not

- 473 c. National association of parks recommends 6.5 to 10.5 acres per 1000
- 474 residents.
- 475 d. City will need to acquire more property to meet the target at build out, it was
- 476 suggested they act soon while they still can
- 477 e. Suggest the city negotiate with power company to make a park area on the
- 478 property under the power corridor
- 479 f. The trails master plan and what is proposed for the city
- 480 g. The city should look at adding street lights to older neighborhoods that are
- 481 not in compliance with the street light requirement
- 482
- 483
- 484

485 Action Items:

- 486
- 487 5. For the next meeting the following pages are to be reviewed and proposed changes
- 488 provided for discussion:
- 489 a. Pg. 4-7 Gary Pratt
- 490 b. Pg. 8-11 Pat Zaugg
- 491 c. Pg. 12-15 David Jones
- 492 d. Pg. 16-20 Ray Zaugg
- 493 e. Pg. 26-30 Troy Moultrie
- 494 f. Pg. 34-37 Kenneth Hellewell
- 495 g. Pg. 28-40 Dale Rackham
- 496
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- 498

Planning Commission Meeting

January 6th, 2015

EXECUTIVE SUMMARY

Completed by Jackie Manning,

on 12/31/2014

Item 3: Adoption of the Planning Commission Meeting 2015 Schedule

1. The proposed 2015 schedule for Planning Commission Meetings are as follows:

- ❖ January 6, 2015
- ❖ January 20, 2015
- ❖ February 3, 2015
- ❖ February 17, 2015
- ❖ March 3, 2015
- ❖ March 17, 2015
- ❖ April 7, 2015
- ❖ April 21, 2015
- ❖ May 5, 2015
- ❖ May 19, 2015
- ❖ June 2, 2015
- ❖ June 16, 2015
- ❖ July 7, 2015
- ❖ July 21, 2015
- ❖ August 4, 2015
- ❖ August 18, 2015
- ❖ September 1, 2015
- ❖ September 15, 2015
- ❖ October 6, 2015
- ❖ October 20, 2015
- ❖ November 17, 2015
- ❖ December 1, 2015
- ❖ December 15, 2015

NO PLANNING COMMISSION MEETING ON NOVEMBER 3, 2015, DUE TO ELECTION DAY.



Monterey Estates 1500 W 700 S



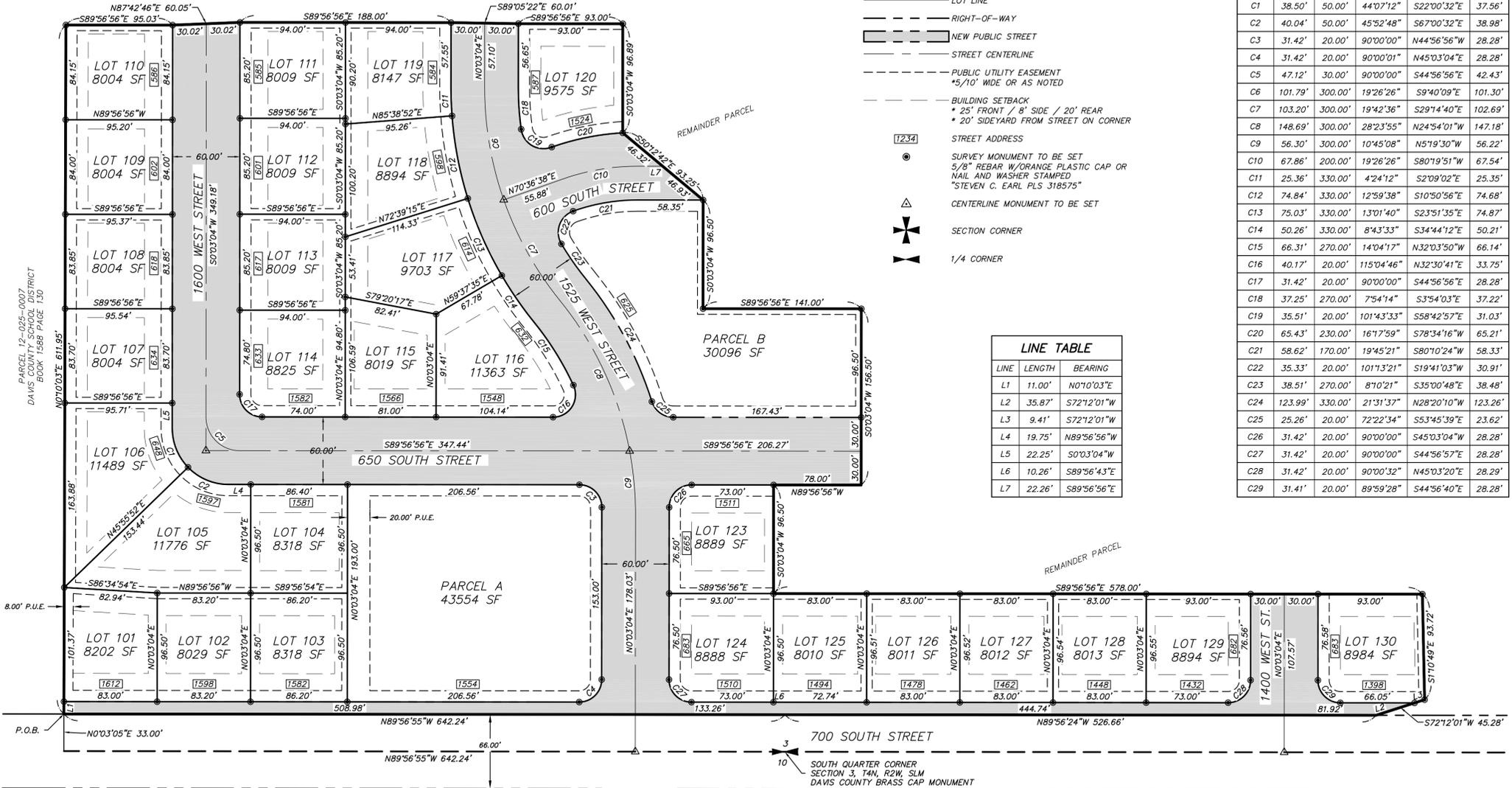
MONTEREY ESTATES PHASE 1 - AMENDED
 A PART OF THE SOUTH 1/2 OF SECTION 3, TOWNSHIP 4 NORTH,
 RANGE 2 WEST, SALT LAKE MERIDIAN
 CITY OF SYRACUSE, COUNTY OF DAVIS, STATE OF UTAH

LEGEND

- SECTION LINE
- BOUNDARY
- LOT LINE
- RIGHT-OF-WAY
- NEW PUBLIC STREET
- STREET CENTERLINE
- PUBLIC UTILITY EASEMENT
*5/10' WIDE OR AS NOTED
- BUILDING SETBACK
* 25' FRONT / 8' SIDE / 20' REAR
* 20' SIDEYARD FROM STREET ON CORNER
- 1234 STREET ADDRESS
- SURVEY MONUMENT TO BE SET
5/8" REBAR W/ORANGE PLASTIC CAP OR
NAIL AND WASHER STAMPED
"STEVEN C. EARL PLS 318575"
- △ CENTERLINE MONUMENT TO BE SET
- ✦ SECTION CORNER
- ✦ 1/4 CORNER

CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ	CH. BEARING	CHORD
C1	38.50'	50.00'	44°07'12"	S22°00'32"E	37.56'
C2	40.04'	50.00'	45°52'48"	S67°00'32"E	38.98'
C3	31.42'	20.00'	90°00'00"	N44°56'56"W	28.28'
C4	31.42'	20.00'	90°00'01"	N45°03'04"E	28.28'
C5	47.12'	30.00'	90°00'00"	S44°56'56"E	42.43'
C6	101.79'	300.00'	19°26'26"	S9°40'09"E	101.30'
C7	103.20'	300.00'	19°42'36"	S29°14'40"E	102.69'
C8	148.69'	300.00'	28°23'55"	N24°54'01"W	147.18'
C9	56.30'	300.00'	10°45'08"	N5°19'30"W	56.22'
C10	67.86'	200.00'	19°26'26"	S80°19'51"W	67.54'
C11	25.36'	330.00'	4°24'12"	S2°09'02"E	25.35'
C12	74.84'	330.00'	12°59'38"	S10°50'56"E	74.68'
C13	75.03'	330.00'	13°01'40"	S23°51'35"E	74.87'
C14	50.26'	330.00'	8°43'33"	S34°44'12"E	50.21'
C15	66.31'	270.00'	14°04'17"	N32°03'50"W	66.14'
C16	40.17'	20.00'	115°04'46"	N32°30'41"E	33.75'
C17	31.42'	20.00'	90°00'00"	S44°56'56"E	28.28'
C18	37.25'	270.00'	7°54'14"	S3°54'03"E	37.22'
C19	35.51'	20.00'	101°43'33"	S58°42'57"E	31.03'
C20	65.43'	230.00'	16°17'59"	S78°34'16"W	65.21'
C21	58.62'	170.00'	19°45'21"	S80°10'24"W	58.33'
C22	35.33'	20.00'	101°13'21"	S19°41'03"W	30.91'
C23	38.51'	270.00'	8°10'21"	S35°00'48"E	38.48'
C24	123.99'	330.00'	21°31'37"	N28°20'10"W	123.26'
C25	25.26'	20.00'	72°22'34"	S53°45'39"E	23.62'
C26	31.42'	20.00'	90°00'00"	S45°03'04"W	28.28'
C27	31.42'	20.00'	90°00'00"	S44°56'57"E	28.28'
C28	31.42'	20.00'	90°00'32"	N45°03'20"E	28.29'
C29	31.41'	20.00'	89°59'28"	S44°56'40"E	28.28'

LINE TABLE		
LINE	LENGTH	BEARING
L1	11.00'	N0°10'03"E
L2	35.87'	S72°12'01"W
L3	9.41'	S72°12'01"W
L4	19.75'	N89°56'56"W
L5	22.25'	S0°03'04"W
L6	10.26'	S89°56'43"E
L7	22.26'	S89°56'56"E



SURVEY CERTIFICATE

I, STEVEN C. EARL, A PROFESSIONAL LAND SURVEYOR, HOLD CERTIFICATE NO. 318575-2201, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, WHICH IS ACCURATELY DESCRIBED THEREWITH, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS MONTEREY ESTATES PHASE 1 - AMENDED, AND THAT THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

LEGAL DESCRIPTION

A PART OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, LOCATED IN THE CITY OF SYRACUSE, COUNTY OF DAVIS, STATE OF UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 3; THENCE N89°56'55"W 642.24 FEET ALONG THE SOUTH LINE OF SAID SECTION; THENCE N0°03'05"E 33.00 FEET TO THE POINT OF BEGINNING; THENCE N0°10'03"E 611.95 FEET ALONG THE EAST LINE OF THE PROPERTY DESCRIBED IN THE DEED RECORDED IN ENTRY 1021678, BOOK 1588, PAGE 130; THENCE S89°56'56"E 95.05 FEET; THENCE N89°42'46"E 60.05 FEET; THENCE S89°56'56"E 188.00 FEET; THENCE S89°05'22"E 60.01 FEET; THENCE S89°56'56"E 93.00 FEET; THENCE S0°03'04"W 96.89 FEET; THENCE S0°12'42"E 93.25 FEET; THENCE S0°10'04"W 96.50 FEET; THENCE S89°56'56"E 141.00 FEET; THENCE S0°03'04"W 156.50 FEET; THENCE N89°56'56"W 78.00 FEET; THENCE S0°03'04"W 96.50 FEET; THENCE S89°56'56"E 578.00 FEET; THENCE S72°12'01"W 45.28 FEET ALONG THE NORTH LINE OF LOT 2, NINIGRET FIELD, TO THE NORTH LINE OF 700 SOUTH STREET; THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO COURSES:
 (1) N89°56'24"W 526.66 FEET;
 (2) N89°56'55"W 642.24 FEET TO THE POINT OF BEGINNING, CONTAINING 10.02 ACRES, MORE OR LESS.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS TO BE HEREAFTER KNOWN AS MONTEREY ESTATES PHASE 1 - AMENDED, DO HEREBY DEDICATE TO THE PUBLIC THE STREETS AS SHOWN HEREON, AND DO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREETS. WE ALSO OFFER AND CONVEY TO ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AND RIGHT-OF-WAY OVER, UNDER, ACROSS, AND THROUGH THOSE AREAS DESIGNATED ON THIS PLAT AS UTILITY EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, COMMUNICATIONS, NATURAL GAS, SEWER, WATER, IRRIGATION, AND DRAINAGE LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO, WHICH WOULD REQUIRE THAT SURFACE CONSTRUCTION BE ALLOWED WHICH WOULD INTERFERE WITH NORMAL UTILITY USE.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 2014.

BY: IVORY DEVELOPMENT, LLC
 BY: CHRISTOPHER P. GAMVROULAS, PRESIDENT

ACKNOWLEDGMENT

STATE OF UTAH }
 COUNTY OF _____ } S.
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2014, BY CHRISTOPHER P. GAMVROULAS, PRESIDENT OF IVORY DEVELOPMENT, LLC.

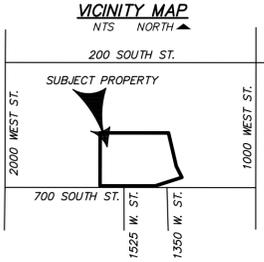
NOTARY PUBLIC _____

- GENERAL NOTES**
- PARCEL "A" IS TO BE DEEDED TO THE CITY FOR USE AS A STORMWATER DETENTION POND AND ALSO AS A PUBLIC PARK.
 - PARCEL "B" IS TO BE USED AS A PRIVATE PARK.
 - NO PERMANENT STRUCTURES ALLOWED WITHIN PUBLIC UTILITY EASEMENTS UNLESS OTHERWISE APPROVED BY THE CITY.

UTILITY COMPANIES

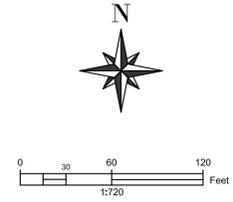
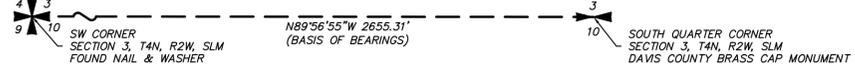
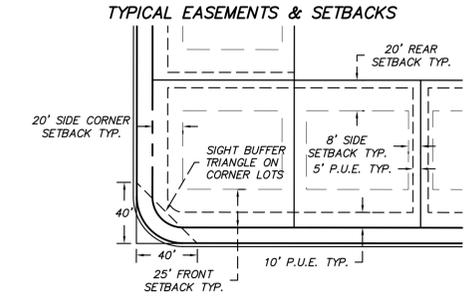
EASEMENTS ARE APPROVED AS SHOWN HEREON.

ROCKY MOUNTAIN POWER _____ DATE _____
 CENTURY LINK _____ DATE _____
 QUESTAR GAS _____ DATE _____

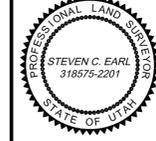


COUNTY RECORDER

COUNTY RECORDER'S NO. _____
 STATE OF UTAH, COUNTY OF DAVIS,
 RECORDED AND FILED AT THE REQUEST
 OF _____
 DATE _____ TIME _____ FEE _____
 INDEX FILED IN: FILE OF PLATS
 COUNTY RECORDER
 BY: DEPUTY RECORDER



<p align="center">CITY ATTORNEY</p> <p>APPROVED THIS _____ DAY OF _____, 2015 BY THE SYRACUSE CITY ATTORNEY.</p> <p align="center">SYRACUSE CITY ATTORNEY</p>	<p align="center">CITY COUNCIL APPROVAL</p> <p>APPROVED THIS _____ DAY OF _____, 2015 BY THE SYRACUSE CITY COUNCIL.</p> <p align="center">SYRACUSE CITY RECORDER SYRACUSE CITY MAYOR</p>	<p align="center">PLANNING COMMISSION APPROVAL</p> <p>APPROVED THIS _____ DAY OF _____, 2015 BY THE SYRACUSE CITY PLANNING COMMISSION.</p> <p align="center">SYRACUSE CITY PLANNING COMMISSION</p>	<p align="center">ENGINEER'S CERTIFICATE</p> <p>APPROVED THIS _____ DAY OF _____, A.D. 2015 BY THE SYRACUSE CITY ENGINEER.</p> <p align="center">SYRACUSE CITY ENGINEER</p>
--	--	---	--



FINAL PLAT

MONTEREY ESTATES
 PHASE 1 - AMENDED



Cache • Landmark
 Engineers
 Surveyors
 Planners

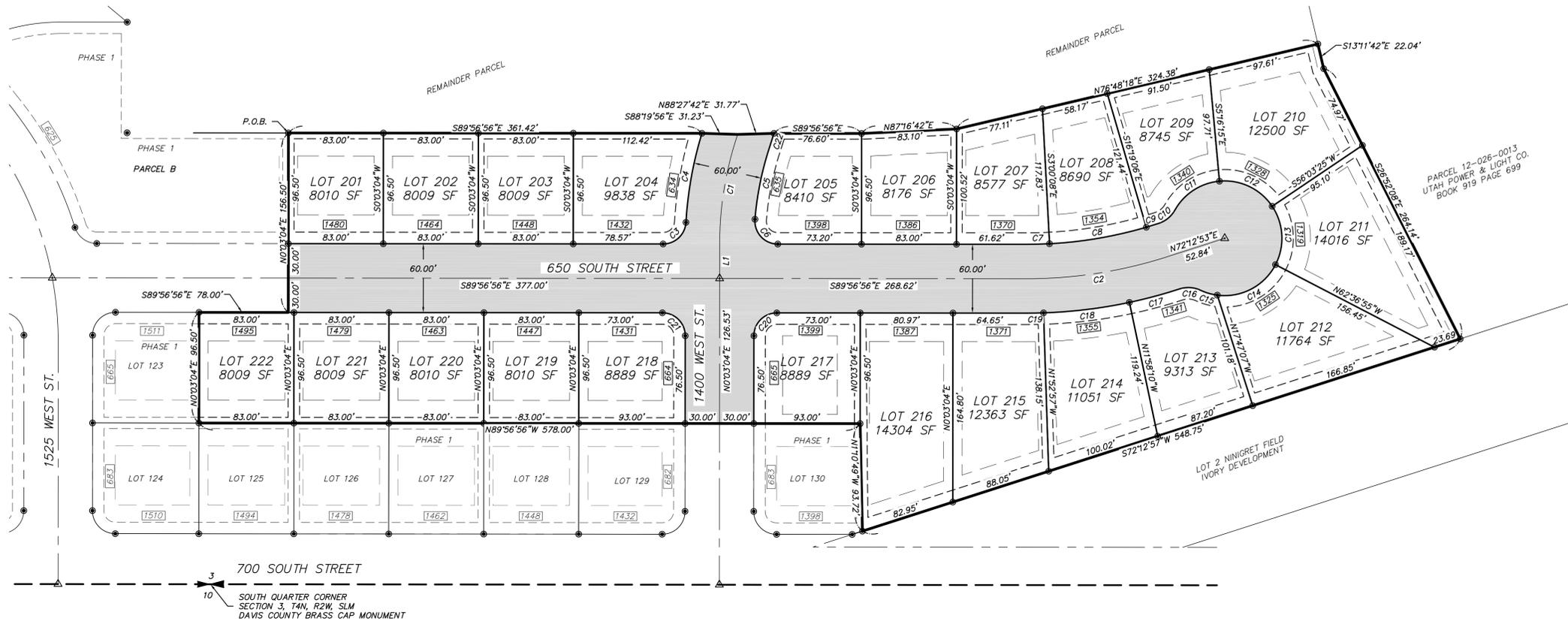
1011 West 400 North
 Suite 130
 Logan, UT 84321
 435.713.0099

DATE: 12 DECEMBER 2014
 SCALE: 1" = 60'
 CALCULATED BY: S. EARL
 CHECKED BY: S. CROOKSTON
 APPROVED BY: S. EARL
 PROJECT NUMBER: 13008SYR

1 / 1

Z:\2013 Projects\13008SYR\Ivory Homes Syracuse\Acad\Final Plats\Final Plats - Amended\13008SYR Monterey Estates Final Plat Plt (Current).dwg, 12/10/2014, 2:55:05 PM, scan

MONTEREY ESTATES PHASE 2
 A PART OF THE SOUTH 1/2 OF SECTION 3, TOWNSHIP 4
 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN
 CITY OF SYRACUSE, COUNTY OF DAVIS, STATE OF UTAH



SURVEY CERTIFICATE

I, STEVEN C. EARL, A PROFESSIONAL LAND SURVEYOR, HOLD CERTIFICATE NO. 318575-2201, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, WHICH IS ACCURATELY DESCRIBED THEREWITH, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS MONTEREY ESTATES PHASE 2, AND THAT THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

LEGAL DESCRIPTION

A PART OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, LOCATED IN THE CITY OF SYRACUSE, COUNTY OF DAVIS, STATE OF UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 3; THENCE N9°49'08" E 399.29 FEET TO THE POINT OF BEGINNING AT THE NORTHEAST CORNER OF PARCEL B OF MONTEREY ESTATES PHASE 1 - AMENDED; THENCE S89°56'56" E 361.42 FEET; THENCE S88°19'56" E 31.23 FEET; THENCE N88°27'42" E 31.77 FEET; THENCE S89°56'56" E 76.60 FEET; THENCE N87°16'42" E 83.10 FEET; THENCE N76°48'18" E 324.38 FEET TO THE WEST LINE OF PARCEL 12-026-0013, DESCRIBED IN THE DEED RECORDED IN BOOK 919 PAGE 699 IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE S131°14'42" E 22.04 FEET ALONG SAID WEST LINE; THENCE S26°52'08" E 264.14 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF LOT 2 OF NINIGRET FIELD; THENCE S72°12'57" W 548.75 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF LOT 130 OF SAID MONTEREY ESTATES PHASE 1; THENCE ALONG THE BOUNDARY OF SAID MONTEREY ESTATES PHASE 1 THE FOLLOWING FIVE COURSES:

- N11°04'49" W 93.72 FEET;
- N89°56'56" W 578.00 FEET;
- N0°03'04" E 96.50 FEET;
- S89°56'56" E 78.00 FEET;
- N0°03'04" E 156.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.38 ACRES, MORE OR LESS.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS TO BE HEREAFTER KNOWN AS MONTEREY ESTATES PHASE 2, DO HEREBY DEDICATE TO THE PUBLIC THE STREETS AS SHOWN HEREON, AND DO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREETS. WE ALSO OFFER AND CONVEY TO ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AND RIGHT-OF-WAY OVER, UNDER, ACROSS, AND THROUGH THOSE AREAS DESIGNATED ON THIS PLAT AS UTILITY EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, COMMUNICATIONS, NATURAL GAS, SEWER, WATER, IRRIGATION, AND DRAINAGE LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO, WHICH WOULD REQUIRE THAT NO SURFACE CONSTRUCTION BE ALLOWED WHICH WOULD INTERFERE WITH NORMAL UTILITY USE.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 201__.

BY: IVORY DEVELOPMENT, LLC

BY: CHRISTOPHER P. GAMVROULAS, PRESIDENT

ACKNOWLEDGMENT

STATE OF UTAH }
 COUNTY OF _____ } S.
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 201__, BY CHRISTOPHER P. GAMVROULAS, PRESIDENT OF IVORY DEVELOPMENT, LLC.

NOTARY PUBLIC _____

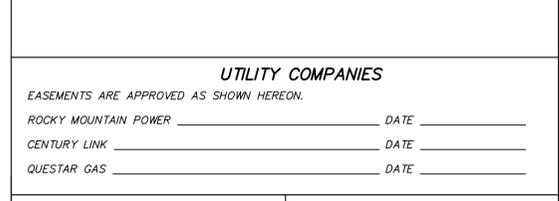
GENERAL NOTES

- NO PERMANENT STRUCTURES ALLOWED WITHIN PUBLIC UTILITY EASEMENTS UNLESS OTHERWISE APPROVED BY THE CITY.

UTILITY COMPANIES

EASEMENTS ARE APPROVED AS SHOWN HEREON.

ROCKY MOUNTAIN POWER _____ DATE _____
 CENTURY LINK _____ DATE _____
 QUESTAR GAS _____ DATE _____



COUNTY RECORDER

COUNTY RECORDER'S NO. _____
 STATE OF UTAH, COUNTY OF DAVIS,
 RECORDED AND FILED AT THE REQUEST
 OF _____
 DATE _____ TIME _____ FEE _____
 INDEX FILED IN: FILE OF PLATS
 COUNTY RECORDER
 BY: DEPUTY RECORDER



FINAL PLAT

MONTEREY ESTATES
 PHASE 2

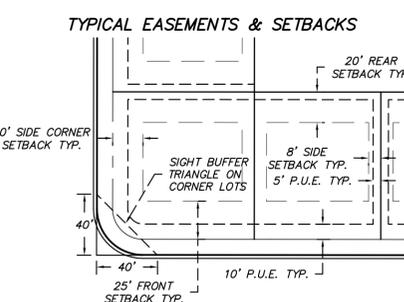
Cache • Landmark
 Engineers
 Surveyors
 Planners

1011 West 400 North
 Suite 130
 Logan, UT 84321
 435.713.0099

DATE: 3 MARCH 2014
 SCALE: 1" = 60'
 CALCULATED BY: S. EARL
 CHECKED BY: S. CROOKSTON
 APPROVED BY: S. EARL
 PROJECT NUMBER: 13009SYR

1 / 1

Z:\2013 Projects\13009SYR\Ivory Homes Syracuse\Acad\Final Plats\Final Plats - Amended\13009SYR Monterey Estates Final Plat Ph2 (Current).dwg, 12/10/2014, 2:57:32 PM, searl

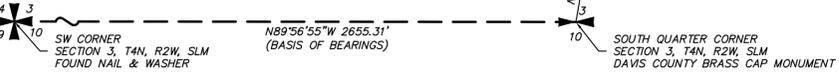
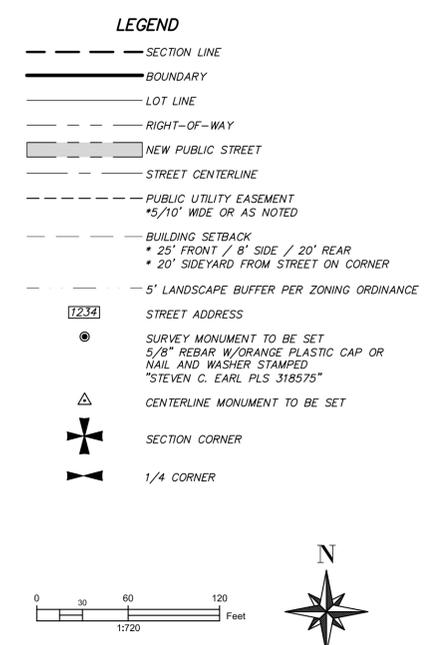


LINE TABLE

LINE	LENGTH	BEARING
L1	30.00'	N0°03'04"E

CURVE TABLE

CURVE	LENGTH	RADIUS	Δ	CH. BEARING	CHORD
C1	97.32'	300.00'	18°35'10"	S9°20'39"W	96.89'
C2	124.52'	400.00'	17°50'11"	N81°07'58"E	124.02'
C3	30.27'	20.00'	86°43'27"	N46°41'20"E	27.46'
C4	79.06'	330.00'	13°43'38"	S10°11'26"W	78.87'
C5	65.96'	270.00'	13°59'51"	S11°38'18"W	65.80'
C6	33.02'	20.00'	94°35'19"	S42°39'17"E	29.39'
C7	19.72'	370.00'	3°03'12"	N88°31'28"E	19.72'
C8	85.99'	370.00'	13°18'57"	N80°20'23"E	85.80'
C9	11.46'	370.00'	1°46'31"	N72°47'39"E	11.46'
C10	18.55'	25.00'	42°31'11"	N50°38'48"E	18.13'
C11	48.30'	50.00'	55°20'33"	S57°03'29"W	46.44'
C12	53.52'	50.00'	61°19'40"	N64°36'25"W	51.00'
C13	53.52'	50.00'	61°19'40"	N3°16'45"W	51.00'
C14	61.12'	50.00'	70°02'30"	N62°24'20"E	57.39'
C15	15.38'	50.00'	17°37'34"	S73°45'39"E	15.32'
C16	18.79'	25.00'	43°04'12"	N86°28'58"W	18.35'
C17	45.39'	430.00'	6°02'54"	N75°00'23"E	45.37'
C18	75.70'	430.00'	10°05'13"	N83°04'27"E	75.60'
C19	14.51'	430.00'	1°56'01"	N89°05'04"E	14.51'
C20	31.42'	20.00'	90°00'00"	S45°03'04"W	28.28'
C21	31.42'	20.00'	90°00'00"	N44°56'56"W	28.28'
C22	10.96'	330.00'	1°54'10"	N17°41'09"E	10.96'



CITY ATTORNEY

APPROVED THIS _____ DAY OF _____, 201__, BY THE SYRACUSE CITY ATTORNEY.

SYRACUSE CITY ATTORNEY

CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____, 201__, BY THE SYRACUSE CITY COUNCIL.

SYRACUSE CITY RECORDER SYRACUSE CITY MAYOR

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 201__, BY THE SYRACUSE CITY PLANNING COMMISSION.

SYRACUSE CITY PLANNING COMMISSION

ENGINEER'S CERTIFICATE

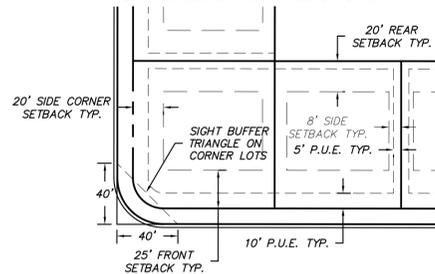
APPROVED THIS _____ DAY OF _____, A.D. 201__, BY THE SYRACUSE CITY ENGINEER.

SYRACUSE CITY ENGINEER

MONTEREY ESTATES PHASE 3
 A PART OF THE SOUTH 1/2 OF SECTION 3, TOWNSHIP 4
 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN
 CITY OF SYRACUSE, COUNTY OF DAVIS, STATE OF UTAH



TYPICAL EASEMENTS & SETBACKS



LEGEND

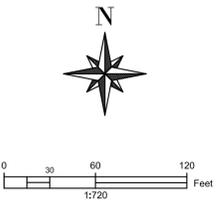
- SECTION LINE
- BOUNDARY
- LOT LINE
- RIGHT-OF-WAY
- NEW PUBLIC STREET
- STREET CENTERLINE
- PUBLIC UTILITY EASEMENT *5/10' WIDE OR AS NOTED
- BUILDING SETBACK *25' FRONT / 8' SIDE / 20' REAR *20' SIDEYARD FROM STREET ON CORNER
- 5' LANDSCAPE BUFFER PER ZONING ORDINANCE
- [1234] STREET ADDRESS
- SURVEY MONUMENT TO BE SET 5/8" REBAR W/ORANGE PLASTIC CAP OR NAIL AND WASHER STAMPED "STEVEN C. EARL PLS 318575"
- △ CENTERLINE MONUMENT TO BE SET
- ⊕ SECTION CORNER
- ⊕ 1/4 CORNER

LINE TABLE

LINE	LENGTH	BEARING
L1	5.68'	S76°48'18"W
L2	12.02'	S76°48'18"W
L3	31.76'	N0°03'04"E

CURVE TABLE

CURVE	LENGTH	RADIUS	Δ	CH. BEARING	CHORD
C1	69.36'	300.00'	137°4'46"	N83°25'41"E	69.20'
C2	109.96'	70.00'	90°00'00"	N31°48'18"E	98.99'
C3	40.07'	450.00'	5'06'06"	N15°44'55"W	40.06'
C4	11.92'	450.00'	1'31'04"	N19°03'21"W	11.92'
C5	51.99'	450.00'	6'37'11"	S16°30'18"E	51.96'
C6	36.04'	20.00'	103°14'46"	N38°25'41"E	31.36'
C7	31.42'	20.00'	90°00'00"	N45°03'04"E	28.28'
C8	31.42'	20.00'	90°00'00"	N44°56'56"W	28.28'
C9	31.42'	20.00'	90°00'00"	N45°03'04"E	28.28'
C10	31.42'	20.00'	90°00'00"	N44°56'56"W	28.28'
C11	9.12'	330.00'	1'34'59"	S17°50'45"W	9.12'
C12	67.87'	270.00'	14°24'09"	N11°26'09"E	67.69'
C13	32.88'	20.00'	94°11'01"	N42°51'26"W	29.30'
C14	33.62'	100.00'	19°15'54"	N33°33'45"W	33.47'
C15	60.18'	100.00'	34°28'56"	N23°18'40"E	59.28'
C16	59.46'	100.00'	34°03'55"	N59°46'20"E	58.58'
C17	65.24'	330.00'	11°19'39"	N82°28'07"E	65.14'
C18	11.05'	330.00'	1°55'07"	N89°05'30"E	11.05'
C19	30.37'	20.00'	87°00'47"	S46°32'40"W	27.54'
C20	78.89'	330.00'	13°41'48"	N9°53'11"E	78.70'
C21	31.42'	20.00'	90°00'00"	S44°56'56"W	28.28'
C22	14.90'	270.00'	3°09'42"	N88°28'13"E	14.90'
C23	47.52'	270.00'	10°05'04"	N81°50'50"E	47.46'
C24	62.83'	40.00'	90°00'00"	N31°48'18"E	56.57'
C25	26.79'	20.00'	76°45'14"	N51°34'19"W	24.83'
C26	31.42'	20.00'	90°00'00"	S45°03'04"W	28.28'
C27	97.32'	300.00'	18°35'10"	N9°20'39"E	96.89'
C28	48.52'	420.00'	6'37'11"	S16°30'18"E	48.50'
C29	19.40'	480.00'	2'18'58"	N18°39'24"W	19.40'
C30	20.03'	480.00'	2'23'28"	N16°18'11"W	20.03'
C31	16.02'	480.00'	1°34'45"	N14°09'05"W	16.02'



SURVEY CERTIFICATE
 I, STEVEN C. EARL, A PROFESSIONAL LAND SURVEYOR, HOLD CERTIFICATE NO. 318575-2201, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, WHICH IS ACCURATELY DESCRIBED THEREWITH, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS MONTEREY ESTATES PHASE 3, AND THAT THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

LEGAL DESCRIPTION
 A PART OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, LOCATED IN THE CITY OF SYRACUSE, COUNTY OF DAVIS, STATE OF UTAH, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 3; THENCE N64°03'09"E 1076.42 FEET TO THE POINT OF BEGINNING AT THE NORTHERNMOST CORNER OF LOT 210 OF MONTEREY ESTATES PHASE 2; THENCE ALONG THE BOUNDARY OF SAID MONTEREY ESTATES PHASE 2 THE FOLLOWING SIX COURSES:
 1. S76°48'18"W 324.38 FEET;
 2. S87°16'42"W 83.10 FEET;
 3. N89°56'56"W 76.60 FEET;
 4. S88°27'42"W 31.77 FEET;
 5. N88°19'56"W 31.23 FEET;
 6. N89°56'56"W 87.42 FEET;
 THENCE N0°03'04"E 96.50 FEET;
 THENCE N10°42'36"E 61.05 FEET;
 THENCE N0°03'04"E 446.00 FEET;
 THENCE N10°26'24"E 61.00 FEET;
 THENCE N0°03'04"E 97.00 FEET;
 THENCE S89°56'56"E 278.74 FEET;
 THENCE N13°11'42"W 19.82 FEET;
 THENCE N76°48'18"E 160.00 FEET FEET ALONG SAID NORTH LINE TO THE WEST LINE OF PARCEL 12-026-0013, DESCRIBED IN THE DEED RECORDED IN BOOK 919 PAGE 699 IN THE OFFICE OF THE RECORDER OF SAID COUNTY;
 THENCE S13°11'42"E 757.25 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.
 CONTAINING 9.30 ACRES, MORE OR LESS.

OWNER'S DEDICATION
 KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS TO BE HEREAFTER KNOWN AS MONTEREY ESTATES PHASE 3, DO HEREBY DEDICATE TO THE PUBLIC THE STREETS AS SHOWN HEREON, AND DO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREETS. WE ALSO DEDICATE PARCEL C TO THE PUBLIC FOR THE USES NOTED HEREON.
 WE ALSO OFFER AND CONVEY TO ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AND RIGHT-OF-WAY OVER, UNDER, ACROSS, AND THROUGH THOSE AREAS DESIGNATED ON THIS PLAT AS UTILITY EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, COMMUNICATIONS, NATURAL GAS, SEWER, WATER, IRRIGATION, AND DRAINAGE LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO, WHICH WOULD REQUIRE THAT NO SURFACE CONSTRUCTION BE ALLOWED WHICH WOULD INTERFERE WITH NORMAL UTILITY USE.
 IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 201__.

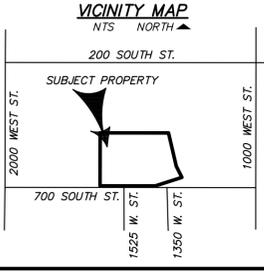
BY: IVORY DEVELOPMENT, LLC
 BY: CHRISTOPHER P. GAMVROULAS, PRESIDENT

ACKNOWLEDGMENT
 STATE OF UTAH } S.
 COUNTY OF _____ }
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 201__, BY CHRISTOPHER P. GAMVROULAS, PRESIDENT OF IVORY DEVELOPMENT, LLC.

NOTARY PUBLIC _____

GENERAL NOTES
 1. PARCEL C IS BE DEDICATED TO THE CITY AS A PUBLIC RIGHT-OF-WAY TO BE USED FOR A TRAIL.
 2. NO PERMANENT STRUCTURES ALLOWED WITHIN PUBLIC UTILITY EASEMENTS UNLESS OTHERWISE APPROVED BY THE CITY.

UTILITY COMPANIES
 EASEMENTS ARE APPROVED AS SHOWN HEREON.
 ROCKY MOUNTAIN POWER _____ DATE _____
 CENTURY LINK _____ DATE _____
 QUESTAR GAS _____ DATE _____



COUNTY RECORDER
 COUNTY RECORDER'S NO. _____
 STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST OF _____
 OF _____
 DATE _____ TIME _____ FEE _____
 INDEX FILED IN: FILE OF PLATS
 COUNTY RECORDER
 BY: DEPUTY RECORDER



FINAL PLAT
 MONTEREY ESTATES
 PHASE 3

Cache • Landmark
 Engineers
 Surveyors
 Planners
 1011 West 400 North
 Suite 130
 Logan, UT 84321
 435.713.0099

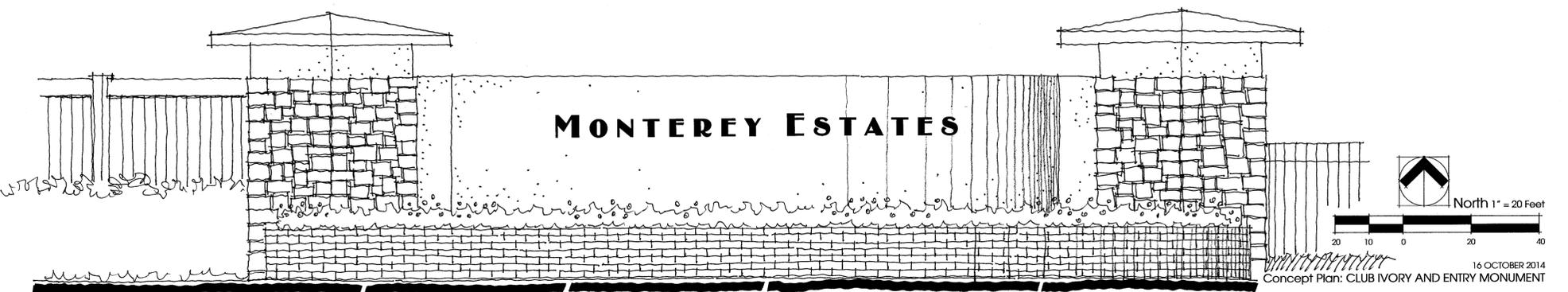
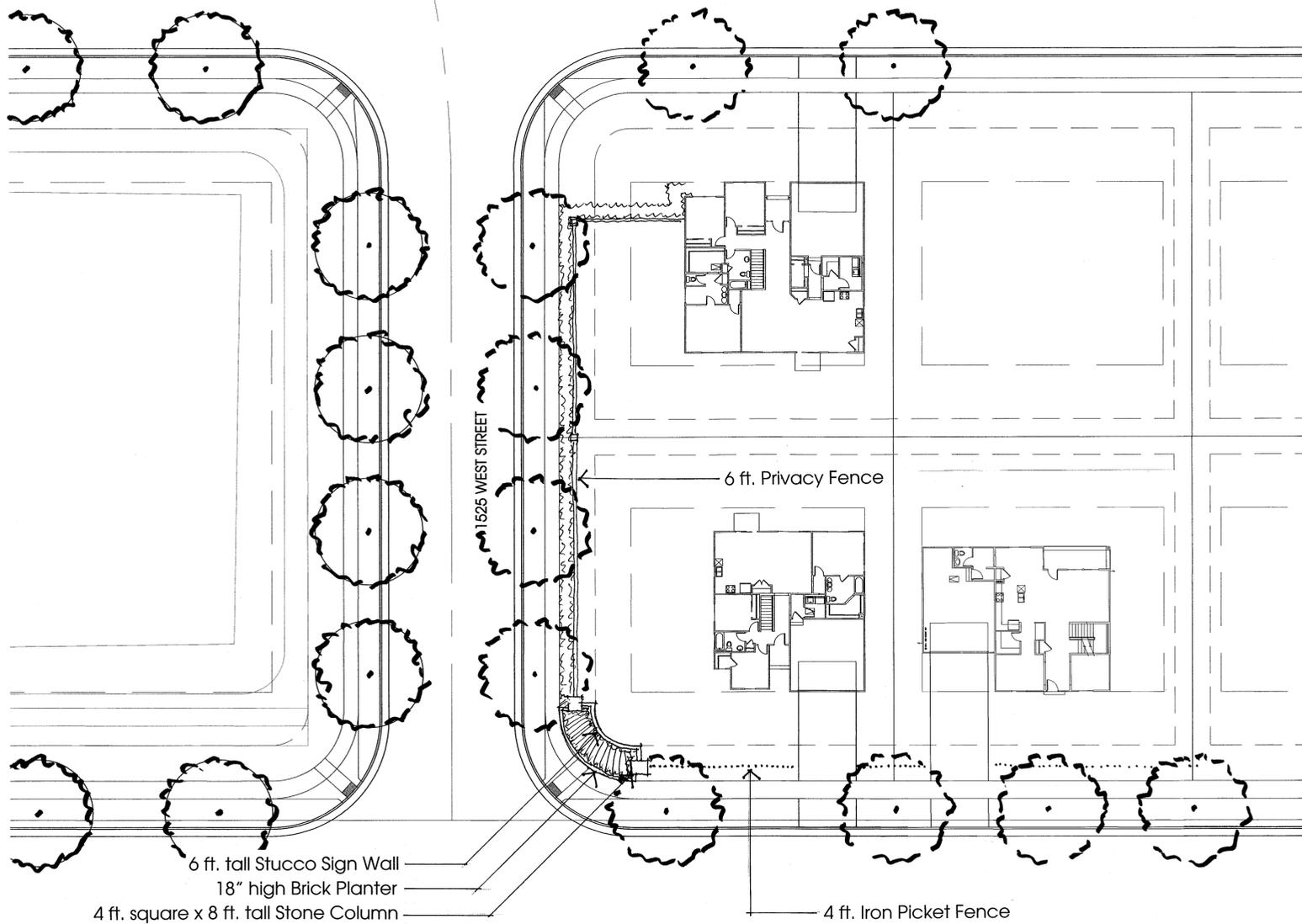
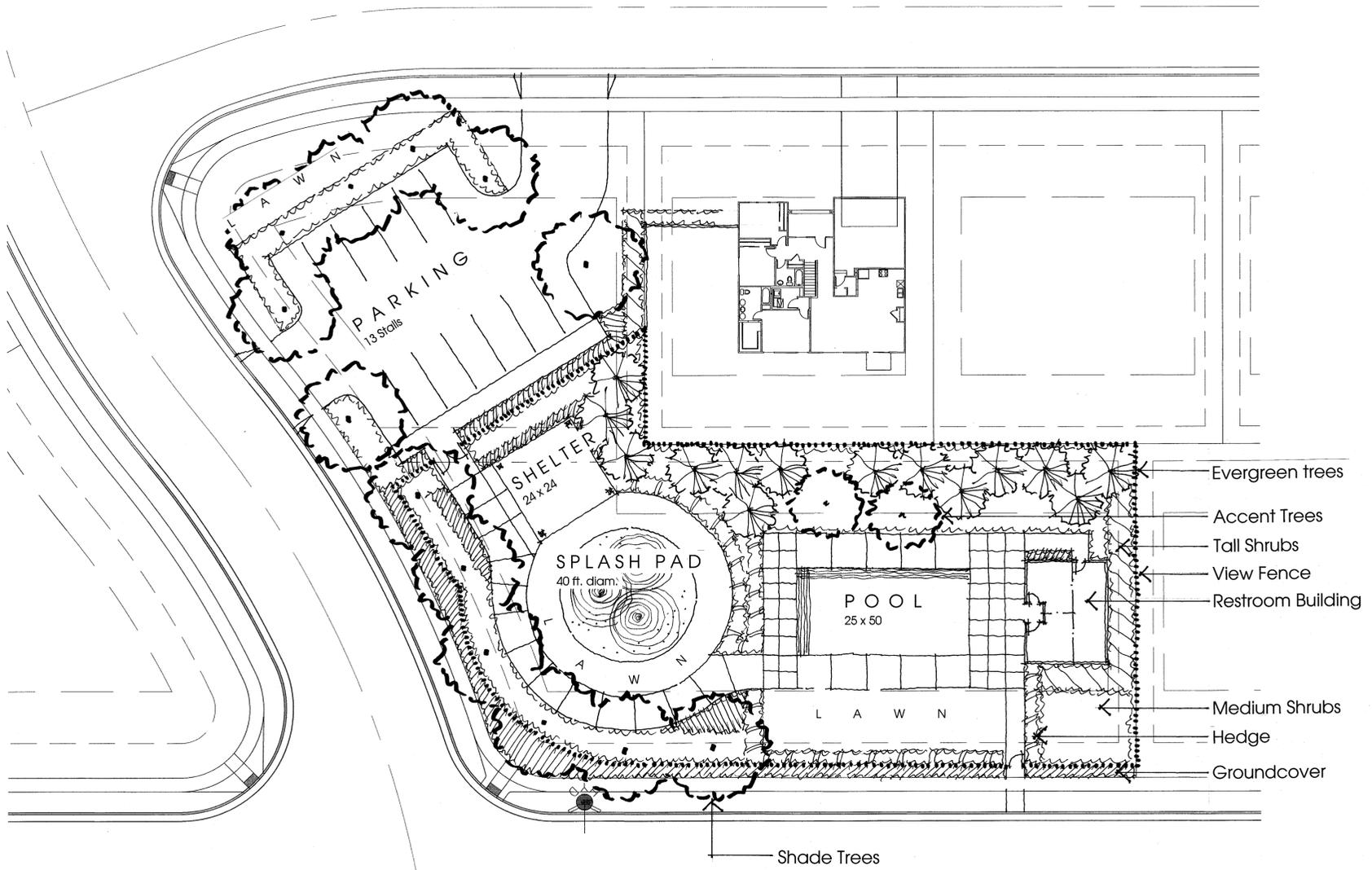
DATE: 12 DECEMBER 2014
 SCALE: 1" = 60'
 CALCULATED BY: S. EARL
 CHECKED BY: S. CROOKSTON
 APPROVED BY: S. EARL
 PROJECT NUMBER: 13009SYR

CITY ATTORNEY
 APPROVED THIS _____ DAY OF _____, 201__, BY THE SYRACUSE CITY ATTORNEY.
 SYRACUSE CITY ATTORNEY

CITY COUNCIL APPROVAL
 APPROVED THIS _____ DAY OF _____, 201__, BY THE SYRACUSE CITY COUNCIL.
 SYRACUSE CITY RECORDER SYRACUSE CITY MAYOR

PLANNING COMMISSION APPROVAL
 APPROVED THIS _____ DAY OF _____, 201__, BY THE SYRACUSE CITY PLANNING COMMISSION.
 SYRACUSE CITY PLANNING COMMISSION

ENGINEER'S CERTIFICATE
 APPROVED THIS _____ DAY OF _____, A.D. 201__, BY THE SYRACUSE CITY ENGINEER.
 SYRACUSE CITY ENGINEER



MONTEREY ESTATES

Syracuse, Utah
IVORY DEVELOPMENT . 978 WOOD OAK LANE . SALT LAKE CITY, UTAH



**Engineer Plat Amendment Review – Monterey Estates Subdivision
1525 West Street & 700 South Street**

Completed by Brian Bloemen on December 30, 2014

Below are the engineering comments for the plat amendment of the Monterey Estates Subdivision Phases 1-3.

1. Consult with planning to give 1600 West Street a street name.
2. Add a notice to purchasers on the plat for all phases stating: Secondary water pressure is low and it is recommended the owner install a secondary booster pump.

If you have any further comments or questions please feel free to contact me at 801-614-9682.

Sincerely,

Robert Whiteley
Public Works Director



SYRACUSE
EST. CITY 1935

Subdivision Final Plan Review

Subdivision: Monterey Estates Phase 1-3

Date: December 29, 2014

Completed By: Jenny Schow, City Planner

Updated:

8-6-010: Final Plat:		Planning Staff Review:
1.	Proposed name of subdivision (to be approved by Planning Commission and County Recorder).	Yes
2.	Accurate angular and linear dimensions for all lines, angles and curves used to describe boundaries, streets, easements, areas reserved for public use, etc.	Yes
3.	Identification system for lots, blocks, and names of streets. Lot lines show dimensions in feet and hundredths.	Add Public Street to Street Labels
4.	Street addresses shown for each lot as assigned by the City.	Yes
5.	True angles and distances to nearest street lines or official monuments as accurately described and shown by appropriate symbol.	Yes
6.	Radii, internal angles, points and curvatures, tangent bearings and the length of all arcs.	Yes
7.	Accurate location of all monuments to be Installed, shown by appropriate symbol.	Refer to City Engineer
8.	Dedication to City of all streets, highways and other public uses and easements included in the proposed subdivision.	Yes
9.	Street monuments shown on Final Plat as approved by City Engineer.	Refer to City Engineer
10.	Pipes or other iron markers shown on the plat.	Refer to City Engineer
11.	Accurate outlines and dimensions of any areas to be dedicated or reserved for public use, with the purposes indicated thereon, and any areas to be reserved by deed or covenant for common use of all property owners.	Yes
12.	All boundary, lot and other geometrics (bearings, distances, curve data etc.) on Final Plat accurate to not less than one part in five thousand (1/5000).	Refer to City Engineer
13.	Location, function, ownership and manner of maintenance of common open space not reserved or dedicated for public use.	Maintenance Agreement for Storm Detention will be required prior to recording.
14.	Legal boundary description of the subdivision and acreage included.	Yes
15.	Current inset City map showing location of subdivision.	Yes
16.	Standard signatures forms/boxes reflected on the Final Plat as designated by City Code	Yes

8-6-020: Final Plan and Profile	See Engineer Review
--	----------------------------

Conditional Items of Final Plan Approval for Preconstruction	
1.	Construction Drawing Prints and PDF files
2.	Schedule a preconstruction meeting
3.	Bond estimate using the City template
4.	Final Inspection Fees as calculated in the approved bond estimate
5.	Offsite Improvement Agreement
6.	BMP Facilities Maintenance Agreement (Parcel A)
7.	Streetlight Agreement
8.	SWPPP NOI
9.	SWPPP City Permit
10.	Fugitive Dust Control Plan

Conditional Items of Final Plan Approval for Recording	
1.	Escrow Agreement
2.	Water Shares
3.	Title Report - must be dated within 30 days of recording
4.	Submit mylar of plat with the utility company signatures
4.	Recording fees made to Davis County Recorder: \$37/page +\$1/lot and any common space as well as \$1/land-owner signatures over two.



TO: Community Development, Attention: Jenny Schow
FROM: Jo Hamblin, Fire Marshal
RE: Monterey Estates Ammendment Phase 1,2, and 3

DATE: December 16, 2014

I have reviewed the Monterey Estates Amendment Phase 1,2,and 3 submitted on December 10, 2014. The Fire Prevention Division of this department has the following comments/concerns.

1. The minimum fire flow requirement is 1000 gallons per minute for 60 consecutive minutes for residential one and two family dwellings. Fire flow requirements may be increased for residential one and two family dwellings with a building footprint equal to or greater than 3,600 square feet or for buildings other than one and two family dwellings. Provide documentation that the fire flow has been confirmed through the Syracuse City Engineering Division, Water Model.
2. Fire hydrants and access roads shall be installed prior to construction of any buildings. All hydrants shall be placed with the 4 ½" connection facing the point of access for Fire Department Apparatus. Provide written assurance that this will be met.
3. Prior to beginning construction of any buildings, a fire flow test of the new hydrants shall be conducted to verify the actual fire flow for this project. The Fire Prevention Division of this department shall witness this test and shall be notified a minimum of 48 hours prior to the test.
4. Dead-end streets, which exceed one lot depth in length, shall have a temporary turn-around area at the end. The turnaround shall meet the Syracuse City's engineering standards and specifications.

These plans have been reviewed for Fire Department requirements only. The Fire Department has no concerns regarding fire protection or access, as long as the developer complies with the requirements listed above. Other departments must review these plans and will have their requirements. This review by the Fire Department must not be construed as final approval from Syracuse City.

Sincerely,

Jo Hamblin
Deputy Chief/ Fire Marshal
Syracuse City Fire Department

1869 South 3000 West, Syracuse, Utah 84075
801-614-9614 (Station)
801-776-1976 (Fax)



Mayor
Terry Palmer

City Council
Brian Duncan
Mike Gailey
Craig Johnson
Karianne Lisonbee
Douglas Peterson

City Manager
Brody Bovero

December 22, 2014

The City has received a Subdivision Amendment request from Ivory Homes for Monterey Estates Phases 1-3, located approximately 1500 W 700 S, R-3 Zone. The Planning Commission will consider this request in their regular meeting, beginning at 6 p.m., in the City Hall Council Chambers on **January 6, 2015**.

In accordance with Syracuse City Land Use Ordinance 10-4-050(C), we are providing you notice of this request as a land owner within a 300-foot radius of the subject property. This is a Public Hearing, and you are welcome to attend and provide comments regarding this request, if you so desire, or submit them in writing to the email or mailing address below.

If you are uncertain as to the impact or ramifications of this proposal and would like more information; please feel free to call or stop in during regular business hours, between 8 a.m. and 5 p.m., Monday through Friday.

Respectfully,

Syracuse City

Community Development Department
Phone and/or Fax: 801-614-9632
Email: jschow@syracuseut.com

jm



Planning Commission Meeting

January 6, 2015

EXECUTIVE SUMMARY

Item 6: General Plan Amendment, General Commercial to Planned Residential Development Zone, Q-2 LLC, located at 1600 W 1700 S

Please refer to the following documents:

- Aerial
- General Plan Map
- Public Notice Letter

The current general plan designation for this parcel is General Commercial. The applicant has requested to break up the parcel and zone the northern part as Planned Residential Development while leaving a little over one half acre along Antelope Drive in the General Commercial zoning. The applicant has indicated intent to develop a 55 and older patio home community. A rezone will also be required upon approval of this application.

SUGGESTED MOTIONS:

Grant

I move to recommend approval to the City Council for the General Plan Amendment request from General Commercial to Planned Residential Development, Q-2 LLC, located at 1600 W 1700 S, subject to all applicable requirements of the City's municipal codes (and to the condition(s) that...)

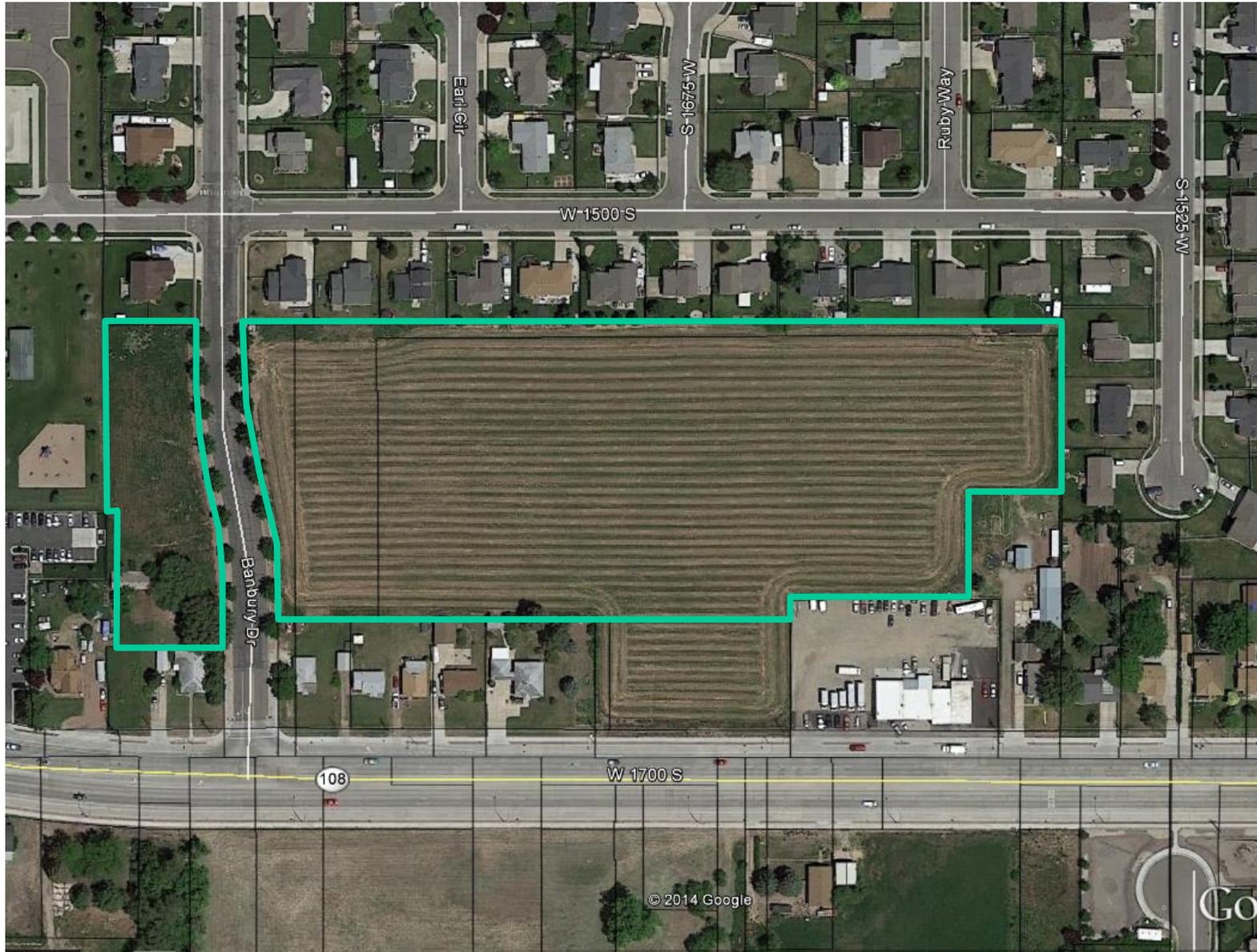
Deny

I move to recommend denial to the City for the General Plan Amendment request from General Commercial to Planned Residential Development, Q-2 LLC based on...

Table

I move to table discussions pertaining to the General Plan Amendment request from General Commercial to Planned Residential Development, Q-2 LLC, until....

Q-2 LLC 1600 W 1700 S





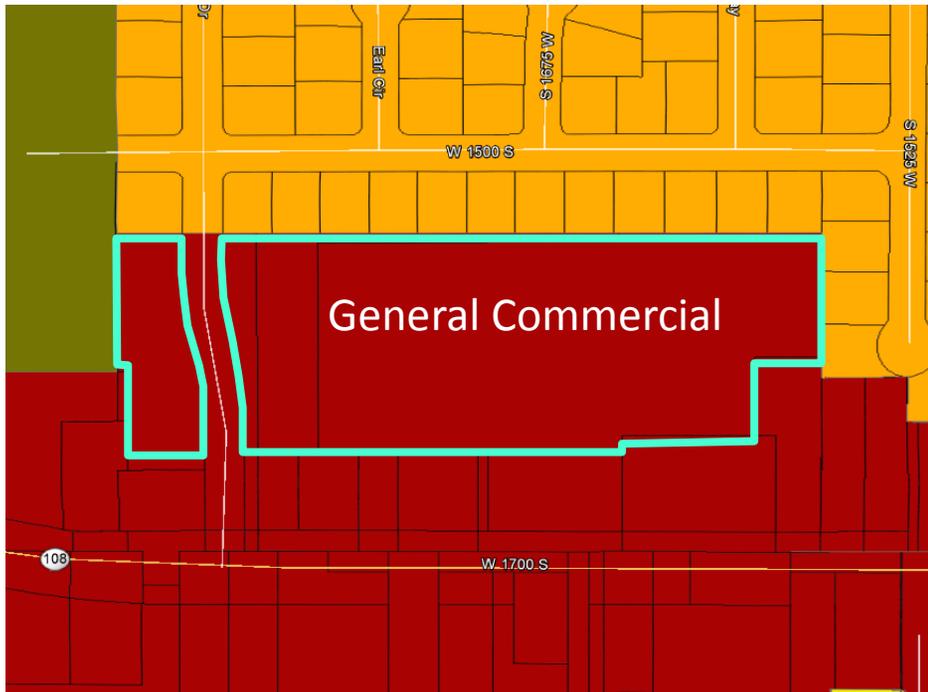
General Plan Request

Q-2 LLC 1600 W 1700 S



Existing General Plan Map

General Plan Request



- | | | | |
|---|------------------------------------|---|--------------------------|
|  | Agriculture A-1 |  | Commercial II |
|  | R-1 (2.90 dwellings per net acre) |  | General Commercial Zone |
|  | R-2 (3.79 dwellings per net acre) |  | Industrial Zone |
|  | R-3 (5.44 dwellings per net acre) |  | Town Center Overlay Zone |
|  | PRD (8.0 dwellings per net acre) |  | Sensitive Overlay Zone |
|  | R-4 (14.52 dwellings per net acre) |  | RDA & EDA Boundary |
|  | Professional Office | | |



Mayor
Terry Palmer

City Council
Brian Duncan
Mike Gailey
Craig Johnson
Karianne Lisonbee
Douglas Peterson

City Manager
Brody Bovero

December 22, 2014

The City has received a General Plan Amendment request from Q-2 LLC, General Commercial to Planned Residential Development Zone, property located approximately 1600 W 1700 S. The Planning Commission will consider this request in their regular meeting, beginning at 6 p.m., in the City Hall Council Chambers on **January 6, 2015**.

In accordance with Syracuse City Land Use Ordinance 10-4-050(C), we are providing you notice of this request as a land owner within a 300-foot radius of the subject property. This is a Public Hearing, and you are welcome to attend and provide comments regarding this request, if you so desire, or submit them in writing to the email or mailing address below.

If you are uncertain as to the impact or ramifications of this proposal and would like more information; please feel free to call or stop in during regular business hours, between 8 a.m. and 5 p.m., Monday through Friday.

Respectfully,

Syracuse City

Community Development Department
Phone and/or Fax: 801-614-9632
Email: jschow@syracuseut.com

jm



Planning Commission Meeting

January 6, 2015

EXECUTIVE SUMMARY

Item 7: General Plan Amendment, request from Neighborhood Services and R-3 Residential to Professional Office Zone, Q-2 LLC, located at 1407 S 2000 W.

Please refer to the following documents:

- Aerial
- General Plan Map
- Public Notice Letter

The current general plan designation for this parcel is Neighborhood Services and R-3 Residential. The applicant has requested a change to Professional Office. This lot is very long and narrow making it very difficult for residential development. The General Commercial zone will allow for increased development possibilities including a potential assisted living facility. City staff has no issues with this request.

SUGGESTED MOTIONS:

Grant

I move to recommend approval to the City Council for the General Plan Amendment request from Neighborhood Services and R-3 Residential to Professional Office Zone, Q-2 LLC, located at 1407 S 2000 W, subject to all applicable requirements of the City's municipal codes (and to the condition(s) that...)

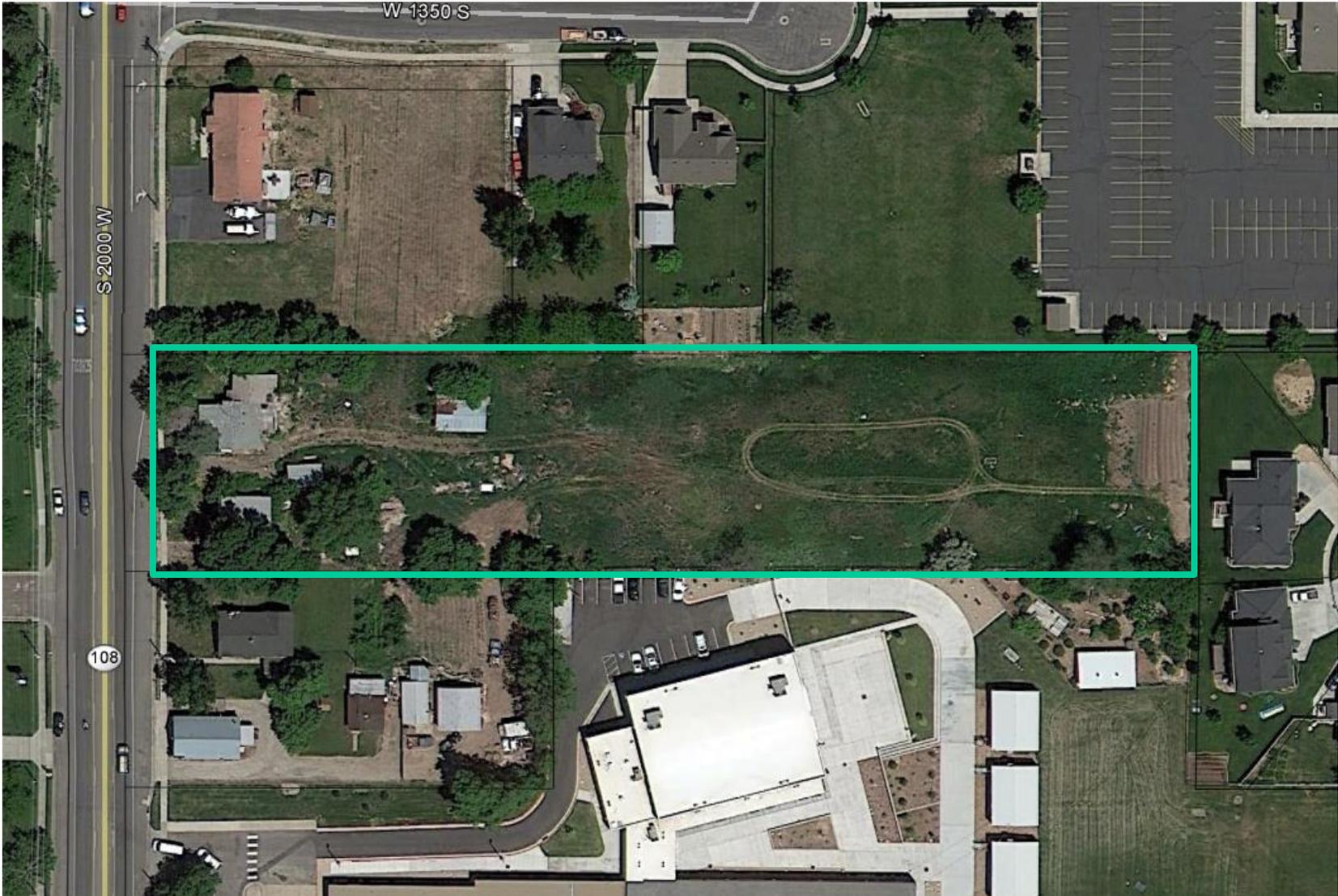
Deny

I move to recommend denial to the City for the General Plan Amendment request from Neighborhood Services and R-3 Residential to Professional Office Zone, Q-2 LLC, located at 1407 S 2000 W based on...

Table

I move to table discussions pertaining to the General Plan Amendment request from Neighborhood Services and R-3 Residential to Professional Office Zone, Q-2 LLC, located at 1407 S 2000 W, until....

Q-2 LLC 1407 S 2000 W



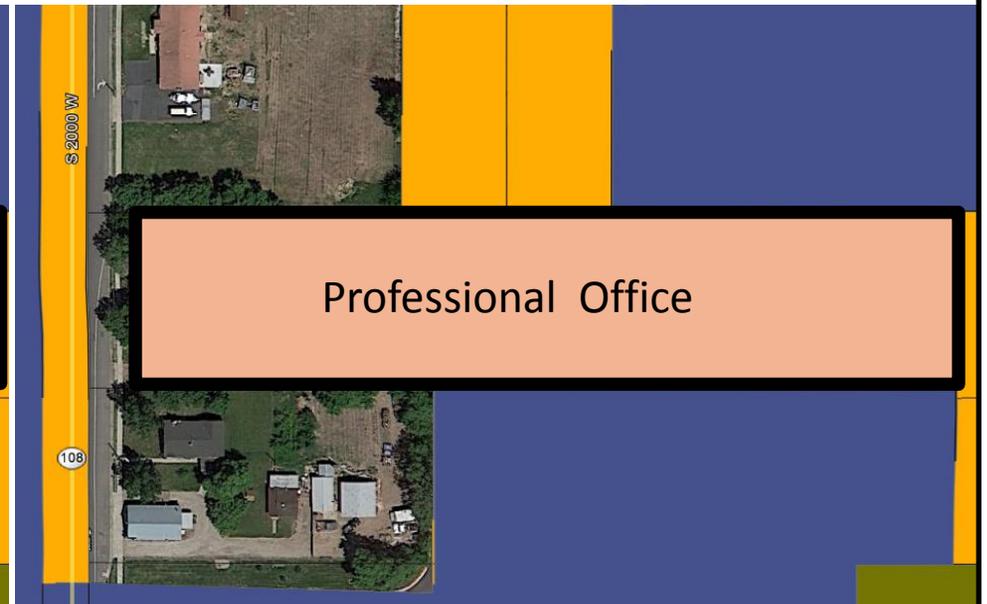
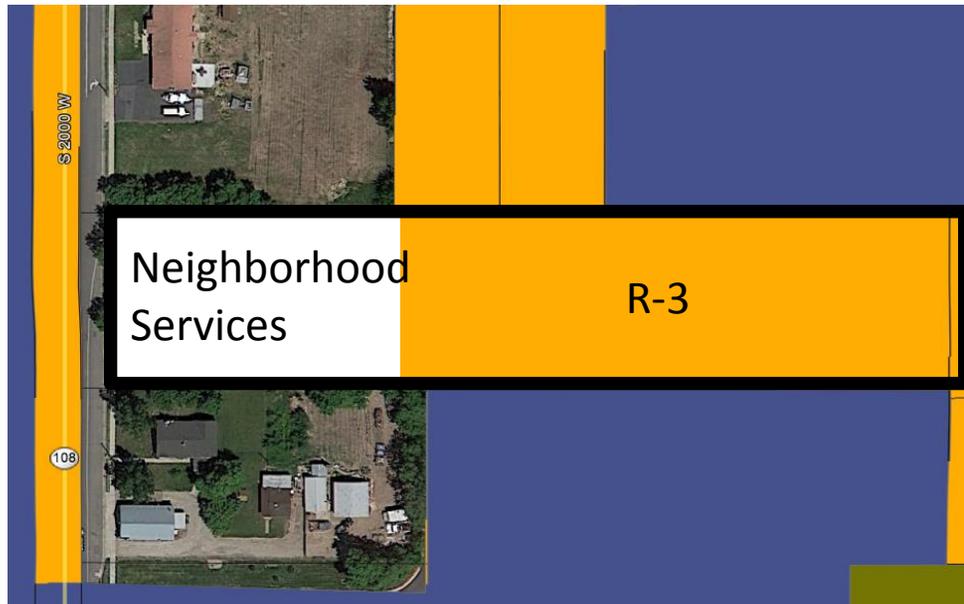


General Plan Request Q-2 LLC 1407 S 2000 W



Existing General Plan Map

General Plan Request



- | | |
|--|--|
|  Agriculture A-1 |  Commercial II |
|  R-1 (2.90 dwellings per net acre) |  General Commercial Zone |
|  R-2 (3.79 dwellings per net acre) |  Industrial Zone |
|  R-3 (5.44 dwellings per net acre) |  Town Center Overlay Zone |
|  PRD (8.0 dwellings per net acre) |  Sensitive Overlay Zone |
|  R-4 (14.52 dwellings per net acre) |  RDA & EDA Boundary |
|  Professional Office | |



SYRACUSE
EST. CITY 1935

Mayor
Terry Palmer

City Council
Brian Duncan
Mike Gailey
Craig Johnson
Karianne Lisonbee
Douglas Peterson

City Manager
Brody Bovero

December 22, 2014

The City has received a General Plan Amendment and a Rezone Application from Eric Craythorn, property located approximately 1407 S 2000 W. The General Plan request from Neighborhood Services and R-3 Residential to Professional Office Zone; the Rezone request from R-3 Residential to Professional Office Zone. The Planning Commission will consider this request in their regular meeting, beginning at 6 p.m., in the City Hall Council Chambers on **January 6, 2015**.

In accordance with Syracuse City Land Use Ordinance 10-4-050(C), we are providing you notice of this request as a land owner within a 300-foot radius of the subject property. This is a Public Hearing, and you are welcome to attend and provide comments regarding this request, if you so desire, or submit them in writing to the email or mailing address below.

If you are uncertain as to the impact or ramifications of this proposal and would like more information; please feel free to call or stop in during regular business hours, between 8 a.m. and 5 p.m., Monday through Friday.

Respectfully,

Syracuse City

Community Development Department
Phone and/or Fax: 801-614-9632
Email: jschow@syracuseut.com

jm

General Plan Request

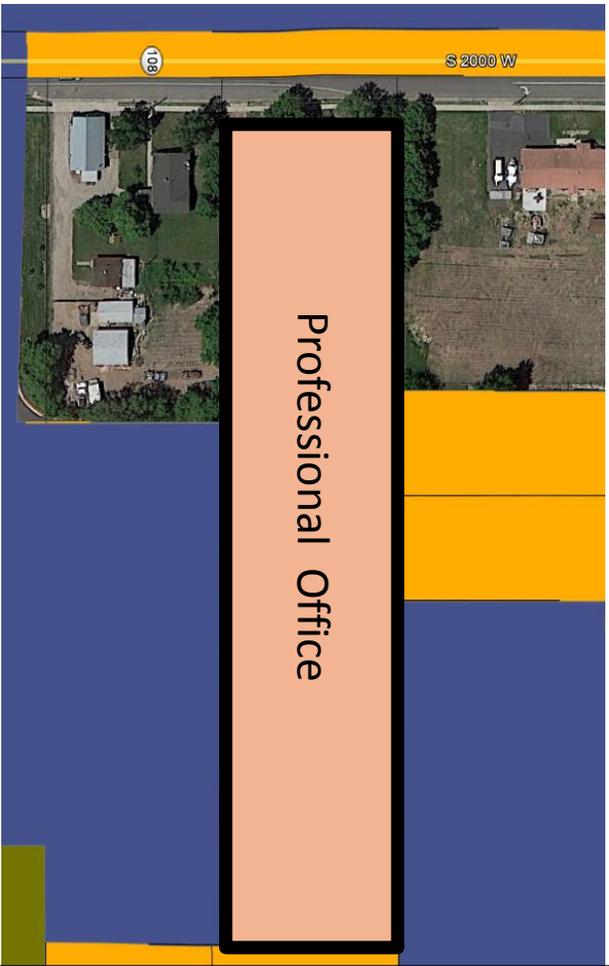
Q-2 LLC 1407 S 2000 W



Existing General Plan Map



General Plan Request



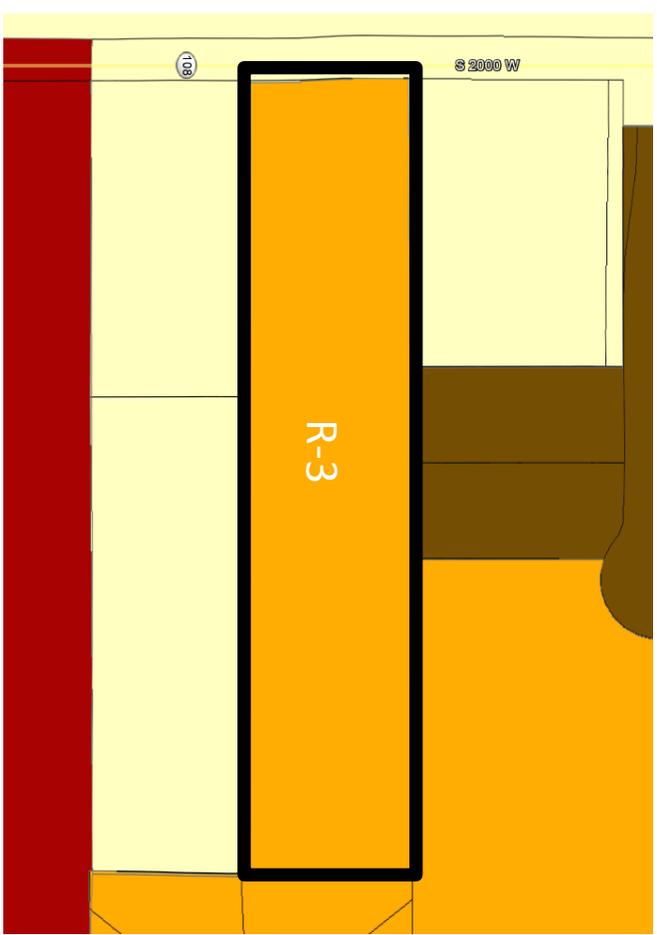
- | | | | |
|---|------------------------------------|---|--------------------------|
|  | Agriculture A-1 |  | Commercial II |
|  | R-1 (2.90 dwellings per net acre) |  | General Commercial Zone |
|  | R-2 (3.79 dwellings per net acre) |  | Industrial Zone |
|  | R-3 (5.44 dwellings per net acre) |  | Town Center Overlay Zone |
|  | PRD (8.0 dwellings per net acre) |  | Sensitive Overlay Zone |
|  | R-4 (14.52 dwellings per net acre) |  | RDA & EDA Boundary |
|  | Professional Office | | |

Rezone Request

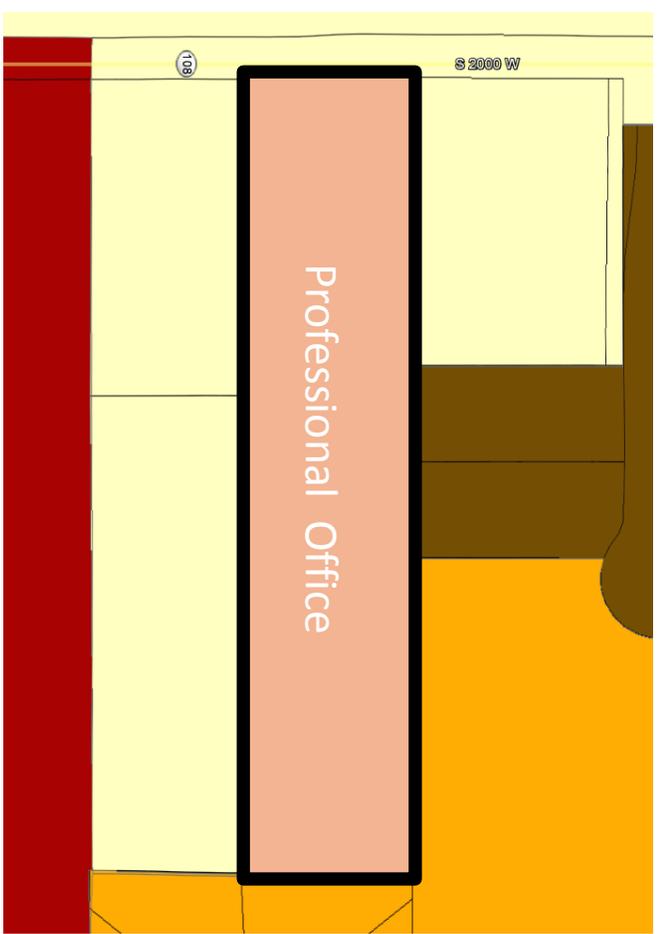
Q-2 LLC 1407 S 2000 W



Existing Zoning Map



Proposed Zoning Request



- | | | | |
|---|------------------------------------|---|--------------------------|
|  | Agriculture A-1 |  | Commercial II |
|  | R-1 (2.90 dwellings per net acre) |  | General Commercial Zone |
|  | R-2 (3.79 dwellings per net acre) |  | Industrial Zone |
|  | R-3 (5.44 dwellings per net acre) |  | Town Center Overlay Zone |
|  | PRD (8.0 dwellings per net acre) |  | Sensitive Overlay Zone |
|  | R-4 (14.52 dwellings per net acre) |  | RDA & EDA Boundary |
|  | Professional Office | | |



Planning Commission Meeting

January 6, 2015

EXECUTIVE SUMMARY

Item 8: Rezone request from R-3 Residential to Professional Office Zone, Q-2 LLC, located at 1407 S 2000 W.

Please refer to the following documents:

- Aerial
- Zoning Map
- Public Notice Letter

As presented this property also has a General Plan Amendment request in. Any motion made shall be conditional upon City Council decision for the General Plan Amendment. City staff has no issues with this request.

SUGGESTED MOTIONS:

Grant

I move to recommend approval to the City Council for the Rezone request from Neighborhood Services and R-3 Residential to Professional Office Zone, Q-2 LLC, located at 1407 S 2000 W, subject to all applicable requirements of the City's municipal codes (and to the condition(s) that...)

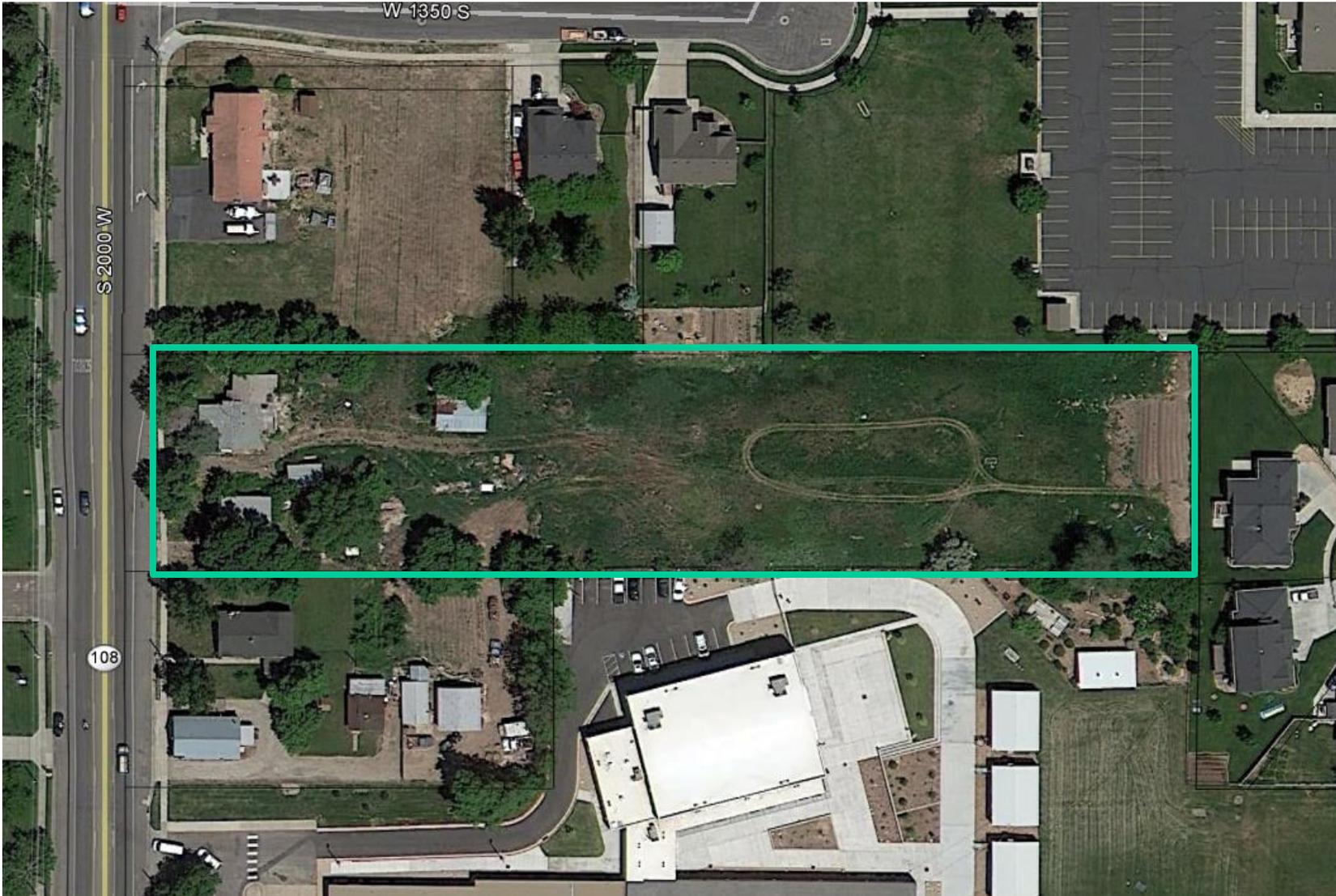
Deny

I move to recommend denial to the City for the Rezone request from Neighborhood Services and R-3 Residential to Professional Office Zone, Q-2 LLC, located at 1407 S 2000 W based on...

Table

I move to table discussions pertaining to the Rezone request from Neighborhood Services and R-3 Residential to Professional Office Zone, Q-2 LLC, located at 1407 S 2000 W, until....

Q-2 LLC 1407 S 2000 W





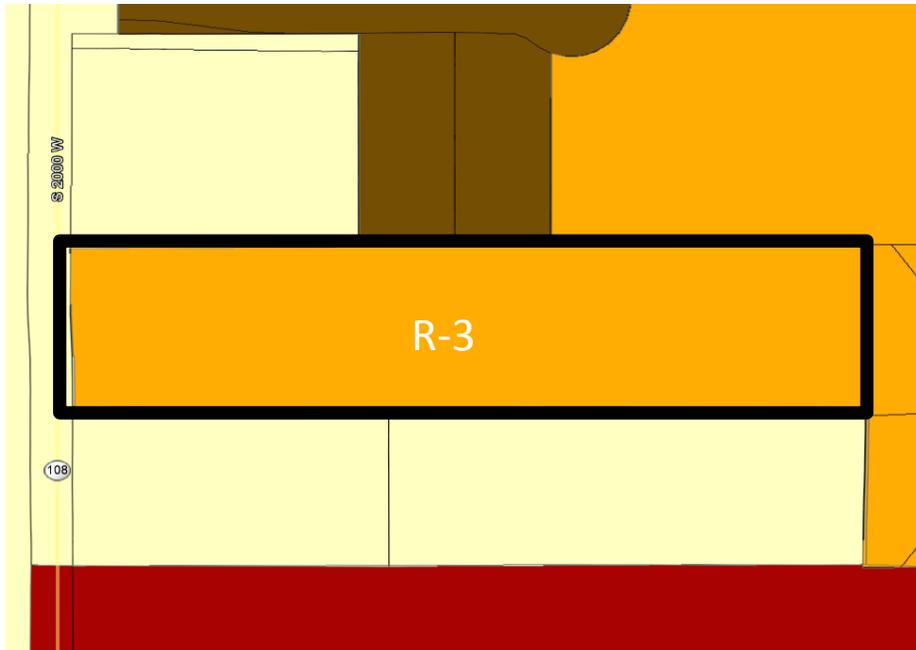
Rezone Request

Q-2 LLC 1407 S 2000 W



Existing Zoning Map

Proposed Zoning Request



- | | |
|--|--|
|  Agriculture A-1 |  Commercial II |
|  R-1 (2.90 dwellings per net acre) |  General Commercial Zone |
|  R-2 (3.79 dwellings per net acre) |  Industrial Zone |
|  R-3 (5.44 dwellings per net acre) |  Town Center Overlay Zone |
|  PRD (8.0 dwellings per net acre) |  Sensitive Overlay Zone |
|  R-4 (14.52 dwellings per net acre) |  RDA & EDA Boundary |
|  Professional Office | |



SYRACUSE
EST. CITY 1935

Mayor
Terry Palmer

City Council
Brian Duncan
Mike Gailey
Craig Johnson
Karianne Lisonbee
Douglas Peterson

City Manager
Brody Bovero

December 22, 2014

The City has received a General Plan Amendment and a Rezone Application from Eric Craythorn, property located approximately 1407 S 2000 W. The General Plan request from Neighborhood Services and R-3 Residential to Professional Office Zone; the Rezone request from R-3 Residential to Professional Office Zone. The Planning Commission will consider this request in their regular meeting, beginning at 6 p.m., in the City Hall Council Chambers on **January 6, 2015**.

In accordance with Syracuse City Land Use Ordinance 10-4-050(C), we are providing you notice of this request as a land owner within a 300-foot radius of the subject property. This is a Public Hearing, and you are welcome to attend and provide comments regarding this request, if you so desire, or submit them in writing to the email or mailing address below.

If you are uncertain as to the impact or ramifications of this proposal and would like more information; please feel free to call or stop in during regular business hours, between 8 a.m. and 5 p.m., Monday through Friday.

Respectfully,

Syracuse City

Community Development Department
Phone and/or Fax: 801-614-9632
Email: jschow@syracuseut.com

jm

Planning Commission Meeting

January 6th, 2014

EXECUTIVE SUMMARY

Completed by Noah Steele, on 12/24/14

9. **Fernandez Assisted Living.** The applicant is requesting site plan approval for a “Residential Facility for Persons with a Disability” that will occupy an existing home in a residential neighborhood. The address is 1886 S 1485 W, zoned R-3. The facility will have 5 bedrooms for residents who are elderly. Recovering addicts, Alzheimer’s patients, dementia patients, or institutionally insane patients are not allowed in this type of facility. Patients will include elderly people who cannot live on their own because of age or other illness. The home will be staffed 24 hours per day by a professional nurse. The exterior appearance of the home will not change besides a wheelchair ramp.

Please refer to the following documents for reference:

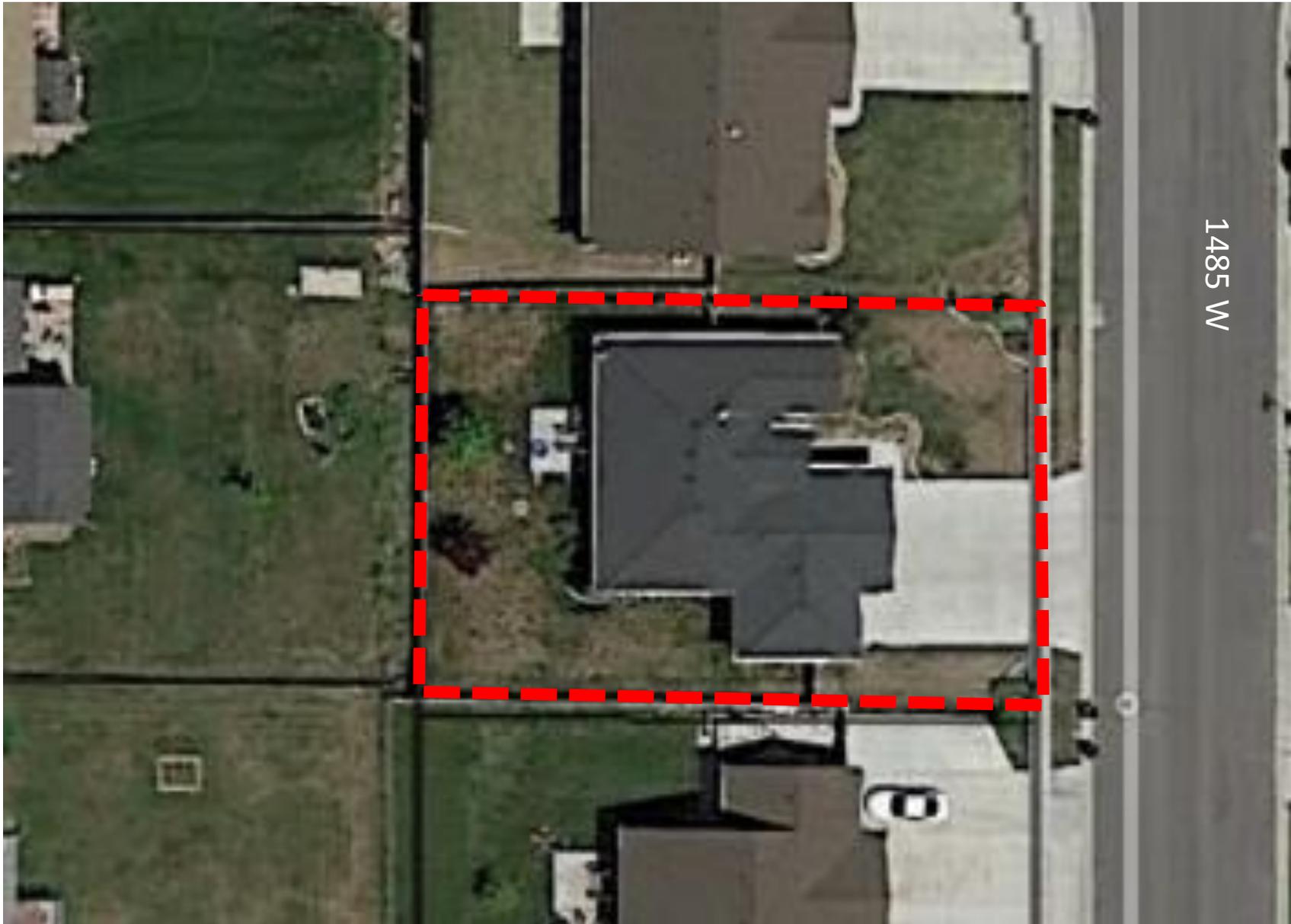
- ❖ Application
- ❖ Location map
- ❖ Public notice letter
- ❖ Site Plan
- ❖ City Planner review
- ❖ Fire Marshal review

SUGGESTED MOTION:

- I make a motion to **GRANT** the Site Plan approval for Fernandez Assisted Living located at approximately 1886 S 1485 W. subject to meeting all requirements of the City’s municipal codes and City Staff reviews.
- I make a motion to **DENY** the Site Plan approval for Fernandez Assisted Living located at approximately 1886 S 1485 W., based on...
- I make a motion to **TABLE** the Site Plan approval for Fernandez Assisted Living located at approximately 1886 S 1485 W., in order to...



Fernandez Assisted Living 1886 S. 1485 W.





SYRACUSE
EST. CITY 1935

Mayor
Terry Palmer

City Council
Brian Duncan
Mike Gailey
Craig Johnson
Karianne Lisonbee
Douglas Peterson

City Manager
Brody Bovero

December 17, 2014

The City has received a Site Plan Application for a residential facility for persons with a disability from Marlon Fernandez, located at 1886 S 1485 W, R-3 Zone. The Planning Commission will consider this request in their regular meeting, beginning at 6 p.m., in the City Hall Council Chambers on **January 6, 2015**.

In accordance with Syracuse City Land Use Ordinance 10-4-050(C), we are providing you notice of this request as a land owner within a 300-foot radius of the subject property. This is a Public Hearing, and you are welcome to attend and provide comments regarding this request, if you so desire, or submit them in writing to the email or mailing address below.

If you are uncertain as to the impact or ramifications of this proposal and would like more information; please feel free to call or stop in during regular business hours, between 8 a.m. and 5 p.m., Monday through Friday.

Respectfully,

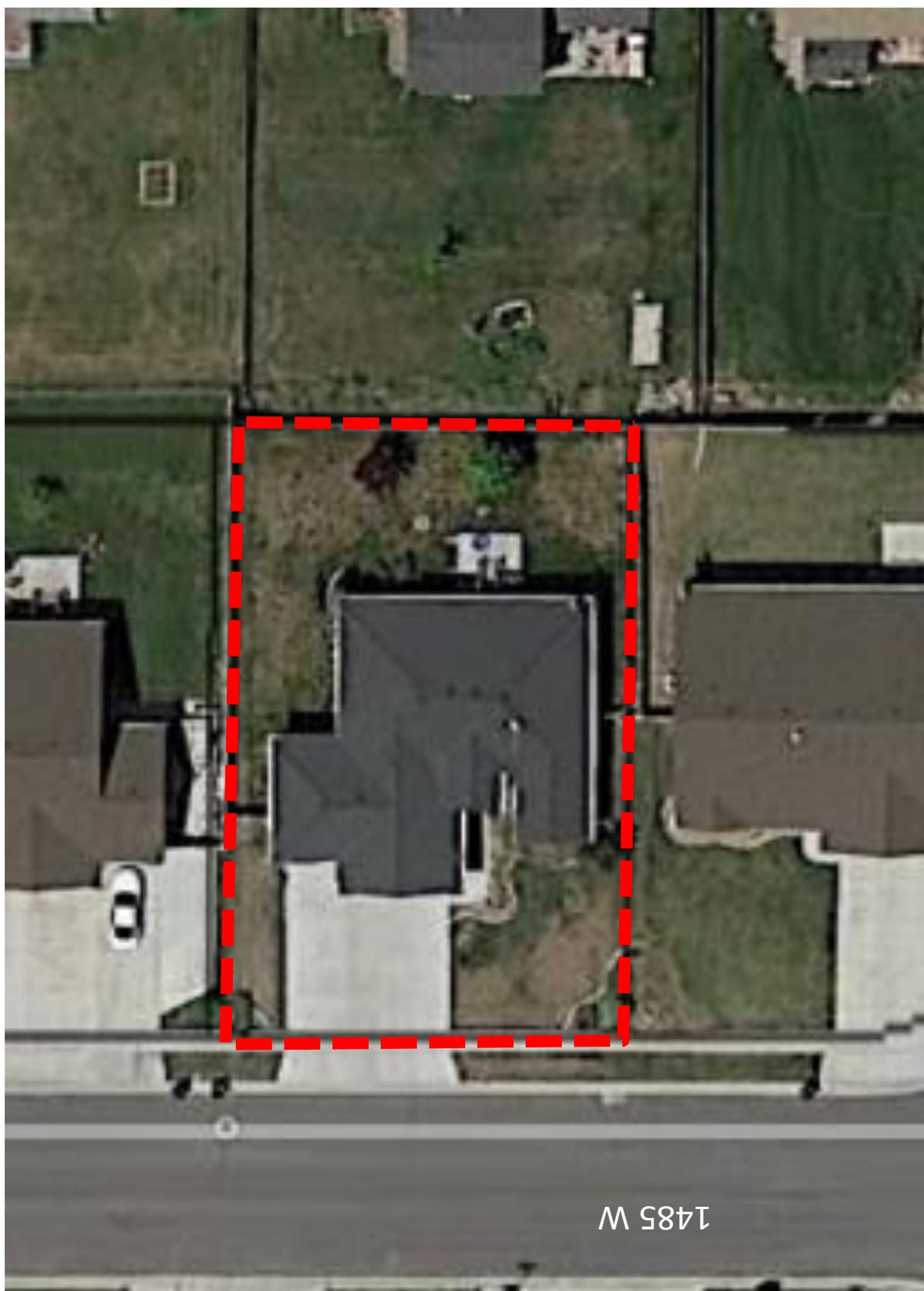
Syracuse City

Community Development Department
Phone and/or Fax: 801-614-9672
Email: nsteele@syracuseut.com

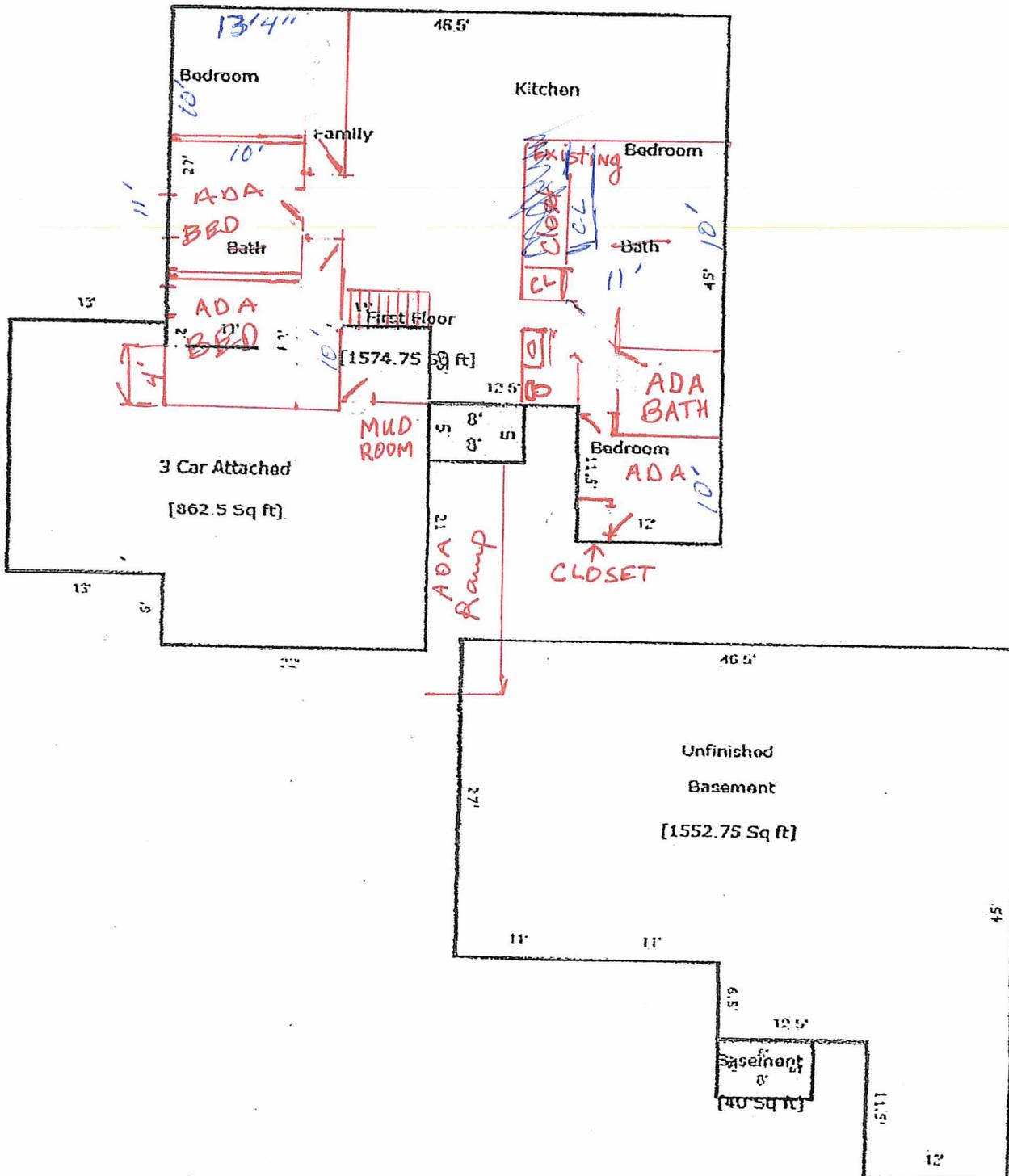
jm

Fernandez Assisted Living

1886 S. 1485 W.



1485 W



© 2014 Google

© 2014 Google





Site Plan Review – Fernandez Assisted Living or “Home Sweet Home” 1886 S 1485 W Syracuse, UT

Completed by Noah Steele, Planner on 12/24/14

Summary: The applicant is requesting site plan approval for a “Residential Facility for Persons with a Disability” that would occupy an existing home in a residential neighborhood. The facility would have 5 beds for residents who are elderly. Recovering addicts, Alzheimer’s patients, dementia patients, or institutionally insane patients are not allowed in this type of facility. Patients will include elderly people who cannot live on their own because of age or other illness. The home will be staffed 24 hours by a nurse.

City staff recommends that the planning commission examine this site plan review. Please pay specific attention to items highlighted in **yellow**.

Date Plan Submitted to City: (Must be at least two weeks prior to the next planning commission meeting)	12/12/14
Date Application Form Submitted:	12/12/14
Date Fee Paid: (8-2-4)	Paid \$642 on 12/12/14
Zoning	R-3
General Plan	R-3
CITY ORDINANCE TEXT	PLANNING REVIEW OF COMPLIANCE
<p>10.30.030 Regulations for the use of land.</p> <p>(C) Residential Facility for Persons with a Disability. A group home facility licensed by the state of Utah and designed as a single-family residential dwelling unit occupied on a 24-hour-per-day basis by residents requiring protected living arrangements and/or assistance with daily living activities. Such group home facilities for persons with a disability are a permitted use within residential zones and some commercial zones. The applicant(s) for group home facilities shall submit site plans that comply with the regulations established herein for each specific use and obtain a recommendation for approval from the Planning Commission as well as site plan approval from the City Council. The City shall not deny a group home facility where it meets all requirements set forth herein. As used herein, “disability” means a physical or mental impairment that substantially limits one or more of a person’s major life activities, including a person having a record of such impairment or being regarded as having such impairment. “Disability” does not include current illegal use of, or addiction to, any federally controlled substance as defined in Section 102 of the Controlled Substances Act, 21 U.S.C. Section 802. All facilities shall be in conformance to the International Building Code for an R-4 occupant group, including any amendments the International Fire Code may outline.</p> <p>(1) Site Plan Review.</p>	<p>Matches description – “Disability means a physical or mental impairment that substantially limits one or more of a person’s major life activities”</p>

<p>(a) In residential zones, the facility shall meet all municipal building, safety, zoning, and health ordinances applicable to similar residential dwellings. The facility shall be capable for use as a group residential facility without structural or landscaping alterations that would change the structure's residential character. To protect the general appearance, character, or safety of the residential area or neighborhood, no one shall add to or enlarge the group home facility in any manner without prior approval of the City.</p> <p>(b) A facility shall comply with the parking requirements set forth in Chapter 10.40 SCC. Facility management shall prohibit parking in the minimum front, side, or rear landscaped setback areas.</p> <p>(2) Compliance and Licensure.</p> <p>(a) The applicant shall obtain and maintain all licenses from the state of Utah to operate a group home facility and provide the City with proof of such license(s) prior to site plan approval of the facility. The applicant must verify compliance with all applicable requirements, regulations, and standards of the State of Utah Department of Health.</p> <p>(b) The use granted and permitted to the resident homeowner by this title is nontransferable and terminates if the structure converts to a use other than a group home facility or if the structure fails to comply with applicable health, safety, or adopted building codes.</p> <p>(3) Reasonable Accommodation. None of the requirements of this section shall limit any reasonable accommodation necessary to allow the establishment or occupancy of a residential facility for persons with a disability.</p> <p>(4) Separate Requirement Standards for an Assisted Living Facility or Similar Elderly Residential Facilities.</p> <p>(a) Persons receiving treatment for alcoholism or drug abuse shall not reside in such facility. No person with a history of violent behavior or felony arrest history shall reside in such facility.</p> <p>(b) Placement in an assisted living facility or elderly residential facility shall be on a strictly voluntary basis and not part of, or in lieu of, confinement, rehabilitation, or treatment in a correctional or mental institution.</p> <p>(c) This title prohibits discrimination against elderly persons and against assisted living facilities for elderly persons. The City Council shall base all decisions regarding applications for assisted living facilities or for elderly residential facilities on the site plan approval criteria set forth in this title.</p> <p>(d) Elderly residential facilities shall acquire site plan approval if the facility meets the requirements of existing land use ordinances that allow a specified number of unrelated persons to live together (See SCC 10.10.040). Group facilities exceeding such specified number of unrelated persons shall require site plan approval by the City Council.</p> <p>(e) The facility operator shall provide the City proof of adequate insurance for the program vehicles, hazard insurance on the home, and liability insurance to cover residents. [Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Ord. 05-12; Ord. 04-12; Ord. 03-08; Code 1971 § 10-6-030.]</p>	<p>(a) The building will retain its residential character as no exterior changes are planned besides an ADA ramp to the front door.</p> <p>(b) See parking summary below.</p> <p>(a) Applicant has begun the application process but cannot get their D.O.H. license until they complete the required remodeling. They can't do the remodeling without a building permit and they can't get a building permit until they have site plan approval.</p> <p>(a) Owner has been notified</p> <p>(d) 4 unrelated people is the max allowed in one dwelling, therefore this facility will require site plan approval</p> <p>(e) Applicant will provide proof of insurance prior to business license approval.</p>
---	---

10-4-090: SITE PLAN REVIEW. (Ord. 08-07)

1. A complete application shall be submitted to the office of the Community Development Department in a form established by the Department along with any fee established by the City's schedule of fees. Each application shall consist of one (1) plan set of 22 inch x 34 inch (22" x 34") drawings in addition to three (3) plan sets of 11 inch x 17 inch (11" x 17") drawings. The application and plan sets shall include at a minimum the following documents and information:

(a) A plan set cover sheet showing the entire site plan including a title block showing the name, address, and phone number of the applicant, designer, engineer and any other professionals that contributed to the production of the plans and drawings. The cover sheet shall also include the name (if applicable) and address of the proposed project, and date of preparation of the plans and drawings. A general vicinity map shall be inset on this sheet.

(b) A detailed boundary survey sheet showing the following information:

- i. The location and width of existing and proposed abutting streets.
- ii. All property and lot lines.
- iii. Existing and proposed easements and dedications, adjacent property owners and holding strips.
- iv. The location of all existing and proposed structures on the property, including the building height and any provisions to screen roof-based mechanical equipment, and the location of existing structures on adjoining properties.
- v. The location of existing fencing and significant existing trees and shrubbery.
- vi. The location of off-street parking, driveways, loading facilities, and hard-surfaced areas.
- vii. The location of existing and proposed curb, gutter, and sidewalk, curb cuts. If property abuts a state highway, the applicant must obtain approval of the Utah State Department of Transportation Right-of-Way Engineer for location of curb, gutter, and sidewalk. The Utah Department of Transportation must also approve location and number of curb entrances.
- viii. The location of refuse container(s). Trash collection sites shall be within an area enclosed by a fence or wall at least six (6) feet in height and impervious to sight, adequate to conceal such facilities from adjacent property and the street. (Ord. 06-17)
- ix. The location of vehicular and pedestrian access and circulation including all existing and proposed traffic, pedestrian and road safety signs.

(c) A detailed utilities site plan showing the following information:

i. The location and size of all existing or proposed utilities that will provide service to the project (including location of nearest fire hydrants) consistent with design standards approved by the City.

(d) A detailed landscaping site design plan that shows the following information:

- i. Proposed landscaping including identification of plant species and fencing in enough detail that the Planning Commission can review the screening and aesthetic qualities.
- ii. Irrigation sprinkler designs indicating the location and service size of secondary water connections. Except in a General Commercial zone, the site shall have a minimum ten (10) percent of the total lot area landscaped.
- iii. Location and design of all exterior lighting. No one shall install or allow such lighting to operate in any way that permits the rays of light to penetrate beyond the property on which such light emanates.
- iv. Data table showing parcel, building, landscaping, parking areas and percentages, and number of parking stalls required and provided.

(e) Floor Plans and Elevations including exterior finishes and colors.

(f) Required engineer drawings for on- and off-site improvements as directed by the City Engineer.

(g) Traffic study and Geotechnical study as directed by the City Engineer.

(h) Each sheet shall be signed and stamped. (Ord. 08-11) (Ord. 09-09)

(E) Standards for Approval. The City staff may provide advisory comments to the applicant prior to scheduling the site plan on the Planning Commission Agenda. Staff comments will not guarantee or imply approval of any portion of the site plan.

1. Complete application submitted.

(b) Boundary survey sheet received.

(e) Floor plans and elevations included.

(f) See city engineer review.

(g) See city engineer review.

<p>10-70-020: Permitted Uses in R-3 zone (K) Residential facilities for persons with disabilities</p>	This use is allowed in this zone.
<p>10-70-040: Minimum Lot Standards (A) Density: minimum lot size 8,000 square feet, but in no case shall the density exceed 5.44 lots per net acre. (B) Lot width: 80 feet. (C) Front yard: 25 feet. (D) Side yards: eight feet (both sides). (E) Rear yard: 20 feet.</p>	Meets requirements
<p>10-65-050: Off-Street Parking And Loading Off -street parking and loading shall be provided as specified in Chapter 8 of this Title.</p>	See off street parking requirements review.
<p>Chapter 10 GENERAL LAND USE</p>	
<p>10-6-010 (A) Building Lot for Building Required The erection of every building, except those housing public uses, public utilities, accessory and temporary uses, and those buildings used in conjunction with agriculture, parks and playgrounds, or other uses expressly exempted, shall be erected on a "Building Lot" that shall be designated and continuously maintained for principal buildings and their accessory buildings. Except for dwelling groups as specifically authorized in this Title, not more than one (1) dwelling structure shall occupy any one (1) building lot.</p>	(A) Meets requirement
<p>10-6-080: BUFFER YARDS. (A) Purpose. The buffer yard is a unit of land, together with the planting required thereon, to ameliorate nuisances between adjacent land uses or between a land use and public road. Both the calculated amount of land and the type and amount of planting specified for each buffer yard required by this Chapter shall insure they do, in fact, function as buffers. Buffer yards shall separate different land uses from each other in order to eliminate or minimize potential nuisances such as dirt, litter, noise, glare of lights, signs and unsightly buildings or parking areas or to provide spacing to reduce adverse impacts of noise, odor, or danger from fires or explosions. (B) Location of Buffer Yards. Buffer yards shall be located on the outer perimeter of a lot or parcel adjacent to a different use and shall extend along the entire boundary of the property adjacent to that use. Fencing associated with buffer yards shall be located on property lines except as described in paragraph G</p>	(A) No buffer yard required
<p>CHAPTER 8 OFF STREET PARKING PURPOSE. The purpose of this Chapter is to provide regulations for off-street parking and loading and sufficient access to such facilities for each type of land use so as to reduce street congestion and traffic hazards and prevent the need to park on public streets. (1991)</p>	
<p>10-8-030: General Provisions Off-street parking shall comply with the following requirements: (A) Off-Street Parking Space Required. Any use of land or main building or structure in the City shall provide sufficient off-street parking spaces, as outlined in this Chapter, along with adequate provisions for ingress and egress by standard-size automobiles and adequate loading facilities at the time anyone establishes a use or erects a building. (Ord. 08-07) (B) Location of Off-Street Parking. Parking areas, as required by this Chapter, shall be hard surfaces located on the same lot as the main building or structure. However, in cases other than a dwelling where, due to size or location, the land owner cannot provide the required parking on-site, they may provide such parking on other property not more than three hundred (300) feet from the nearest point of the main parcel, provided the off-site location would not require persons to cross a public street. (Ord. 08-07) (C) Prohibited Locations: No one shall develop any portion of a front yard, as required in this Title, as a public parking area in conjunction with a permitted multi-family, commercial, or industrial use without approval by the Planning Commission at site plan review.</p>	<p>(A) See below</p> <p>(B) Parking provided on same lot as building</p> <p>(C) Not applicable</p>

<p>10-8-040: MINIMUM AND MAXIMUM PARKING SPACES. Each land use as listed below shall provide the required off-street parking. For any use not listed, the requirements for the most similar use listed shall apply. The Land Use Authority shall determine which listed use is most similar. In special cases where there is not a similar use, the Land Use Authority, in consultation with the developer, shall establish the minimum and maximum parking space requirement.</p> <p>-Nursing homes require a minimum of 1 and max of 1.5 per five beds.</p>	<p>-There are 5 bedrooms in the house. A minimum of 1 parking space is required and a maximum of 1.5 is allowed. There are three spaces existing. No additional parking is required.</p>
<p>10-8-050: OFF-STREET LOADING (A) Off-Street Loading Required. For every building or part thereof having a floor area of ten thousand (10,000) square feet or more which is to be occupied by a commercial or industrial use, to or from which deliveries are regularly made by motor vehicle, the property owner shall provide and maintain on the same lot with the building at least one (1) off-street loading space. In buildings larger than ten thousand (10,000) square feet, the property owner shall provide a second loading space for the next thirty thousand (30,000) square feet or fraction thereof plus one (1) additional loading space for each increment of forty thousand (40,000) square feet thereafter. (B) Size of Off-street Loading Space. Each loading space shall be not less than fourteen (14) feet wide, twenty-five (25) feet long, and fourteen (14) feet high. (C) Location of Loading Space. Required loading spaces may occupy any required yard except the front yard. The design and arrangement of the loading space shall be such that no part of the space would permit loading or unloading or service from a public street or sidewalk. No loading space shall be located closer than fifty (50) feet from a residential boundary except when screened by a six- (6) foot wall or solid fence. (Ord. 06-17)</p>	<p>(A) not applicable</p>
<p>10-8-060: ACCESS TO OFF-STREET PARKING AND LOADING SPACES.</p> <p>(A) Ingress and Egress. All uses shall provide adequate ingress and egress as follows:</p> <p>2. Commercial and industrial uses shall have a maximum of one (1) driveway approach for each one hundred (100) feet of public street frontage. Said driveway approaches shall be no more than thirty-five (35) feet in width nor less than sixteen (16) feet (for one-way traffic). Where a proposed driveway approach and associated paving in the public right-of-way in asphalt, concrete or any other impervious surface will encase, cover or in any way come into contact with any public utility located in the public right-of-way the property owner shall provide adequate expansion joints in the paving surface as to allow ease of access to such public utilities. In such cases where this situation exists, in addition to the required excavation permit, the property owner shall submit a design detail for protecting the allowed access of any utilities that may be affected by the proposed excavation work. (Ord. 08-07) (B) Spacing. Driveway approaches shall not be located closer to each other than one hundred (100) feet in all commercial and industrial zones. (Ord. 08-07) (C) Distance from Intersections. No residential driveway approach shall be located closer than twenty (20) feet to the intersection of two (2) streets. This measurement shall be made along the front property lines/street right-of-way lines to the point of intersection of the two (2) lines. For commercial and industrial uses and apartments with seventeen (17) or more parking spaces, the driveway approach shall be no closer than forty (40) feet to the intersection of two (2) streets.</p>	<p>(A) meets requirements</p>
<p>10-8-070: PARKING DEVELOPMENT, STANDARDS, AND MAINTENANCE. (A) Size. Each off-street parking space shall be no less than nine (9) feet by twenty (20) feet, except as otherwise provided. (B) Small Car Parking Spaces. In all parking areas containing twenty-five (25) or more parking spaces, the developer may reduce the size of a maximum twenty-five (25) percent of the required parking spaces for use by small cars, except for residential uses where the property owner/manager assigns parking spaces to specific dwelling units. Small car parking spaces shall include signage clearly marking the stall as "Compact Only" or "Small Car Only" and shall be a minimum of nine (9) feet by fifteen (15) feet in dimension. (Ord. 08-07)</p>	<p>(A). Meets requirements</p>

<p>(C) Handicapped Parking. All buildings and uses on the site shall have appropriate means of access for disabled persons. Said access shall meet the requirements of the building code and all standards of the Americans with Disabilities Act shall be followed in order to provide safe and convenient access for the disabled. (Ord. 06-17) (Ord. 06-27)</p> <p>(D) Surfacing. All public parking areas, private multi-family residential parking areas, with five (5) or more vehicles and private industrial parking areas with three (3) or more parking spaces (including driveways and loading spaces) shall have asphalt or concrete paving, appropriate bumper guards so cars do not project across sidewalks or property lines, and striping to provide the orderly arrangement and movement of vehicles. (Ord. 08-07)</p> <p>(E) Drainage. All parking areas as described in Section 10-8-070(D) above shall have proper grading for drainage and provisions for curb, gutter, and waterways as submitted in an accepted site plan approved by the City Engineer. (Ord. 06-17)</p> <p>(F) No Backing onto Public Streets. The design of all parking areas described in Section 10-8-070 shall eliminate the need for vehicles to back out into a public street. (Ord. 08-07)</p> <p>(G) Screening and Landscaping. As a condition of approval at the site plan review stage, the Land Use Authority may require all public and private parking areas, except single- and two- (2) family dwellings, to have effective screening, such as fencing or landscaping. (Ord. 08-07)</p> <p>(H) Lighting. The arrangement of lighting used to illuminate any off-street parking area shall reflect the light away from adjoining property in residential districts as per Chapter 8 of this Title. (Ord. 06-17)</p> <p>(I) Design of Parking Area. All parking areas shall comply with the standards set forth in the Table of Parking Standards at the end of this Chapter.</p>	<p>(C) An accessible entry is planned</p> <p>(D) Not applicable</p> <p>(E) See City Engineer review</p> <p>(F) Meets requirements</p> <p>(H) Not applicable</p> <p>(I) Not applicable</p>
--	---



TO: Community Development, Attention: Noah Steele

FROM: Jo Hamblin, Fire Marshal

RE: Fernandez, Assisted Living plan

DATE: December 24, 2014

I have reviewed the site plan submitted on December 22, for the above referenced project. The Fire Prevention Division of this department has no comments/concerns.

These plans have been reviewed for Fire Department requirements only. Other departments must review these plans and may have their requirements. This review by the Fire Department must not be construed as final approval by Syracuse City.

Sincerely,

Deputy Chief Hamblin



Planning Commission Meeting

January 6, 2015

EXECUTIVE SUMMARY

Item 10-Public Hearing Subdivision Amendment, Huckleberry Phase 1, Alan Saunders, located at 1642 S 2625 W, R-1 Zone.

Project Summary

The applicant has requested to amend lot 3 of the Huckleberry Phase 1 Subdivision to include an adjacent parcel of .02 acres also owned by the applicant. The purpose of this request is to allow the applicant to build an addition onto his home and legally meet the setback requirements of the R-1 zone. There are few minor amendments that need to be adjusted on the plat, otherwise, city staff have no issues with this request.

Attachments:

- Aerial
- Amended Plat
- Staff Reviews
- Public Notice Letter

Suggested Motions:

Grant

I move to approve the Subdivision Amendment, Huckleberry Phase 1, Alan Saunders, located at 1642 S 2625 W, R-1 Zone, subject to all applicable requirements of the City's municipal codes (and to the condition(s) that...)

Deny

I move to Subdivision Amendment, Huckleberry Phase 1, Alan Saunders, located at 1642 S 2625 W, R-1 Zone, based on...

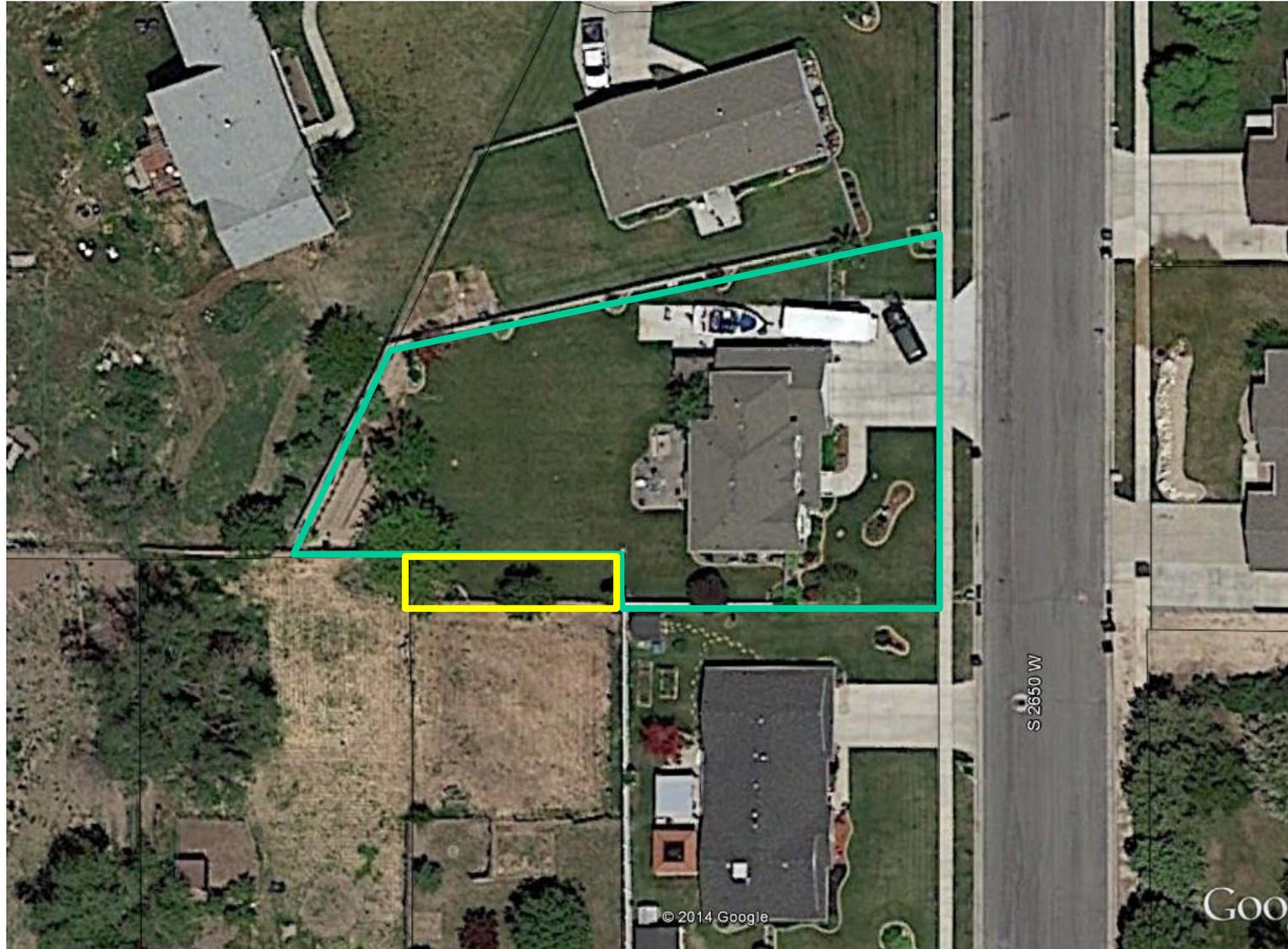
Table

I move to table discussions pertaining to the Subdivision Amendment, Huckleberry Phase 1, Alan Saunders, located at 1642 S 2625 W, R-1 Zone, until....



Huckleberry Subdivision Amendment

1642 S 2625 W





SYRACUSE
EST. CITY 1935

Subdivision Final Plan Review

Subdivision: Huckleberry

Date: December 29, 2014

Completed By: Jenny Schow, City Planner

Updated:

8-6-010: Final Plat:		Planning Staff Review:
1.	Proposed name of subdivision (to be approved by Planning Commission and County Recorder).	Yes
2.	Accurate angular and linear dimensions for all lines, angles and curves used to describe boundaries, streets, easements, areas reserved for public use, etc.	No- see Engineer Review regarding 10' pue
3.	Identification system for lots, blocks, and names of streets. Lot lines show dimensions in feet and hundredths.	Add Public Street to Street Labels
4.	Street addresses shown for each lot as assigned by the City.	Yes
5.	True angles and distances to nearest street lines or official monuments as accurately described and shown by appropriate symbol.	Yes
6.	Radii, internal angles, points and curvatures, tangent bearings and the length of all arcs.	Yes
7.	Accurate location of all monuments to be Installed, shown by appropriate symbol.	Refer to City Engineer
8.	Dedication to City of all streets, highways and other public uses and easements included in the proposed subdivision.	Yes
9.	Street monuments shown on Final Plat as approved by City Engineer.	Refer to City Engineer
10.	Pipes or other iron markers shown on the plat.	Refer to City Engineer
11.	Accurate outlines and dimensions of any areas to be dedicated or reserved for public use, with the purposes indicated thereon, and any areas to be reserved by deed or covenant for common use of all property owners.	Yes
12.	All boundary, lot and other geometrics (bearings, distances, curve data etc.) on Final Plat accurate to not less than one part in five thousand (1/5000).	Refer to City Engineer
13.	Location, function, ownership and manner of maintenance of common open space not reserved or dedicated for public use.	NA
14.	Legal boundary description of the subdivision and acreage included.	Yes
15.	Current inset City map showing location of subdivision.	No- Add to the plat
16.	Standard signatures forms/boxes reflected on the Final Plat as designated by City Code	No- Add signature blocks for the City Attorney and Utility Companies (Century Link, Rocky Mountain Power and Questar)

8-6-020: Final Plan and Profile	See Engineer Review
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Conditional Items of Final Plan Approval for Recording	
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- | | |
|----|--|
| 1. | Title Report - must be dated within 30 days or recording |
| 2. | Submit mylar of plat with the utility company signatures |
| 3. | Recording fees made to Davis County Recorder: \$37/page +\$1/lot and any common space as well as \$1/land-owner signatures over two. |



Engineer Plat Review – Huckleberry Subdivision No. 1
1642 South Street & 2650 West Street

Completed by Brian Bloemen on December 22, 2014

Below are the engineering comments for the plat amendment of Huckleberry Subdivision No. 1.

1. Add signature blocks for the City Attorney and the utility companies.
2. Update the year.
3. The call to the point of beginning does not match the boundary description.
4. The call "being the north line of Lot 2" is not true. Only a portion of the line is the north side of Lot 2.
5. There is an existing 10' wide PUE around the entire perimeter of the lot.

If you have any further comments or questions please feel free to contact me at 801-825-7235.

Sincerely,

Robert Whiteley
Public Works Director

Huckleberry Subdivision No. 1 - 1st Amended

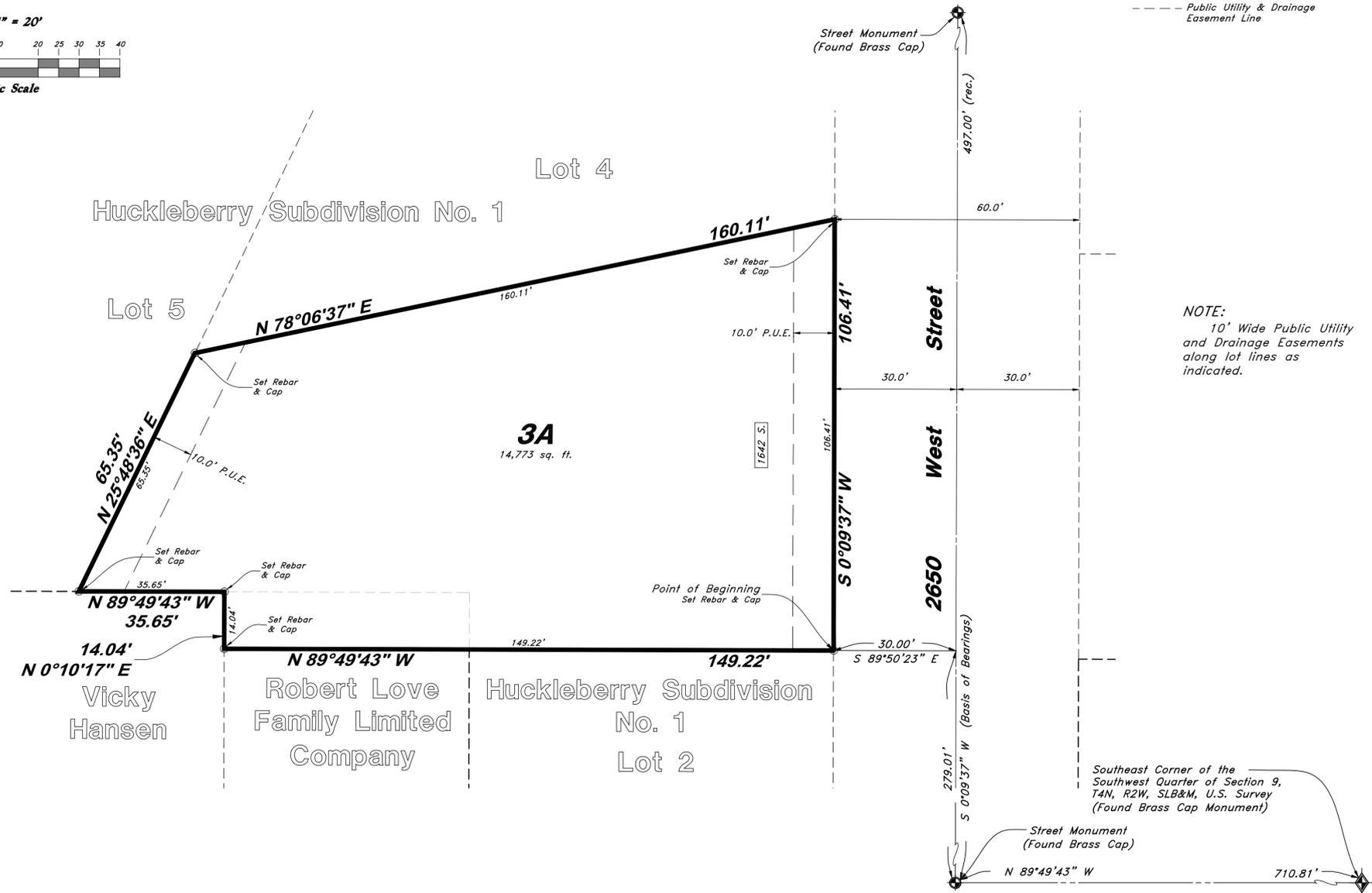
Amending Lot 3, Huckleberry Subdivision No. 1
 A part of the Southwest Quarter of Section 9,
 T4N, R2W, SLB&M, U.S. Survey
 Syracuse City, Davis County, Utah
 December 2014



Scale: 1" = 20'



Graphic Scale



LEGEND

- ▲ Set Nail & Washer
- Set Rebar & Cap
- Hub & Tack
- ⊕ Monument to be Set
- ◆ Section Corner
- (Rad) Radial line
- (N/R) Non-Radial line
- D.C.S. Davis County Survey
- Public Utility & Drainage Easement Line

NOTE:
 10' Wide Public Utility
 and Drainage Easements
 along lot lines as
 indicated.

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58 Chapter 22, Professional Engineers and Land Surveyors Licensing Act. I also do hereby certify that Huckleberry Subdivision No. 1 - 1st Amended in Syracuse City, Davis County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Davis County Recorder's Office, and of a survey made on the ground in accordance with Section 17-23-17. Monumented Lot corners have been set as shown on this drawing.
 Signed this _____ day of _____, 2014.

Andy Hubbard

DESCRIPTION

A Part of the Southwest Quarter of Section 9, Township 4 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Syracuse City, Davis County, Utah

Beginning at the Southeast Corner of Lot 3, Huckleberry Subdivision No. 1, Syracuse City, Davis County, Utah, being 710.81 feet North 89°49'44" West along the Section line, 279.01 feet North 0°09'37" East along the center line of 2650 West Street, and 30.00 feet North 89°50'23" West from the Southeast Corner of the Southwest Quarter of said Section 9, and running thence North 89°49'43" West 149.22 feet along the South line of said Lot 3, being the North line of Lot 2, said Huckleberry Subdivision No. 1, thence North 0°10'17" East 14.04 feet to said Southerly line of said Lot 3, thence North 89°49'43" West 35.65 feet along said South line of Lot 3 to the most Westerly corner thereof, being the Southeast corner of Lot 5, said Huckleberry Subdivision No. 1; thence North 25°48'36" East 65.35 feet along the Westerly line of said Lot 3, being the Easterly line of said Lot 5 to the Northwest corner of said Lot 3, being the Southwest corner of Lot 4, said Huckleberry Subdivision No. 1; thence North 78°06'37" East 160.11 feet along the Northerly line of said Lot 3, being the Southerly line of said Lot 4 to the Northeasterly corner of said Lot 3, being the Southeasterly corner of said Lot 4, also being on the West line of 2650 West Street; thence South 0°09'37" West 106.41 feet along the East line of said Lot 3, being the West line of said 2650 West Street to the point of beginning.

Contains: 14,773 sq.ft.

OWNER'S DEDICATION

I, the undersigned owner of the hereon described tract of land, hereby set apart and subdivide the same into lots as shown on this plat, and name said tract Huckleberry Subdivision NO. 1 - 1st Amended, and hereby dedicate, grant and convey to Syracuse City, Davis County, Utah, do hereby dedicate to Syracuse City those certain strips as easements for public utility and drainage purposes as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage, as may be authorized by Syracuse City.
 Signed this _____ day of _____, 2014.

Alan T. Saunders

Lisa J. Saunders

ACKNOWLEDGMENT

State of Utah }
 County of Davis } ss

The foregoing instrument was acknowledged before me this _____ day of _____ 20__ by _____.

Residing At: _____ A Notary Public commissioned in Utah

Commission Number: _____

Commission Expires: _____ Print Name

NARRATIVE

This survey and subdivision plat were requested by Mr. Alan Saunders for the purpose of Amending Lot 3 of Huckleberry Subdivision No. 1.
 Brass cap street monuments were found at the intersection of 1700 South and 2650 West Street and the intersection of 1650 South Street and 2650 West Street
 A line bearing North 0°09'37" East between these two monuments was used as the basis of bearings.

SYRACUSE CITY APPROVAL

This is to certify that this plat and dedication of this plat were duly approved and accepted by the City Council of Syracuse City, Utah this _____ day of _____, 2014.

Attest _____

Title _____

City Recorder

Mayor

SYRACUSE CITY PLANNING COMMISSION

Approved by the Syracuse City Planning Commission on the _____ day of _____, 2014.

Chair

SYRACUSE CITY ENGINEER

I hereby certify that I have carefully investigated the lines of Survey of the foregoing plat and legal description of the land embraced therein, and find them to be correct and to agree with the lines and monuments on record in this office.
 Signed this _____ day of _____, 2014.

Signature



GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST OGDEN, UTAH 84403
 MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
 WWW.GREATBASINENGINEERING.COM

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR RECORD AND RECORDED _____ AT _____

IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____

DAVIS COUNTY RECORDER

BY: _____ DEPUTY



Mayor
Terry Palmer

City Council
Brian Duncan
Mike Gailey
Craig Johnson
Karianne Lisonbee
Douglas Peterson

City Manager
Brody Bovero

December 22, 2014

The City has received a Subdivision Amendment request from Alan Saunders for Huckleberry Subdivision, located at 1642 S 2625 W, R-1 Zone. The Planning Commission will consider this request in their regular meeting, beginning at 6 p.m., in the City Hall Council Chambers on **January 6, 2015**.

In accordance with Syracuse City Land Use Ordinance 10-4-050(C), we are providing you notice of this request as a land owner within a 300-foot radius of the subject property. This is a Public Hearing, and you are welcome to attend and provide comments regarding this request, if you so desire, or submit them in writing to the email or mailing address below.

If you are uncertain as to the impact or ramifications of this proposal and would like more information; please feel free to call or stop in during regular business hours, between 8 a.m. and 5 p.m., Monday through Friday.

Respectfully,

Syracuse City

Community Development Department
Phone and/or Fax: 801-614-9632
Email: jschow@syracuseut.com

jm



Planning Commission Meeting

January 6, 2015

EXECUTIVE SUMMARY

Item 11-Final Plan Approval, Ninigret North II, located at approximately 1550 S SR-193, R-3 & GC Zone.

Please refer to the following documents:

- Aerial
- Final Plan
- Staff Reviews

Project Outline:

General Plan & Rezone	
Planning Commission	August 8, 2014
City Council	August 26, 2014
Concept Plan Review	November 19, 2014
Preliminary Plan Approval	
Planning Commission	December 2, 2014
City Council	December 9, 2014

The development has been amended from Preliminary approval. After discussion with City Council, the developer has opted to subdivide the commercial zone into 4 lots, thus making the overall development 5 lots. In addition, the city has worked with the developer to have 1550 West paved to complete the connection through to Monterrey Estates Phase 1, thus providing access from 700 S.

Please see staff reviews for any outstanding items.

SUGGESTED MOTIONS:

Grant

I move approve the Final Plan Approval, Ninigret North II, located at approximately 1550 S SR-193, R-3 & GC Zone, subject to all applicable requirements of the City's municipal codes (and to the condition(s) that...)

Deny

I move to deny the Final Plan Approval, Ninigret North II, located at approximately 1550 S SR-193, R-3 & GC Zone, based on...

Table

I move to table discussions pertaining to the Final Plan Approval, Ninigret North II, located at approximately 1550 S SR-193, R-3 & GC Zone, until....



Ninigret North II LLC

1550 W SR-193



Ninigret North II - Subdivision

A part of the South Half of Section 3,
T4N, R2W, SLB&M, U.S. Survey
Syracuse City, Davis County, Utah
December 2014

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58 Chapter 22, Professional Engineers and Land Surveyors Licensing Act. I also do hereby certify that Ninigret North II - Subdivision in Syracuse City, Davis County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Davis County Recorder's Office, and of a survey made on the ground in accordance with Section 17-23-17. Monumented Lot corners have been set as shown on this drawing.
Signed this _____ day of _____, 2014.

Andy Hubbard

DESCRIPTION

A part of the South half of Section 3, Township 4 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Syracuse City, Davis County, Utah

Beginning at a point which is 1576.79 feet North 89°56'33" West along the Section line and 1714.45 feet North 89°57'12" West from the Southeast Corner of said Section 3, and running thence North 89°57'12" West 1024.62 feet to a point on the arc of a curve; thence Northeastly along the arc of a 392.00 foot Radius curve to the left a distance of 123.65 feet (Delta Angle equals 18°04'25", Center bears North 71°46'29" West, and Long Chord bears North 9°11'19" East 123.14 feet); thence North 0°09'06" East 653.66 feet to a point of curvature; thence Northwestly along the arc of a 25.00 foot Radius curve to the left a distance of 39.34 feet (Delta Angle equals 90°09'36", Center bears North 89°50'54", Long Chord bears North 44°55'42" West 35.40 feet) to the South line of State Route 193; thence four (4) courses along said South line as follows: (1) North 89°59'31" East 541.74 feet to a point of curvature; (2) Easterly along the arc of a 7957.50 foot Radius curve to the left a distance of 274.75 feet (Delta Angle equals 1°58'42", Center bears North 0°52'22" East, and Long Chord bears North 89°53'01" East 274.74 feet); (3) North 7°00'33" West 3.05 feet; and (4) North 87°59'31" East 23.23 feet; thence South 13°11'47" East 827.44 feet to the point of beginning.

Contains: 16.753 acres

OWNER'S DEDICATION

I, the undersigned owner of the hereon described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat, and name said tract XXXXXXXX, and hereby dedicate, grant and convey to Syracuse City, Davis County, Utah, all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever, and also dedicate to Syracuse City those certain strips as easements for public utility and drainage purposes as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage, as may be authorized by Syracuse City.
Signed this _____ day of _____, 2014.

Ninigret Construction Company North LC

Eric Rice

ACKNOWLEDGMENT

State of Utah } ss
County of Davis }

The foregoing instrument was acknowledged before me this _____ day of _____ 20__ by _____.

Residing At: _____ A Notary Public commissioned in Utah

Commission Number: _____

Commission Expires: _____ Print Name _____

NARRATIVE

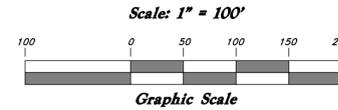
This survey and subdivision plat were requested by Mr. Eric Rice for the purpose of platting (5) Commercial Lots.
Brass cap monuments were found at the Southeast Corner of Section 3, and the East Quarter Corner of Section 10, Township 4 North, Range 2 West, Salt Lake Base and Meridian.
A line bearing North 0°08'31" East between these two monuments was used as the basis of bearings.
Highway Right of way markers were found along the South line of State Route 193 and were used to establish the North line of the Property

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____

DAVIS COUNTY RECORDER

BY: _____ DEPUTY

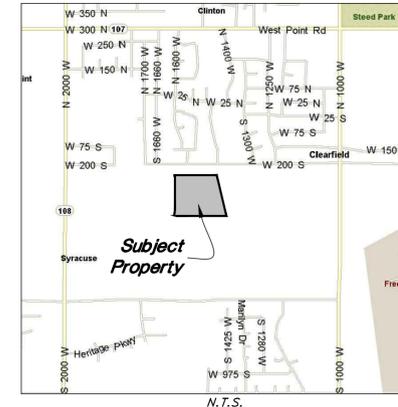


N 0°08'31" E (Basis of Bearings) (2636.67' D.G.S.)
2636.76' Meas.

Southeast Corner
Section 3, T4N, R2W,
SLB&M, U.S. Survey
(Found Brass Cap)

East 1/4 Corner
Section 10, T4N, R2W,
SLB&M, U.S. Survey
(Found Brass Cap)

Vicinity Map



Subject Property

N.T.S.

PROPERTY LINE CURVE DATA

Curve	Delta	Radius	Length	Chord	Chord Bearing
(C1)	89°50'24"	25.00'	39.20'	35.31'	N 45°04'18" E
(C2)	90°05'45"	25.00'	39.31'	35.38'	N 44°53'46" W
(C3)	72°53'43"	25.00'	31.81'	29.70'	N 53°36'30" E
(C4)	74°17'35"	60.00'	77.80'	72.46'	S 54°18'26" W
(C5)	178°13'44"	60.00'	186.64'	119.99'	N 0°34'06" E
(C6)	89°50'55"	25.00'	39.20'	35.31'	S 45°04'34" W
(C7)	15°22'56"	458.00'	122.96'	122.59'	N 7°50'34" E
(C8)	0°07'58"	7957.50'	18.44'	18.44'	S 89°11'37" E
(C9)	1°50'44"	7957.50'	256.31'	256.30'	N 89°49'02" E

CENTERLINE CURVE DATA

Curve	Delta	Radius	Length	Chord	Chord Bearing
(C100)	16°37'07"	425.00'	123.27'	122.84'	S 8°27'40" W

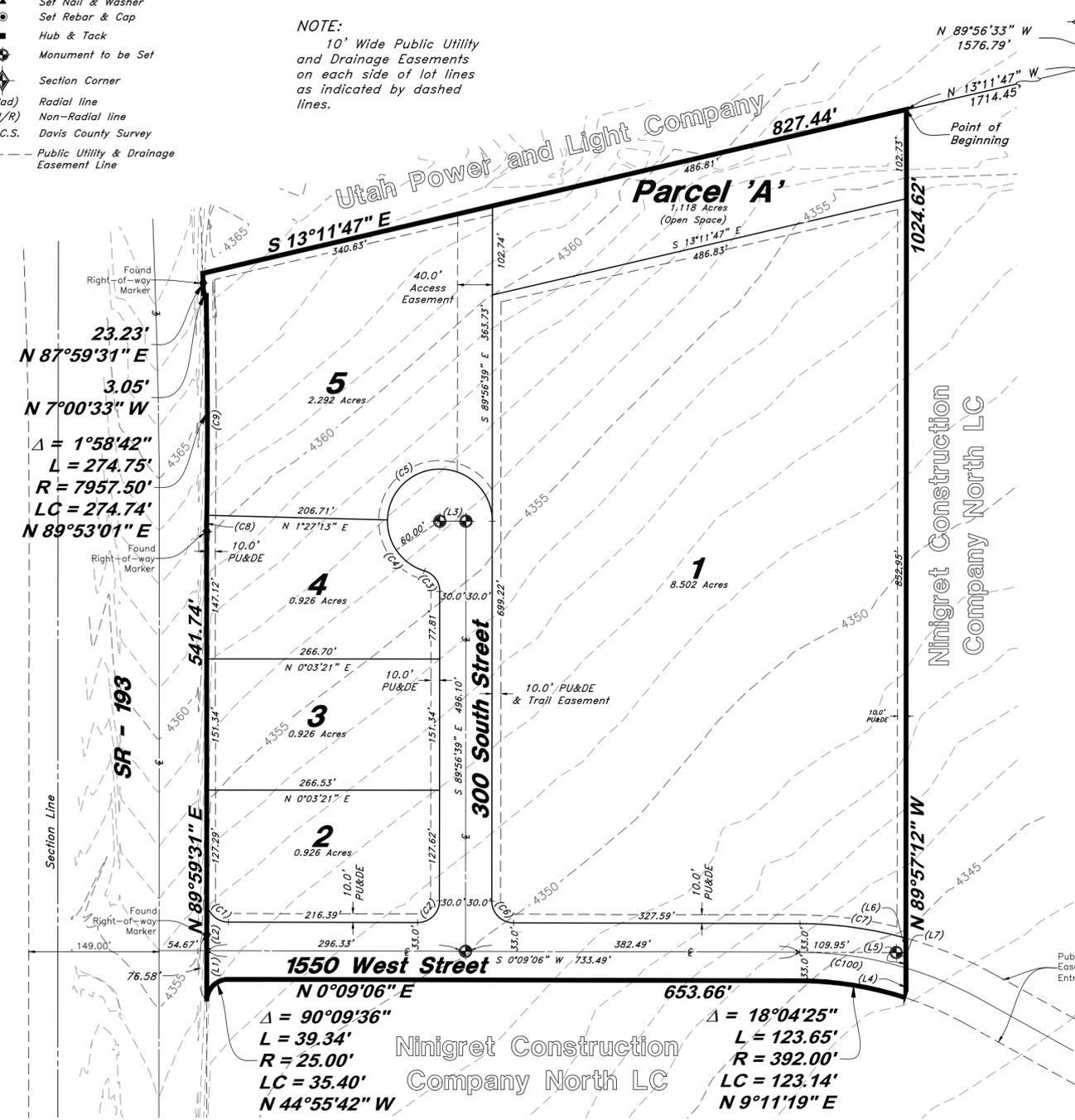
LINE DATA

Line	Bearing	Length
(L1)	N 89°59'31" E	58.07
(L2)	N 89°59'31" E	57.93
(L3)	S 0°03'21" W	30.00
(L4)	S 89°57'12" E	34.59
(L5)	S 89°57'12" E	11.33
(L6)	S 89°57'12" E	23.01
(L7)	S 29°09'42" W	13.24

LEGEND

- ▲ Set Nail & Washer
- Set Rebar & Cap
- Hub & Tack
- ⊕ Monument to be Set
- ◆ Section Corner
- (Rad) Radial line
- (N/R) Non-Radial line
- D.C.S. Davis County Survey
- Public Utility & Drainage Easement Line

NOTE:
10' Wide Public Utility and Drainage Easements on each side of lot lines as indicated by dashed lines.



SYRACUSE CITY APPROVAL

This is to certify that this plat and dedication of this plat were duly approved and accepted by the City Council of Syracuse City, Utah this _____ day of _____, 2014.

Attest _____

Title _____

City Recorder

Mayor

SYRACUSE CITY PLANNING COMMISSION

Approved by the Syracuse City Planning Commission on the _____ day of _____, 2014.

Chair

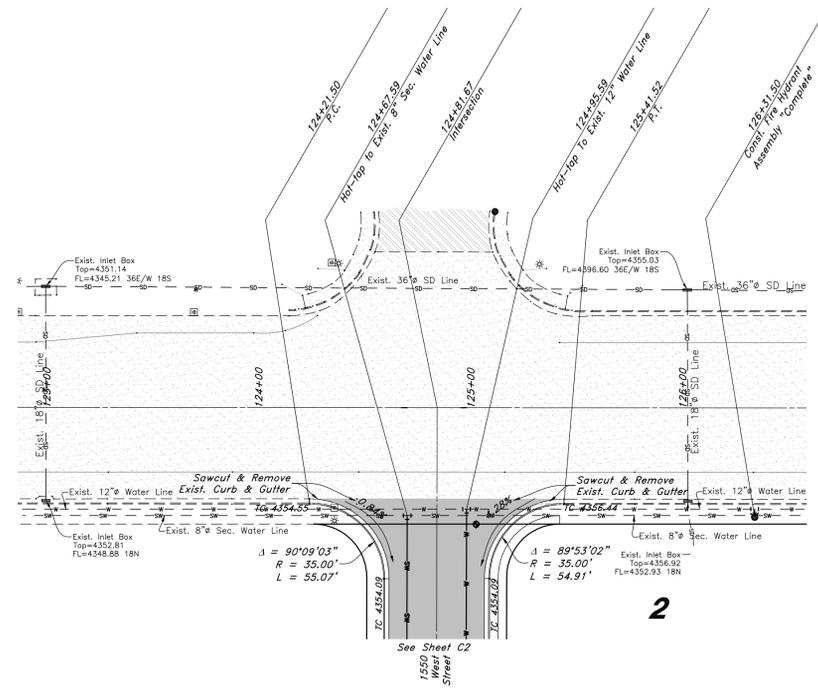
SYRACUSE CITY ENGINEER

I hereby certify that I have carefully investigated the lines of Survey of the foregoing plat and legal description of the land embraced therein, and find them to be correct and to agree with the lines and monuments on record in this office.
Signed this _____ day of _____, 2014.

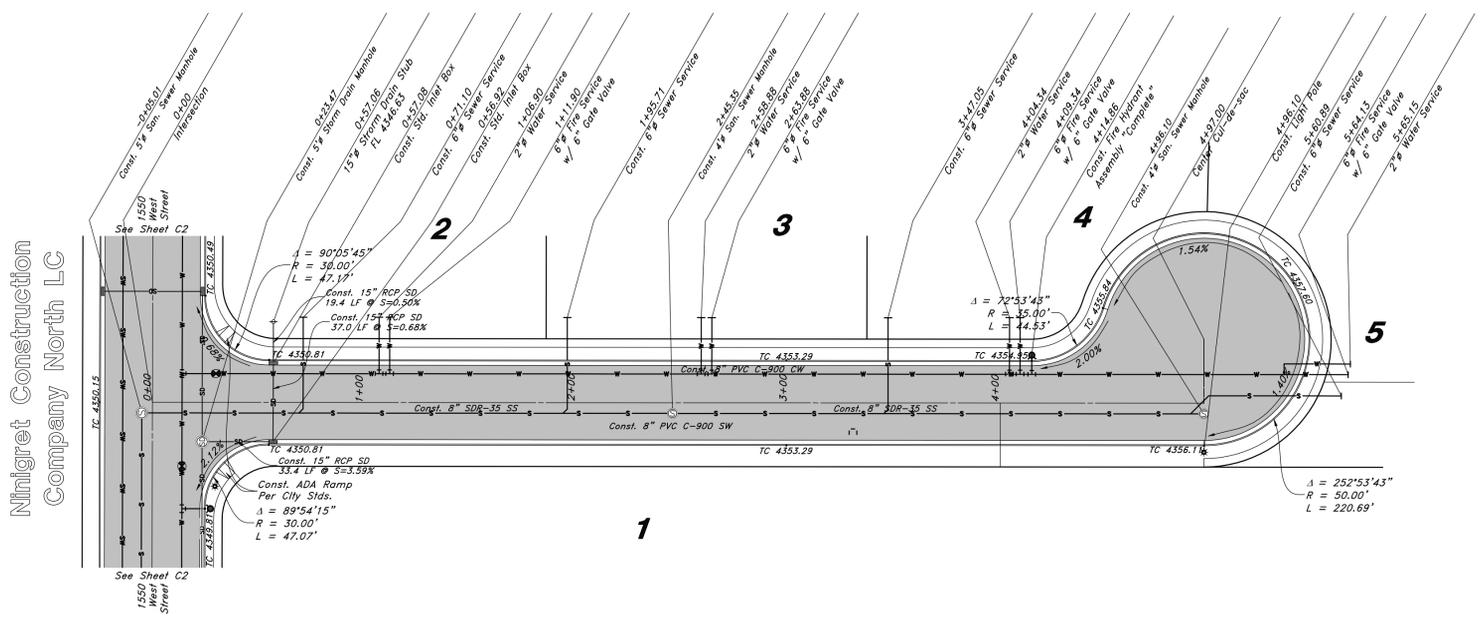
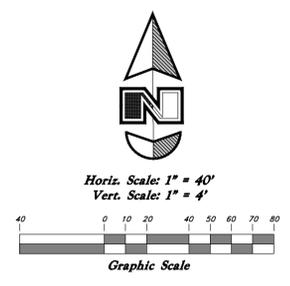
Signature



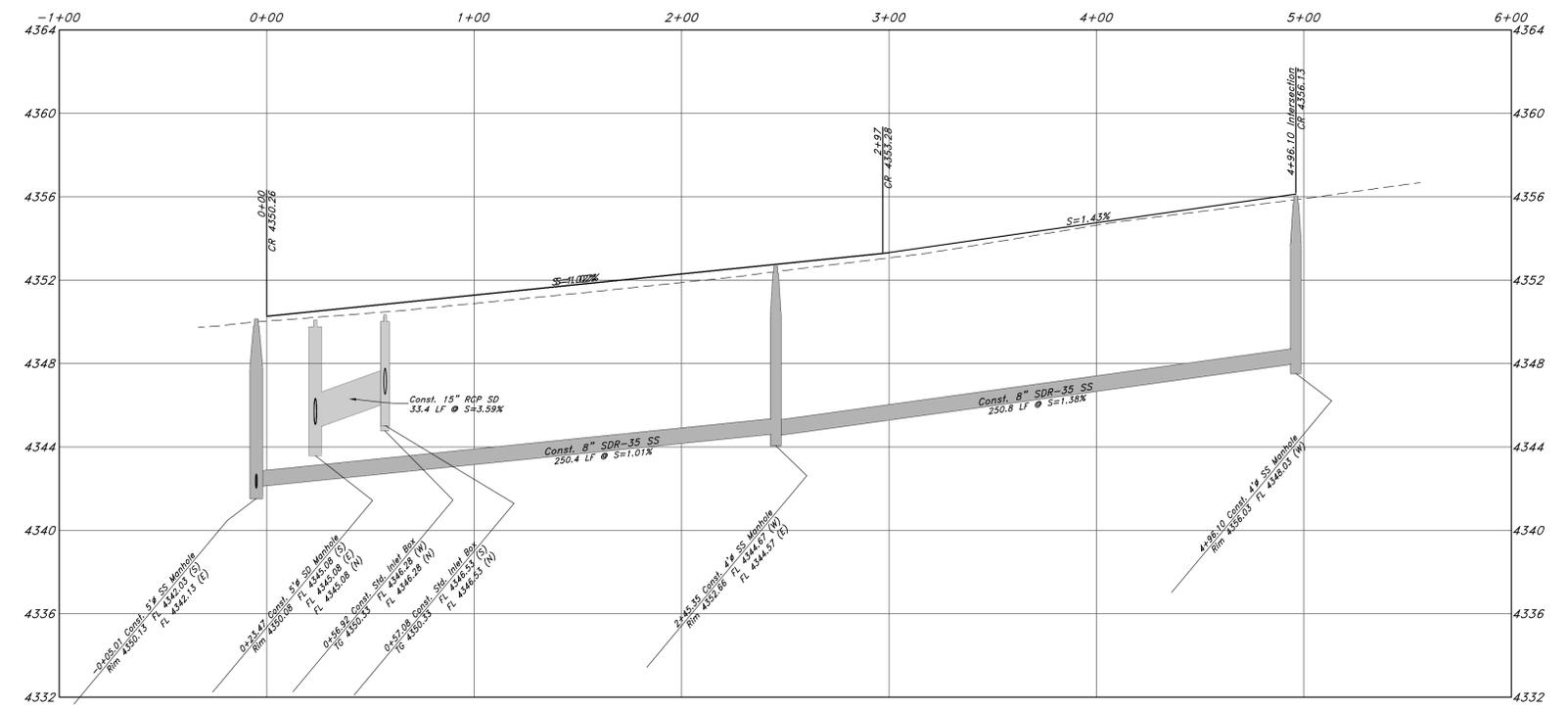
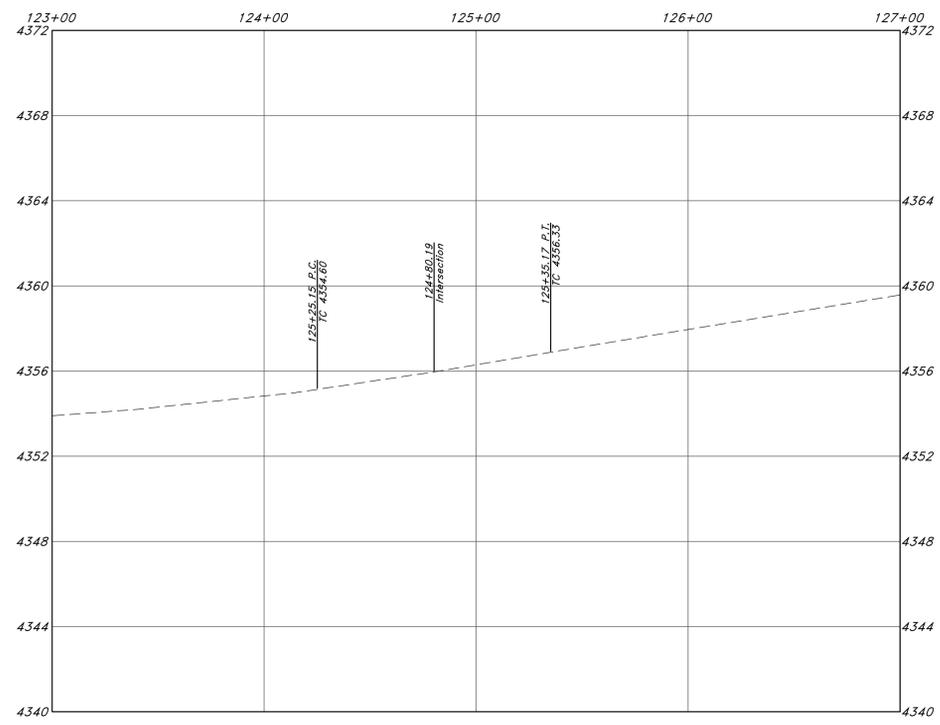
GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM



SR - 193



300 South Street

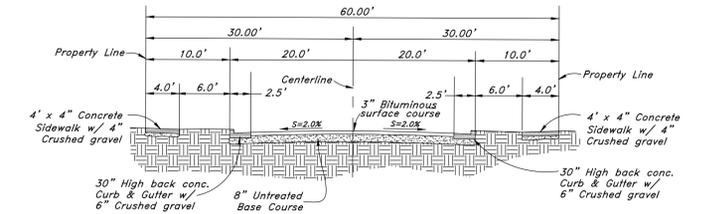


Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole	Corrugated Metal Pipe	Existing Asphalt
Water Manhole	Concrete Pipe	New Asphalt
Storm Drain Manhole	Reinforced Concrete Pipe	Heavy Duty Asphalt
Cleanout	Ductile Iron	Existing Concrete
Electrical Manhole	Polyvinyl Chloride	New Concrete
Catch Basins	Top of Asphalt	Spill Curb & Gutter
Exist. Fire Hydrant	Edge of Asphalt	Demo Tree
Fire Hydrant	Centerline	
Exist. Water Valve	Flowline	
Water Valve	Finish Floor	
Sanitary Sewer	Top of Curb	
Culinary Water	Top of Wall	
Gas Line	Top of Walk	
Irrigation Line	Top of Concrete	
Storm Drain	Natural Ground	
Telephone Line	Finish Grade	
Secondary Waterline	Match Existing	
Power Line	Fire Department Connection	
Fire Line	Finish Contour	
Land Drain	Exist. Contour	
Power pole w/guy	Finish Grade	
Light Pole	Exist. Grade	
Fence	Ridge Line	
Flowline of ditch		
Overhead Power Line		

- GENERAL NOTES:**
- All construction must meet or exceed Syracuse City Standards.
 - Culinary Water services will be extended 10' beyond Right-of-way line and Centered in Lots.
 - Sanitary Sewer will be extended 10' beyond the Right-of-way line 10.0' on the Downhill side of the Center of Lots.
 - Saw Cut Existing Asphalt to provide a smooth clean edge.
 - Contractor responsible to loop pressurized utility lines to maintain separation between pipes and cover overlap of pipe from finished grade.
 - All Culinary and Secondary Water lines shall be DR-14 C-900 PVC.



Typical Street Section

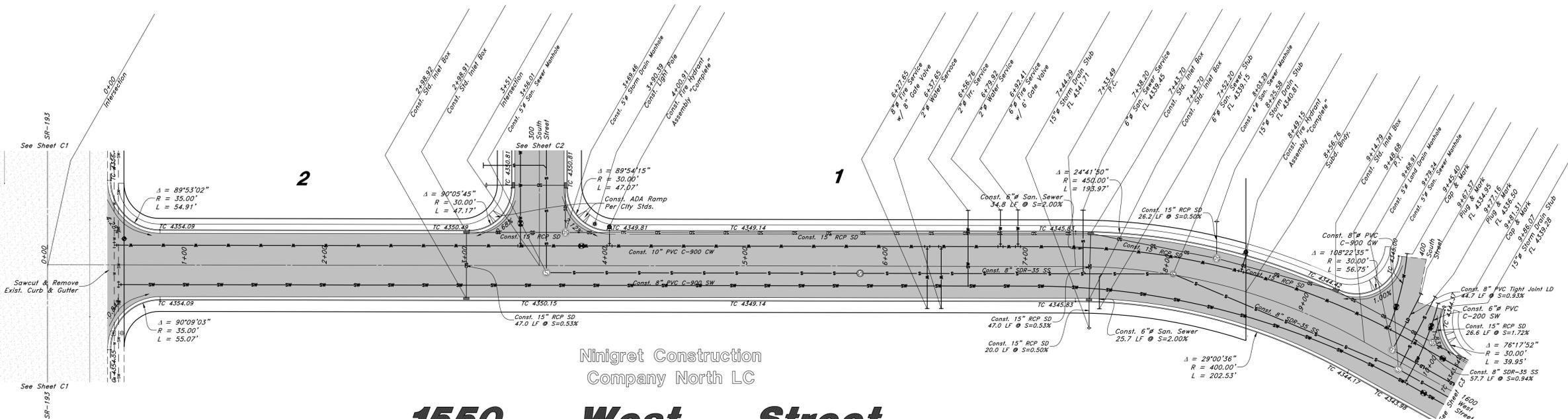
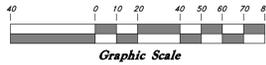
GREAT BASIN ENGINEERING
 5746 SOUTH 1475 EAST, OGDEN, UTAH 84403
 MAIN 801.799.4451 • FAX 801.799.2754
 WWW.GRETBASINENGINEERING.COM

Street Improvement Plan
Ninigret North II - Subdivision
 Approx. 400 South 1550 West
 Syracuse City, Davis County, Utah
 A part of Section 3, T4N, R2W, SLB&M, U.S. Survey

15 Oct, 2014
 SHEET NO.
C1
 14N915

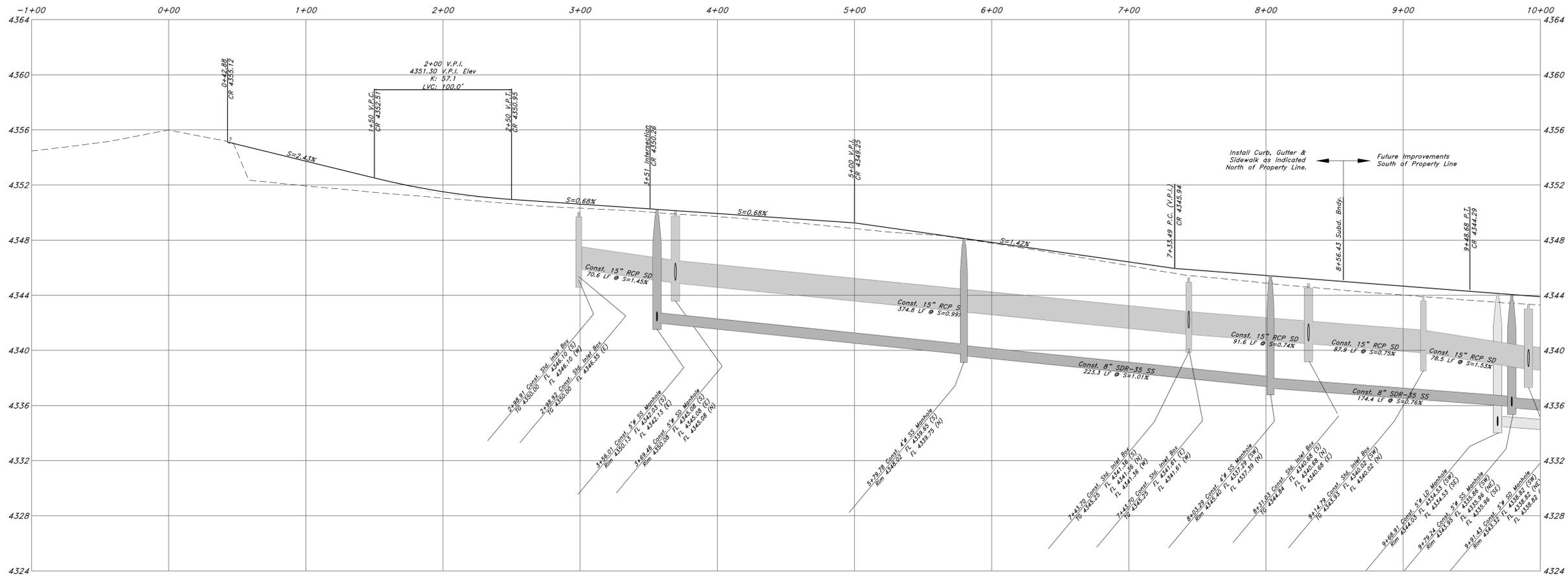


Horiz. Scale: 1" = 40'
Vert. Scale: 1" = 4'



Ninigret Construction
Company North LC

1550 West Street

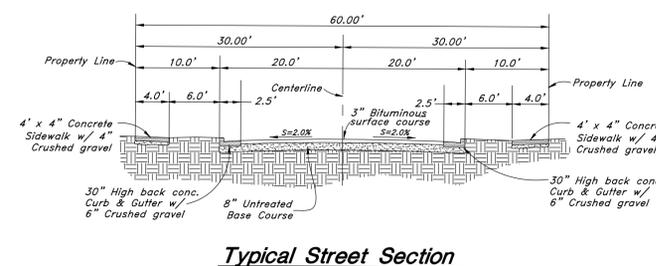


Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole	Corrugated Metal Pipe	Existing Asphalt
Water Manhole	Concrete Pipe	New Asphalt
Storm Drain Manhole	Reinforced Concrete Pipe	Heavy Duty Asphalt
Cleanout	Ductile Iron	Existing Concrete
Electrical Manhole	Polyvinyl Chloride	New Concrete
Catch Basins	Top of Asphalt	Spill Curb & Gutter
Exist. Fire Hydrant	Edge of Asphalt	Demo Tree
Fire Hydrant	Centerline	
Exist. Water Valve	Flowline	
Water Valve	Finish Floor	
Sanitary Sewer	Top of Curb	
Cullinary Water	Top of Walk	
Gas Line	Top of Wall	
Irrigation Line	Top of Concrete	
Storm Drain	Natural Ground	
Telephone Line	Finish Grade	
Secondary Waterline	Match Existing	
Power Line	Fire Department Connection	
Fire Line	Exist. Contour	
Land Drain	Finish Grade	
Power pole w/guy	Exist. Grade	
Light Pole	Ridge Line	
Fence		
Flowline of ditch		
Overhead Power line		

- GENERAL NOTES:**
- All construction must meet or exceed Syracuse City Standards.
 - Cullinary Water services will be extended 10' beyond Right-of-way line and Centered in Lots.
 - Sanitary Sewer will be extended 10' beyond the Right-of-way line 10.0' on the Downhill side of the Center of Lots.
 - Saw Cut Existing Asphalt to provide a smooth clean edge.
 - Contractor responsible to loop pressurized utility lines to maintain separation between pipes and cover overlap of pipe from finished grade.
 - All Cullinary and Secondary Water lines shall be DR-14 C-900 PVC.



GREAT BASIN ENGINEERING

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 MAIN 8017994451 | FAX 80179927544
 WWW.GRETBASINENGINEERING.COM

Street Improvement Plan

Ninigret North II - Subdivision

Approx. 400 South 1550 West
 Syracuse City, Davis County, Utah
 A part of Section 3, T4N, R2W, SLB&M, U.S. Survey

15 Oct, 2014

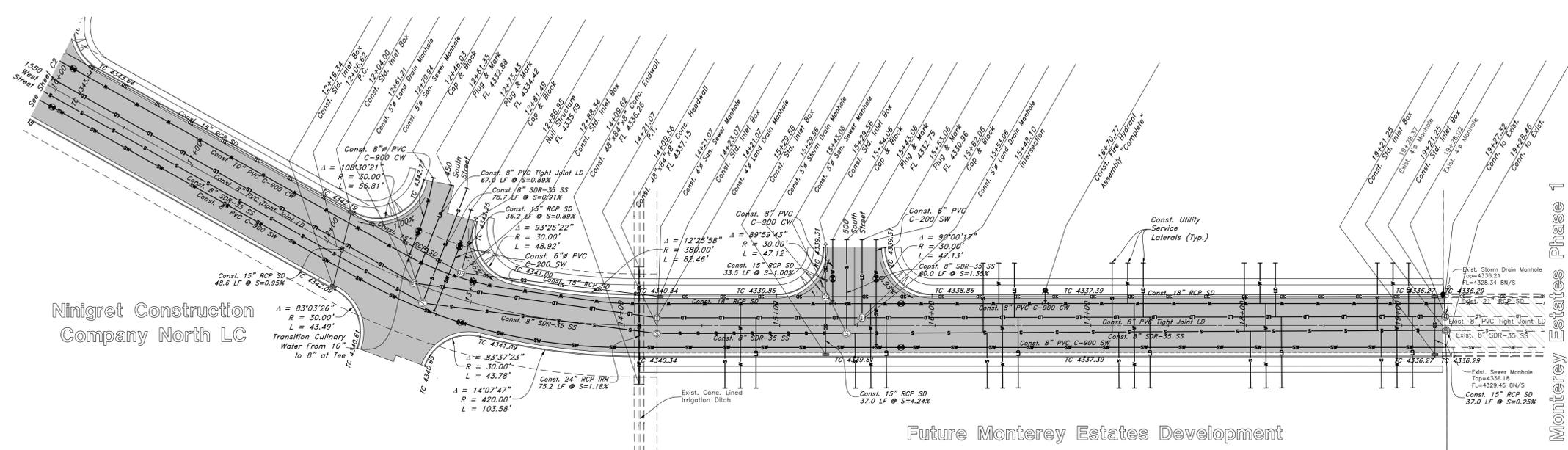
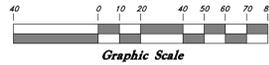
SHEET NO. **C2**

14N915

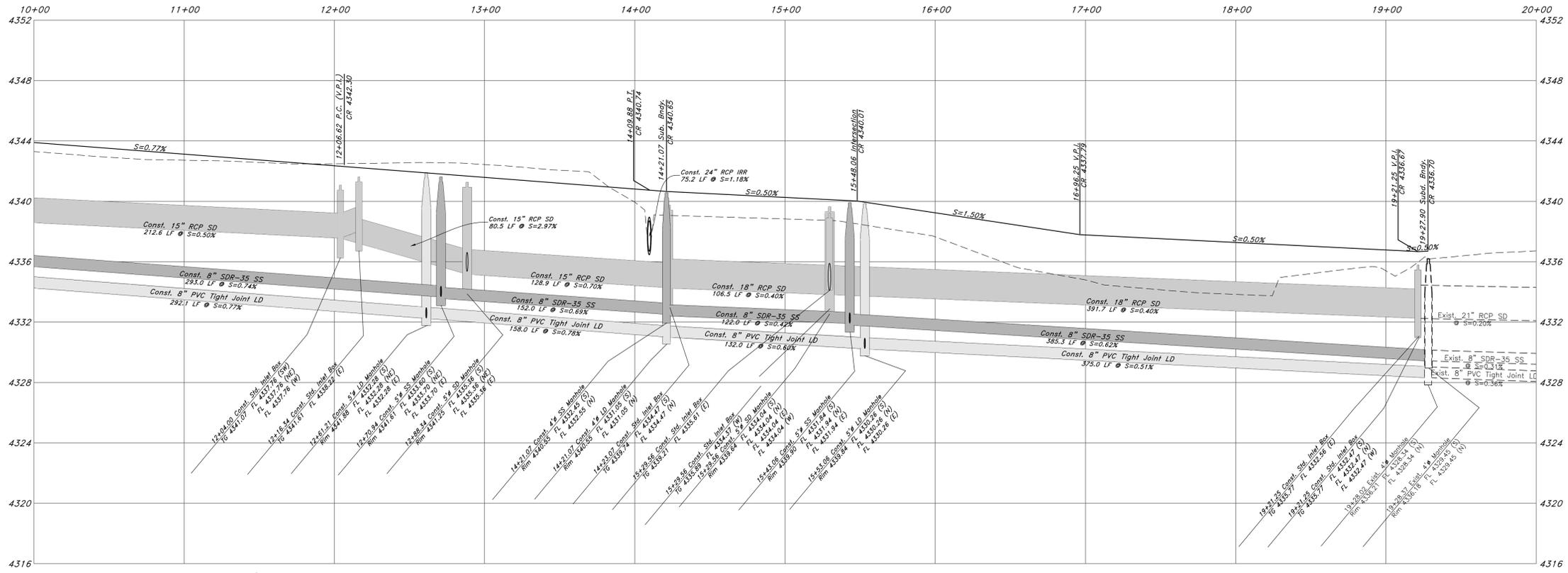


Horiz. Scale: 1" = 40'

Vert. Scale: 1" = 4'



1600 West Street

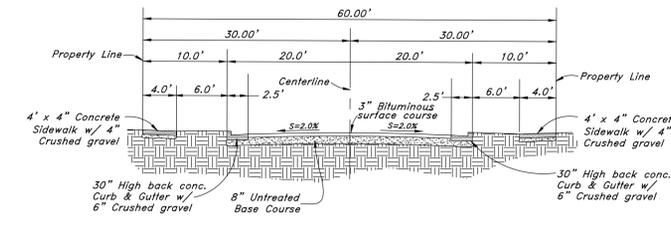


Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole	⊙	Corrugated Metal Pipe	CMP	Existing Asphalt	
Water Manhole	⊙	Concrete Pipe	CP	New Asphalt	
Storm Drain Manhole	⊙	Reinforced Concrete Pipe	RCP	Heavy Duty Asphalt	
Cleanout	⊙	Ductile Iron	DI	Existing Concrete	
Electrical Manhole	⊙	PVC	PVC	New Concrete	
Catch Basins	⊙	Top of Asphalt	TA	Spill Curb & Gutter	
Exist. Fire Hydrant	⊙	Edge of Asphalt	EA	Demo Tree	
Exist. Water Valve	⊙	Centerline	CL		
Water Valve	⊙	Flowline	FL		
Sanitary Sewer	—S—	Finish Floor	FF		
Culinary Water	—C—	Top of Curb	TC		
Gas Line	—G—	Top of Wall	TW		
Irrigation Line	—I—	Top of Walk	TW		
Storm Drain	—SD—	Top of Concrete	TCN		
Telephone Line	—T—	Natural Ground	NG		
Secondary Waterline	—SW—	Finish Contour	FC		
Power Line	—P—	Exist. Contour	EC		
Fire Line	—F—	Finish Grade	FG		
Land Drain	—LD—	Exist. Grade	EG		
Power pole	⊙	Ridge Line	R		
Power pole w/guy	⊙				
Light Pole	⊙				
Fence	—X—				
Flowline of ditch	—OHP—				
Overhead Power Line	—OHP—				

- GENERAL NOTES:**
- All construction must meet or exceed Syracuse City Standards.
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 - Sanitary Sewer will be extended 10' beyond the Right-of-way line 10.0' on the Downhill side of the Center of Lots.
 - Saw Cut Existing Asphalt to provide a smooth clean edge.
 - Contractor responsible to loop pressurized utility lines to maintain separation between pipes and cover overlap of pipe from finished grade.
 - All Culinary and Secondary Water lines shall be DR-14 C-900 PVC.



Typical Street Section

GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST, OGDEN, UTAH 84403
 MAIN 8017994451 • FAX 8015210222 • FAX 80113927544
 WWW.GRETBASINENGINEERING.COM

Street Improvement Plan

Ninigret North II - Subdivision

Approx. 400 South 1550 West
 Syracuse City, Davis County, Utah
 A part of Section 3, T4N, R2W, SLB&M, U.S. Survey

15 Oct, 2014

SHEET NO. **C3**

14N915



SYRACUSE
EST. CITY 1935

Subdivision Final Plan Review

Subdivision: Ninigret North II

Date: December 29, 2014

Completed By: Jenny Schow, City Planner

Updated:

8-6-010: Final Plat:		Planning Staff Review:
1.	Proposed name of subdivision (to be approved by Planning Commission and County Recorder).	Yes
2.	Accurate angular and linear dimensions for all lines, angles and curves used to describe boundaries, streets, easements, areas reserved for public use, etc.	Yes
3.	Identification system for lots, blocks, and names of streets. Lot lines show dimensions in feet and hundredths.	Yes
4.	Street addresses shown for each lot as assigned by the City.	Name 1550 West and add Public Street below street titles
5.	True angles and distances to nearest street lines or official monuments as accurately described and shown by appropriate symbol.	Yes
6.	Radii, internal angles, points and curvatures, tangent bearings and the length of all arcs.	Yes
7.	Accurate location of all monuments to be Installed, shown by appropriate symbol.	Refer to City Engineer
8.	Dedication to City of all streets, highways and other public uses and easements included in the proposed subdivision.	Dedicate parcel A Incomplete information for tract
9.	Street monuments shown on Final Plat as approved by City Engineer.	Refer to City Engineer
10.	Pipes or other iron markers shown on the plat.	Refer to City Engineer
11.	Accurate outlines and dimensions of any areas to be dedicated or reserved for public use, with the purposes indicated thereon, and any areas to be reserved by deed or covenant for common use of all property owners.	No-Clarify Parcel A
12.	All boundary, lot and other geometrics (bearings, distances, curve data etc.) on Final Plat accurate to not less than one part in five thousand (1/5000).	Refer to City Engineer
13.	Location, function, ownership and manner of maintenance of common open space not reserved or dedicated for public use.	Maintenance Agreement for Storm Detention will be required prior to recording.
14.	Legal boundary description of the subdivision and acreage included.	Yes
15.	Current inset City map showing location of subdivision.	Yes
16.	Standard signatures forms/boxes reflected on the Final Plat as designated by City Code	Missing signature blocks for the Utility Companies (Rocky Mountain Power, Questar and Century Link) and City Attorney

8-6-020: Final Plan and Profile	See Engineer Review
--	----------------------------

Conditional Items of Final Plan Approval for Preconstruction	
1.	Construction Drawing Prints and PDF files
2.	Schedule a preconstruction meeting
3.	Bond estimate using the City template
4.	Final Inspection Fees as calculated in the approved bond estimate
5.	Offsite Improvement Agreement
6.	BMP Facilities Maintenance Agreement (Parcel A)
7.	Streetlight Agreement
8.	SWPPP NOI
9.	SWPPP City Permit
10.	Fugitive Dust Control Plan

Conditional Items of Final Plan Approval for Recording	
1.	Escrow Agreement
2.	Water Shares
3.	Title Report - must be dated within 30 days of recording
4.	Recording fees: \$37/page +\$1/lot and any common space as well as \$1/land-owner signatures over two



Engineer Final Plan Review – Ninigret North II Subdivision
1550 West Street & SR-193

Completed by Brian Bloemen on December 29, 2014

Below are the engineering comments for the final plan review of the Ninigret North II Subdivision.

Plat:

1. Secondary booster pumps will be required for each lot in the subdivision. Add a notice to purchaser on the plat stating so.
2. Update the year on the plat.
3. Add utility company signature blocks to the plat.
4. Parcel A is not dedicated in the owner's dedication and the name of the plat is missing.

Plans:

1. Show the City's 66' right-of-way typical cross section and update the 60' typical cross section per current City standards.
2. Show the secondary service connections locations for Lots 1-5. The existing secondary main is south of UDOT's right-of-way.

If you have any further comments or questions please feel free to contact me at 801-614-9682.

Sincerely,

Robert Whiteley
Public Works Director



TO: Community Development, Attention: Jenny Schow

FROM: Jo Hamblin, Deputy Chief

RE: Ninigret North II - Subdivision

DATE: December 30, 2014

I have reviewed the site plan submitted on December 30, 2014 for the above referenced project. The Fire Prevention Division of this department has the following comments/concerns.

1. The minimum fire flow requirement can vary based upon the type of buildings built in commercial area. Provide documentation that the water system will provide adequate fire flow through the Syracuse City Engineering Department.
2. Fire hydrants and access roads shall be installed prior to construction of any buildings. All hydrants shall be placed with the 4 1/2" connection facing the point of access for Fire Department Apparatus. The maximum allowable spacing between hydrants is 500 feet, on dead end streets the maximum spacing is reduced by 100 feet. Provide written assurance that this will be met.
3. Prior to beginning construction of any buildings, a fire flow test of the new hydrants shall be conducted to verify the actual fire flow for this project. The Fire Prevention Division of this department shall witness this test and shall be notified a minimum of 48 hours prior to the test.

These plans have been reviewed for Fire Department requirements only. At this time the Fire Department has no concerns. Other departments must review these plans and will have their requirements. This review by the Fire Department must not be construed as final approval from Syracuse City.



Planning Commission Meeting

January 6, 2015

EXECUTIVE SUMMARY

Item 12- Conditional Use Permit, Day treatment for person with a disability, Training in Life Choices LLC, located at 2432 W 1700 S Suite 2&3, GC Zone.

Please refer to the following documents:

- Aerial
- Site Plan
- Letter of Intent
- Public Notice Letter

This application is for an adult day training facility for persons with disabilities and evening training for children. The applicant has provided a detailed written description for this request, please see the applicants letter of intent included in the packet.

The proposed location is adjacent to a new restaurant in Syracuse City which provides alcoholic beverages. I have researched regulations with the Department of Alcoholic Beverage Control (DABC) and with the Utah Department of Human Services, both online and over the phone to ensure the proximity of these two uses is allowed by state regulation. The following links have been provided for your information. City staff has no outstanding concerns with this application.

Utah Administrative Code

<http://www.rules.utah.gov/publicat/code/r501/r501-20.htm>

DABC Proximity Restrictions

<http://abc.utah.gov/license/proximity.html>

Suggested Motions

SUGGESTED MOTIONS:

Grant

I move to grant a Conditional Use Permit, Day treatment for person with a disability, Training in Life Choices LLC, located at 2432 W 1700 S Suite 2&3, GC Zone subject to all applicable requirements of the City's municipal codes (and to the condition(s) that...)

Deny

I move to deny Conditional Use Permit, Day treatment for person with a disability, Training in Life Choices LLC, located at 2432 W 1700 S Suite 2&3, GC Zone, based on...

Table

I move to table discussions pertaining to a Conditional Use Permit, Day treatment for person with a disability, Training in Life Choices LLC, located at 2432 W 1700 S Suite 2&3, GC Zone, for a daycare allowing up to 16 children, until....



Training in Life Choices
2432 W 1700 S
Debbie Stickler



2500 W.

Drive to Back

Superior Computers

Proposed Training in Life Choices

Hughes cafe

Syracuse

Walkway

Bandicab

Business

Little Ceasars

Parking

Drive to Syracuse or around to 1700S.

Extra parking

7 stalls

2432 W.
1700S.
Suits 2+3

Handicap Ramp

Handicap

6 stalls

OFF 1700S.

Extra parking

Training in Life Choices, L.L.C.

4862 South 3100 West
Roy, Utah 84067

Debbie Stickler, Owner
(801)628-0587

To whom it may concern:

Training in Life Choices, LLC has been in business since January 15, 2008. We provide services to people with disabilities through State and Federal contracts assigned to us through the Division of Services for People with Disabilities. Currently I have over 40 contracts and 28 employees that provide services to people in their home or on their community jobs.

There are, however, a significant number of people with disabilities that are not job ready and need somewhere to go during the day. Day Training services are also a contracted service that the State of Utah offers to people to get some job skills training and also participate in their community. These activities will be provide through a service at an Adult Day Training facility. This services is licensed through the Department of Licensing and the Division of Services for People with Disabilities. The participants are 22 years old or older and are non-aggressive individuals. There will be no more than 20 participants at the site. The requirement of the State is that the ratio will be 1 staff to 3 individuals or lower. This program will be run from approximately 8:30 am to 3:30 pm, Monday through Friday. Vans will be needed for the individuals to be able to get out on activities in the community. Additionally, there will be a need for UTA para-transit buses to pick up and drop off individuals.

It is also our hope to run an After School Program at the location of the Day Training Center. This would be provided in the same way, however, it is for children from the age of 5 years old to 21 years old. This is also a contracted service and is available to families from 3:30pm to 7:00pm.

Training in Life Choices, LLC is a licensed and insured company. I have over 20 years of experience working in this field. The State of Utah requires me to have a liability policy and an auto policy of \$1,000,000 each. Additionally, all of my staff members are screened extensively.

If you have any questions, please feel free to contact me at (801)628-0587.

Sincerely,

Debbie Stickler, Owner



TO: Community Development, Attention: Jenny Schow

FROM: Jo Hamblin, Fire Marshal

RE: Training in Life Choices

DATE: December 24, 2014

I have reviewed the site plan submitted on December 22, for the above referenced project. The Fire Prevention Division of this department has no comments/concerns.

These plans have been reviewed for Fire Department requirements only. Other departments must review these plans and may have their requirements. This review by the Fire Department must not be construed as final approval by Syracuse City.

Sincerely,

Deputy Chief Hamblin



SYRACUSE
EST. CITY 1935

Mayor
Terry Palmer

City Council
Brian Duncan
Mike Gailey
Craig Johnson
Karianne Lisonbee
Douglas Peterson

City Manager
Brody Bovero

December 18, 2014

The City has received a Conditional Use Application from Debbie Stickler, for a day treatment for persons with disabilities, the Training in Life Choices, located 2432 W 1700 S Suite 2 & 3, GC Zone. The Planning Commission will consider this request in their regular meeting, beginning at 6 p.m., in the City Hall Council Chambers on **January 6, 2015**.

In accordance with Syracuse City Land Use Ordinance 10-4-050(C), we are providing you notice of this request as a land owner within a 300-foot radius of the subject property. You are welcome to attend and provide comments regarding this request, if you so desire, or submit them in writing to the email or mailing address below.

If you are uncertain as to the impact or ramifications of this proposal and would like more information; please feel free to call or stop in during regular business hours, between 8 a.m. and 5 p.m., Monday through Friday.

Respectfully,

Syracuse City

Community Development Department
Phone and/or Fax: 801-614-9632
Email: jschow@syracuseut.com

jm



Planning Commission Meeting

January 6, 2015

EXECUTIVE SUMMARY

Item 13-Conditional Use Permit, The Dress Garden, Myrna Stone and Amy Packer, located at 1053 W 2920 S, R-2 Zone.

Please refer to the following documents:

- Aerial
- Site Plan
- Public Notice Letter

This application is for a formal dress consignment and rental boutique. The applicant would like to operate Wednesday-Friday from 4-7 pm, Saturday from 10:00-2:00 and by appointment. The applicant anticipates no more than 4-5 clients per visit. This is a joint venture between two neighbors. The applicants can accommodate for a minimum of 6 single spaced off street parking stalls and is aware that the street parking shown on the site plan cannot be dedicated for the home occupation.

The applicants will be handling customers with special needs by allowing the occasional use of the upstairs as needed, or by allowing the dresses to be checked out and tried on at the client's home.

City staff has no outstanding issues with this application.

SUGGESTED MOTIONS:

Grant

I move to grant a Conditional Use Permit, The Dress Garden, Myrna Stone and Amy Packer, located at 1053 W 2920 S, R-2 Zone subject to all applicable requirements of the City's municipal codes (and to the condition(s) that...)

Deny

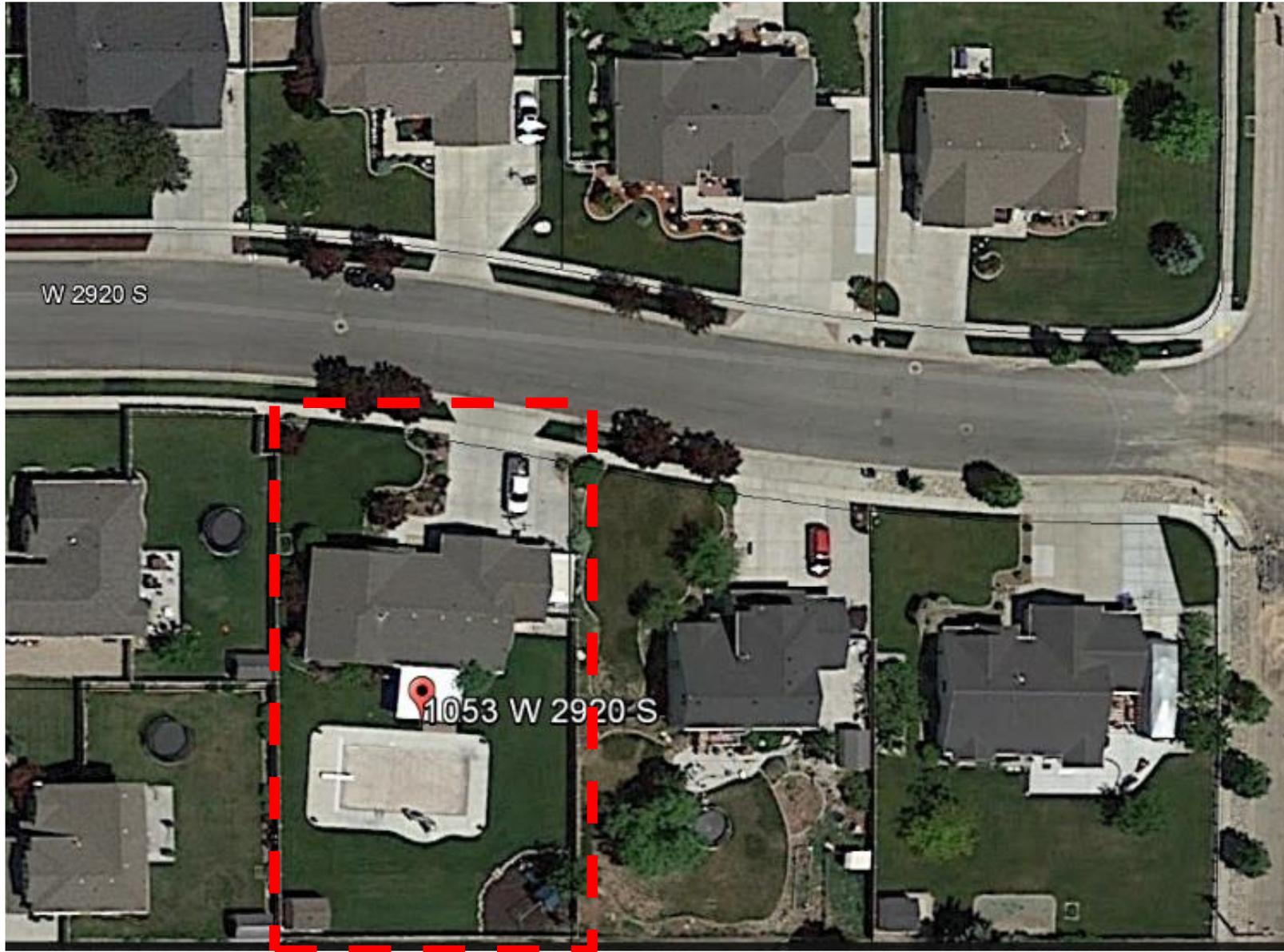
I move to deny Conditional Use Permit, The Dress Garden, Myrna Stone and Amy Packer, located at 1053 W 2920 S, R-2 Zone, based on...

Table

I move to table discussions pertaining to a Conditional Use Permit, The Dress Garden, Myrna Stone and Amy Packer, located at 1053 W 2920 S, R-2 Zone, until...

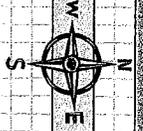


The Dress Garden
1053 W 2920 S
Myrna Stone and Amy Packer



The Dress Garden - Proposed Site Plan
 Property Owners: Damon Myrna Stone . 1053 West 2920 South, Syracuse UT 84075 . 801-726-2600

2920 South



Sidewalk

Sidewalk

Yard

Parking

Parking

Fence 6 1/2 Feet

Fence 6 1/2 Feet

Bedroom
148.71 sq ft

Bedroom
156.21 sq ft

Storage Room
203.50 sq ft

(Rooms not being utilized for the business)

Closet

Closet

Hallway
92.31 sq ft

Stairs/Understair Storage
42.22 sq ft

Bedroom
168.75 sq ft

Bathroom
47.46 sq ft

Utility
56.67 sq ft

Closet

Shower
18.65 sq ft

552.78 sq ft

Total Basement sq footage is 1780, 90% finished
 Total sq footage being utilized for business is 1010 sq ft

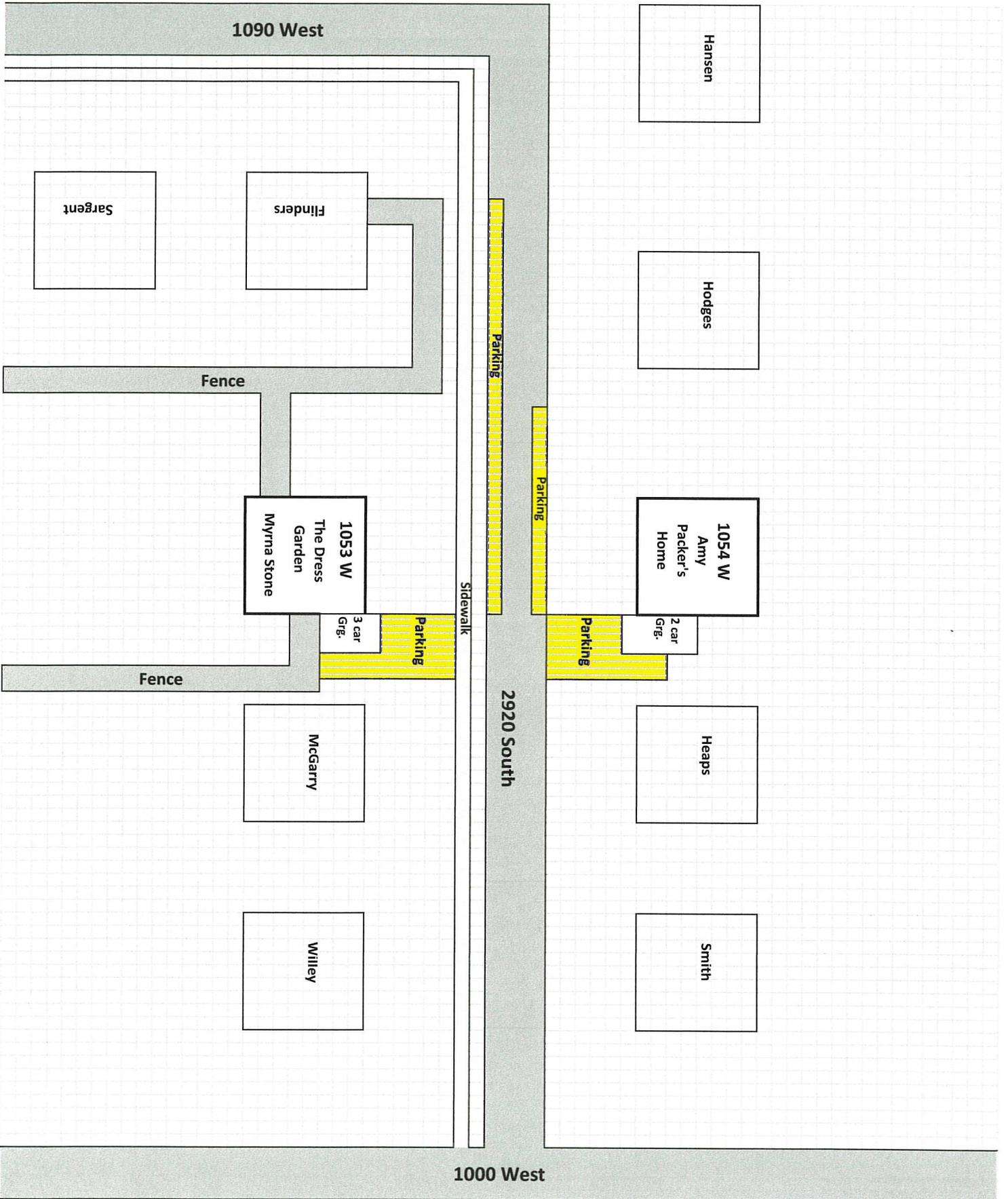
3 Car Garage

Yard

Gate

Gate

The Dress Garden - Proposed Parking Site Plan



Hansen

Hodges

1054 W
Amy
Packer's
Home

Heaps

Smith

1090 West

Sargent

Flinders

Fence

1053 W
The Dress
Garden
Myrna Stone

Fence

McGarry

Willey

1000 West

2920 South

Sidewalk

Parking

Parking

Parking

Parking

Hansen

Hodges

1054 W

Heaps

Smith

1090 West

Sargent

Flinders

Fence

1053 W

Fence

McGarry

Willey

1000 West

2920 South

Sidewalk

Parking

Parking

Parking

Parking

2 car
Gr.

3 car
Gr.



SYRACUSE
EST. CITY 1935

Mayor
Terry Palmer

City Council
Brian Duncan
Mike Gailey
Craig Johnson
Karianne Lisonbee
Douglas Peterson

City Manager
Brody Bovero

December 18, 2014

The City has received a Conditional Use Application from Myrna Stone and Amy Packer, for a home business, The Dress Garden, located approximately 1053 W 2920 S, R-2 Zone. The Planning Commission will consider this request in their regular meeting, beginning at 6 p.m., in the City Hall Council Chambers on **January 6, 2015**.

In accordance with Syracuse City Land Use Ordinance 10-4-050(C), we are providing you notice of this request as a land owner within a 300-foot radius of the subject property. You are welcome to attend and provide comments regarding this request, if you so desire, or submit them in writing to the email or mailing address below.

If you are uncertain as to the impact or ramifications of this proposal and would like more information; please feel free to call or stop in during regular business hours, between 8 a.m. and 5 p.m., Monday through Friday.

Respectfully,

Syracuse City

Community Development Department
Phone and/or Fax: 801-614-9632
Email: jschow@syracuseut.com

jm



Planning Commission Meeting

January 6, 2015

EXECUTIVE SUMMARY

Item (15): Meeting Minutes:

Code Amendment, Title X, Pertaining to Accessory Structures.

10.30.10

(B) Lot Coverage of Accessory Buildings, Structures, Parking Spaces. No accessory building, structure, or group of buildings or structures, excluding swimming pools, and no parking space in any residential zone shall cover more than 25 percent of the rear yard space.

(C) Accessory Buildings and Structures.

(1) General Requirements.

(a) No accessory building or structure shall be erected, located, used, or occupied until the erection of the principal use has commenced. No more than two accessory buildings shall be on any lot, unless it contains a minimum of half an acre. Lots with half an acre or more may qualify for approval of a third accessory building by complying with all other applicable requirements of this chapter. No accessory building may be located within a recorded easement unless authorized applicable easement holder has provided written approval by the Land Use Authority. All accessory buildings located in the street sides of corner lots shall comply with SCC 10.30.050 regarding lot and yard regulations for corner lots.

(2) Accessory buildings or structures less than 200 square feet. No aAccessory buildings or structures may encroach into a front or side yard unless if the structure is:

(a) Not larger than 200 square feet, which includes any awnings, carports or other attached features to the accessory structure; and

(b) Not taller than 10-12 feet to the peak of the roof structure; and

(c) Concealed or otherwise located behind a privacy fence of at least six feet in height; and

(d) Located at least 10 feet from the primary structure and located at least three-3 feet from any property lines.

(3) Accessory buildings or structures 200 square feet or greater.

(a) Building Permit Required. Accessory buildings of 200 square feet or

greater shall require approval for a minor conditional use permit and issuance of a building permit. Such accessory building or structure shall conform to requirements of subsection (C)(1) of this section and shall not be greater in size than the footprint of the principal structure.

(b) Approval. Persons desiring to construct accessory buildings shall make application to the Land Use Authority or designee for conditional use approval as outlined in SCC 10.30.100. Application shall include the following submittals:

(i) Site plan showing location of the home, property line setbacks, location of the proposed building, parking spaces, and easements, and buildings on adjacent properties within 50 feet of the proposed accessory building. Elevation drawings showing the roof structure, type of material and design finish of the building, and building structure measurements.

(c) Design. The design, roof pitch, height, and footprint colors and/or materials of accessory buildings shall blend aesthetically with the principal building's architecture and design. materials.

(d) Setback Requirements. Shown in Exhibit 10.03.10 and listed below are the following setback requirements developed to regulate the negative impact accessory structures can have within a development:

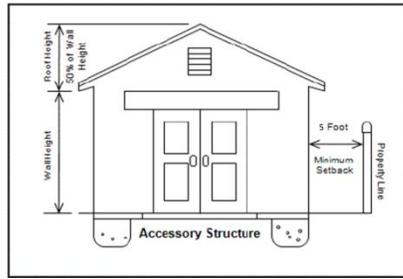
(i) Minimum Setback. In no case shall an accessory building, regardless of size, be any closer than three-five feet to any property line.

(ii) Minimum setback shall increase one foot for every foot over 10 feet in wall height, as measured from the main floor to the top exterior wall plate.

(ii) Walls. Accessory buildings 200 square feet or greater and exceeding 10 feet in height, as measured from the main floor to the top exterior wall plate, shall increase the three-foot minimum setback requirement from property line by one foot for every one foot of height above 10 feet.

(e) Roof. Roof Height.— The roof

height on an accessory structure shall not exceed fifty (50%) percent of the wall plate height for a single story structure, as measured from the final grade to the highest point on the roof.



~~that exceeds 50 percent of the wall height, as measured from the top exterior wall plate to the highest point on the roof, shall increase the three-foot minimum setback requirement from property line by one foot for every one-foot of height above the 50 percent requirement.~~

(f) Two Story Accessory Structures. Accessory structures which exceed one story in height shall only be permitted as follows:

- (i) Lots greater than 15,000 sq. ft.;
- (ii) A minimum of 10 feet from any rear or side lot line;

(iii) Maximum height shall not exceed the height of the primary dwelling structure, or 30 feet, whichever is less;

(g) Corner Lot. An accessory building located on the street side of a corner lot shall comply with SCC 10.30.050.

(D) Other Structures. In no case shall an accessory building be constructed within six feet of a primary structure or within six feet of any ~~structure—building~~ 200 square feet or greater. Maximum Height Limitations. No maximum height regulations, as stated in this title except for specified exceptions, shall apply to prevent the construction of penthouse or roof structures for the housing of elevators, stairways, tanks, ventilating fans, or similar equipment required to operate and maintain the buildings, and fire or parapet walls, skylights, towers, steeples, flagpoles, chimneys, smoke stacks, water tanks, television masts, silos, or similar structures above the stated height

limits; provided, that no space above the height limit shall provide additional floor space.

(E) Additional Height Allowed. Public buildings or structures and churches authorized in a zone may be erected to any height provided the building is set back from each otherwise established setback line at least one foot for each additional foot of building height above the normal height limit required for the zone in which the building is erected.

(F) Satellite Dish Antennas. For the purpose of this title, satellite dishes may be located on any residential structure or in the rear yard as accessory structures.

(G) Swimming Pools. Any structure intended for swimming, recreational bathing, or wading that is over 24 inches deep shall require a building permit. The provisions of the adopted International Residential Building Code, Appendix (G), adopted by the City Council, shall govern the design and construction of swimming pools, spas, and hot tubs installed in or on the lot of a one- or two-family dwelling. All such pools in any residential zone shall be accessory uses and comply with the following conditions and requirements:

(1) It shall not be located closer than eight feet to any property line.

(2) The swimming pool shall be walled or fenced to at least six feet in height to prevent uncontrolled access by children from adjacent properties.

~~(2)~~(3) Hot tubs equipped with a listed safety cover shall be exempt from the fencing requirements.[Ord. 11-02 § 1 (Exh. A); Ord. 10-02 § 1 (Exh. A); Ord. 09-16 § 1 (Exh. A); Ord. 09-10 § 1 (Exh. A); Ord. 08-11 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Ord. 04-04; Ord. 03-18; Ord. 03-08; Code 1971 § 10-6-010.]

10.30.50

(F) Installation of landscaping. Within one year of final inspection and or the issuance of a certificate of occupancy, front and side yard landscaping shall be substantially complete upon all residential lots.