



Syracuse City Planning Commission Meeting March 3, 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:**
February 3, 2015 and February 17, 2015 Regular Meeting and Work Session.
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.
4. **Conditional Use Permit**, Home Daycare, Flutterby's Child Care, Brittney Chamberlain located at 3574 W 2400 S, R-1 Zone.
5. **Adjourn**

Work Session

1. Department Business
2. Commissioner Reports
3. Upcoming Agenda Items
4. Discussion Items
 - a. General Plan Committee - progress update and preliminary report.
 - b. Title X code amendments pertaining to the PRD (Planned Residential Development) Zone
 - c. Title X code amendments pertaining to Accessory Structures
 - 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/pmn/index.html>, and the Syracuse City website at <http://www.syracuseut.com>.



Planning Commission Meeting

March 3, 2015

EXECUTIVE SUMMARY

Item (2): Meeting Minutes:

February 3, 2015	Regular Meeting and Work Session
February 17, 2015	Regular Meeting and Work Session

Minutes of the Syracuse Planning Commission Regular Meeting, February 3, 2015

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on February 3, 2015, at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

- Present:**
 - Commission Members: TJ Jensen, Chairman
Ralph Vaughan, Vice-Chairman
Curt McCuiston
Trevor Hatch
Troy Moultrie
 - City Employees: Jenny Schow, Planner
Noah Steele, Planner
Jackie Manning, Admin Professional
Terry Palmer, Mayor
Brian Bloemen, City Engineer
Jo Hamblin, Deputy Fire Chief
 - City Council: Craig Johnson
 - Excused: Greg Day
Dale Rackham
 - Visitors: Henry Kent Diana Kent Beverly Timothy
Matt Timothy Roberta Bunn Max Bunn
Patt Zaugg Joe Barlow Connie Barlow
Eric Hazen

1. **Meeting Called to Order:**

Commissioner McCuiston gave a thought. The Pledge of Allegiance was led by Commissioner Hatch. MOTION TO ADOPT THE PLANNING COMMISSION AGENDA FOR FEBRUARY 3, 2015 MEETING, BY COMMISSIONER VAUGHAN. THE MOTION WAS SECONDED BY COMMISSIONER MCCUITION . ALL WERE IN FAVOR, WITH NO OPPOSED, SO THE MOTION CARRIED.

2. **Meeting Minutes:**

January 6, 2015 Regular Meeting

Commissioner Vaughan requested a line be added line 396 clarifying the applicants decision to withdraw their application after that meeting.

Commissioner Vaughan requested a line be added to line 497 in regards to the applicant taking up both handicap parking spaces, leaving no spaces for the restaurant owners.

January 20, 2015 Joint Work Session

Commissioner Vaughan requested a line be added to 188 to include his question of whether or not UDOT could guarantee funds.

Chairman Jensen asked for a correction for line 189 to change "6 million" to "600 million".

Commissioner Vaughan requested the dollar signs be removed on line 97 and line 99.

January 20, 2015 Work Session

MOTION TO APPROVE REGULAR MEETING MINUTES FOR THE JANUARY 6, 2015, AS AMENDED, BY COMMISSIONER MCCUITION. THE MOTION WAS SECONDED BY COMMISSIONER MOULTRIE. ALL WERE IN FAVOR, WITH NO OPPOSED, SO THE MOTION CARRIED.

MOTION TO APPROVE JOINT WORK SESSION AND REGULAR WORK SESSION MEETING MINUTES FOR JANUARY 20, 2015, AS AMENDED, BY COMMISSIONER MCCUITION. THE MOTION WAS SECONDED BY COMMISSIONER MOULTRIE. ALL WERE IN FAVOR, WITH NO OPPOSED, SO THE MOTION CARRIED.

3. **Adjourn:**
6:11PM

MOTION TO ADJOURN INTO WORK SESSION BY COMMISSIONER MCCUITION.

TJ Jensen, Chairman

Jackie Manning, Admin Professional

Date Approved: _____

Minutes of the Syracuse Planning Commission Work Session, February 3, 2015

Minutes of the Syracuse City Planning Commission Work Session held on February 3, 2015, 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
Greg Day

City Employees: Jenny Schow, Planner
Noah Steele, Planner
Jackie Manning, Admin Professional
Clint Drake, City Attorney
Jo Hamblin, Deputy Fire Chief
Brian Bloemen, City Engineer
City Council: Craig Johnson

Excused: Greg Day
Dale Rackham

Visitors: Patt Zaugg Eric Hazen

1. **Public Comment:**

Chairman Jensen opened up public comments. No comments were made.

2. **Department Business:**

Chairman Jensen stated there has been a change in department responsibilities. Director Christensen will be focusing efforts towards community development and no longer attending Planning Commission Meetings. Planner Schow and Planner Steele will hence forth be attending the Planning Commission meetings.

3. **Commissioner Reports:**

Chairman Jensen stated the Mayor would like to have a discussion privately with each commissioner to get feedback and direction regarding the Planning Commission.

4. **Upcoming Agenda Items:**

Planner Schow stated the following applications have been received: Preliminary Plan for Monterey Estates and Steed Farm Estates, as well as major conditional use application for a home daycare. Chairman Jensen stated there will be code amendments and discussions as well on the next meeting agenda.

5. **Discussion Items:**

a. **Title X Code Amendments: pertaining to fence ordinance.**

Planner Schow stated the fencing ordinance was amended approximately one year ago, and since the change complaints have risen. The city received an application from Norm Frost, with Ovation Homes, requesting to amend the fencing ordinance. A lot of residents feel as though they have lost a good portion of their back yard.

Norm Frost, Ovation Homes, discussed the reason for the initial code change. He understands the site triangle and clear view issues. He expressed concern regarding owners of corner lots not optimizing their entire yard and the 3 foot fence height requirement. Mr. Frost referred to the diagram in the packet and stated he agreed with the fencing ordinance overall with the exception of the language pertaining to corner lots. He felt it impeded property rights as far as privacy.

There was a discussion regarding the site triangle and the need for preservation. There was a general consensus among the Planning Commissioners to raise the height limitation for corner lots to 6 feet, while still preserving the line of site.

Chairman Jensen expressed concern regarding the line of site in relation to driveways. Mr. Frost discussed the possibility of angling the fences to help maintain the line of site. Chairman Jensen discussed the angle on Bluff Road and the need to adjust the language in the site triangle as the 40 feet does not seem to meet the intent for all land shapes and sizes.

There was a question from the audience as to what the next step is for amending the fence ordinance. Chairman

65 Jensen discussed the process; giving a time frame of approximately one month. Planner Schow drew a diagram to help
66 educate the residents on the line of site.

67 Commissioner Vaughan discussed the national standard for line of site; 40 feet as seen in the code. He provided
68 examples that explained the reason for the standard to allow optimal time for breaking.

69 Chairman Jensen directed staff to draft the fence amendment for the next meeting. Planner Schow asked for
70 clarification on the front yard. There was a general consensus from the Planning Commission to leave the front yard at 3
71 feet height maximum for fences.

72
73 **b. Title X Code Amendments: pertaining to the PRD, Planned Residential Development Zone.**

74
75 Planner Schow referred to the packet with the proposed amendments from Commissioner Rackham and the General
76 Plan Subcommittee.

77 Commissioner Vaughan inquired about bonus incentives that would allow for developers to exceed the 6 units per
78 acre. Commissioner Moultrie stated the subcommittee did not want bonus incentives, but rather a flat density number with
79 the overall goal being less density. Commissioner Vaughan commented on the previous meeting with UDOT (Utah
80 Department of Transportation) and the Shared Solution involving their assumption that Syracuse will have 12 units per
81 acre in a PRD (Planned Residential Development) zone. Commissioner Moultrie discussed the importance of listening to
82 the residents regarding the total density. Commissioner McCuiston clarified it was the Shared Solution that proposed the
83 12 unit density. There was direction to correct the meeting minutes to reflect as such.

84 Chairman Jensen asked for a vote regarding the 6 maximum density for the PRD Zone. Commissioner McCuiston
85 felt it seemed restrictive. He expressed interest in seeing something that allowed for bonus density. Commissioner
86 Vaughan supported the 6 maximum density and liked the idea of a clear solid number. Commissioner Hatch stated he
87 was comfortable with more density, but the residents of Syracuse did not appear to want more than 6. Commissioner
88 Moultrie stated he liked the 6 maximum density.

89 Eric Hazen, Syracuse, Utah, asked where the 6 units per density came from. Commissioner Moultrie stated that was
90 a general consensus from the General Plan Subcommittee. There was a discussion regarding the reasoning and
91 advantages for a straight density number and removing bonus incentives with the conclusion that it allowed for clearer
92 language.

93 Planner Schow continued to review the proposed changes, as seen in the packet. Chairman Jensen requested
94 section 2 be reduced from 35 percent to 30 percent. Commissioner Vaughan asked if there was a limit for basements to
95 come above grade. He suggested they add a maximum height of 30 feet. Mr. Hazen provided clarity that the sewer
96 impacts basements built above grade.

97 There was a discussion regarding the single story versus two story. Planner Schow asked if the intent was to lead for
98 patio style homes. Commissioner Hatch stated he didn't have any issues with more than one story with a maximum
99 height. Chairman Jensen suggested taking pre-existing grade into consideration when determining the maximum height.
100 Commissioner Hatch suggested basing the calculation based on back top of curb. Commissioner Moultrie stated he likes
101 single story homes and would like a maximum height of either 24 or 30. Commissioner McCuiston likes the option of two
102 story homes and felt a height restriction is a good idea.

103 Commissioner Vaughan suggested restricting end units and allowing more flexibility for center units. Commissioner
104 Hatch suggested having restrictions apply to PRD abutting Residential zones to allow for a more optimal blending design.
105 Chairman Jensen stated he didn't have any issues with two story, but he liked the idea of having some architectural
106 control. There was a discussion regarding mitigating the impact of PRD abutting single family residential to allow for a
107 better transition between the various zones and to allow for optimal architecture. Planner Steele discussed the massing
108 standards as presented in the packet for the Architectural Review Committee.

109 Patt Zaugg, Syracuse, Utah stated the subcommittee liked the Walker Estates subdivision and wanted to set the
110 standards similar to that. Chairman Jensen stated this would need to be in the work session one more time to allow for
111 more discussion regarding two story. Planner Steele liked the idea of a visual survey to allow for easier understanding of
112 what the residents and the planning commissioners were seeking.

113 Chairman Jensen directed Planner Schow to reduce the open space to 40, with 30 percent being common space.
114 Commissioner Vaughan suggested putting a time requirement on the grass for the open space. Planner Schow stated the
115 warranty cannot start until the improvements have been made.

116 There was a discussion regarding the landscaping requirements in conjunction with phasing. Commissioner Moultrie
117 suggested putting a percentage of the phasing for common space requirement, specifically 50 percent occupancy. There
118 was a discussion regarding parking spaces and the complications pertaining to rental units.

119 Planner Schow asked if amenity was defined within the code. Commissioner Hatch stated there was a difference in
120 taxing for purposes and recommended adopting a state definition for amenities. There was a discussion regarding
121 required landscaping versus amenities. Planner Schow stated she will review state code and the APA (American Planner
122 Association) regarding amenities.

123 Mr. Hazen inquired about the effect the proposed PRD density change would have on R-3 zones. He stated the
124 density for R-3 is currently 5.44 units per acre. Chairman Jensen stated the planning commission will propose a density
125 change for R-3 Zones from 5.44 to 4 units per acre.

126
127 **c. Title X Code Amendments: pertaining Architectural Review Committee and Design Standards.**
128

129 Planner Steele reviewed the proposed changes as seen in the packet. Chairman Jensen requested PRD zones be
130 included for the standards. Commissioner Hatch inquired about the specificity of tree planting regulations. There was
131 discussion regarding the city having an arborist as needed. Chairman Jensen discussed concern regarding trees in the
132 park strip as it may impede in line of site and potentially damage utilities. Planner Steele clarified there is a planting tree
133 guide available to help mitigate those potential issues.

134 Commissioner Vaughan commended Planner Steele on the ARC guide and didn't feel there was a better guide in the
135 state. Chairman Jensen commended the group effort of the ARC.

136
137 **d. Title X Code Amendments: pertaining to landscape buffer ordinance.**

139 Planner Schow provided a summary as seen in the packet. Chairman Jensen asked if they wanted to give leeway to
140 the smaller subdivisions. There was a discussion regarding non-climbable fence regulations for smaller subdivisions.
141 The Cook Subdivision was discussed in regards for the landscaping buffer.

142 Commissioner McCuiston asked where they draw the line for smaller subdivisions. Commissioner Moultrie discussed
143 the need for consistency. Commissioner Hatch inquired about minor changes versus major changes and how they pertain
144 to code enforcement.

145 Planner Steele stated the biggest complaint for the buffer table is that there are too many options. He stated the City
146 Council would like less options and more clarity to the options offered. There was a discussion regarding the benefits of
147 having clear identifiable options to avoid confusion. There was a general consensus to not allow variances.

148 Commissioner Vaughan asked for minutes from the Council to get some direction. There was a general consensus
149 they do not recommend a change. Commissioner Moultrie asked about the time requirement for fencing. Planner Schow
150 stated it had to happen before the bond release and after the warranty. Planner Schow discussed the bonding process.

151 There was a discussion regarding a time limit, with a clarification that bond release was how they mitigated the
152 enforcement. There was a suggestion and general consensus to remove "non-climbable" fence for properties abutting
153 agricultural zones. Commissioner Vaughan cautioned on making a major change. Chairman Jensen suggested having
154 this item as a work session item one more time, prior to scheduling a public hearing.

155
156 **e. Title X Code Amendment: pertaining to Land Use Matrix.**

157
158 Chairman Jensen suggested reviewing existing ordinance versus making a new recommendation. Chairman Jensen
159 gave direction for the Planning Commission to consider what they want to see as a conditional use and what should be
160 handled by staff versus the planning commission.

161
162 **6. Shared Solution Discussion**

163
164 The Planning Commission compared the changes of the maps from the previous work session to this work session
165 as prepared by Horrocks Engineering. Commissioner Vaughan commented on the fact that Horrocks Engineering has
166 consistently misspelled Syracuse City on the maps.

167 There was a discussion regarding the increase in traffic while still keeping the green status. There was a question if
168 the change was significant enough. Chairman Jensen stated the numbers did not appear to be bad and appeared to work.
169 Commissioner Hatch commented that he felt the numbers seemed a bit optimistic when pedestrian traffic is estimated at 6
170 percent.

171 Commissioner McCuiston commented that the numbers represented in Horrocks Engineering maps reflect the
172 current zoning as where the numbers reflected in the Shared Solutions map reflect mixed land use and different
173 distribution of zoning.

174 Commissioner Vaughan stated there are specific demographics for major employers and retailers to get qualified for
175 a class A tenants and the north end of Syracuse cannot currently accommodate those demographics.

176
177 **7. Adjourn.**

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179
180

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

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on February 17, 2015, at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present:

Commission Members: TJ Jensen, Chairman
Ralph Vaughan, Vice-Chairman
Curt McCuiston
Dale Rackham
Trevor Hatch
Troy Moultrie

City Employees: Jenny Schow, Planner
Noah Steele, Planner
Jackie Manning, Admin Professional
Terry Palmer, Mayor
Brian Bloemen, City Engineer
Jo Hamblin, Deputy Fire Chief

City Council: Mike Gailey
Craig Johnson

Excused: Greg Day

Visitors: Gary Pratt Melissa Monsivais Ray Zaugg
Nick Mingo Mike Bastian

[6:06:47 PM](#)

1. **Meeting Called to Order:**

Commissioner Rackham gave an innovation. The Pledge of Allegiance was led by Chairman Jensen. THERE WAS A MOTION TO ADOPT THE PLANNING COMMISSION AGENDA FOR FEBRUARY 17, 2015 MEETING, AS AMENDED BY COMMISSIONER MCCUITION WITH ITEM 2 [MEETING MINUTES] STRICKEN FROM THE AGENDA. THE MOTION WAS SECONDED BY COMMISSIONER MOULTRIE. ALL WERE IN FAVOR, WITH NO OPPOSED, SO THE MOTION CARRIED.

[6:08:20 PM](#)

2. **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, inquired about whether the Shared Solution topic would have a public hearing. Mr. Pratt prepared some ideas to be included in the meeting minutes as an exhibit, with information pertaining to the Shared Solution Proposal. He invited the commission to respond to the comments and welcomed questions. [Before the meeting Mr. Pratt distributed a document to the planning commissioners regarding the Shared Solution.] Mr. Pratt stated he has attended various meetings regarding the Shared Solution and he stated it will be interesting to hear the Planning Commissioners response.

Chairman Jensen asked if an electronic copy was given to staff. Jackie Manning confirmed she had not received an electronic copy. Planner Schow made the recommendation to break for a recess when they reach the Shared Solution item to allow time for Mrs. Manning to scan an electronic copy of Mr. Pratt's document.

[6:12:05 PM](#)

3. **Conditional Use Permit:** Home Daycare, Imagination Time, Melissa Monsivais, located at 1125 W 2150 S, R-2 Zone.

Planner Schow summarized the staff memo from the Community Development Department: This application is for a child day care up to 16 children. The proposed hours of operation are Monday-Friday from 6:30 am to 5:30 pm. The applicant is requesting to provide the daycare services on the main floor of her home. The applicant has been state licensed for approximately 10 years and is in the process of moving from West Point to Syracuse. The backyard is not currently fenced but the applicant is aware that secure fencing is required and has indicated that the State will allow fencing to be complete by the end of May, due to weather. City staff has no outstanding concerns with this application.

The applicant is aware that when her daycare is moved from the main floor to the basement, she will need to amend the application at that time.

Melissa Monsivais, Syracuse, Utah stated she moved to Syracuse this weekend. Commissioner Vaughan asked about the date to begin daycare. Ms. Monsivais stated her license with the state does not expire until the end of the month and she brought her clientele with her when she moved.

Commissioner Vaughan inquired about the fence. Ms. Monsivais stated state law would allow her until May 2015 before requiring the fence. Commissioner Vaughan cautioned the applicant about delaying the fence merely because the

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

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

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

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

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

81 [6:24:12 PM](#)

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

88 [6:25:13 PM](#)

89 **4. Public Hearing, Preliminary Subdivision Plan: Monterey Estates Phase 6 & 7, located at approximately**
90 **1500 W 700 S, R-2 Zone.**

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

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

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

99 Public Meeting Outline:

100 General Plan Amendment Approval
101 Planning Commission August 5, 2014
102 City Council August 12, 2014
103 Rezone Approval
104 Planning Commission August 5, 2014
105 City Council August 12, 2014
106 Concept Plan Staff Review
107 December 10, 2014

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

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

116 [6:32:21 PM](#)

117 Public hearing open.

118 [6:35:33 PM](#)

119 Gary Pratt, Syracuse, Utah, expressed concern regarding the water pressure. He stated water pressure is a major
120 issue in various parts of the city. He didn't feel the Planning Commission and City Council have adequately addressed
121 that concern. They have put the task on the property owners to add a pump for pressure. He felt it is a ridiculous
122 requirement. He stated it is in the phase document that the property or lot owner does not see. He stated unless it is a
123 separate document that goes into the title company as part of the closing documents that the buyer signs off and are
124 aware, he felt it was unfair for the potential buyers to purchase a home and find out when they put in their sprinklers in
125
126
127

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

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

139 [6:36:33 PM](#)

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

145 [6:37:40 PM](#)

146 Public hearing closed.

147 [6:37:44 PM](#)

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

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

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

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

166 [6:53:56 PM](#)

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

173 [6:54:47 PM](#)

- 174 5. **Public Hearing, Preliminary Subdivision Plan: Steeds Lakeview Farms, Lakeview Farm I LLC, located at**
175 **approximately 3000 W 700 S, R-3 Zone.**

176 **Commissioner Hatch recused himself from this item.**

177
178 Planner Schow summarized a staff memo from the Community Development Department:

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

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

187 Public Meeting Outline:

188 General Plan Amendment Approval

189 Planning Commission

May 6, 2014

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

190 City Council May 13, 2014
191 Rezone Approval
192 Planning Commission June 3, 2014
193 City Council June 10, 2014
194 Concept Plan Meeting January 14, 2015

195 [6:58:18 PM](#)

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

200 [7:00:03 PM](#)

201 Public hearing open.

202 [7:00:14 PM](#)

203 No comments were made. Public hearing closed.

204 [7:00:31 PM](#)

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

208 [7:03:55 PM](#)

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

214 [7:04:43 PM](#)

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

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

220 Planner Schow summarized a staff memo from the Community Development Department that explained:
221 This application is for final plan approval of the Still Water Lake Estates Subdivision phase 1-3 located on 1500 W and
222 Gentile. The proposal consists of 2 ski lakes, 30 homes for the overall development, a walking trail and 2 private parks.
223 The development is 86.55 with a net density of 2.78 DU/AC. She stated she received updated plans today addressing the
224 outstanding items as seen in the packet.

225 [7:06:59 PM](#)

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

227 [7:09:47 PM](#)

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

232 [7:14:27 PM](#)

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

239
240 Chairman Jensen requested city staff to scan some documents to allow for electronic public view. MOTION FOR A 5
241 MINUTE RECESS TO ALLOW FOR SCANNING.

242 [7:24:33 PM](#)

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

244
245 Chairman Jensen stated in UDOT's (Utah Department of Transportation) presentation, in the recent joint work
246 session, they had a specific proposal for the Planning Commission regarding the Shared Solution Alternative to the
247 proposed West Davis Corridor. UDOT asked the Planning Commission to determine if they agreed with the proposed
248 alternative and asked for the reason why they may or may not support the proposal. Chairmen Jensen stated there is a
249 bigger issue they need to address as well, which is what they feel is best for Syracuse. There was a general consensus to

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

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

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

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

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

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

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

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

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

[7:47:44 PM](#)

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

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

[7:56:41 PM](#)

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

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

[8:01:31 PM](#)

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

[8:02:12 PM](#)

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

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

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

Mayor Palmer and Councilman Gailey approached to make comment.

312 [8:19:31 PM](#)

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

318 [8:20:17 PM](#)

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

322 [8:20:39 PM](#)

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

325 [8:21:23 PM](#)

326 COMMISSIONER VAUGHAN MADE A MOTION TO RECOMMEND DENIAL TO THE CITY COUNCIL FOR THE
327 SHARED SOLUTION LAND USE PROPOSAL NUMBER 47 WITH THE FINDING THAT IT IS UNREASONABLE AND
328 UNFEASIBLE FOR SYRACUSE CITY. THE MOTION WAS SECONDED BY COMMISSIONER HATCH. ALL WERE IN
329 FAVOR WITH NO OPPOSED. THE MOTION CARRIED.

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

331 [8:23:12 PM](#)

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

333
334 Planner Steele stated the guide will work in conjunction with the ordinance to make it clearer for developers.
335 Commissioner Vaughan commended Planner Steele for his work with the design booklet. Commissioner Rackham
336 inquired about the bike rack and the determination of whether it was approved or not. There was direction to add "city
337 approved bike rack" for better clarification.

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

342 [8:32:00 PM](#)

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

344
345 Planner Schow stated they received an application from a developer [Ovation Homes, Norm Frost] to amend the
346 ordinance pertaining to fences, specifically corner lots. She stated she drafted the ordinance according to the Work
347 Session discussion. Planner Schow read through the proposed changes. Chairman Jensen suggested a change be made
348 to the site triangle language pertaining for corners with angles greater than 90 degrees. He stated he sent some language
349 to Planner Steele. Chairman Jensen passed the proposed changes to the commissioners [an electronic copy has been
350 submitted for public record].

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

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

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

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

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

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

369 [8:54:33 PM](#)

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

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

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

376 [8:55:33 PM](#)

377 **10. Adjourn:**

378
379 ADJOURN INTO WORK SESSION.

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TJ Jensen, Chairman

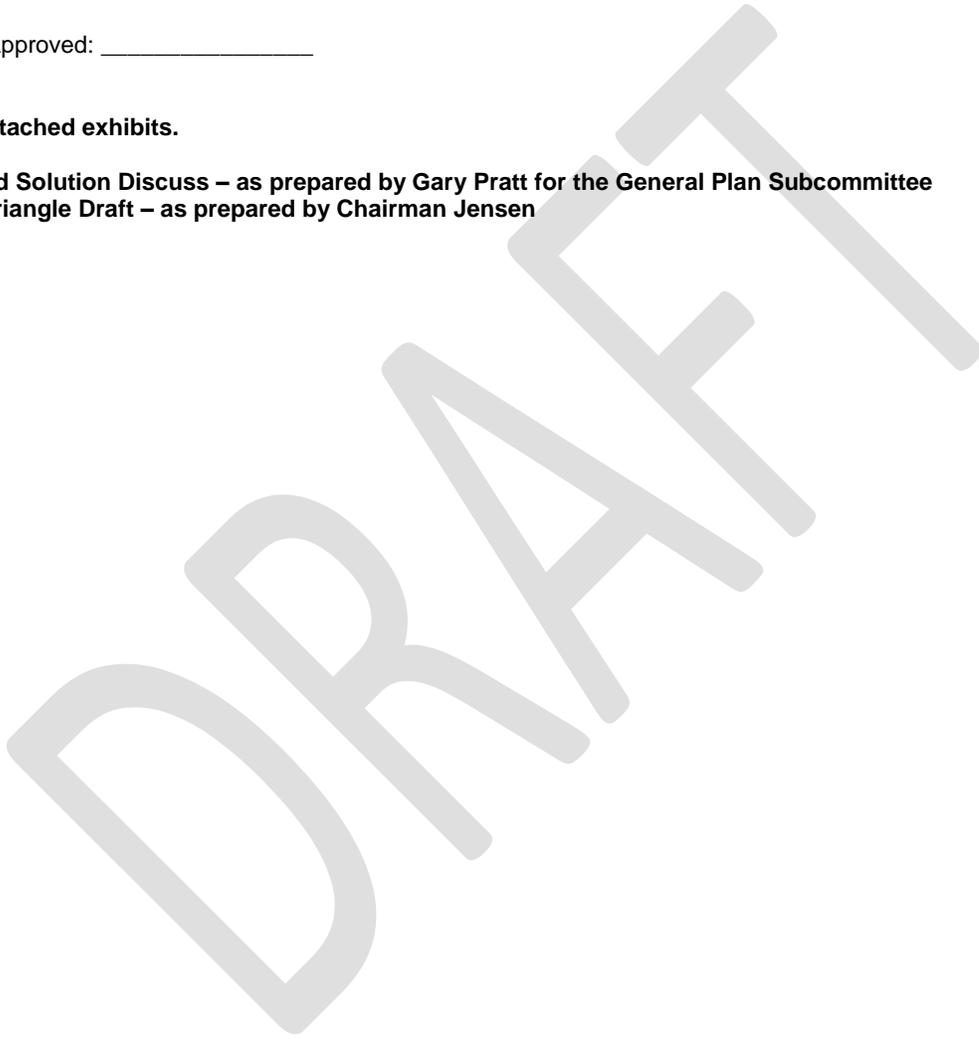
Jackie Manning, Admin Professional

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387 Date Approved: _____

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390 **See attached exhibits.**

391
392 **Shared Solution Discuss – as prepared by Gary Pratt for the General Plan Subcommittee**
393 **Site Triangle Draft – as prepared by Chairman Jensen**

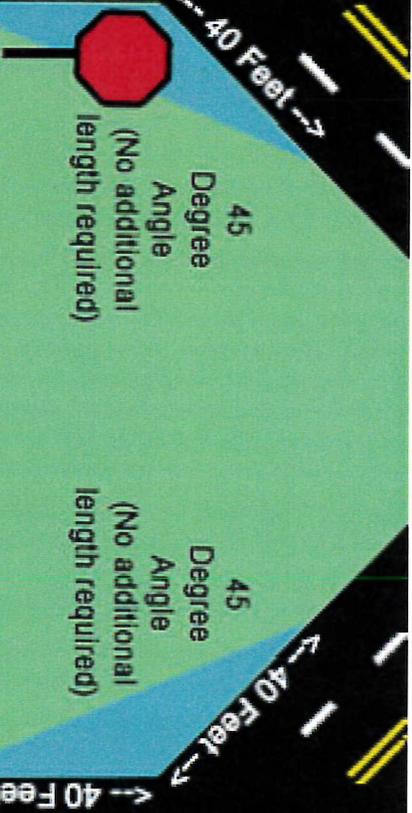
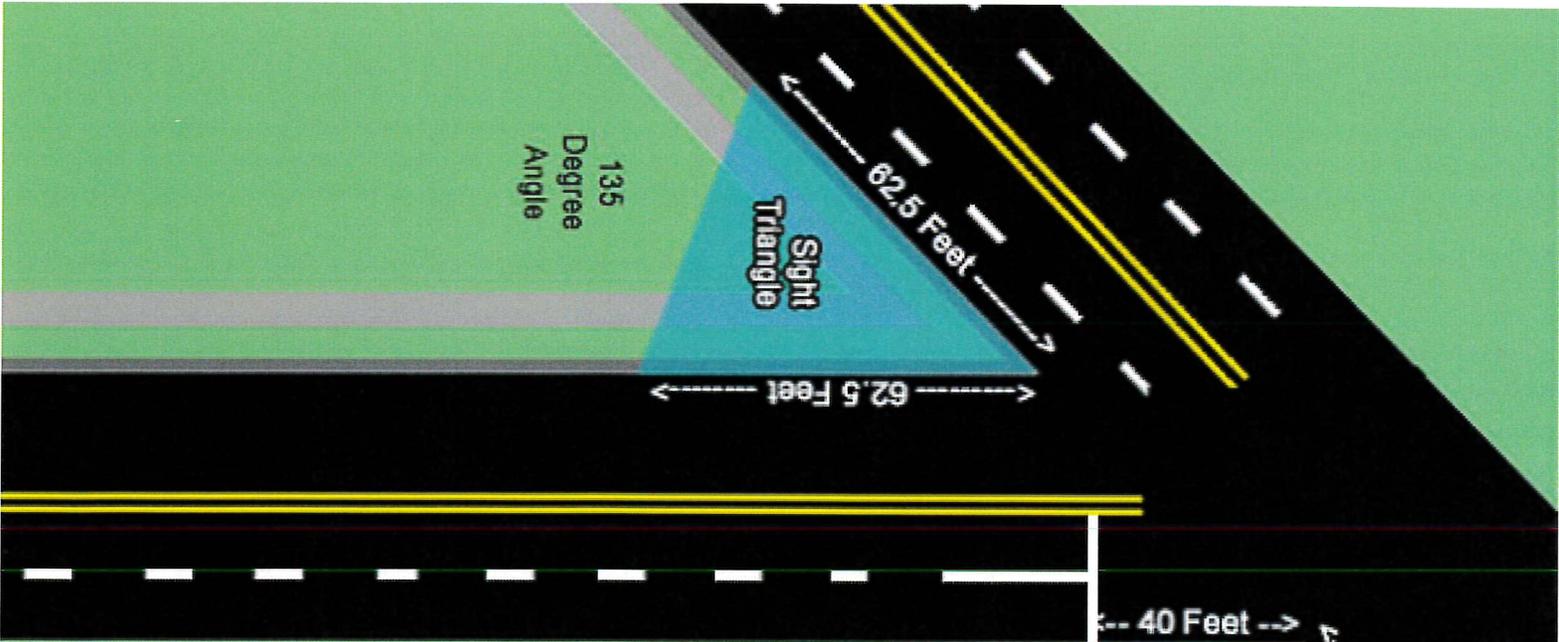
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Shared Solution Discussion

Planning Commission Comment Outline

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



Defining the Clear Visibility Triangle for angles greater than 90 Degrees

Proposed Ordinance Change
10.30.060: Miscellaneous Requirements and Provisions

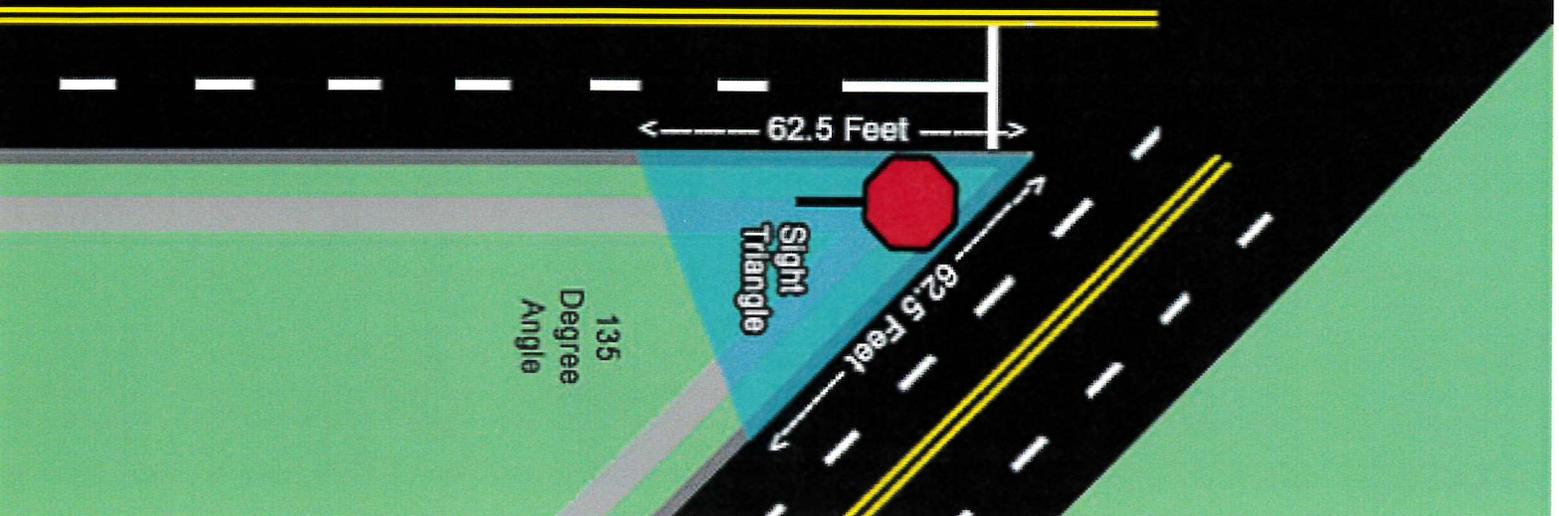
Proposed addition to the end of Section (B):

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

Example (using this graphic):

In this instance, with 135 degree angles, and assuming that the speed limit is 40 MPH or less, the sight triangle distance requirement is:

- 40 feet + 22.5 add'l feet = 62.5 feet.
- Calculated as shown here:
- 135 degrees - 90 degrees = 45
- 45 x .5ft (6 inches) = 22.5 feet.



Minutes of the Syracuse Planning Commission Work Session, February 17, 2015

Minutes of the Syracuse City Planning Commission Work Session held on February 17, 2015, 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
Greg Day
- City Employees: Jenny Schow, Planner
Noah Steele, Planner
Jackie Manning, Admin Professional
Brian Bloemen, City Engineer
Terry Palmer, Mayor
- City Council: Mike Gailey
- Excused: Greg Day
- Visitors:

[8:55:11 PM](#)

1. **Department Business**

Planner Schow stated Chloe's Sunshine Park will have the grand opening on May 9. She stated the City Council approved funding for roadways. The City Council is also in discussion regarding funding for parks and recreation. additional funding in the budget. Planner Steele stated the ice rink is now closed and it was a good experiment. They have received some positive feedback for the community amenity and GSL expressed interest in renting the skates again next year.

[8:57:35 PM](#)

2. **Commissioner Reports**

Commissioner Rackham stated the General Plan Subcommittee will meet next Wednesday. Chairman Jensen stated there will be meeting with the Davis County Trails on Thursday.

[8:58:06 PM](#)

3. **Upcoming Agenda Items**

Planner Schow stated there is a Conditional Use Permit for a home daycare. Chairman Jensen gave the direction to include the Land Use Matrix on the next Work Session. He stated they can have a brief discussion pertaining to the West Davis Corridor, as well as the ordinance changes that have not been addressed. Chairman Jensen stated he wanted to get to metal buildings as well.

Planner Schow requested going forward no more than 2 codes be worked on at a time because the current workload for the City Planners will not permit for more than that.

4. **Discussion Items**

This item was not discussed due to the lack of time.

a. **Title X Code Amendments: pertaining to PRD, Planned Residential Development Zone.**

b. **Title X Code Amendments: pertaining to Accessory Structures.**

c. **Title X Code Amendments: pertaining to Land Use Matrix.**

[9:02:10 PM](#)

5. **Adjourn.**



Planning Commission Meeting

March 3, 2015

EXECUTIVE SUMMARY

Item 4- Conditional Use Permit, Home Daycare, Flutterby's Child Care, Brittney Chamberlain, located at 3574 W 2400 S, R-1 Zone.

Please refer to the following documents:

- Aerial
- Floor Plan
- Public Notice Letter

This application is for a current child day care that would like to increase the number of children from 8 to 16 children. The proposed hours of operation are Monday-Friday from 6:00 am to 6:00 pm. The applicant is requesting to provide the daycare services on the main floor and in the basement of her home. Children under the age of 2.5 years will be restricted to the main floor. The backyard is currently fenced and meets zoning code.

Suggested Motions

SUGGESTED MOTIONS:

Grant

I move to grant a Conditional Use Permit for a Home Daycare, Flutterby's Child Care, Brittney Chamberlain, located at 3574 W 2400 S, R-1 Zone subject to all applicable requirements of the City's municipal codes (and to the condition(s) that...)

Deny

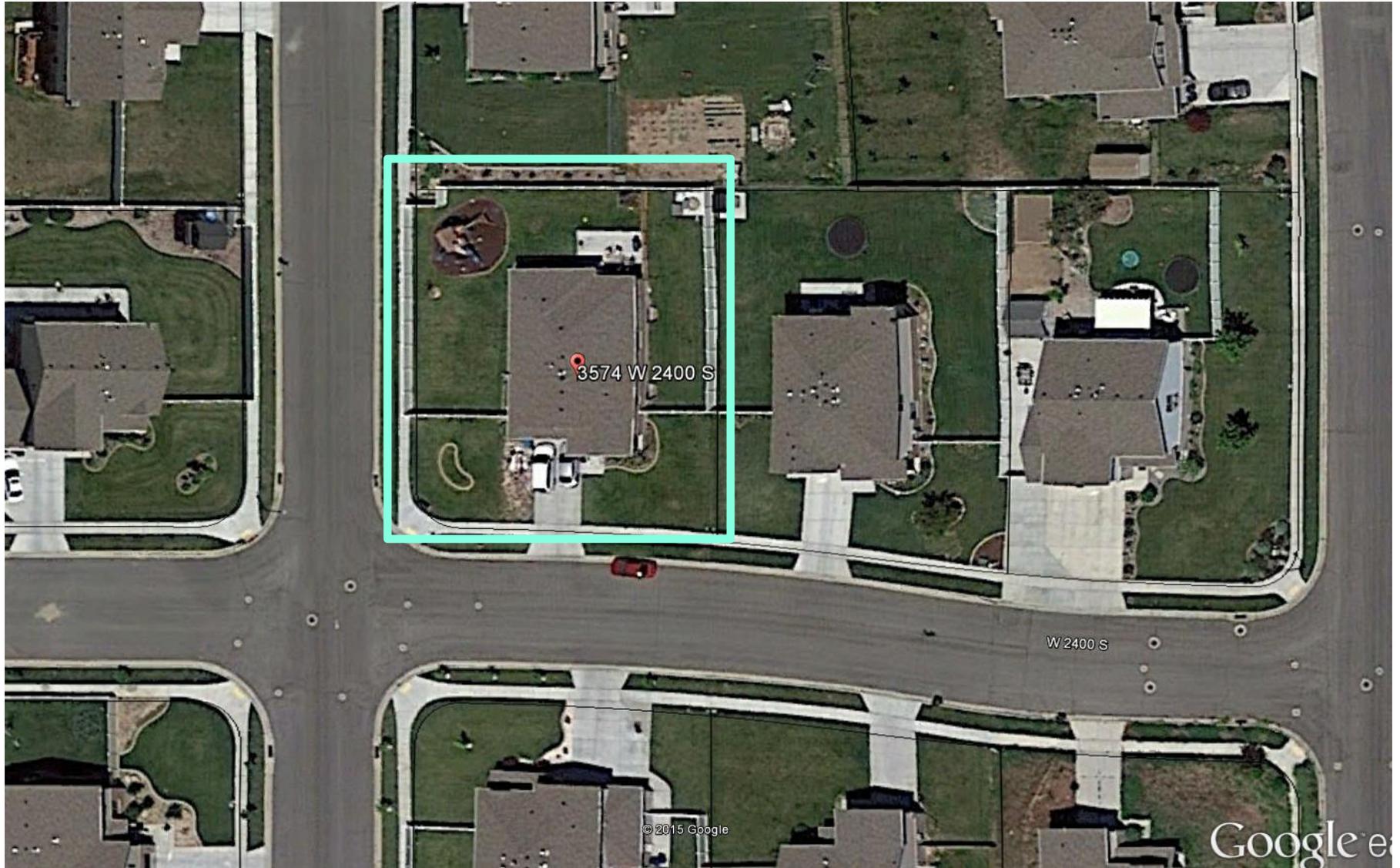
I move to deny a Conditional Use Permit for a Home Daycare Flutterby's Child Care, Brittney Chamberlain located at 3574 W 2400 S, R-1 Zone., based on...

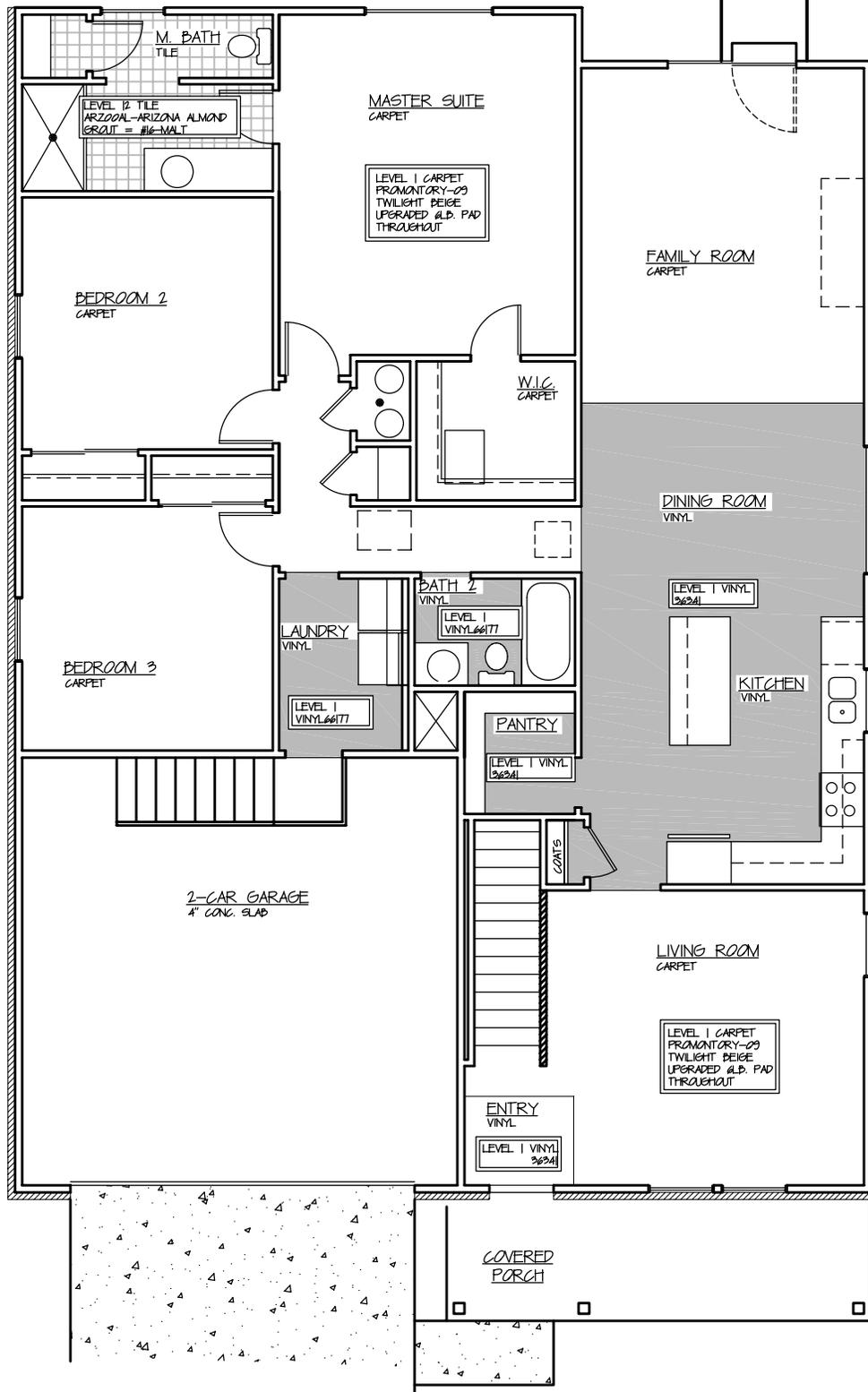
Table

I move to table discussions pertaining to a Conditional Use Permit for a Home Daycare, Flutterby's Child Care, Brittney Chabmerlain, located at 3574 W 2400 S, R-1 Zone., until....



Brittney Chamberlain– Flutterby's Childcare 3574 W 2400 S Home Daycare

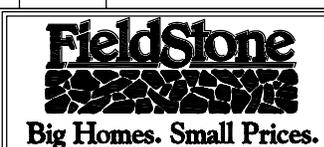


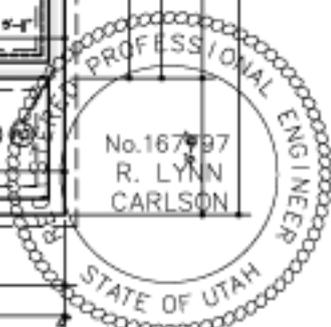
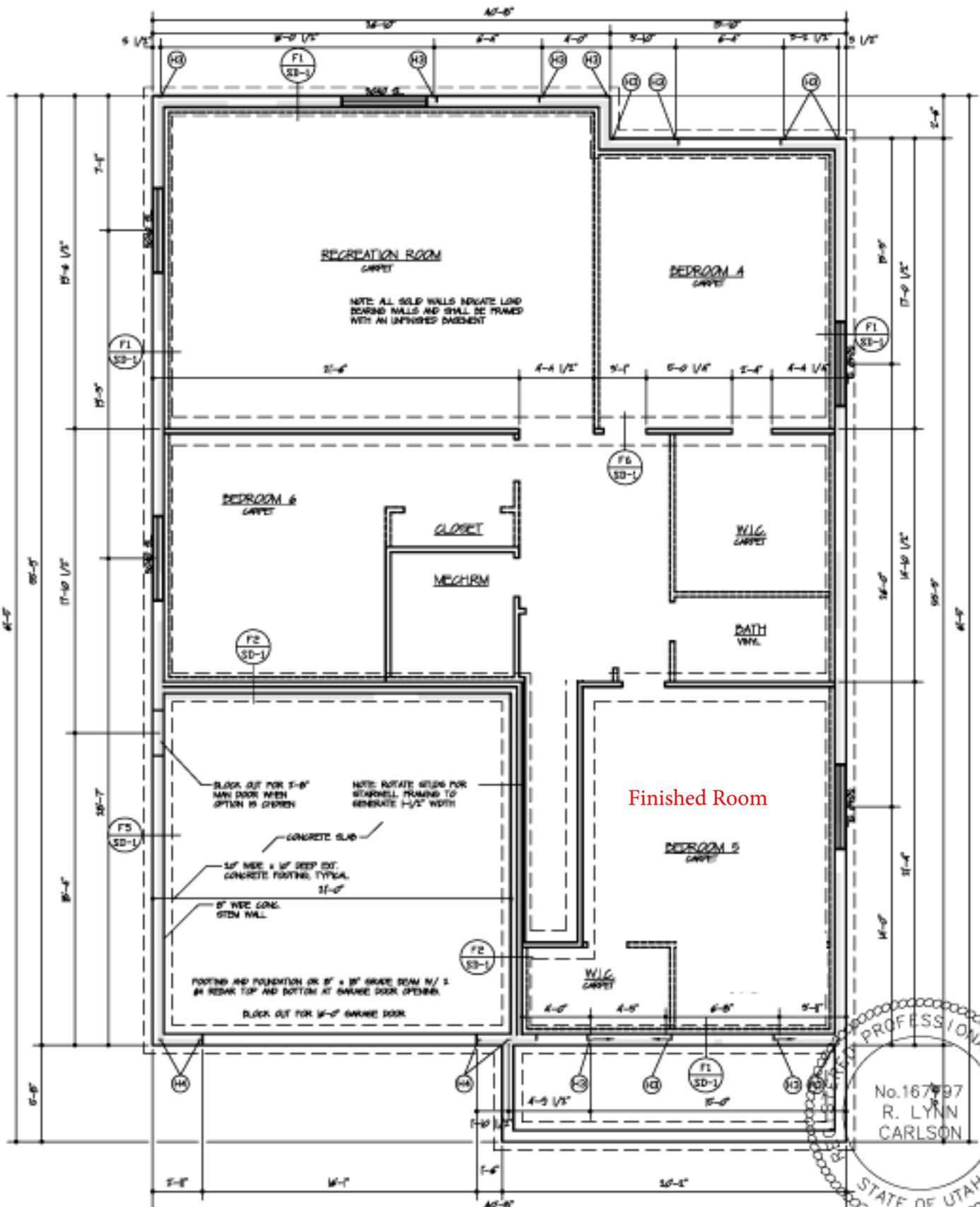


MAIN FLOOR FLOORING PLAN

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

PLAN 1762

SYRACUSE PLAN 1762	PLAN 1762	UTAH PRODUCTION	NO.	DATE	REVISION DESCRIPTION
				9/30/04	CODE UPDATE
FLOOR PLAN FLOORING SHEET A1.2	TUSCANY MEADOWS LOT # 521	Fieldstone Homes, Inc. 6965 Union Park, Suite 310 Midvale, UT, 84047 (801) 268-9100 FAX (801) 268-9114			
		DATE: 09/11/2006			



FOOTINGS & FOUNDATION

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

FULL BASEMENT

SYRACUSE PLAN 1762	PLAN 1762	UTAH PRODUCTION	NO.	DATE	REVISION DESCRIPTION
				9/30/04	CODE UPDATE
FOOTING AND FOUNDATION FULL BASEMENT SECRET A5.3	TUSCANY MEADOWS LOT # 521	Fieldstone Homes, Inc. 6905 Union Park, Suite 310 Midvale, UT, 84047 (801) 268-9100 FAX (801) 268-9114	 Big Homes. Small Prices.		
		DATE: 09/11/2006			



Mayor
Terry Palmer

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

City Manager
Brody Bovero

February 20, 2015

The City has received a request from Brittney Chamberlain to modify her Conditional Use Permit for her home daycare, Flutterby's Child Care, property located 3574 W 2400 S, 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 **March 3, 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

March 3, 2015

EXECUTIVE SUMMARY

Item 4b: Title X Amendments-PRD

1. Please find attached the amendments as proposed by Dale Rackham.

Chapter 10.75

PRD – PLANNED RESIDENTIAL DEVELOPMENT

Sections:

- 10.75.010 Purpose.
- 10.75.020 Permitted uses.
- 10.75.030 Conditional uses.
- 10.75.040 Minimum lot standards.
- 10.75.050 Development plan and agreement requirements.
- 10.75.060 Design standards.
- 10.75.070 Street design.
- 10.75.080 Off-street parking and loading.
- 10.75.090 Signs.

10.75.010 Purpose.

The purpose of this zone is to allow diversification in the relationship of residential uses to their sites and permit directed flexibility of site design. Further, its intent is to encourage a more efficient use of the land and the reservation of a greater proportion of common space for recreational and visual use than other residential zones may provide and to encourage a variety of dwelling units that allow imaginative concepts of neighborhood and housing options and provide variety in the physical development pattern of the City. This will allow the developer to more closely tailor a development project to a specific user group, such as retired persons.

The intent of this zone is to encourage good neighborhood design while ensuring compliance with the intent of the subdivision and zoning ordinances. All dwelling units are to be held in private individual ownership. However, the development shall contain common or open space and amenities for the enjoyment of the planned community that are developed and maintained through an active homeowners' association or similar organization with appointed management. [Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-15-010.]

10.75.020 Permitted uses.

The following are permitted uses by right provided the parcel and building meet all other provisions of this title and any other applicable ordinances of Syracuse City:

- (A) Accessory uses and buildings (under 200 square feet).
- (B) Churches, synagogues, and temples.
- (C) Dwelling units, single-family (no more than four units attached).

(D) Educational services.

(E) Household pets.

(F) Private parks.

(G) Public and quasi-public buildings.

(H) Residential facilities for persons with disabilities and assisted living centers. [Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-15-020.]

~~10.75.030 Conditional uses.~~

~~The following may be permitted conditional uses after approval as specified in SCC 10.20.080.~~

~~(A) Day care centers (major).~~

~~(B) Home occupations (minor or major).~~

~~(C) Temporary commercial uses (see SCC 10.35.050) (minor).~~

~~(D) Temporary use of buildings (see SCC 10.30.100(A)(9)) (minor). [Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-15-030.]~~

10.75.040 Minimum lot standards.

All lots shall be developed and all structures and uses shall be placed on lots in accordance with the following standards:

(A) Density: ~~Overall density of six (6) dwelling units per gross acre. The City shall determine the dwelling unit density, building setbacks, and minimum lot size through a development plan based on the specific merits of the proposed development as well as on factors such as recreation facilities, greater open space, landscaping features, fencing type and design, signage, clubhouse provisions, homeowners' covenants, professional maintenance, trails/pathways, and quality of exterior building materials. However, condominium developments shall comply with the Utah Condominium Act, but in no case shall the overall density of the development exceed eight dwelling units per net acre, without recommendation for approval by the Planning Commission and the consent and approval of the City Council.~~

~~The overall density of the development may exceed eight dwelling units per net acre and increase up to a maximum of 12 dwelling units per net acre only after receiving recommendation for approval by the Planning Commission and consent and approval by the City Council. The Planning Commission recommendation and City Council consent and approval, for a developer to exceed eight dwelling units per net acre, shall be subject to the ability of the development plan to meet the following criteria:~~

~~(1) The development area shall be a transitional residential buffer to commercial, industrial, and/or retail zones, as established in the general plan;~~

~~(21)~~ The development shall provide a standard road right-of-way of 60 feet which shall include curb, gutter, and sidewalk improvements;

~~(32)~~ The development shall provide a minimum of 35 percent parks and/or functional ~~open common~~ space within the development based on the net acreage of the proposed development;

~~(43)~~ The aesthetic and landscaping proposals shall provide ~~a superior residential development and environment~~ for trees and shrubs that break up the look of having the same building style duplicated throughout the development;

~~(54)~~ The development shall provide adequate off-street parking area(s), subject to requirements of this chapter and off-street parking requirements as found in Chapter 10.40 SCC; and

~~(65)~~ The development design shall include a direct connection to a major arterial, minor arterial, or major collector roadway.

(B) Lot width: determined by development plan.

(C) Front yard: 20 feet.

(D) Side yards: a minimum of 16 feet between ~~attached units structures~~.

(E) Rear yard: a minimum of 15 feet.

(F) Building height: as allowed by current adopted building code, ~~with a maximum height of 30 feet to the top of the roof structure and shall be single story buildings.~~

(G) Open space/common space: shall be a minimum 50 percent of the total ~~land area~~ acreage, excluding ~~any roadways, buildings, and~~ above-ground City infrastructure. [Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1998; Code 1971 § 10-15-040.]

10.75.050 Development plan and agreement requirements.

(A) Subdivision ordinance requirements shall generally apply to planned residential communities. The developer shall submit a residential development plan of all project phases for City consideration and approval and shall integrate the proposed development plan into a development agreement between the developer and City. The development agreement shall undergo an administrative review process to ensure compliance with adopted City ordinances and standards with approval by the City Council. The developer shall develop the property in accordance with the development agreement and current City ordinances in effect on the approval date of the agreement, together with the requirements set forth in the agreement, except when federal, state, county, and/or City laws and regulations, promulgated to protect the public's health, safety, and welfare, require future modifications under circumstances constituting a rational public interest. ~~The Land Use Authority shall use the submitted development plan and agreement with the design amenities and unique development features and merits of the development to determine overall development dwelling unit density up to a maximum of 12 dwelling units per net acre.~~

(B) A planned residential development must have a minimum of five acres ~~with a minimum of 20 percent of the acreage in common space area excluding required roadways, curbs, and other City infrastructure.~~

(C) The developer shall landscape and improve all open ~~or common~~ space around or adjacent to building lots and and common space and maintain the same through a lawfully organized homeowners' association, residential management company, or similar organization.

(D) The development plan submitted for review shall show the location and building elevations with exterior building materials, size, and general footprint of all dwelling units and other main buildings and amenities.

(E) The development plan submitted for review shall include landscaping, fencing, and other improvement plans for common or open spaces, with the landscaping designed in accordance with an approved theme to provide unity and aesthetics to the project. The plan shall include all special features, such as ponds, fountains, signs, walking paths, inviting entryways, etc., together with a landscape planting plan. ~~Open-Common space and recreational areas~~ should be the focal point for the overall design of the development, with various community facilities grouped in places well related to ~~these open the common~~ spaces and easily accessible to pedestrians.

(F) The proposed development shall show it will not be detrimental to the health, safety, or general welfare of persons residing adjacent to the proposed development.

(G) A planned residential community shall be of sufficient size, composition, and arrangement to enable its feasible development as a complete unit, managed by a legally established owners' association and governed by enforceable, duly recorded CC&Rs. [Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-15-050.]

10.75.060 Design standards.

The Land Use Authority shall approve the required common building theme. The design shall show detail in the unification of exterior architectural style, building materials, and color and size of each unit; however, the intent is not to have the design so dominant that all units are identical. Residential dwellings shall comply with SCC 10.30.020. [Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-15-060.]

10.75.070 Street design.

The Land Use Authority may approve an alternative street design so long as it maintains the City's minimum rights-of-way. The developer shall dedicate all street rights-of-way to the City. [Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-15-070.]

10.75.080 Off-street parking and loading.

For multi-unit developments; on additional off-stree parking shall be provided for each of four dwellings.

Off-street parking and loading shall be as specified in Chapter 10.40 SCC; provided, however, that the City may limit or eliminate street parking or other use of City rights-of-way through the employment of limited or alternative street designs. [Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-15-080.]

10.75.090 Signs.

The signs permitted in this zone shall be those allowed in residential zones by Chapter 10.45 SCC. [Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-15-090.]

10.10.040 Definitions.

~~“Common space” means land area within a development not individually owned or dedicated for public use, for which its design and intended use as an amenity shall be for the direct benefit of the residents in such development. Common space may be either natural or functional as a designed element of a development that has a functionally described and planned benefit. Examples include landscaped areas that provide visual relief, shade, screening, buffering, or another environmental amenity and nature trails, exercise trails, and facilities, e.g., swimming pools, tennis courts, club houses, pavilions, and golf courses.~~ with an amenity whose dedicated purpose is shared equally by all the residents of that community or the public.

“Gross Acreage” means the total land being developed.

~~“Net acreage” means the total land area available for development after excluding 20 percent assigned to the City in the form of roads and other public easements.~~

~~“Net density” means the number of allowable building lots in a zone per net acre. (Example: 8.3 net acres times 3.79 allowable lots in the R-2 zone equals 31.46 allowable lots, or 31 allowable lots rounding down to the nearest whole number (i.e., $8.3 \times 3.79 = 31.46 = 31$).~~

~~“Open space” means any area of land characterized by openness that provides for that portion of the human environment, through dedication to preservation of said openness, in order to enhance urban, suburban, or rural areas, and provide important physical, recreational, conservation, aesthetic, or economic value or assets.~~

~~(1) “Functional open space” means any area of land improved and dedicated for public or private use and designed as an amenity for the benefit of the residents of a development or citizens of the City. Examples include landscaped aesthetic areas, City parks, playgrounds, and ball fields.~~

~~(2) “Natural open space” means any area of land, essentially unimproved and not occupied by structures or manmade impervious surfaces, dedicated or reserved in perpetuity for public or private enjoyment as a preservation of open area.~~

~~(3) “Cluster subdivision open space” means open space, either natural or functional, provided to compensate for the lot size reductions from minimum lot size requirements or increases in overall gross density.~~

~~(4) “Public open space” means open space owned by a public agency, such as the City of Syracuse, and maintained by such agency for the use and enjoyment of the general public.~~

“Open space” means any area of land without human-built structures; such as parks, recreational and natural areas or land not occupied by buildings.



Planning Commission Meeting

March 3 2015

EXECUTIVE SUMMARY

Item 4c. Title X code amendments pertaining to Accessory Structures

Please refer to the following documents:

- Recommended Code Amendments

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:

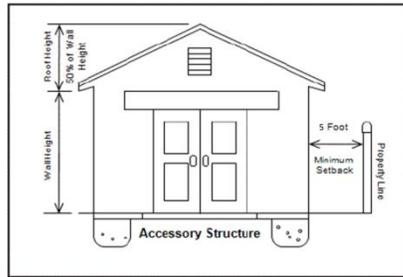
(i) Minimum Setback. In no case shall an accessory building, regardless of size, be any closer than three-five feet to any property line.

(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.



Planning Commission Meeting

March 3, 2015

EXECUTIVE SUMMARY

Item 4d- Title X code amendments pertaining to the Land Use Matrix.

Please refer to the following documents:

- Proposed code amendments

METAL BUILDINGS IN SYRACUSE

Prepared by Ralph Vaughan 5Dec2014

Proposed:

Option 1: (most restrictive)

"No Metal Buildings"

No pre-fabricated, corrugated metal buildings shall be permitted. Selective use of exterior metal trim, accent panels, and other high tech architectural use of metal, not to exceed __%, shall be permitted.

Option 2: (moderately restrictive)

"Metal Buildings Permitted but With Non-metal Exterior"

All metal buildings must be designed to have an exterior appearance of conventionally built structures. All exterior surfaces must include either, stucco, plaster, glass, stone, brick or decorative masonry.

Option 3: (somewhat restrictive)

"Metal Buildings Permitted with Non-metal Front Facade"

Any exterior wall of a metal building fronting upon any public or private street, or facing open space or residential areas shall have the appearance of a conventionally built structure.

Option 4: (least restrictive)

"Metal Buildings Subject to Special Use Permit"

Buildings constructed with a metal exterior are permitted subject to granting of a special use permit. No special use permit for a metal building shall be granted unless the Planning Commission makes the finding that the design and exterior architectural treatment of each metal building is compatible with the surrounding area and with buildings constructed with other materials.

Option 5: (no restrictions)

"Metal Buildings Allowed"

Selected Comments from Other Cities' Ordinances:

Farmington

Exterior materials shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments. Buildings shall be designed in a compatible architectural style, and should incorporate the same materials, colors, and landscaping as the primary development.

Layton

Masonry will be required on the exterior of all developments. The minimum area (A) of masonry required (measured in square feet) will be determined by multiplying the outside perimeter (P) by 4 feet of the foundation as follows:

$$P \times 4 = A$$

Alternative materials other than masonry may be used with the approval of the Planning Commission only upon the Commission finding that the proposed building design will create a more attractive project.

Ogden

A building with architectural metal as an exterior material may be permitted without Planning Commission approval if the building facade has a minimum of 60% glazing, or glass, on the facade and the metal enhances the design and provides interest. If architectural metal is to be used as an exterior building material on a building facade with less than 60% glazing, the Planning Commission may review and approve the application if the building has at least 20% glazing and meets the requirements of having two or more different types of architectural metals, staggered rooflines and flat cornices, and has varying depths along the facade.

(Note: Up until 2000, metal buildings were specifically disallowed as a primary building material.)

Roy

Exterior materials shall be compatible with those predominantly used in the surrounding area.

The following materials are prohibited for use on exterior walls:

Unfinished block, unfinished concrete, materials not typical of buildings located within Roy.

Metal buildings shall be prohibited in all commercial zones. Metal buildings in the manufacturing zone may be considered with the incorporation and addition of other building materials such as masonry, stone, stucco, or other non-metal treatments.

Taylorville

The use of metal siding exclusively on any building is prohibited. Metal siding used for accents on any development shall be of the decorative, architectural metal type. The use of corrugated metal siding is prohibited unless used as a decorative element to accent a particular architectural style.

West Valley

No more than 50% of any exterior wall of a commercial building exterior can be metal except as provided below.

At least 50% of the primary facade of any commercial building must be masonry. All other facades of the building must be 35% masonry. For the purposes of this section, masonry shall include stucco, stone, brick and concrete block, Unfinished or gray concrete block is excluded.

Commercial buildings that exceed the building relief, building design and roof treatment minimum standards by at least one treatment may use more than 50% metal or less than required masonry.

Woods Cross

Building exterior materials visible from the public road shall be 85% brick, stone, stucco, glass, colored decorative rock or stone aggregate. Building exterior materials not visible from the public street shall in the least case be painted or covered with a brick veneer or stone aggregate.

Metal buildings may be permitted if the exterior building materials standards and other requirements and the building is approved by the Planning Commission. In determining whether or not a particular metal building is acceptable, the Planning Commission shall consider the following factors:

- a) the visibility of the site from the neighboring residential uses and adjacent streets;
- b) the degree to which the proposed finishes are compatible with the appearance of neighboring industrial structures and uses;
- c) the location of the proposed finishing materials on the building;
- d) the degree to which a particular metal material may be shielded by landscaping or some other feature.