



# Syracuse City Planning Commission Meeting April 21, 2015

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

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## 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:**  
April 7, 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**, Oasis Montessori Schools Daycare, Kanchana Premaje Duwe Arachchige, located at 2145 S 1800 W, R-2 Zone.
5. **Preliminary Plan Approval**, Elmore Plaza, located at 1000 W Gordon (2700 S), P-O Zone.
6. **Public Hearing**, Code Amendment Title X Pertaining Accessory Structures
7. **Final Plan Subdivision Approval Extension Request**, Piper Glen, Compass Group LLC, property located at 3231 S 1000 W, R-2 Zone.
8. **Adjourn**

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## Work Session

1. **Department Business**
2. **Commissioner Reports**
3. **Upcoming Agenda Items**
4. **Discussion Items**
  - a. General Plan Amendment and Rezone, Nilson Homes, Keller Property located at approximately 1975 S 1000 W.
  - b. Title X code amendments pertaining to metal buildings in the industrial zone
  - c. 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

## AGENDA

April 21, 2015

### Agenda Item # 2

### April 7, 2015 Meeting Minutes

#### Attachments

April 7, 2015

April 7, 2015

Regular Meeting

Work Session

#### Suggested Motions:|

##### Grant

I move to approve the meeting minutes dated April 7, 2015 for the regular meeting and work session planning commission meeting, as amended...

##### Deny

I move to deny the meeting minutes dated April 7, 2015 for the regular meeting and work session planning commission meeting with the finding...

##### Table

I move to deny the meeting minutes dated April 7, 2015 for the regular meeting and work session planning commission meeting until ...

# Minutes of the Syracuse Planning Commission Regular Meeting, April 7, 2015

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on April 7, 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  
Brian Bloemen, City Engineer  
Jo Hamblin, Deputy Fire Chief

City Council: Mike Gailey

Excused: Greg Day

Visitors: Tyler Bodrero Sheldon Killpack Mike Bastian

[6:01:15 PM](#)

## 1. **Meeting Called to Order:**

Commissioner Moultrie gave an invocation. The Pledge of Allegiance was led by Chairman Jensen.  
MOTION TO ADOPT THE PLANNING COMMISSION AGENDA FOR APRIL 7, 2015 MEETING, BY COMMISSIONER MCCUITION. THE MOTION WAS SECONDED BY COMMISSIONER MOULTRIE. ALL WERE IN FAVOR; THE MOTION CARRIED.

Chairman Jensen stated accessory structures were not noticed for a public hearing, so that item will be discussed during the work session meeting. He gave direction to staff to advertise a public hearing for accessory structures at the next meeting in April.

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## 2. **Meeting Minutes:**

March 3, 2015 Regular Meeting

On line 64 Chairman Jensen requested the "parking plan" be changed to "drop-off and parking plan".

March 3, 2015 Work Session

On line 32 Chairman Jensen requested "trails committee" be changed to "Davis County Active Transportation"

On line 33 Chairman Jensen requested "Box Elder through Davis County" be changed to "Box Elder to Salt Lake County".

March 17, 2015 Regular Meeting

March 17, 2015 Work Session

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MOTION TO APPROVE REGULAR AND WORK SESSION MEETING MINUTES FOR THE MARCH 3, 2015 AND MARCH 17, 2015 PLANNING COMMISSION MEETINGS, AS AMENDED, BY COMMISSIONER VAUGHAN. THE MOTION WAS SECONDED BY COMMISSIONER RACKHAM. ALL WERE IN FAVOR; THE MOTION CARRIED.

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## 3. **Public Comment:** This is an opportunity to address the Planning Commission regarding your concerns or ideas, regarding items that have not been scheduled for a public hearing on this agenda. Please limit your comments to three minutes.

No public comments were made.

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## 4. **Final Subdivision Plan:** Wilcox Meadows Phase 1 (name changed from Wilcox Farms) Castle Creek, located at 1200 S 3000 W, R-2 Zone. **Commissioner Hatch recused himself from item 4 and item 5.**

Planner Schow summarized a staff memo that explained:

### **Factual Summation:**

Zone: R-2 Residential  
Applicant: Castle Creek Homes  
Total Acreage: 14.94

65	Net Acreage:	11.95
66	Allowed Lots (3.79 units/acre)	45
67	Proposed Lots	38

**Public Meeting Outline:**

69	General Plan Amendment Approval	
70	Planning Commission	May 6, 2014
71	City Council	May 13, 2014
72	Rezoning Approval	
73	Planning Commission	June 3, 2014
74	City Council	June 10, 2014
75	Sketch Plan Approval	June 17, 2014
76	Preliminary Plan Approval	
77	Planning Commission	August 5, 2014

**Background:**

This request is for final approval; the first phase of the Wilcox Farms Subdivision. This phase will complete 1200 South through to 3000 W. The development consists of two phases.

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Chairman Jensen invited questions. Commissioner Rackham inquired about 1200 South and the proposed connection to 3000 West. Planner Schow confirmed phase 1 of Wilcox Meadows will connect 1200 South to 3000 West. Castle Creek Homes purchased the Brigg's family property to allow for the completion of the road. Planner Schow referred to the site plan to indicate the designated road location.

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Commissioner Vaughan inquired about the engineer final plan review and asked if the applicant was aware of the additional condition as placed by the engineer. Planner Schow stated the city engineer and planner met with staff on site and agreed to the terms and conditions.

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Mike Bastian, South Weber, Utah, stated he understood and accepted the conditions as set forth in the engineer letter. Planner Schow stated Robert Whitely, Director of Public works, is allowing the applicant to use a land drain on lot 112. Planner Schow stated the applicant will need to review the use of the C900 on the gravity irrigation pipe. Mr. Bastian agreed to make it better.

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Chairman Jensen asked about getting access across parcel A. Mr. Bastian stated parcel A will be a detention basin as a means to avoid having an HOA (Homeowners Association). Mr. Bastian stated he has been in conversation with the land owner to maintain the property in exchange for having the extra property from Castle Creek.

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COMMISSIONER VAUGHAN MADE A MOTION TO RECOMMEND APPROVAL OF THE FINAL SUBDIVISION PLAN FOR WILCOX MEADOWS [PREVIOUSLY NAMED WILCOX FARMS] PHASE 1, CASTLE CREEK HOMES, LOCATED APPROXIMATELY 1200 S 3000 W, R-2 ZONE, SUBJECT TO ALL APPLICABLE REQUIREMENTS OF THE CITY'S MUNICIPAL CODES AND TO THE CONDITIONS THAT COMPLETION OF REQUIREMENTS OF ENGINEER PLAN REVIEW DATED APRIL 1, 2015. THE MOTION WAS SECONDED BY COMMISSIONER MCCUISTION. ALL WERE IN FAVOR; THE MOTION CARRIED.

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5. Final Subdivision Plan: Steed Lake View Farm Phase 1, Lake View Farm I LLC, located at 700 S 3000 W, R-2/R-3 Zone.

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

**Factual Summation**

Zone:	R-2 & R-3 Residential
Applicant:	Lakeview Farm I LLC
Phase Acreage	10.442
Phase 1 Requested Lots	30
Total Acreage	47.2 acres
Net Developable Acres:	R-2 with 31.10 net developable area Density Allowed 31.10 @ 3.79 lots/acre=117 lots Requested 92 lots
	R-3 with 15.66 net developable area Density Allowed 15.66 @ 5.44 lots/acre=85 lots Requested 49 lots

**Public Meeting Outline**

124	General Plan Amendment Approval	
125	Planning Commission	May 6, 2014
126	City Council	May 13, 2014

127	Rezoning Approval	
128	Planning Commission	June 3, 2014
129	City Council	June 10, 2014
130	Concept Plan Staff Meeting	January 14, 2015
131	Preliminary Plan Approval	
132	Planning Commission	February 17, 2015
133	City Council	March 10, 2015

134 **Background**

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

140 Planner Schow stated there were no outstanding items from city staff.

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142 Commissioner Vaughan asked applicant if he accepted the terms as set forth in the engineer report. Mr. Bastian  
143 confirmed he accepted the terms.

144 Chairman Jensen asked the deputy fire chief if he had any concerns with the final plat. Deputy Chief Hamblin stated  
145 he was concerned with the placement of the fire hydrant at the end of the cul-de-sac. He stated in the winter the hydrants  
146 get buried in snow, but if they are moved out of a cul-de-sac you avoid that problem. Mr. Bastian stated he would move  
147 the fire hydrant.

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149 COMMISSIONER VAUGHAN MADE A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL, FOR  
150 THE FINAL PLAN OF STEEDS LAKEVIEW FARM I LLC, LOCATED AT APPROXIMATELY 3000 W 700 S, R-2 & R-3  
151 ZONE, SUBJECT TO ALL APPLICABLE REQUIREMENTS OF THE CITY'S MUNICIPAL CODES AND TO THE  
152 CONDITION THAT THE ENGINEERING PLAN IS REVIEWED, LETTER DATED APRIL 1, 2015, AND THE  
153 REQUIREMENT OF THE FIRE MARSHAL TO RELOCATE THE FIRE HYDRANT. COMMISSIONER MOULTRIE  
154 SECONDED THE MOTION. ALL WERE IN FAVOR; THE MOTION CARRIED.

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156 **6. Public Hearing Site Plan: Syracuse Arts Academy Expansion, 2893 W 1700 S, A-1 Zone.**  
157 **Commissioner Hatch returned.**

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

159 **Special Note:** This City's role in the review and approval of this project is limited by Utah State Code 10-9a-305-3a.  
160 The City may not enforce landscaping, fencing, aesthetic considerations, construction methods, or municipal building  
161 codes. The City may however, enforce zone standards pertaining to project location, setback, height, bulk and massing,  
162 off-site parking, curb cut, traffic circulation, and construction staging.

163 **Recommendation:** City staff has reviewed this project for compliance with City land use ordinances and has found  
164 that the plan meets our current city ordinances to the extent that the city is legally allowed to enforce for a project of this  
165 nature. Staff forwards a positive recommendation for approval to the Planning Commission.

166 **Summary:** The applicant is requesting site plan approval for construction of two additions to their existing facilities.  
167 An approximately 9,076 square foot addition on two stories is proposed to be built on the north side of the Junior High  
168 School (western building in campus). Also, an approximately 5,511 square foot addition on one story is proposed to be  
169 built to the south side of the elementary school (eastern building on campus). The applicant has explained that additional  
170 students will not be enrolled and the additional square footage will be used to increase the level of service given to the  
171 children. Jr. High enrollment is chartered at 450 students and the elementary has a maximum of 525. As part of the  
172 project, 50 additional parking stalls and additional play asphalt/grass space will be added to the south of the school on  
173 City owned land. A joint use agreement is in place between the city and school for the shared space. Total square footage  
174 of the elementary will increase from 36,015 ft<sup>2</sup> to 41,526 ft<sup>2</sup> and square footage of the Jr. High will increase from 46,056  
175 ft<sup>2</sup> to 55,132 ft<sup>2</sup>.

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177 Tyler Bodrero, Syracuse, Utah invited questions regarding the application. Commissioner McCuiston cautioned the  
178 applicant regarding the northern access. He stated it appears they would be draining into the parking lot and  
179 recommended the applicant have his engineer review that area. Mr. Bodrero made note of Commissioner McCuiston's  
180 recommendation.

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182 MOTION TO RECOMMEND APPROVAL OF THE SITE PLAN FOR SYRACUSE ARTS ACADEMY EXPANSION,  
183 LOCATED 2893 W 1700 S, A-1 ZONE, SUBJECT TO SYRACUSE CITY MUNICIPAL CODE BY COMMISSIONER  
184 VAUGHAN. THE MOTION WAS SECONDED BY COMMISSIONER MCCUITION. ALL IN FAVOR; MOTION CARRIED.  
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7. **Public Hearing Code Amendment: Title X, pertaining to PRD (Planned Residential Development) Zone.**

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

The Planning Commission and General Plan Subcommittee have conducted a complete review of the PRD Planned Residential Development ordinance in Title X of the City Code. Please see the packet for their recommendations.

[6:21:55 PM](#)

Chairman Jensen opened the public hearing. No comments were made.

[6:22:12 PM](#)

Chairman Jensen invited discussion among the commissioners. Commissioner McCuiston referred to item C pertaining to HOA (Homeowner Association) and asked if Planner Schow had a chance to review the section. Planner Schow stated they are unable to enforce any provisions after the one year warranty period and recommended the wording be left as is. There was a general consensus among the Planning Commissioners to leave the wording as is.

Commissioner Vaughan requested that any written references to staff include their full name and title to allow for future clarity in the meeting minutes.

Planner Schow discussed open space and common space. She called attention to subsection number 2, "the development shall provide a minimum of 30 percent open space, based off of the net acreage". She stated there was an inconsistency with item H where it states "open space/common space shall be a minimum of 50 percent of the total acreage". Planner Steele inquired about interpretation of the referenced section. Commissioner Rackham referred to the definition of open space and common space as seen in the exhibit. Chairman Jensen clarified at least 30 percent must be open space. Commissioner Rackham stated it could be changed to say the common space shall be a minimum of 20 percent. Planner Schow noted the suggested change would be easier to understand and enforce.

Chairman Jensen referred to subsection number 2 and recommended they strike "net acreage" as they are getting rid of net acreage. Commissioner Rackham commented on the 20 percent common space and recommended it be moved directly under subsection 2. Planner Schow reconfirmed the commissioners requested 30 percent open space and 20 percent common space.

Chairman Jensen called attention to 10-75-080 "one additional off-street parking", should be changed to "one additional off-street parking *space*."

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Commissioner Vaughan referenced 10-75-040, section F pertaining to building height. He stated he performed a survey pertaining to building height that included various surrounding cities. He stated up and down the state virtually every city has, on average, a 30 or 35 foot height maximum for a single family residential unit. He stated the jurisdictions that have 35 feet are Provo, Orem, Salt Lake City, and Layton where they have a bench feature or large areas of slope.

Commissioner Vaughan stated Layton City also has a building height exception for lots greater than a half an acre, which allows the builder to increase the height of the building to 35 feet. For lots under 10 thousand square feet, builders are restricted to the building height of 30 feet. He felt given the results 30 feet is an appropriate height maximum for Syracuse City. Chairman Jensen thanked Commissioner Vaughan for his research.

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COMMISSIONER RACKHAM MADE A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL FOR TITLE 10 CODE AMENDMENTS PERTAINING TO THE PLANNED RESIDENTIAL DEVELOPMENT ZONE [AND THE DEFINITIONS FOR TITLE 10], AS AMENDED. COMMISSIONER MCCUITION SECONDED THE MOTION. ALL WERE IN FAVOR; THE MOTION CARRIED.

Commissioner Rackham clarified the definition section for title 10 was also included in the motion.

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8. **Public Hearing Code Amendment: Transportation Master Plan.**

City Engineer Bloemen stated they are updating their impact fees and the first step is to update the transportation master plan. In order to govern the future growth of the city, and accommodate the increased demand on our transportation system, the city has retained Horrocks Engineering to update the City's Master Transportation Plan. The referenced maps are available in the packet.

[6:35:43 PM](#)

Chairman Jensen stated he ran the numbers with and without the West Davis Corridor and without and he wouldn't mind having both of those configurations included in the Transportation Master Plan. City Engineer Bloemen stated they are using the most current information to assess the impact fees. He felt it would be more organized to only have the current information as opposed to include both. He stated they could always update the plan in the future if UDOT (Utah Department of Transportation) decides to go a different direction.

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Commissioner Vaughan expressed concern regarding the impact, influence, and direction they have regarding future development on Antelope Drive and 2000 West. He referred to the maps in regards to additional lanes. He asked if they could make UDOT finish the roads. City Engineer Bloemen stated they could not. He stated the control the Planning Commission has is the zoning around the roads. Commissioner Vaughan stated you cannot get into Syracuse City without

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traveling on a UDOT controlled road. He stated it limits Syracuse best interest if the city cannot control the road use. City Engineer Bloemen stated 2000 West will be a 5 lane road and is funded for the next couple years. It will be widened from Antelope Drive to SR-193.

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Chairman Jensen stated he would like to see the full documentation for the Transportation Master Plan, and not just the amendment. He felt it was inadequate to have only the maps without the supporting information. City Engineer Bloemen stated he will provide a link to the commissioners for the entire packet, and stated it was not included because City Council votes on the financial portion of the plan.

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COMMISSIONER MCCUISTION MADE A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL FOR THE AMENDMENT OF THE TRANSPORTATION MASTER PLAN AS PROPOSED. COMMISSIONER HATCH SECONDED THE MOTION. ALL WERE IN FAVOR; THE MOTION CARRIED.

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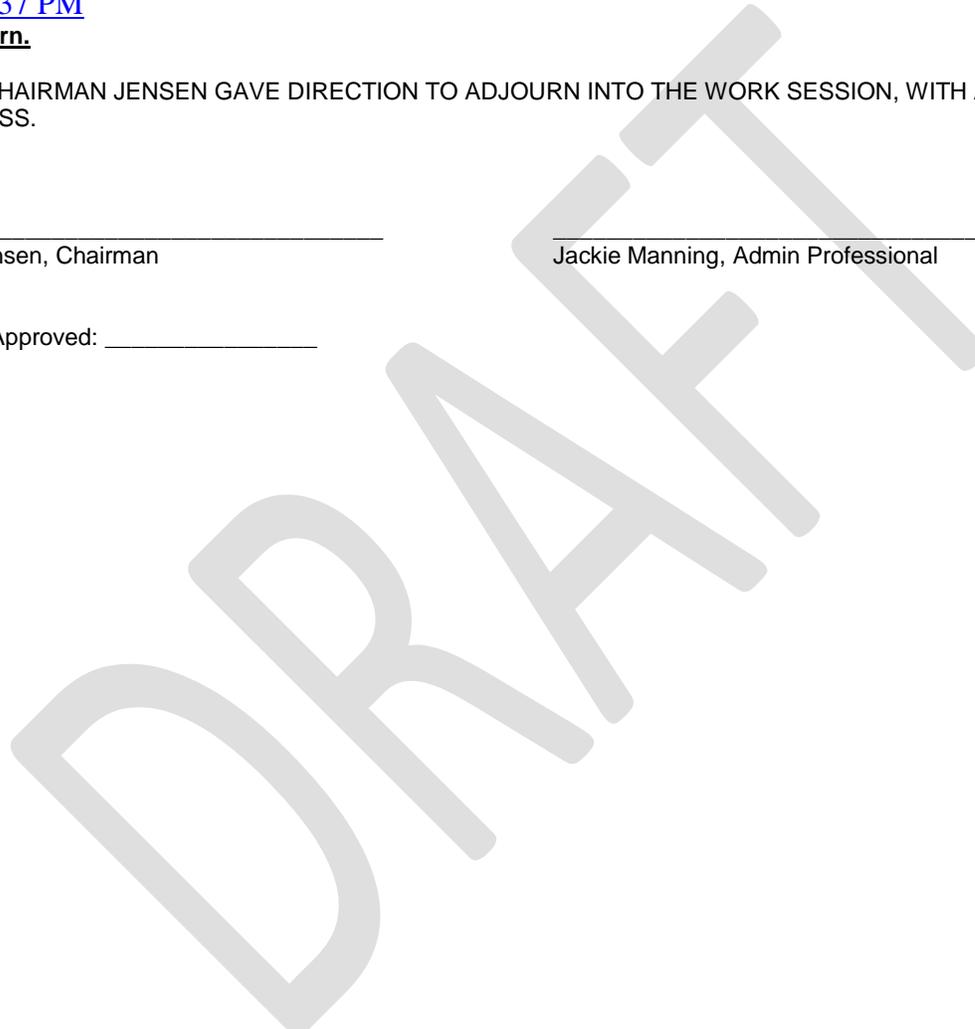
9. **Adjourn.**

CHAIRMAN JENSEN GAVE DIRECTION TO ADJOURN INTO THE WORK SESSION, WITH A 10 MINUTE RECESS.

\_\_\_\_\_  
TJ Jensen, Chairman

\_\_\_\_\_  
Jackie Manning, Admin Professional

Date Approved: \_\_\_\_\_



## Minutes of the Syracuse Planning Commission Work Session, April 7, 2015

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Minutes of the Syracuse City Planning Commission Work Session held on April 7, 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
City Employees:	Jenny Schow, Planner Noah Steele, Planner Jackie Manning, Admin Professional Brian Bloemen, City Engineer
City Council:	Craig Johnson
Excused:	Greg Day
Visitors:	

[6:54:15 PM](#)

### 1. **Department Business:**

Chairman Jensen stated Work Session will be in the small conference rooms going forward. Planner Schow stated she will be staying in the planning position indefinitely.

Planner Steele stated Utah APA (American Planning Association) has online training modules, associated readings and power-points with audio. He offered the password to the planning commissioners upon request.

[6:58:02 PM](#)

### 2. **Commissioner Reports:**

Commissioner Vaughan thanked the staff for the new formatting for the agenda items which has clear summations of the projects. Commissioner Hatch stated he will be moving out of the city, so the next meeting [April 21, 2015] will be his last.

Commissioner Rackham stated the next meeting for the general plan subcommittee is April 8, 2015. Chairman Jensen stated he received a letter of resignation from Commissioner Moultrie regarding the General Plan Subcommittee. Commissioner Jensen stated as the committee is close to accomplishing their objectives he asked Commissioner Moultrie to reconsider his resignation. Commissioner Moultrie agreed.

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### 3. **Upcoming Agenda Items:**

Planner Schow and Planner Steele reviewed all the upcoming agenda items.

- Conditional Use Application, Home Daycare for a maximum of 14 children.
- Conditional Use Application for basketball training gym.
- Storage Unit Strong Storage on Antelope Site Plan.
- Site plan Utah Onions, expansion on 2000 West.
- Chairman Jensen gave direction to get accessory structures for the public hearing this time.
- General Plan, Rezone, Concept – Keller property, below Tivoli Gardens and Antelope Run. The 1475 road will be completed with the project.
- Elmore Plaza, Preliminary Plan and Site Plan.
- Code Amendment for Title 10, pertaining to Accessory Structures.
- Dead End Street code amendment.

[7:01:02 PM](#)

### 4. **Discussion Items:**

#### a. **Subdivision Plan, Elmore Plaza, 1000 W Gordon Ave (2700 S)**

Commissioner McCuiston disclosed that he lives nearby, within the notification range. The Commissioners did not feel Commissioner McCuiston needed to recuse himself from this item.

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

This project originally came to the city as a commercial site plan. The site plan was approved by this body in January 2014. The one year site plan approval period has lapsed for the project. City ordinance allows the Planning Commission

63 to grant a six month extension if the applicant makes a request in writing. The applicant has submitted the written request  
64 and it is included with this memo.

65 Last year, the entire site and the building's two tenant spaces were envisioned to remain under one owner. The  
66 property owner is now requesting to subdivide the two tenant spaces into two lots. The property owner intends to occupy  
67 their chiropractic practice into one tenant space and sell the other space. The parking and landscape areas will remain as  
68 common space.

69 The concept subdivision was reviewed at a pre-application meeting on March 18th, 2015 in accordance with  
70 Syracuse City Code Section 8.20.030.

71 Chairman Jensen asked if the suggestions previously given to the applicant last year were implemented, such as  
72 ensuring the trees are not located in the clear view site triangle. Planner Steele stated he believed the applicant  
73 incorporated the suggestions as mentioned in the previous year.

74 Commissioner McCuiston reviewed the site plan and suggested having right in and right out only on both entrances.  
75 Commissioner Vaughan recollected that no left turn would be allowed for the southern exit. Planner Steele stated he will  
76 review the meeting minutes to ensure the applicant is complying with all the provisions set-forth last year when the site  
77 plan was approved. Planner Schow clarified the only thing changing on the site plan is the applicant is requesting to  
78 separate the building itself, condominiumizing it. They haven't submitted any changes as far as the site plan is concerned.

79 Commissioner Rackham asked if the applicant would build the building all at once. Planner Steele confirmed.  
80 Commissioner Vaughan asked for clarification regarding the process to grant extensions for previously approved site  
81 plans. It is his understanding the site plans expire after the one year period, and any extension must be requested prior to  
82 the expiration date. He cautioned the planning commission in setting a precedent for future site plans that may request an  
83 extension. He stated the applicant should submit a new site plan and start over from the beginning.

84 Planner Schow stated the purpose of the one year expiration of the site plan is to enforce any new codes that are  
85 amended within that time frame. She was not aware of any code amendments that would affect the site plan approval for  
86 this applicant.

87 There was a unanimous decision among the Planning Commission to require the applicant to start the process over  
88 from the beginning because the site plan approval expired in January 2015. Chairman Jensen asked if there was a way to  
89 give the applicant a break on the application fee. Planner Steele stated there was not a way to reduce the fees for this  
90 type of application as there is not a revised site plan application.

91 Chairman Jensen stated they could accept this discussion as the concept plan. He stated they may want to consider  
92 an amendment in the code for site plan revisions to help reduce fees for expired applications.

93 [7:20:31 PM](#)

94 Planner Steele reviewed the subdivision plans. He stated there is no difference in the design of the project, they are  
95 merely legally making it so the western portion will be Syracuse Chiropractic, as well as a tenant below, and the parking  
96 lot and landscaping, will remain under common area and maintained by an HOA. The plat meets the conceptual  
97 subdivision requirements. Chairman Jensen stated this purview would fall under the ARC (Architecture Review  
98 Committee). Planner Steele stated the ARC approved the building, layout, and landscaping. He stated the applicant is not  
99 changing anything, so it would be pointless to refer it back to the ARC again.

100 Commissioner Rackham inquired about a second owner for the building. Planner Steele was unsure.

101 [7:22:42 PM](#)

102 **b. Title VIII Code Amendments: pertaining to dead-end streets.**

103  
104 Due to the expense of installation, maintenance and removal of temporary turn-arounds within the boundary of a  
105 subdivision, Public Works is recommending to modify the Dead End street ordinance. Please see the attached proposal in  
106 the packet.

107 There was a discussion regarding the previous code versus the proposed code with an emphasis on the  
108 requirements for the temporary turn-around. City Engineer Bloemen stated anything 150 feet deep would require a  
109 temporary turn-around. He stated the temporary turn-around is 50 feet in radius, with the standard being 60 feet in radius.  
110 Chairman Jensen explained the reasoning behind the 50 foot radius.

111 City Engineer Bloemen stated the proposed change will not allow any more temporary cul-de-sacs within the  
112 boundary of a subdivision. It must be built on an easement on the adjacent property.

113 Commissioner Vaughan recommended no construction parking within the cul-de-sac while the area is under  
114 construction. He stated given the size, shape, and parking abilities of some construction companies, there would not be  
115 an affective turn around even if the cul-de-sac is there due to vehicles being parked within the turn around. Chairman  
116 Jensen suggested applying the no parking rule once the road is dedicated with a temporary turn around. Commissioner  
117 Hatch liked the idea of Commissioner Vaughan's proposal for parking in construction zones.

118 [7:30:00 PM](#)

119 **c. Title X Code Amendments: pertaining to accessory structures.**

120 Commissioner Rackham gave direction to have Planner Steele to review 10.30.050. Planner Schow stated that  
121 section refers to corner lots and encroachments. There was a discussion regarding corner lots and applicable set-backs  
122 for accessory structures with an emphasis on neighboring driveways. Planner Schow offered to provide some examples of  
123 possible language to help mitigate clear view issues for accessory structures located on corner lots. Commissioner  
124 Rackham gave direction to strike the reference of 10.30.050 and gave direction to Planner Schow to review other cities  
125 pertaining to corner lots and accessory structures.

126 Commissioner Rackham discussed the increase set-backs and height maximum requirements. He stated the 5 foot  
127 set-back would eliminate the need for fire rating the walls, per building code. Planner Schow inquired about a section that  
128 would prohibit accessory structures in the front yard. Chairman Jensen confirmed there is a section that prohibits  
129 accessory structures in the front yard.

130 Chairman Jensen gave direction to staff to have the accessory structures for a public hearing.

131 [7:45:14 PM](#)

132 **d. Title X Code Amendments: pertaining to metal buildings in the Industrial Zone.**

133  
134 Commissioner Vaughan referred to Letrono Crossfit, which inspired a change pertaining to the metal building  
135 ordinance. He stated the purpose is to limit metal buildings throughout the city. He read through the various options as  
136 seen in the packet. Commissioner Vaughan recommended implementing option 1 or 2 as the best interest in Syracuse.

137 There was discussion regarding the various materials used for metal buildings. Planner Steele mentioned that there  
138 is several construction methods commonly used, but wanted to clarify that the proposal was not to limit metal building  
139 construction, but to limit corrugated steel as a façade material. Chairman Jensen referenced US Cold storage metal  
140 building as a good example of ideal design for metal building guidelines. Planner Steele clarified the primary concern is  
141 aesthetics and not the construction method used. Commissioner Vaughan confirmed.

142 There was a discussion regarding corrugated metal and whether they should be permitted. Commissioner Rackham  
143 referred to a neighbor that has a corrugated metal barn that is architecturally pleasing and stated it depends on the overall  
144 design. He did not want to completely strike the possibility of corrugated metal buildings. There was a general consensus  
145 to prohibit corrugated metal. Commissioner Hatch asked if it would make it cost prohibiting for developers to build in an  
146 industrial zone if they can't have metal buildings. Planner Steele responded yes. Commissioner Hatch cautioned the  
147 commission stating they don't want to drive potential businesses away because it is too expensive to build in Syracuse.  
148 He would feel more comfortable with option 2. Commissioner Rackham liked option 3 the best, but would like to see it a  
149 little less restrictive. Commissioner McCuiston liked the idea of option 3. Commissioner Moultrie stated he was between  
150 option 2 and option 3. Commissioner Vaughan stated option 2 would be the most viable option for the city.

151 Planner Steele asked for clarification regarding which zone this metal building standard would apply. Chairman  
152 Jensen stated this would apply to the commercial and industrial zone. Commissioner Hatch suggested adding a definition  
153 for metal building for further clarification. Commissioner Vaughan invited Planner Steele to research other cities pertaining  
154 to metal buildings to draft some language.

155 Planner Steele stated the storage unit that will be coming to the next meeting in April, is constructing their buildings  
156 with corrugated metal, prefabricated steel buildings. He stated the industrial zone is more lenient than the commercial  
157 zone, so currently they would be able to do that. He stated along Antelope Dr., stucco and rock with rod iron fencing will  
158 be used. He stated along the future 500 west there is no way to enforce the rock or stucco. They may be able to apply  
159 additional landscaping buffering.

160 There was a discussion regarding what classifies as a pending ordinance and how to enforce pending ordinances.  
161 Planner Schow stated she will review with the city attorney pertaining to pending ordinances. Commissioner Rackham  
162 stated the application was submitted with the current ordinance and they were approved with the review committee, so he  
163 felt they should not be held to the pending ordinance. Commissioner Hatch and Commissioner McCuiston agreed with  
164 Commissioner Rackham.

165 Chairman Jensen gave direction to Planner Steele to review metal building ordinances in other cities.

166 [8:13:08 PM](#)

167 **e. Title X Code Amendments: pertaining to the Land Use Matrix.**

168  
169 Chairman Jensen stated he would like to have one location that summarizes all the permitted uses within each zone  
170 for the city. Planner Schow stated she will include the materials for the next meeting. Commissioner Rackham stated it  
171 was easier to review a document that is already filled in, as opposed to filling it in as they go. He asked if staff would be  
172 willing to complete and present at the next meeting.

173 Chairman Jensen liked to have conditional uses be in one location that summarizes permitted uses within each zone.  
174 Chairman Jensen gave direction to staff to draft the conditional uses in one location.

175 There was a discussion regarding daycares and updating the requirements for home daycares. Planner Schow  
176 suggested restricting home daycares to a maximum of 8 children. There was a general consensus to restrict the number  
177 of children to 8 for home daycares. Chairman Jensen stated this will be implemented as a separate ordinance change.

178 Planner Schow made the recommendation to have an ordinance for minor subdivisions. She stated it is complicated  
179 to have 2 lot subdivisions go through the major process. She stated a lot of cities have small minor subdivisions. She said  
180 she has weekly calls regarding subdividing a property. Commissioner Rackham recommended less than 5 lots for a minor  
181 subdivision. Commissioner Hatch agreed 5 or less. Commissioner McCuiston felt 2 lots were an appropriate number.  
182 Commissioner Vaughan inquired about the definition of subdivision and recalled it as 4 or more lots. Commissioner  
183 Moultrie felt 5 lots was appropriate. Chairman Jensen gave direction to Planner Schow to put some language together for  
184 a minor subdivision process for 5 lots or less.

185 Chairman Jensen gave direction to Commissioner Vaughan to research surrounding cities for minor subdivisions. He  
186 asked to make it a priority item. Planner Schow suggested having the minor be a one step process to appear before the  
187 city council and the planning commission. Chairman Jensen gave direction to apply that method.  
188

189  
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[8:24:42 PM](#)

5. **Adjourn.**

DRAFT



# PLANNING COMMISSION AGENDA

## Agenda Item # 4

### Major Conditional Use Permit Oasis Montessori Schools Daycare 2145 S 1800 W

#### Factual Summation:

Zone: R-2 Residential  
Applicant: Kanchana Premaje Duwe Arachchige

#### Background:

This request is for the modification of a conditional use permit to upgrade an existing childcare permit from 8 to 14 children. The applicant has made arrangements to hire a second employee and can provide off street parking per city code.

#### Attachments:

- Aerial
- Site Plan

#### Suggested Motions:

##### Grant

I move to approve the Major Conditional Use Permit for Oasis Montessori School Daycare, Kanchana Premaje Duwe Arachchige, located at 2145 S 1800 W, 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 the Major Conditional Use Permit for Oasis Montessori School Daycare, Kanchana Premaje Duwe Arachchige, located at 2145 S 1800 W, R-2 Zone, based on...

##### Table

I move to table discussions pertaining to the Major Conditional Use Permit for Oasis Montessori School Daycare, Kanchana Premaje Duwe Arachchige, located at 2145 S 1800 W, R-2 Zone, until....

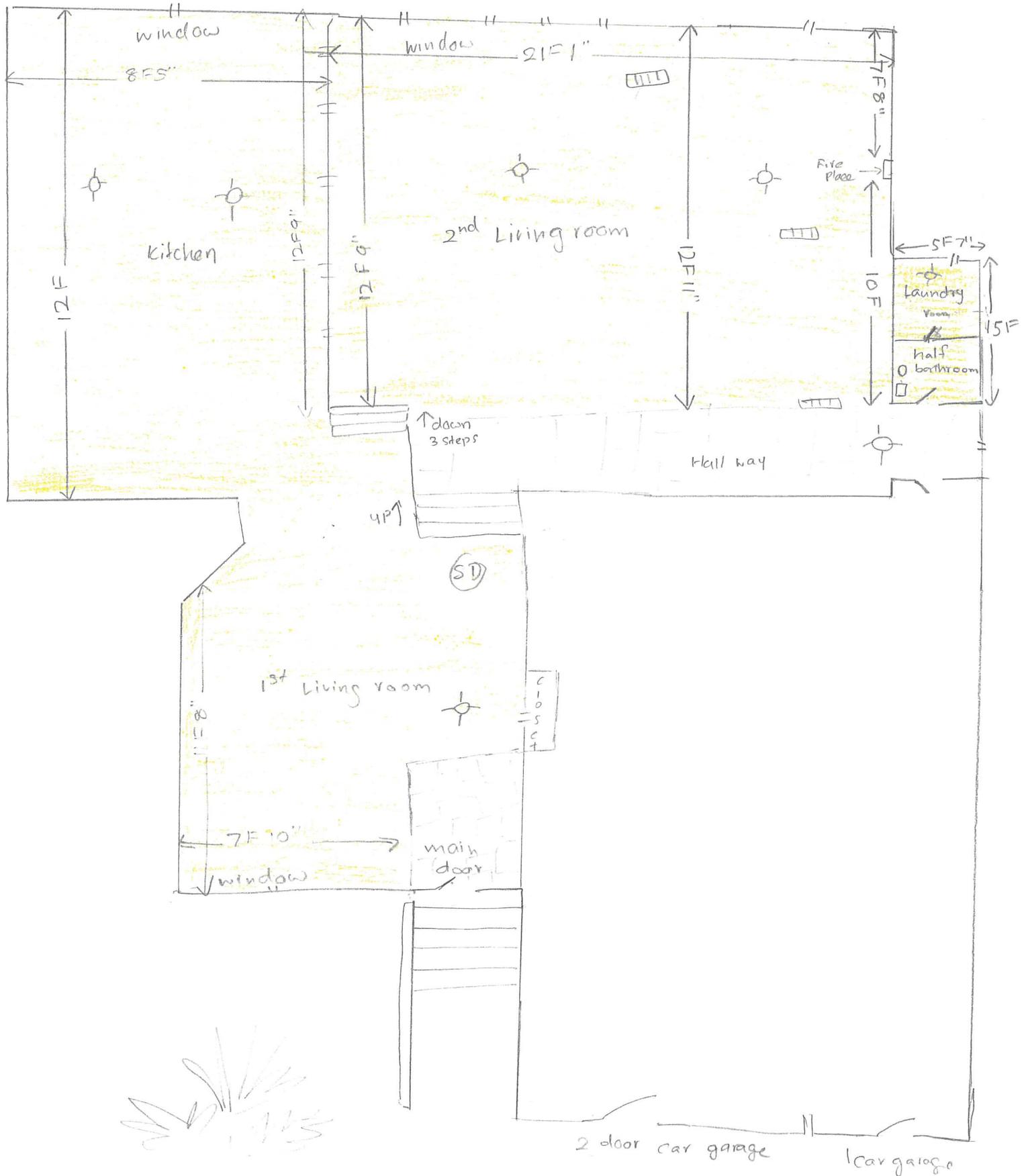


Oasis Montessori Schools & Daycare  
2145 S 1800 W  
Kanchana Premaje Dwue Arachige



# 1st floor

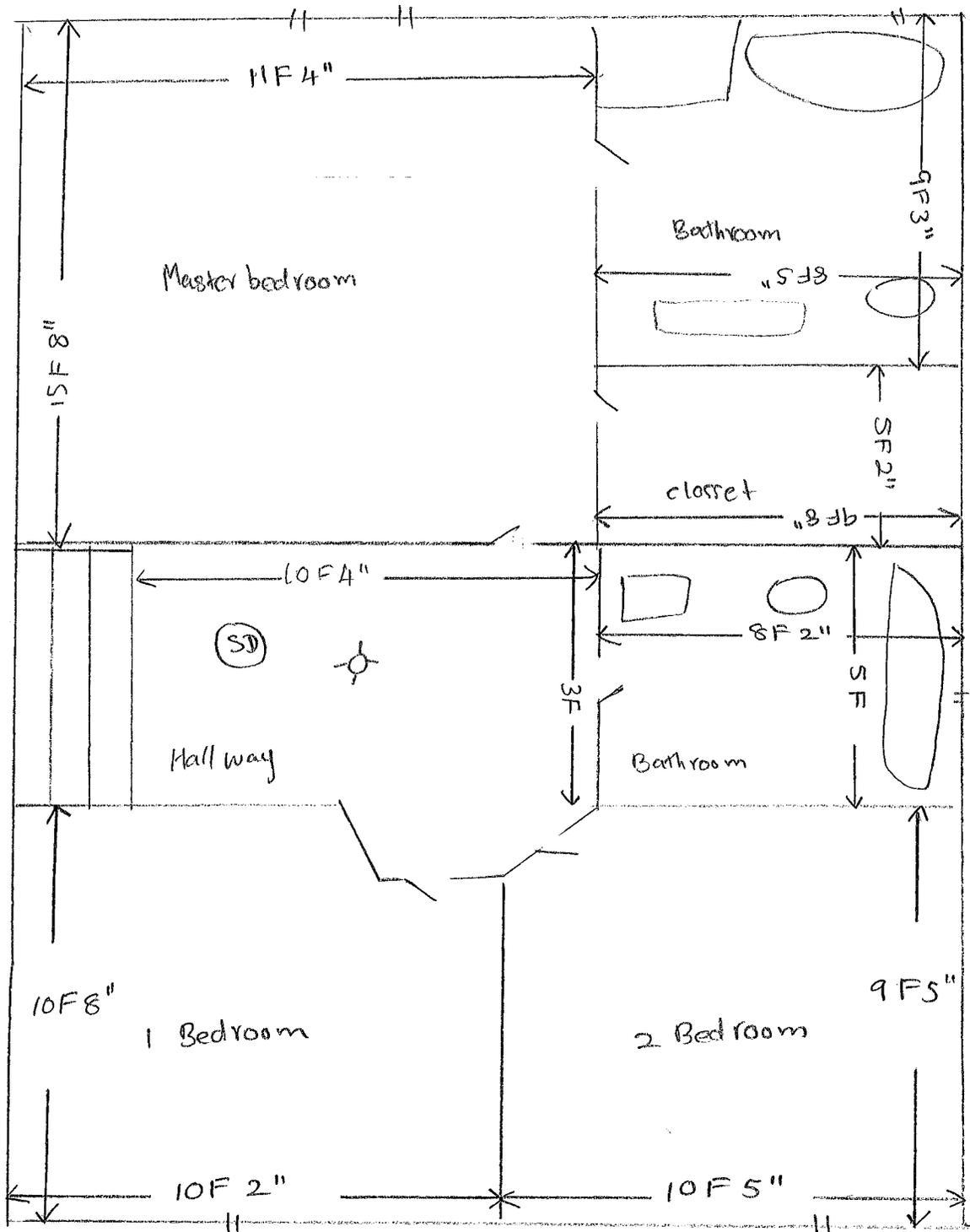
2145 S 1800w  
Syracuse  
UT 84075



Total sq. ft of the area I am using for business is 532 sq.

# 2nd Floor

2145 S 1800 W  
Syracuse  
UT 84075



Total Sq.ft in the 2nd floor is 597 Sq.ft



# PLANNING COMMISSION AGENDA

## **Item 5 Preliminary Plan Approval -Elmore Plaza 1000 West Gordon (2700 S)**

### **Summary:**

The property owner plans to build a one story office building and sell the two halves of the building. Each half of the one building will be on it's own 'lot'.The parking and landscape areas will remain as common space.

The concept plan was reviewed at the following meetings: a pre-application meeting on 3/18/15, Planning Commission work session on 3/31/15 and City Council work session on 4/7/15.

### **Attachments:**

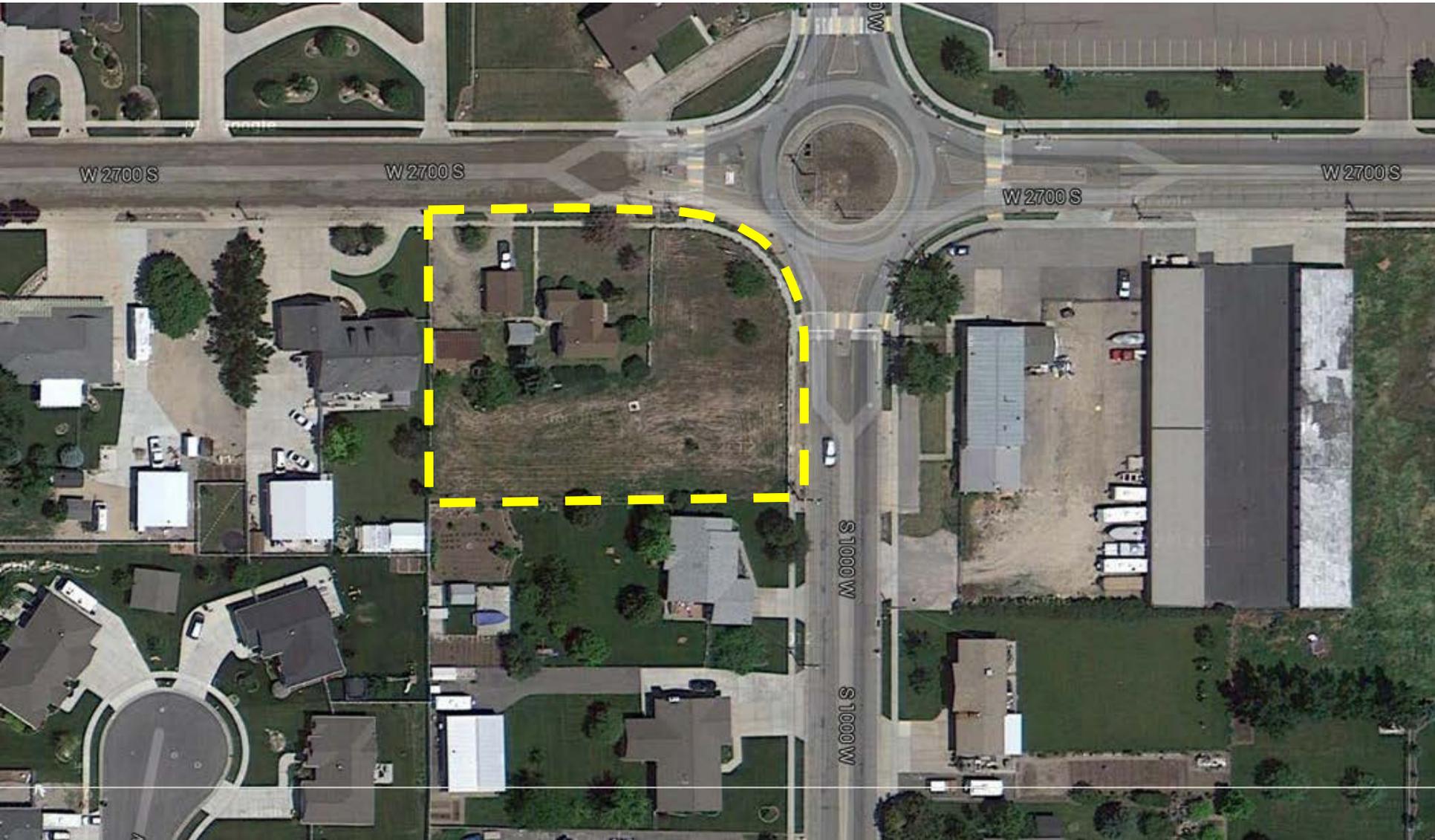
- Aerial
- Condominium Plat
- Planner Review
- Engineering Review



**SYRACUSE**  
EST. CITY 1935

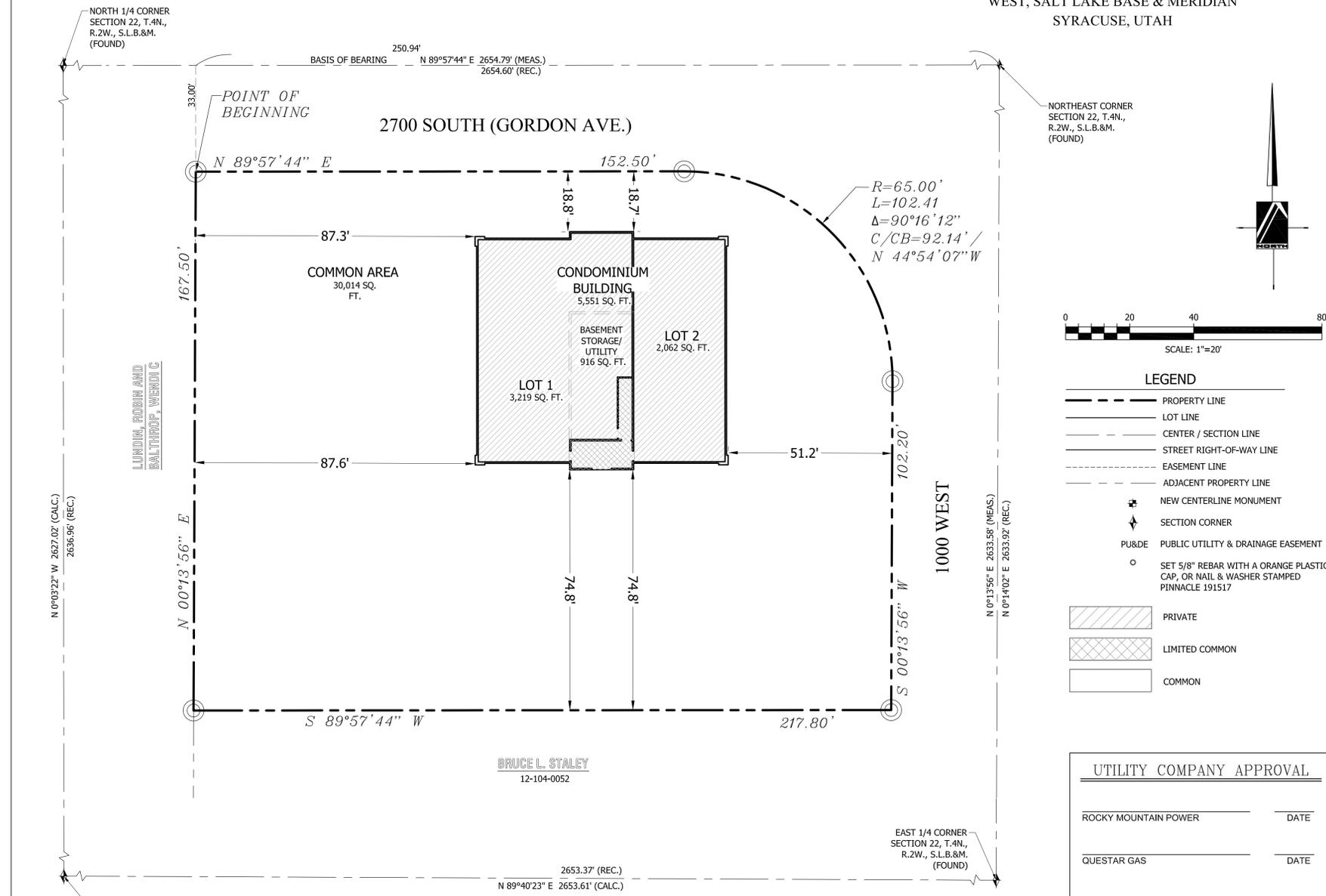
# Proposed Elmore Plaza

Location: 2700 South 1000 West



# ELMORE PLAZA CONDOMINIUM PLAT

A PORTION OF LAND LOCATED IN THE NORTHEAST  
QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2  
WEST, SALT LAKE BASE & MERIDIAN  
SYRACUSE, UTAH



### SURVEYOR'S CERTIFICATE

I, STEPHEN J. FACKRELL DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 191517 AS PRESCRIBED UNDER LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, HEREAFTER TO BE KNOWN AS: ELMORE PLAZA CONDOMINIUM PLAT AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS MEET FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

### BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE SOUTH LINE OF 2700 SOUTH STREET SAID POINT BEING LOCATED SOUTH 89°57'44" WEST ALONG SECTION LINE 250.94 FEET AND SOUTH 33.00 FEET FROM THE NORTHEAST SECTION CORNER MONUMENT LOCATED AT THE INTERSECTION OF 2700 SOUTH STREET AND 1000 WEST AND RUNNING THENCE:  
NORTH 89°57'44" EAST ALONG SAID SOUTH LINE 152.50 FEET TO A POINT OF CURVATURE;  
THENCE SOUTHEASTERLY ALONG THE ARC OF A 65.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°16'12" A DISTANCE OF 102.41 FEET (CHORD BEARS: S 44°54'07" E 92.14') TO A POINT OF TANGENCY AND THE WEST LINE OF 1000 WEST STREET;  
THENCE SOUTH 00°13'56" WEST ALONG THE WEST LINE SAID 1000 WEST STREET 102.20 FEET;  
THENCE SOUTH 89°57'44" WEST 217.80 FEET;  
THENCE NORTH 00°13'56" EAST 167.50 FEET TO THE POINT OF BEGINNING.

CONTAINING: 35,564 SQ. FT. OR 0.816 ACRES

DATE \_\_\_\_\_ STEPHEN J. FACKRELL  
LICENSE NO. 191517

### OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT \_\_\_\_\_, THE \_\_\_\_\_ UNDERSIGNED OWNER( ) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO COMMERCIAL CONDOMINIUM UNITS AND COMMON AREAS, HEREAFTER KNOWN AS ELMORE PLAZA CONDOMINIUM PLAT, DO HEREBY DEDICATE, GRANT AND CONVEY FOR PERPETUAL USE OF THE PUBLIC ALL PUBLIC STREETS AND PUBLIC UTILITY AND DRAINAGE EASEMENTS OVER AND ACROSS COMMON AREA TO SYRACUSE CITY.

IN WITNESS WHEREOF \_\_\_\_\_ HAVE HEREUNTO SET \_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_.

### ACKNOWLEDGMENT

STATE OF UTAH )  
COUNTY OF DAVIS )  
ON THE \_\_\_\_ DAY OF \_\_\_\_ A.D., 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF DAVIS IN SAID STATE OF UTAH, THE SIGNER ( ) OF THE ABOVE OWNER'S DEDICATION, \_\_\_\_ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT \_\_\_\_\_ SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.  
MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC  
RESIDING IN DAVIS COUNTY

## ELMORE PLAZA CONDOMINIUM PLAT

A PORTION OF LAND LOCATED IN THE NORTHEAST  
QUARTER OF SECTION 22, TOWNSHIP 4 NORTH,  
RANGE 2 WEST, SALT LAKE BASE & MERIDIAN

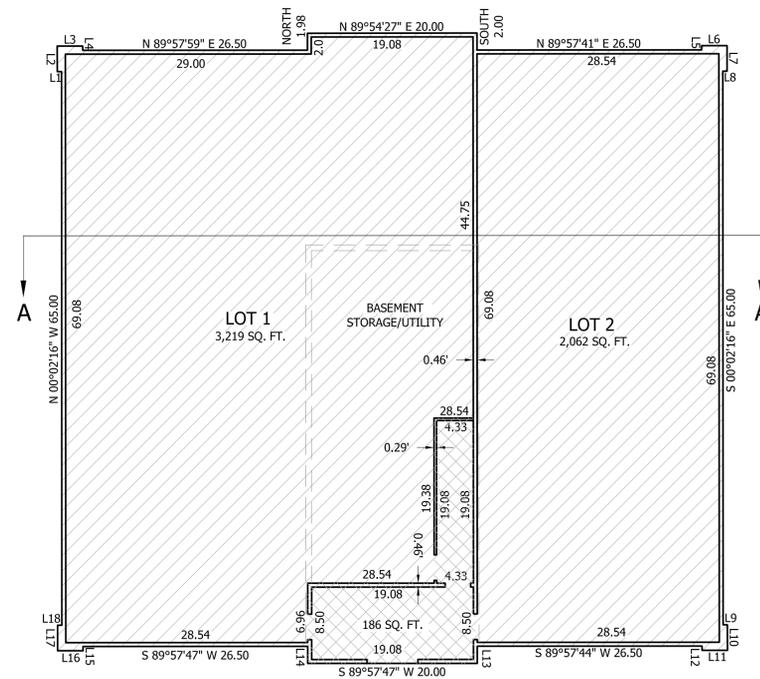
 2720 North 350 West, Suite #108 Phone: (801) 773-1910 LAYTON, UT 84041 Fax: (801) 773-1925	<b>DAVIS COUNTY RECORDER</b> ENTRY NO. _____ FEE PAID _____ FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20____ AT _____ IN BOOK OF OFFICIAL RECORDS PAGE _____ DAVIS COUNTY RECORDER BY _____ DEPUTY RECORDER
---	---

UTILITY COMPANY APPROVAL	
ROCKY MOUNTAIN POWER _____	DATE _____
QUESTAR GAS _____	DATE _____
CENTURYLINK _____	DATE _____

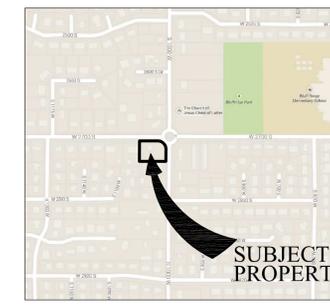
<b>CITY ATTORNEY'S APPROVAL</b> APPROVED THIS _____ DAY OF _____, 20____, BY THE SYRACUSE CITY ATTORNEY. _____ SYRACUSE CITY ATTORNEY	<b>PLANNING COMMISSION APPROVAL</b> APPROVED THIS _____ DAY OF _____, 20____, BY THE SYRACUSE CITY PLANNING COMMISSION. _____ SYRACUSE CITY PLANNING COMMISSION	<b>CITY ENGINEER'S APPROVAL</b> APPROVED THIS _____ DAY OF _____, 20____, BY THE SYRACUSE CITY ENGINEER. _____ SYRACUSE CITY ENGINEER	<b>CITY COUNCIL APPROVAL</b> APPROVED THIS _____ DAY OF _____, 20____, BY THE SYRACUSE CITY COUNCIL. _____ SYRACUSE CITY RECORDER _____ SYRACUSE CITY MAYOR
--	--	--	--

# ELMORE PLAZA CONDOMINIUM PLAT

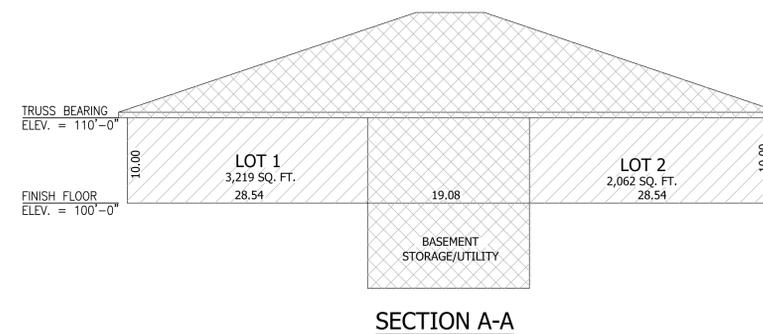
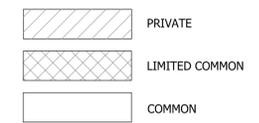
A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 22,  
TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
SYRACUSE, UTAH



LINE	LENGTH	BEARING
L1	0.50	S89°57'44\"W
L2	3.00	N00°02'16\"W
L3	3.00	N89°57'40\"E
L4	0.50	S00°02'02\"E
L5	0.50	N00°02'16\"W
L6	3.00	N89°57'44\"E
L7	3.00	S00°02'16\"E
L8	0.50	S89°57'44\"W
L9	0.50	N89°57'44\"E
L10	3.00	S00°02'16\"E
L11	3.00	S89°57'44\"W
L12	0.50	N00°02'16\"W
L13	2.00	S00°02'13\"E
L14	2.00	N00°02'16\"W
L15	0.50	S00°02'16\"E
L16	3.00	S89°57'44\"W
L17	3.00	N00°02'16\"W
L18	0.50	N89°57'44\"E



VICINITY MAP  
NORTH



**DAVIS COUNTY RECORDER**

ENTRY NO. \_\_\_\_\_ FEE  
PAID \_\_\_\_\_ FILED FOR RECORD  
AND RECORDED THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 20\_\_\_\_ AT  
\_\_\_\_\_ IN BOOK \_\_\_\_\_  
OF OFFICIAL RECORDS PAGE \_\_\_\_\_

\_\_\_\_\_  
DAVIS COUNTY RECORDER  
BY \_\_\_\_\_  
DEPUTY RECORDER

**PINNACLE**  
Engineering & Land Surveying, Inc.  
2720 North 350 West, Suite #108 Phone: (801) 773-1910  
LAYTON, UT 84041 Fax: (801) 773-1925



**SYRACUSE**  
EST. CITY 1935

## Subdivision Preliminary Plan Review

**Subdivision:** Elmore Plaza

**Date:** 4/16/15

**Completed By:** Noah Steele, City Planner

<b>8-6-010: Final Plat:</b>		<b>Planning Staff Review:</b>
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.	No Lot 1- 1013 W 2700 S Suite 1 Lot 2 -1013 W 2700 S Suite 2
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.	Yes
8.	Dedication to City of all streets, highways and other public uses and easements included in the proposed subdivision.	10' utility easement around perimeter
9.	Street monuments shown on Final Plat as approved by City Engineer.	Not applicable
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.	N/A
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

<b>8-6-020: Final Plan and Profile</b>	<b>See Engineer Review</b>
--	----------------------------

<b>Other</b>	
1.	None

<b>Conditional Items of Final Plan Approval for Preconstruction</b>	
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
7.	Streetlight Agreement
8.	SWPPP NOI
9.	SWPPP City Permit

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



## **Elmore Plaza Condominium Plat**

1000 West & 2700 South

Engineer Preliminary Plan Review

*Completed by Brian Bloemen on April 15, 2015*

Below are the engineering comments for the preliminary plan review of the Elmore Plaza Condominium Plat. The site plan improvements will be reviewed upon submission and are not included in this review.

Plat:

1. A 10' PUE is required around the perimeter of the subdivision.
2. The bearing to the point of beginning is labeled incorrectly.
3. The cord for the curve is labeled incorrectly.
4. Hatch the tenant spaces differently and relabel them Lot 1 and Lot 2.
5. Remove public streets from the owner's dedication.
6. A footing drain will be required around the footing of the basement.
7. Bearings are required on all of the interior walls on page 2. Verify the distances as some are conflicting.
8. Add page numbers and the date.

If you have any further comments or questions please feel free to contact me at 801-614-9630.

Sincerely,

Brian Bloemen, P.E.  
City Engineer



### 10.30.010 Effect of chapter.

(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 by the Land Use Authority applicable easement holder through written approval. ~~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.~~

(b) No accessory building or structure may encroach into a front yard.

(2) Accessory buildings or structures 200 square feet or less shall comply with the following requirements: ~~or side yard unless 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 10-15 feet; ~~and~~ to the peak of the roof structure

(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 feet from any property lines.

(3) Accessory buildings or structures greater than 200 square feet shall comply with the following requirements; ~~or greater.~~

(a) Building Permit. Required. Requires approval for a minor conditional use permit and issuance of a building permit. Persons desiring to construct accessory buildings shall make application to the Land Use Authority or

designee for minor 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.

(ii) Elevation drawings showing the roof structure, type of material and design finish of the building, and building structure measurements.

(b) Size. Such a 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, 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, height, and footprint of accessory buildings shall blend aesthetically with the principal building's architecture and design materials.

~~(3) Setback Requirements. Shown in Exhibit 10.30.010 and listed below are the following setback requirements developed to regulate the negative impact accessory structures can have within a development:~~

~~(d) Minimum Setback. The building shall an accessory building, regardless of size, be setback the distance specified in the table below any closer at least than three eight feet to from any property line and primary structure.~~

Roof Height (feet)	Up to 21	21+ to 24	24+ to 27	27+ to 30
Setback (feet)	5	6	7	8

~~(e) Walls. Accessory buildings 200 square feet or greater and exceeding~~

~~shall have a minimum exterior wall 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.~~

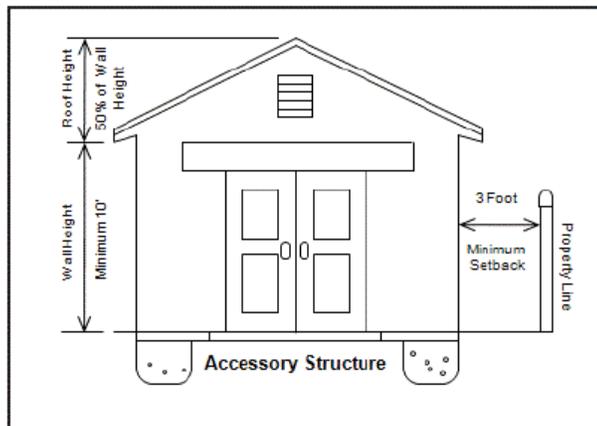
~~(f) Roof. The roof height, as measured from the top exterior wall plate to the highest point on the roof, on an accessory structure that exceeds 50 percent of the wall height, if residential subdivision building covenants specify minimum above 50%, building covenants may apply. as measured from the 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.~~

~~(d) Corner Lot. An accessory building located on the street side of a corner lot shall comply with SCG 10.30.050. (Noah to look at 10.30.50)~~

(g) 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. 200 square feet or greater.

(h) Height. The height, as measured from the top exterior wall plate to the highest point on the roof, on an accessory structure shall not exceed the height of the primary structure and in no case shall exceed 30 feet.

Exhibit 10.30.010



(Drawing to be deleted)

D) 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,

steeple, flagpole, chimney, smoke stack, water tank, television mast, silo, or similar structure 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 24-48 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.

(H) All ~~such~~ pools in any residential zone over 24 inches deep 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 no less than at least six feet in height to prevent uncontrolled access by children from adjacent properties.

(3) Hot tubs equipped with a lockable cover safety meeting the ASTM F1346-91 requirements are exempt from the fencing requirement. [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.]



# PLANNING COMMISSION

## AGENDA

April 21, 2015

### **Agenda Item # 7      Final Plan Subdivision Approval Extension Request, Piper Glen located at 3231 S 1000 W**

#### **Public Meeting Outline**

**City Council Final Plan Approval**

May 13, 2014

#### **Background**

The City has received a written request to extend the approval of the Piper Glen Subdivision that will expire on May 13, 2015.

Per City Code **8.30.030 (C)** Approval of final plats by the City Council will extend for a period of 12 months. If work or subsequent action by the developer to proceed with off-site construction does not occur within the 12-month period following initial approval, the plat and construction drawings must be resubmitted and become subject to reapproval under the latest City ordinances and specifications.

The Planning Commission has the authority to grant an extension per city code **10.20.030 (K)** (K) Extensions of Time. Unless otherwise prohibited, upon written request and for good cause shown, any decision making body or official having authority to grant approval of an application may, without any notice or hearing, grant extensions of any time limit imposed by this title on such application, its approval, or the applicant, provided the Department receives such a request or initiates an extension prior to the date of expiration. The total period of time granted by any such extension or extensions shall not exceed half the length of the original time period.

#### **Attachments**

- Written Request

#### **Suggested Motions:**

##### **Grant**

I move to approve a 6 month extension for the Piper Glen Subdivision located at 3231 S 1000 W, as requested, (and to the condition(s) that...)

##### **Deny**

I move to deny a 6 month extension for the Piper Glen Subdivision located at 3231 S 1000 W, based on...

##### **Table**

I move to table discussion pertaining to a 6 month extension for the Piper Glen Subdivision located at 3231 S 1000 W until...

**Piper Glen Subdivision**  
**Attn: Matthew Yeates**  
920 Heritage Park Blvd. Ste. 200  
Layton, UT 84041  
801-390-0873

April 10, 2015

**Community & Economic Development**  
**Syracuse City Hall**  
1979 West 1900 South  
Syracuse, UT 84075

RE: Piper Glen, Final Plat Approval - Request for Extension

Dear Mrs. Schow,

Please submit for review this formal request to extend our final plat approval for the Piper Glen Subdivision. Construction on the Piper Glen subdivision has not commenced because of the attention focused on finishing repairs and upgrades to the existing home on the property in order to better set the tone for the quality of homes that we expect to be built in the subdivision. Furthermore, there are issues still being worked through with the City regarding the land drainage and other offsite improvements in order to make the project more feasible, which we expect to be settled in the near future.

Thank you,



Matthew Yeates, Owner



# PLANNING COMMISSION WORK SESSION AGENDA

April 21, 2015

## Agenda Item # 4a                      General Plan Amendment, Rezone and Concept Plan Report

### *Factual Summation*

Syracuse City staff has conducted a concept review for Keller Property. Please review the following information. Any questions regarding this agenda item may be directed at Jenny Schow, City Planner.

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

### *Attachments:*

- General Plan
- Zoning Map
- Letter of Intent
- Concept Plan

### *Summary*

Staff is providing this report in accordance with Syracuse City Code Section 8.20.030:

#### **8.20.030 Pre-Application Review.**

The developer shall meet with City staff to review the plan of the proposed subdivision. The pre-application meeting shall be attended by staff from applicable city departments, special service districts, county agency and others as deemed necessary by the Community Development Director.

The Community Development Director shall report to the Planning Commission and City Council of pre-application meetings during regular work sessions.

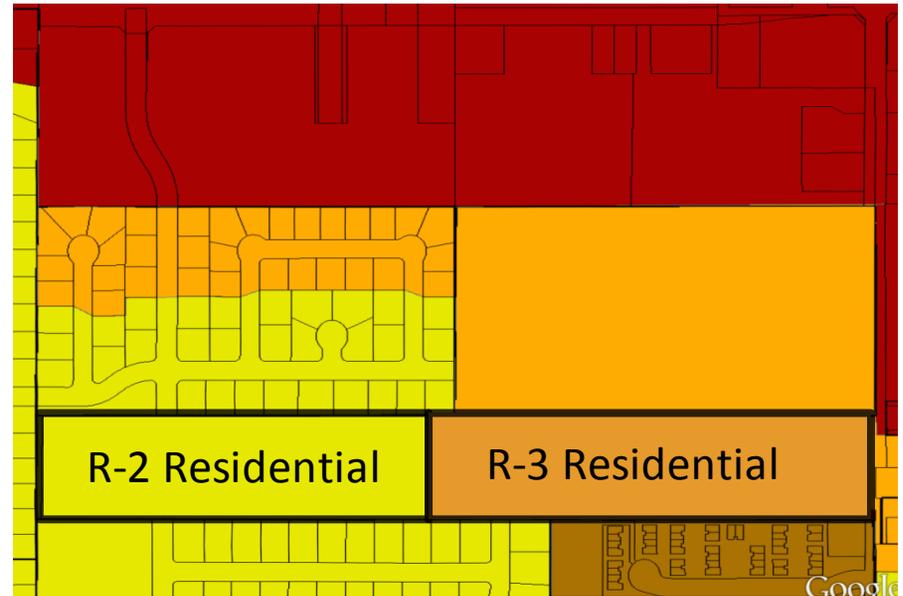
# General Plan Request Keller Property 1975 S 1000 W



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

## Keller Property 1975 S 1000 W



Existing Zoning Map

Proposed Zoning Request



- |                                    |                          |
|------------------------------------|--------------------------|
| Agriculture A-1                    | Neighborhood Services    |
| 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                |                          |

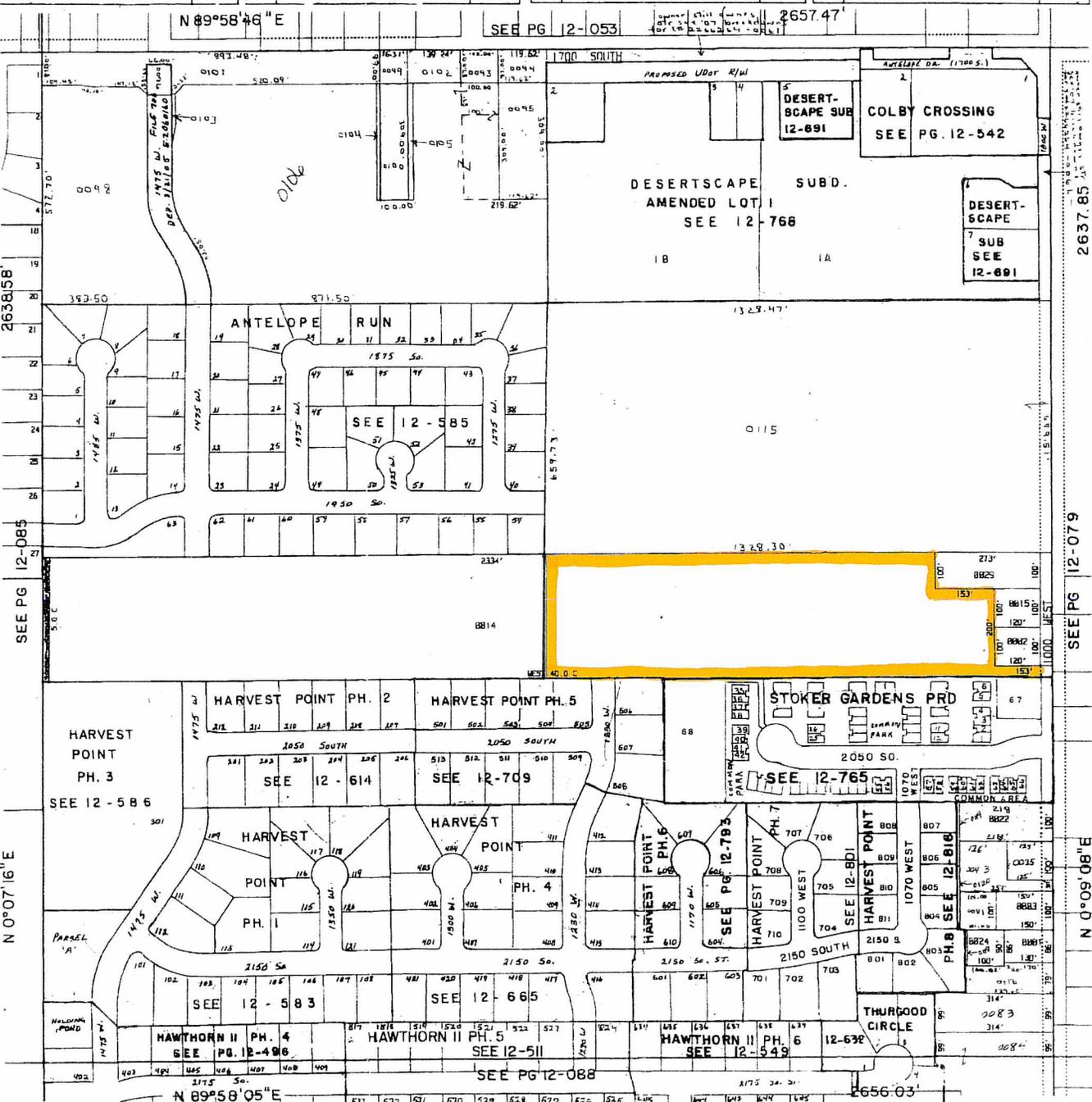
PID	OWNER	ACRE
0000	Michael Rhoades	260
0000	KELLE, MARLENE C - TRS	275
0003	CARNE, J. Howard	270
0011	HAWKINS COMPANIES, LLC	35
0014	KELLE, MARLENE C, TRS	18.575
0015	ROBBINS DENVER K	27
0022	JASON CHAMBERLAIN	50
0024	Michael Rhoades	31
0029	David T. Dickerson	62

PID	OWNER	ACRE
0025	RHODES, MICHAEL	221
0043	RHODES, MICHAEL	46
0087	HOWARD, CARMEN J.	23
0089	THURGOOD, BOYD T. TRS	714
0091	THURGOOD, BOYD T. TRS	843

PID	OWNER	ACRE
0002	UTAH DEPARTMENT OF TRANSPORTATION	1.48
0006	UTAH DEPARTMENT OF TRANSPORTATION	1.49
0009	UTAH DEPARTMENT OF TRANSPORTATION	1.15
0048	HEAT, ALONZO W. TRS - et al -	4.003
0049	UT. DEPT. OF TRANSPORTATION	1.52
0102	UT. DEPT. OF TRANSPORTATION	5.41
0103	UT. DEPT. OF TRANSPORTATION	1.726
0104	UT. DEPT. OF TRANSPORTATION	2.32
0105	UT. DEPT. OF TRANSPORTATION	3.10
0106	UT. DEPT. OF TRANSPORTATION	3.71
0107	UT. DEPT. OF TRANSPORTATION	3.97
0108	HEAT, ALONZO W. TRS	10.481

PID	OWNER	ACRE
0115	Wright Development Group, Trs	20.12
0116	Staker, James Trs	4.0
0118	Rhoades, Michael + Charlotte	0.1
0119	Rhoades, Michael + Charlotte	10.2
0120	Thurgood, Boyd T. Trs	0.2

12-086  
PAGE 15



N 0°07'16" E  
N 89°58'46" E  
N 89°58'05" E  
SEE PG 12-085  
SEE PG 12-079  
SEE PG 12-088  
N 0°09'08" E

March 26, 2015

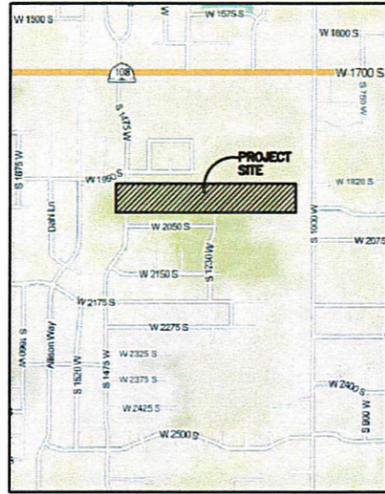
Jenny Schow  
Syracuse City Community Development  
1975 West 1900 South  
Syracuse, UT 84075

RE: The Keller Property located at 1975 South 1000 West

The requested, potential use of the property is to create an R-2 and R-3 residential subdivision on approximately 18.58 acres.

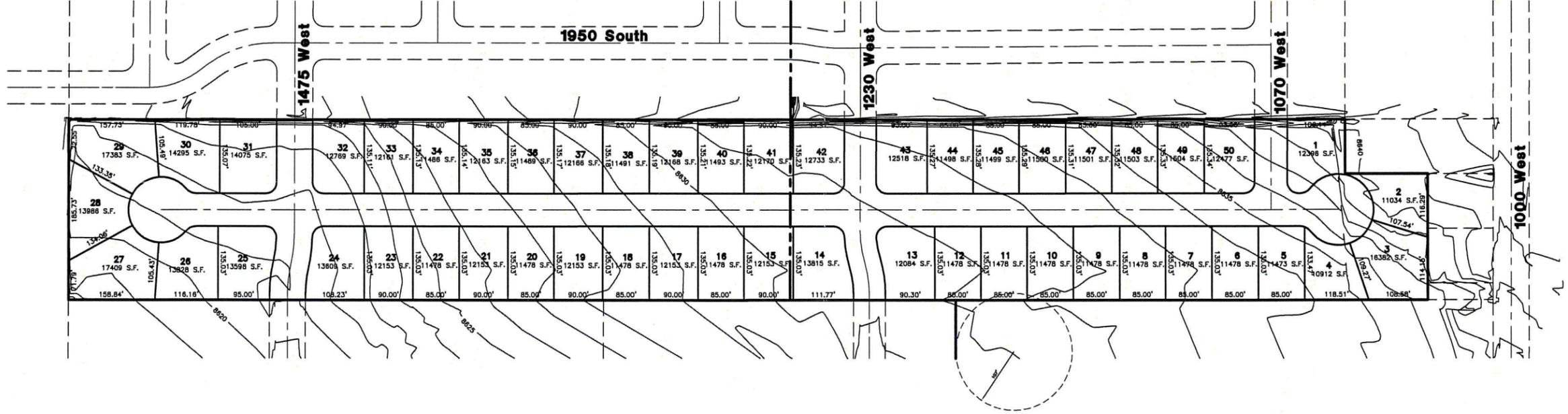
The General plan has been modified to remove the General Commercial portions, currently on the plan, north and south of the parcel. The request would bring the zones of the property in compliance with the surrounding parcels.

The development will connect existing right-of-way stub roads on the north and south boundaries and allow an easterly connection to 1000 West through the development. Utilities are stubbed to the boundary and have the capacity to serve the development.



Vicinity Map

SCALE:  
1" = 100'



- NOTES:
1. CONTOURS ARE SHOWN WITH A ONE FOOT INTERVAL.
  2. THE AREA OF THE DEVELOPMENT IS 18.58 ACRES.
  3. THE CURRENT ZONING IS A-1.

# Keller Property

Syracuse City, Davis County, Utah

**Developer:**  
 Nilson Homes  
 Bruce Nilson  
 5617 S. 1475 E.  
 Ogden, UT. 84403  
 (801) 392-8100

**Reeve & Associates, Inc.**  
 920 CHAMBERS STREET, SUITE 14, OGDEN, UTAH 84403  
 TEL: (801) 621-3100 FAX: (801) 621-3068 www.reeve-associates.com  
 LAND PLANNING • CIVIL ENGINEERING • LAND SURVEYING  
 SURVEYING • ELECTRICAL ENGINEERING • MECHANICAL ENGINEERING

REVISIONS	DESCRIPTION
DATE	

**Keller Property**  
 PART OF THE NE 1/4 OF SECTION 15, T.4N., R.2W., S.11B & M., U.S. SURVEY  
 SYRACUSE CITY, DAVIS COUNTY, UTAH

## Concept Plan

**Project Info.**

Engineer:	N. Reeve
Designer:	G. Cave
Begin Date:	MARCH 10, 2015
Name:	KELLER PROPERTY
Number:	1301-002



# PLANNING COMMISSION AGENDA

April 21, 2015

**Work Session Agenda Item # 4b      Title X: Metal Buildings  
Industrial Zone**

**Background:**

This request is for an amendment to Title X pertaining to Metal Buildings in Industrial Zones. Please see attachments for proposed language.

**Attachments:**

- Planner Steele's Recommendation
- Commissioner Vaughan's Recommendation

portion of these pieces of equipment that is not fully shielded is required to be painted a color which is compatible with the roofing or parapet materials.

(E) Massing. Proper massing reduces the impact of the massive bulk created by large buildings that may not otherwise relate in scale to surrounding development. Vertical articulation, horizontal articulation, and multi-planned roof or awnings must be used in designs to mitigate the impact on surrounding development and the overall landscape.

(F) Materials. Quality long-lasting materials are required for all buildings in order to contribute to the aesthetics of the community over the long term.

(Applicable to Commercial Buildings but not Industrial)

(1) A minimum of three colors per elevation is required.

(2) Color utilization should be sensitive to existing development within the vicinity and the natural landscape in which the project is situated.

(3) Primary Materials. Sixty-five percent of all surface materials, not including glass or roofing materials, are required to include a combination of brick, stone, ceramic tile, masonry materials, insulated metal panels, or wood fiber/composite siding. Exposed cinder block is not permitted, except for minimal foundation exposure. Concrete masonry unit, exposed concrete, stucco, vinyl, wood siding, or metal components may be used as accent or secondary materials only.

(4) Exposed tilt-up concrete or insulated metal panels may be used as a primary material on buildings located in the business park zone. Some variation in materials along the base and near the entrances of concrete tilt-ups is required.

(5) All projects are required to submit a sample board containing physical samples of all exterior surface materials, including roofing materials, in all the colors they will be used. Photos alone are not sufficient.

(G) Development Design Pattern Book. The developer is required to provide a development design pattern book to be reviewed by the ARC and then the Planning Commission in conjunction with a subdivision plan and/or site plan application. Where there is a development agreement, the design pattern book will become a part of the agreement. Design pattern books are subject to the following:

(1) Written descriptions with graphic illustrations explaining how the development complements the physical form of the property and how the theme and standards found in this chapter are to be integrated into the design of the development;

(2) Written descriptions with graphic illustrations explaining the proposed conceptual architectural design, building elevations, and other such related design schemes; and

(3) Written descriptions with graphic illustrations that clearly describe proposed open spaces, landscaping ideas, pedestrian pathways, furnishings, lighting and related entryway features and/or amenities.

(H) Pedestrians. All buildings will be designed with an integral focus on encouraging pedestrian activity and social interaction. Additionally, buildings that contain more than one story or that are above 20 feet in height are required to provide a clearly articulated and more detailed base that relates to pedestrians.

(4) The design and location of loading facilities must take into consideration the specific dimensions required for the maneuvering of large trucks and trailers into and out of loading position at docks or in stalls and driveways.

(C) Parking Location.

(1) Parking lots are not to be the dominant visual element at the front of the site. Expansive paved areas located between the street and the building are prohibited.

(2) Large parking areas (over 100 spaces) must be divided into smaller multiple lots and provided with trees located throughout the parking area to reduce the visual impact.

(3) Visitor parking spaces should be located to produce the shortest route of travel to a building entrance.

(4) Pedestrian walkways must provide safe, convenient, and well-defined access between parking areas and the public sidewalk and the main public access to the building.

(5) Pedestrian circulation should be clearly delineated and separate from vehicle circulation. The use of landscaping, walkways, or decorative paving to delineate pedestrian circulation must be used.

[Ord. 13-11 § 1.]

### 10.28.220 Industrial architecture.

The architectural design of a structure must consider many variables, from the functional use of the building, to its aesthetic design, to its "fit" within the context of existing development. The following guidelines help buildings achieve the appropriate level of design detail on all facades, avoid blank/uninteresting facades, and provide for the proper screening of equipment and refuse areas.

(A) Architectural Form and Detail.

(1) If adjacent to a residential zoning district, in addition to the buffer requirements of this code, additional building setbacks of 10 feet must be provided adjacent to the residential use to reduce the visual impact of large-scale industrial buildings.

(2) The mass and scale of large, box-like industrial buildings are to be reduced through the incorporation of varying building heights and setbacks along the front and street side building facades.

(3) Front and street side facades of large buildings visible from a public street must include architectural features such as reveals, windows and openings, changes in color, texture, or material to add interest to the building elevation and reduce its visual mass.

(4) Primary building entries must be readily identifiable and well defined through the use of projections, recesses, columns, roof structures, or other design elements.

(B) Color and Materials.

(1) A comprehensive material and color scheme must be developed for each site. Material and color variations in multi-building complexes must be complementary and compatible among buildings.

- (2) Large expenses of smooth material (e.g., concrete) must be broken up with reveals or changes in texture and color.
- (3) Bright, contrasting colors should be used for small areas of building accents only.
- (4) Design and colors of wall signs must be compatible with the main buildings on the site.
- (5) Materials, design, and colors of monument signs must be compatible with the main buildings on the site.

(C) Accessory Buildings.

- (1) The design of accessory buildings (e.g., security kiosks, maintenance buildings, and outdoor equipment enclosures) must be incorporated into and be compatible with the overall design of the project and the main buildings on the site.
- (2) Temporary buildings are not to be located where they will be visible from adjoining public streets.
- (3) Modular buildings must be skirted with material and color that is compatible with the modular unit and the main buildings on the site. [Ord. 13-11 § 1.]

### **10.28.230 Industrial landscape design.**

---

Landscaping has a variety of functions, including softening the hard edges of development, screening unattractive views, buffering less intensive uses, providing shade, and increasing the overall aesthetic appeal of a project.

(A) Landscape Design.

- (1) Landscape design must follow an overall concept and link various site components together.
- (2) Landscaped areas incorporate a three-tiered planting system: (a) grasses, ground covers, or flowers; (b) shrubs or vines; and (c) trees.
- (3) The use of a variety of trees, especially in parking areas and pedestrian open space areas, is required.
- (4) More intense landscaping and special landscape features are to be provided at major focal points, such as entries and pedestrian gathering areas.
- (5) The front, public portions of buildings must be separated from parking areas by landscaping and pedestrian walkways.

(B) Walls and Fences.

- (1) The colors, materials, and appearance of walls and fences, including walls for screening purposes, must be compatible with the overall design character/style of the development.
- (2) Landscaping must be used in combination with walls and fences to visually soften blank surfaces.
- (3) When security fencing is required adjacent to streets, it must consist of wrought iron, tubular

(B) Lot width: as required by site plan review.

(C) Front yard: 15 feet.

(D) Side yards: 20 feet or as required by site plan review.

(E) Rear yard: 20 feet or as required by site plan review.

(F) Building Height. The height of buildings over 35 feet may be equal to the horizontal distance from the nearest zone boundary line. Buildings 35 feet high or less may be located within 20 feet of the zone boundary line. In determining height, exclude chimneys, flagpoles, church towers, and similar structures. The height of buildings shall be established in a format that is compatible with other buildings in the same business park. [Ord. 12-14 § 1; Code 1971 § 10-22-060.]

#### **10.110.070 Distance between buildings.**

In this zone, where there is more than one building constructed on a site, there shall be a minimum distance between structures of at least 20 feet. [Ord. 12-14 § 1; Code 1971 § 10-22-070.]

#### **10.110.080 Off-street parking and loading.**

Off-street parking and loading shall be provided as specified in Chapter 10.40 SCC. [Ord. 12-14 § 1; Code 1971 § 10-22-080.]

#### **10.110.090 Signs.**

Signs allowed in this zone shall be provided as specified in Chapter 10.45 SCC. [Ord. 12-14 § 1; Code 1971 § 10-22-090.]

#### **10.110.100 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.

(A) Landscaping. In this zone, the following landscaping requirements shall include:

(1) A sprinkling system and plantings with substantial live plant material for the purpose of buffering, screening, and beautifying the site (plant maturity landscaping should represent, as a minimum standard, compatibility with surrounding developed properties and uses with permanent maintenance by the owner or occupants).

(2) A landscaped area of five feet adjacent to off-street parking within required yard areas providing it does not abut residential zoning or uses (landscaping in areas adjacent to residential uses shall be according to buffering requirements per Chapter 10.30 SCC).

(3) Landscaping installed in all park strips to the same standards as other on-site landscaping as well as a minimum of two trees per every 50 feet of frontage (asphalt, paving stones, or brick or concrete paving in place of landscaping between the sidewalk and curb is prohibited).

(4) Landscape covering at least 15 percent of the development site. Landscaping shall be installed prior to occupancy and maintained in good condition.

(H) All utility transmission lines shall be placed underground. Transformers, meters and similar apparatus shall be at or below ground level and shall be screened from public view by a wall or fence, landscaping, earth berming, or special architectural treatment acceptable to the Planning Commission.

(I) All uses shall be free from objectionable or excessive odor, dust, smoke, noise, radiation or vibration. [Ord. 12-14 § 1; Code 1971 § 10-22-100.]

### **10.110.110 Architectural Review Committee.**

Developments within the business park zone are required to be reviewed by the Architectural Review Committee in accordance with Chapter 10.28 SCC, Architectural Review Committee and Design Standards. [Ord. 13-11 § 1; Ord. 12-14 § 1; Code 1971 § 10-22-110.]

**The Syracuse City Code is current through Ordinance 15-04, passed March 10, 2015.**

Disclaimer: The City Recorder's Office has the official version of the Syracuse City Code. Users should contact the City Recorder's Office for ordinances passed subsequent to the ordinance cited above.

(c) Odors. No use shall emit odorous gases or other odorous matter in such quantities as to be readily detectable when diluted in the ratio of one volume of odorous air to four volumes of clean air at the points of measurement specified in subsection (B)(2)(a) of this section or at the point of greatest concentration. Any process that may involve the creation or emission of any odors shall provide a secondary safeguard system in order to maintain control should the primary safeguard system fail.

(d) Glare. No use shall permit direct or sky-reflected glare that penetrates beyond the property upon which the light source is located, whether from flood lights or from high-temperature processes such as combustion or welding or otherwise, in a manner constituting a nuisance or hazard.

(e) Fire and Explosion Hazards. All activities and all storage of flammable and explosive materials shall include adequate safety, fire-fighting, and fire suppression equipment and devices standard in the industry to protect against the hazard of fire and explosion. No use shall permit the burning of waste materials in open fires at any point.

(f) Air Pollution. No use shall emit particulate or gaseous pollutants into the air in violation of the Utah State Air Conservation Act, its amendments, or resulting regulations.

(g) Liquid or Solid Wastes. No use shall discharge, at any point, into a public sewer, public waste disposal system, private sewage system, or stream, or into the ground contrary to the Utah State Water Pollution Control Act, its amendments, the subsequent Wastewater Disposal Regulations, or the Utah Code of Solid Waste Disposal Regulations.

(C) Enforcement. The Land Use Administrator shall investigate any purported violation of performance standards; and, if necessary for such investigation, may request the Planning Commission to employ qualified experts. If, after public hearing and due notice, the Planning Commission finds that a violation existed or does exist, it shall order the Land Use Administrator to serve notice that compliance with the performance standards must be achieved within a specified period of time or the plant will be closed. Should the violation of performance standards threaten the public health, convenience, or welfare, the Planning Commission may order the offending plant to cease operation until proper steps are taken to correct the conditions which cause the violation. The violator shall pay for services of any qualified experts, employed by the Planning Commission to advise in establishing a violation, upon establishment of said violation or the City shall pay otherwise. The determination of the existence of dangerous and objectionable elements shall be made at any point; provided, however, the measurements of the noise, vibration, odors, or glare are taken at the lot line of the establishment or use. [Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-23-070.]

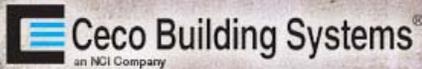
#### **10.120.080 Architectural Review Committee.**

Developments within the ID zone are required to be reviewed by the Architectural Review Committee in accordance with Chapter 10.28 SCC, Architectural Review Committee and Design Standards. [Ord. 13-11 § 1.]



UNITED STATES COLD STORAGE  
1093 W 450 SOUTH



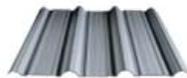


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## Wall Panel Systems

### Standard Wall Panels



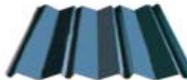
#### [MAP Wall Panels](#)

MAP wall panels have been one of the most dependable panels in the metal building industry for approximately 50 years. These metal wall panels feature 36-inch coverage with 1½-inch deep major ribs at 12 inches on centers, UL 90 with 6-inch blanket insulation, two intermediate minor stiffening ribs and has two pencil ribs in each flat. MAP insulated wall panels are available in our long-lasting Galvalume® finish or can be painted. [View MAP wall panel sample details.](#)



#### [PBR Wall Panels](#)

The PBR metal wall panel system may be used for roof and wall applications, including wall liner, mansard and soffit panel applications. This panel's deep ribs create an even-shadowed appearance. The area between the ribs is reinforced.



#### [AVP Wall Panels](#)

The AVP wall paneling system features metal panels for side walls designed to produce a decorative, smooth shadow line, creating a distinctive architectural effect with semi-concealed fasteners. Ribs are 1 ½ inches deep and major corrugations spaced 12 inches on center. AVP wall panels are available in 29, 26, 24, and 22-gauge options. The net coverage of each panel is 3 feet.



#### [ShadowRib Wall Panels](#)

The ShadowRib wall paneling system combines aesthetics, economics and function to bring definition to [metal building systems](#). ShadowRib is a proven performer and a versatile tool for the designer. It can be used for walls, fascias and equipment screens, and can be applied over light gauge framing, purlins, girts, structural steel and joists. The ShadowRib metal wall panels carry a UL "Class A" fire rating and are ready for application of a variety of insulation methods into the 3" cavity. View [ShadowRib panel sample details.](#)



#### [PBU Wall Panels](#)

Because of its easy-to-install design, our PBU wall paneling system is especially useful across a variety of applications, including wall panels, liner panels, partition panels, soffit panels and façade panel faces. A utility panel with ¾-inch ribs placed 6 inches apart on centers, our PBU paneling is available in 26- and 24- gauge options.

### Insulated Wall Panels



#### [FWP Insulated Wall Panels](#)

The FWP panel provides a flat profile for a smooth exterior surface that is a great utility for architectural applications. The interior skin has a Mesa profile. The FWP panel is available in 24", 30" and 36" widths. The FWP surface treatment can be stucco or embossed. The insulated panel thickness options are: 2", 2 1/2", 3" and 4". The recommended maximum panel length is 32'-0. Our FWP panel is available with 22 gauge exterior and 26 gauge interior.

#### [IPP II Insulated Wall Panels](#)

The IPP II panel carries the Mesa profile on both the exterior and interior skins. The uniform appearance is designed for both exterior and interior

### See our products in action!

Our metal wall paneling systems can be configured in endless ways to construct strong, attractive buildings that will serve their purpose for generations. To see the possibilities for yourself, view our project gallery of [custom metal buildings.](#)

### Have a product question?

We're happy to give you a helpful answer. Simply [contact us](#) for detailed information on any of the products we offer, from steel buildings systems to our wide range of accessories.



installations. The IPP II panel is available in 36" and 42" widths. The IPP II surface treatment can be stucco or embossed. The insulated panel thickness options are: 2", 2 1/2", 3", 4", 5" and 6". The recommended maximum panel length is 40'-0". Our IPP II panel is available with 22, 24, or 26 gauge for both exterior and interior panel skins.



#### **EWF Insulated Wall Panels**

The traditional styling and distinct vertical lines of the EWF panel is ideal for custom-designed or conventional building construction, especially commercial and industrial applications. The interior skin employs a Mesa profile. The EWF panel has a 42" width coverage and the surface treatment can be stucco or embossed. The insulated panel thickness options are: 2", 2 1/2", 3", 4", 5" and 6". The recommended maximum panel length is 50'-0". Our EWF panel is available with 22, 24, or 26 gauge for both exterior and interior panel skins.



#### **ESP II Insulated Wall Panels**

The exterior skin of the ESP II panel is profiled with minor striations giving it a flat look and providing a linear appearance while blending with the panel side joints. This panel is an excellent alternative to typical flat wall panels. The ESP II panel is available in 36" and 42" widths. The ESP II surface treatment can be stucco or embossed. The insulated panel thickness options are: 2", 2 1/2", 3", and 4". The recommended maximum panel length is 32'-0". Our ESP II panel is available with 22, or 24 gauge exterior and 26 gauge interior panel skins.



#### **CWP Insulated Partition/Ceiling Panels**

The CWP panel is designed for interior walls, partitions and ceilings in cooler/freezer applications. This panel is not to be used for the building envelope. The CWP panel coverage is 44 1/2" with identical Stucco-embossed, 26 gauge skins in the Mesa profile. The insulated panel thickness options are: 2", 2 1/2", 3", and 4". The recommended maximum panel length is 40'-0".



#### **Sonora Insulated Wall Panels**

Sonora's exterior skin has a flat profile with an Aztec embossed pattern resembling old world hand plaster. The Sonora panel is available in 30" and 42" widths. The surface treatment is Aztec embossed for the exterior skin with a stucco-embossed interior. The insulated panel thickness options are: 2", 2 1/2", 3", 4", 5" and 6". The recommended maximum panel length is 40'-0". Our Sonora panel is available with 22, or 24 gauge exterior and 22, 24, or 26 gauge interior panel skins.



#### **HWP Insulated Wall Panels**

The HWP series lets designers mix multiple panel widths and colors on the same wall. It also allows for continuous corners along with a complete line of aluminum extrusions and accessories to complete the wall system. The HWP panel is available in 30" and 42" widths. The surface treatment is Aztec embossed for the exterior skin with a stucco-embossed interior. The insulated panel thickness options are: 2", 2 1/2", 3", and 4". The recommended maximum panel length is 40'-0". Our HWP panel is available with 22, or 24 gauge exterior and 22, 24, or 26 gauge interior panel skins.



#### **RWP II Insulated Metal Wall Panel**

The versatility of the RWP II wall panel offers a multitude of design options. The RWP II can be utilized for roof or wall applications. The standard exterior skin is smooth but can be embossed if requested. The interior skin is roll formed with the Stucco-embossed Mesa profile. The RWP II panel is the only insulated metal panel that utilized a through-fastened attachment.

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# UNA-FOAM™ Insulated Metal Panels

Firestone's newest addition to our product line is the UNA-FOAM™ insulated metal panel system.

Firestone's insulated metal panels are offered in a variety of profiles, materials types and colors to provide you the flexibility you need when designing your project. Combine our IMPs with our fabricated or rollform panels to achieve a unique design from a single source of metal cladding.

[View/Download the UNA-FOAM Color Chart](#)

[View/Download the UNA-FOAM Sales Sheet](#)

[Flat Profile](#)



[Classic Profile](#)



[Stucco Profile](#)



[Corrugated Profile](#)



[Southwest Profile](#)



[Sonoma Profile](#)



[Striated Profile](#)



**NINIGRET NORTH BUSINESS PARK CC&R'S**

(iv) All wiring and all appurtenant electrical equipment shall be installed inside the Building, underground or within the Sign.

(v) Sizes shall be in conformance with local zoning requirements.

(b) During the period of development and prior to the completion of the principal Building on each Building Site, the Building Site shall have only one temporary construction sign. After the completion of the principal Building on each Building Site, the availability for sale or lease of all or any part of the principal Building may be advertised by only one temporary marketing sign. Each temporary sign shall conform to the standards set forth in Section 5.7(a) with respect to all signs generally and as set forth in Section 5.7(c) with respect to "Single Tenant Roadway Signs" as shown in Exhibit 5.7-1(a).

(c)(i) Each single-tenant Building may have (1) one or more signs located in proximity to the Building Site's curb-cut that is within a reasonable distance of the intersection of its principal access driveway and the abutting public street ("Roadway Sign"), and (2) one or more additional signs located either (A) between the front of the principal Building on the Building Site and such street or way ("Ground Mounted Sign") or (B) on the front surface of such Building ("Building Mounted Sign"). The Committee shall approve the number and locations of such signs and at its discretion may allow for more than one location of any such signs particularly where the Owner may have exposure to more than one public street.

(ii) Each Building Site may have directional signs designating parking areas, off-street loading areas, entrances and exits and conveying similar information. Two such signs that are visible from the street or from adjacent Building Sites, and a reasonable number of additional signs that are not so visible, shall be permitted on such Building Site.

(d) The Committee may from time to time make changes or modifications to the above requirements to take into account changes in technology or other considerations deemed by the Committee to be in the best interests of the Property and the Owners.

**Section 5.8. EXTERIOR CONSTRUCTION, MATERIALS AND COLORS.** All exterior walls of any Building or other Improvement must be finished with architectural masonry units, natural stone, precast concrete (including cast in place concrete tilt-up panels), insulated metal, aluminum or glass materials, or their equivalent, along with such other architecturally and aesthetically suitable building materials as shall be approved in writing by the Committee. All finish material shall be maintainable and sealed as appropriate against the effects of weather and soiling. Color shall be harmonious and compatible with colors of the natural surroundings and adjacent Buildings.

**Section 5.9. TEMPORARY STRUCTURES.** No temporary Buildings or other temporary structures shall be permitted on any Building Site; provided, however, trailers, temporary buildings and the like shall be permitted for construction purposes during the construction period of a permanent Building. The location and nature of such structures shall be placed as inconspicuously as practicable, shall cause no inconvenience to Owners or Occupants of other Building Sites, and shall

# 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.



## PLANNING COMMISSION AGENDA

April 21, 2015

### Work Session Agenda Item #4c      Title X Code Amendment Land Use Matrix

#### **Background:**

Please refer to the attachments for the proposed change.

#### **Attachments:**

- Land Use Matrix









