



Syracuse City Planning Commission Meeting May 19, 2015

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

Regular Meeting Agenda

PLANNING COMMISSIONERS

CHAIR

T.J. Jensen

VICE CHAIR

Ralph Vaughan

Curt McCuiston

Dale Rackham

Greg Day

Trevor Hatch

Troy Moultrie

1. **Meeting Called to Order**
 - Invocation or Thought
 - Pledge of Allegiance
 - Adoption of Meeting Agenda
2. **Meeting Minutes:**
April 21, 2015 and May 5, 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. **Public Hearing, Rezone** from A-1 Agriculture to R-1 Residential, property located at 1950 S Doral Dr.
5. **Adjourn**

Work Session

1. **Department Business**
2. **Commissioner Reports**
3. **Upcoming Agenda Items**
4. **Discussion Items**
 - a. Concept Plan, Spring Haven Subdivision, Spring Haven Estates LLC, Josh Hughes and Chris Semrow, property located at 1840 S 3475 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

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PLANNING COMMISSION

MAY 19, 2015

Agenda Item # 2

Meeting Minutes Regular Meeting & Work Session

Meeting Minutes:

Regular Meeting	April 21, 2015
Work Session	April 21, 2015
Regular Meeting	May 5, 2015

Attachments:

- Meeting Minutes
- General Plan Committee Update
- PRD (Planned Residential Development) Ordinance
- Title 10 Definitions

Suggested Motions:

Grant

I move to recommend approval of the Meeting Minutes for April 21, 2015 and May 5, 2015, Regular and Work Session, (as amended...)

Deny

I move to recommend denial of the Meeting Minutes for April 21, 2015 and May 5, 2015 Regular and Work Session, based on...

Table

I move to table Meeting Minutes for April 21, 2015 and May 5, 2015 Regular and Work Session until... to allow for...

Minutes of the Syracuse Planning Commission Regular Meeting, April 21, 2015

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on April 21, 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		
	Greg Day		
City Employees:	Noah Steele, Planner		
	Jackie Manning, Admin Professional		
	Jo Hamblin, Deputy Fire Chief		
City Council:	Mike Gailey		
Excused:	Jenny Schow, Planner		
	Troy Moultrie, Commissioner		
	Brian Bloemen, City Engineer		
Visitors:	Taylor Brinkerhoff	Natalie Leui	Kanchana Don
	Ramesh Premaje	Tanner Kofoed	Lucas Rowell
	Jenny Hatch	Urrel Arreaga	Kathia Arreaga
	Hugh Parke	Matt Yeates	Ray Zaugg
	Patt Zaugg		

[6:02:14 PM](#)

1. **Meeting Called to Order:**

Commissioner McCuiston read a thought by Anthropologist Margaret Mead, "Never doubt that a small group of thoughtful, committed citizens can change the world; indeed, it's the only thing that ever has." The Pledge of Allegiance was led by Taylor Brinkerhoff, from scout troop 136.

COMMISSIONER MCCUISTION MADE A MOTION TO ADOPT THE PLANNING COMMISSION AGENDA FOR APRIL 21, 2015 MEETING. THE MOTION WAS SECONDED BY COMMISSIONER HATCH. ALL WERE IN FAVOR; THE MOTION CARRIED.

[6:03:47 PM](#)

2. **Meeting Minutes:**

April 7, 2015 Regular Meeting

Line 240: Commissioner Jensen requested "he ran the numbers..." be changed to "the consultant ran the numbers..."

April 7, 2015 Work Session

Line 91: Commissioner Jensen requested "they may want to consider..." be changed to "the City Council may want to consider..."

COMMISSIONER HATCH MADE A MOTION TO APPROVE REGULAR AND WORK SESSION MEETING MINUTES FOR THE APRIL 7, 2015 PLANNING COMMISSION MEETINGS, AS AMENDED. COMMISSIONER RACKHAM SECONDED THE MOTION. ALL WERE IN FAVOR; THE MOTION CARRIED.

Chairman Jensen requested the record show that Commissioner Moultrie stated he would not be in attendance to the meeting.

[6:05:17 PM](#)

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

No public comments were made.

[6:05:41 PM](#)

4. **Conditional Use Permit:** Home Daycare, Oasis Montessori Schools Daycare, Kanchana Premaje Duwe Arachchige, located at 2145 S 1800 W, R-2 Zone.

Planner Steele summarized a staff memo that explained:

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.

64 [6:13:32 PM](#)

65 Commissioner Vaughan inquired about the number of children currently in care. Kanchana Premaje Duwe
66 Arachchige responded she currently has 8 children in her care. Commissioner Vaughan inquired about a website for the
67 home business that shows a picture of the applicant with 14 students in the home. Commissioner Vaughan stated the
68 website [childcarecenter.us/provider- oasis Montessori schools/SyracuseUT/HomeDaycare] indicated there were currently
69 14 children in attendance.

70 Natalie Levi, Syracuse, Utah, stated the official state website is Careaboutchildcare.gov. The website that was
71 referenced by Commissioner Vaughan is a private website and the information found on the site was used without the
72 applicants consent. She stated she is closing her daycare and Ms. Duwe is taking over the care of the children.

73 Ramesh Premaje, Syracuse, Utah stated the picture Commissioner Vaughan referenced was taken approximately
74 one year prior at a school the applicant previously taught located in California.

75 Commissioner Vaughan stated he has received phone calls of complaints regarding the people dropping their
76 children off at the home daycare facility. He stated the complaints are in regards to some of the children being dropped off
77 in the street, and entering the home without proper sign in.

78 Commissioner Vaughan expressed concern regarding the daycare site and safety. He stated R430-90-6 Section 47-
79 48 requires protected drop offs. He called attention to the safety hazard of the unprotected window wells. He stated on the
80 North end of the home there is a double gate with an excessive opening over 5 inches, so the applicant will need to
81 address that issue as well. He also called attention to the south side gate of the property. Commissioner Vaughan called
82 attention to the tin shed in the back yard that needed to be secured and locked to avoid a child getting locked or lost in the
83 shed.

84 Commissioner Vaughan stated as part of the daycare requirements the applicant must obey all state, county, local
85 and federal laws which includes ADA (American Disabilities Act). He stated the staff has a two page hand out that
86 explains the regulations and obligations for ADA. He stated the applicant will need to comply with those standards.

87 Commissioner Vaughan asked if the applicant had gained enough experience within the 30 day period to double the
88 size of their facility. Ms. Duwe confirmed she felt comfortable in doubling the size. She said she has over 10 years'
89 experience as a teacher.

90 [6:15:49 PM](#)

91 Chairman Jensen made a point of order. The overhead is now working and secondly Commissioner Day has arrived.

92 Commissioner Rackham inquired about the date of approval for the 8 children. Planner Steele stated the original date
93 of approval for the minor conditional use for up to 8 children was March 23, 2015.

94 [6:17:26 PM](#)

95 COMMISSIONER VAUGHAN MADE A MOTION TO APPROVE THE MAJOR CONDITIONAL USE PERMIT,
96 REQUESTED BY KANCHANA PREMAJE DUWE ARACHCHIGE FOR A HOME DAYCARE, OASIS MONTESSORI
97 SCHOOLS DAYCARE, LOCATED AT 2145 S 1800 W, R-2 ZONE, SUBJECT TO SYRACUSE MUNICIPAL CODE, WITH
98 THE FOLLOWING CONDITIONS: WINDOW GRADES BE COVERED; GATES ON NORTH & SOUTH SIDE BE
99 REPAIRED; A SHADE AREA BE PROVIDED IN THE BACKYARD, AS REQUIRED IN THE STATE CODE R430-90-6-8;
100 AND THE TIN SHED ON THE NORTH EAST CORNER OF THE PROPERTY BE SECURED IN SUCH A WAY AS TO
101 PREVENT CHILDREN FROM PLAYING IN THERE.

102 Commissioner Day asked for clarity regarding the drop off zone, whether it meant a place where children are dropped
103 off, or a pit fall zone. Commissioner Vaughan stated a drop off is in reference to a fall hazard pursuant to state code
104 R430-90-6-4D.

105 Commissioner Rackham asked who, from staff, verified the conditions Commissioner Vaughan placed were
106 accomplished. Planner Steele stated the codes Commissioner Vaughan referenced are state requirements which are
107 typically enforced by the state during their onsite inspection and during the application process for state licensing. Staff
108 relies on the state officials to enforce state codes. Staff reviews and enforces the city ordinance and verifies the applicant
109 has a state license. Chairman Jensen stated it is a conditional use, which allows the city to impose conditions not listed in
110 the city ordinance.

111 THE MOTION WAS SECONDED BY COMMISSIONER MCCUISTION. COMMISSIONER VAUGHAN, JENSEN,
112 MCCUISTION, HATCH, AND DAY WERE IN FAVOR. COMMISSIONER RACKHAM WAS IN OPPOSITION. THE
113 MOTION CARRIED.

114 Commissioner Vaughan stated all of the requirements he added as a condition are visible from the street. He stated
115 the state has been made aware of the issues and will be following up with an inspection at a later date to ensure the items
116 are enforced. He stated if they are not complied with the city would have the ability to question the issuance of the permit.

117 Chairman Jensen reminded staff that he likes to see a parking and drop off plan for daycares.

118 [6:21:24 PM](#)

119 **5. Preliminary Plan Approval: Elmore Plaza, located at 1000 W Gordon (2700 S), P-O Zone.**

120
121 Planner Steele summarized a staff memo from the Community Development that explained:

122 This project is one building condominized. The single building is being subdivided with 2 different owners. Planner
123 Steele stated the plan has been redlined and will reappear for site plan and final review at the next meeting. He stated he
124 addressed the concerns with the applicant, as expressed by the Planning Commission at the April 7, 2015 Work Session
125 Meeting; specifically regarding the landscaping and the site triangle. The City Engineer is currently reviewing the right in

126 and right out only request, to see if it is feasible.

127 [6:23:06 PM](#)

128 Commissioner Vaughan asked if the approval was impacted by the fact the application is subject to being reviewed
129 by other departments. Planner Steele stated at the next meeting those items will be addressed.

130 Chairman Jensen invited the applicant to speak. Hughe Park, Layton, Utah had nothing to add.

131 [6:24: 25 PM](#)

132 COMMISSIONER MCCUISTION MADE A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL FOR
133 THE PRELIMINARY PLAN APPROVAL FOR ELMORE PLAZA, PROPERTY LOCATED AT 1000 W GORDON (2700 S)
134 PO PROFESSIONAL OFFICE ZONE. THE MOTION WAS SECONDED BY COMMISSIONER VAUGHAN. ALL IN
135 FAVOR; MOTION CARRIED.

136 [6:25:00 PM](#)

137 **6. Public Hearing: Code Amendment to Title X pertaining to Accessory Structures.**

138
139 Planner Steele summarized a staff memo from the Community Development Department that explained:

140 The Planning Commission has conducted a review of the accessory structure ordinance in Title X of the City Code.
141 During the last discussion, staff has been asked to do some research on setback requirements for corner lots. The
142 research showed that the majority of cities that address this issue within their ordinance require accessory structures over
143 200 square feet to abide by the setback requirements of the zone. For Syracuse City, this would require all accessory
144 structures to be a minimum of 20 from the property line on the street side of a corner lot.

145 Planner Steele reviewed the proposal for Title X, as seen in the packet. He called attention to the removal of "All
146 accessory buildings located in the street sides of corner lots shall comply with SCC 10.30.050," as found in SCC 10.30.10
147 (C)-1-a. The reference is specific to corner lots, specifically relating to the 20 foot side yard set-back for side yards
148 abutting streets.

149 There was a discussion pertaining to corner lots and accessory structures with an emphasis on set-back restrictions.
150 Commissioner Rackham discussed the new fencing ordinance and suggested having the accessory structure have similar
151 set-backs.

152 Chairman Jensen reminded staff to delete the accessory structure exhibit, 10.30.010.

153 [6:30:34 PM](#)

154 Public hearing open.

155 Chairman Jensen stated he received an email from Ray Zaugg, a resident within the city, pertaining to accessory
156 structures. He invited Mr. Zaugg to express his concerns to the commission.

157 [6:31:03 PM](#)

158 Ray Zaugg, Syracuse, Utah called attention to the conditional use permits for accessory structures under 200 square
159 feet. The section requires the accessory structure to be hidden behind a fence. He asked the commission if that meant
160 someone would be required to put up a fence in order to have an accessory structure. He stated he knows many people
161 in Syracuse without fences. He expressed concern regarding this requirement. Mr. Zaugg discussed the 20 foot set-back
162 requirement for corner lots. He asked if you allow a fence to come to a property line, why wouldn't you allow an accessory
163 structure to match those set-backs. He suggested the Planning Commission rethink their set-backs for accessory
164 structures and the fencing requirement.

165 [6:32:47 PM](#)

166 Public Hearing Closed.

167 Commissioner McCuiston suggested the removal of "(iii) Concealed or otherwise located behind a privacy fence of at
168 least six feet in height", as seen in SCC 10.30.010 (C)-1-iii. He didn't feel it was a reasonable requirement. Planner Steele
169 stated he believed the original intent for the fencing requirement pertained to masking poorly built sheds, as any structure
170 less than 200 square feet is not regulated by the city. Commissioner Rackham agreed with the removal of the fencing
171 requirement and requested a provision be added to prohibit an accessory structure in the front yard. There was a general
172 consensus to remove the fencing requirement.

173 The discussion regarding the set-backs for corner lots continued. For corner lots with accessory structures 200
174 square feet or greater, there was a general consensus to keep the 20 foot side yard set-back. For corner lots with
175 accessory structures under 200 square feet, there was a general consensus to apply the 5 foot minimum set-back.
176 Commissioner Rackham was in opposition to the 20 foot set-back for accessory structures 200 square feet and greater.

177 [6:42:37 PM](#)

178 COMMISSIONER MCCUISTION MADE A MOTION, MOVE TO RECOMMEND APPROVAL TO THE CITY
179 COUNCIL FOR THE CODE AMENDMENTS FOR TITLE X, PERTAINING TO ACCESSORY STRUCTURES, AS
180 PROPOSED, AND WITH THE FOLLOWING CHANGES: SCC 10.30.010 (C)-1-iii BE DELETED, WHICH DEALS WITH
181 THE FENCE CONCEALING REQUIREMENT FOR ACCESSORY STRUCTURES UNDER 200 SQUARE FEET;
182 ACCESSORY BUILDINGS LOCATED ON A CORNER LOT, STREET SIDE, SHALL BE 20 FEET FROM THE
183 PROPERTY LINE FOR ACCESSORY STRUCTURES OVER 200 SQUARE FEET; THE DRAWING EXHIBIT 10.30.010
184 BE DELETED. THE MOTION WAS SECONDED BY COMMISSIONER HATCH. COMMISSIONER RACKHAM VOTED IN
185 OPPOSITION. COMMISSIONERS VAUGHAN, JENSEN, HATCH, DAY AND MCCUISTION VOTED IN FAVOR; THE

186 MOTION CARRIED.

187 [6:43:53 PM](#)

- 188 7. **Final Plan Subdivision Approval Extension Request:** Piper Glen, Compass Group LLC, property located at 3231 S
189 1000 W, R-2 Zone.

190 **Chairman Jensen recused himself from this item, as the property is across the street from his home.**

191
192 Planner Steele summarized a staff memo from the Community Development Department that explained:

193 The City has received a written request to extend the approval of the Piper Glen Subdivision that will expire on May
194 13, 2015.

195 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
196 subsequent action by the developer to proceed with off-site construction does not occur within the 12-month period
197 following initial approval, the plat and construction drawings must be resubmitted and become subject to re-approval
198 under the latest City ordinances and specifications.

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

205 Planner Steele read the letter of intent, from the applicant, as seen in the packet. Commissioner Vaughan asked if
206 staff considered this reason to be good cause. Planner Steele answered, Planner Schow, who did the original review of
207 the request, did not bring forth any concerns regarding the extension request.

208 [6:46:26 PM](#)

209 Matthew Yeates, Syracuse, Utah didn't have anything additional to add. Commissioner Day inquired if 6 months
210 would be sufficient to accomplish the goals of the project. Mr. Yeates stated he hoped 6 months would be sufficient. He
211 was unsure of the extension process if it was not sufficient. Commissioner Rackham asked the process for re-extending
212 the project if needs be. Planner Steele reviewed the ordinance and noted the process. The applicant would need to
213 submit a letter requesting an additional extension before the date of expiration. Commissioner Vaughan asked if the
214 commission could prohibit the applicant from requesting future extensions. Planner Steele stated the ordinance did not
215 specifically address that. He stated if the applicant submitted another request the Planning Commission could make the
216 choice to deny the request.

217 There was a general consensus to grant the extension to 6 months. Commissioner Vaughan opened discussion for
218 future extension requests from applicants, should they arise. Commissioner Day stated he didn't understand why they
219 wouldn't continue to work with the developer as long as there are no changes to the city standards or requirements.

220 [6:50:05 PM](#)

221 COMMISSIONER DAY MADE A MOTION TO APPROVE THE EXTENSION REQUEST TO 6 MONTHS
222 [EXTENSION EXPIRES NOVEMBER 13, 2015] MADE BY PIPER GLEN, COMPASS GROUP, LLC, PROPERTY
223 LOCATED AT 3231 S 1000 W, R-2 ZONE. THE MOTION WAS SECONDED BY COMMISSIONER RACKHAM. ALL IN
224 FAVOR; THE MOTION CARRIED.

225 [6:50:54 PM](#)

- 226 8. **Adjourn.** Chairman Jensen returned to the Dias.

227
228 COMMISSIONER DAY MADE A MOTION TO ADJOURN INTO WORK SESSION WITH A 10 MINUTE RECESS.
229 COMMISSIONER HATCH SECONDED THE MOTION. ALL VOTED IN FAVOR; THE MOTION CARRIED.

230
231
232
233
234 _____
TJ Jensen, Chairman

235 _____
Jackie Manning, Admin Professional

236 Date Approved: _____
237

Minutes of the Syracuse Planning Commission Work Session, April 21, 2015

1 Minutes of the Syracuse City Planning Commission Work Session held on April 21, 2015, at 6:00 p.m., in the Conference
2 Room, 1979 West 1900 South, Syracuse City, Davis County, Utah.

3
4 **Present:** Commission Members: TJ Jensen, Chairman
5 Ralph Vaughan, Vice-Chairman
6 Dale Rackham
7 Curt McCuiston
8 Trevor Hatch
9 Greg Day
10
11 City Employees: Noah Steele, Planner
12 Jackie Manning, Admin Professional
13
14 City Council: None
15
16 Excused: Jenny Schow, Planner
17 Troy Moultrie, Commissioner
18
19 Visitors: NA

20
21 **6:59 PM**

22 1. **Department Business:**

23
24 Planner Steele informed the commission that Planner Schow is attending the National Planning Conference in
25 Seattle. Planner Steele stated there are 3 potential site plans: Steal Distributor, Pipe Manufacturer, and Auto Shop. He
26 stated Utah Onions submitted a site plan for an addition and may cancel the application due to the cost in getting their
27 establishment up to building code.

28 Planner Steele stated Nilson Homes presented a concept plan for the general plan amendment. The city is in
29 negotiation with an applicant for storage units. They are currently discussing road improvements along 500 West.

30 Planner Steele will be attending the ICSC Conference in May with the Mayor and the City Manager. He stated the
31 conference is a great opportunity to drive new businesses into the city. Planner Steele stated the assisted living facility on
32 2000 West will be opening shortly. Planner Steele stated he has received inquiries for gas stations. Planner Steele stated
33 the City Council will be discussing the landscaping ordinance at their next Work Session meeting. He stated the City
34 Council did not want to require anything extra of developers, such as street trees.

35 Chairman Jensen stated the multifamily homes should be held to the same standards as commercial. He stated the
36 ARC (Architecture Review Committee) will regulate those standards.

37 There will be a new rezone request on the next Work Session Meeting.

38
39 **7:05 PM**

40 2. **Commissioner Reports:**

41
42 Commissioner Vaughan stated there is a new business in town that has announced itself on Facebook, on one of the
43 Syracuse City pages. He stated the name of the business is Discovery and already has a full website that states they will
44 open in August and are currently accepting money and applications. Commissioner Vaughan questioned whether or not
45 they could legally accept applications and deposits without having a business license. Planner Steele stated he will speak
46 to the business license clerk and review the ordinance. Commissioner Vaughan referred Planner Steele to the Facebook
47 page called Syracuse Citizens or Syracuse 84075. [Staff researched the referenced daycare and found the information on
48 the Syracuse 84075 Facebook Page. The name of the preschool is Discover Adventure Preschool. They will be opening
49 in the fall and their website is www.discoveryadventurespreschool.com.] Chairman Jensen suggested forwarding the
50 information on to the City Council.

51 Commissioner Rackham discussed the General Plan Subcommittee. He stated they met 2 weeks prior and are
52 continuing their review of the General Plan. They would like to present their findings to the Planning Commission.
53 Chairman Jensen stated he would like them to finish their research and efforts by June.

54 Chairman Jensen thanked Commissioner Hatch for his experience and wisdom in his service as a Planning
55 Commissioner. He stated he will be missed. Chairman Jensen stated he spoke to the Mayor about finding a replacement
56 Planning Commissioner. [There was an advertisement placed in the city newsletter]. Chairman Jensen stated he would
57 like to be included in the interview process for the new Planning Commissioner. Commissioner Vaughan stated it is his
58 right, as the chair, to sit on the interviews.

59 **7:11 PM**

60 3. **Upcoming Agenda Items:**

61
62 Upcoming agenda items were discussed with department business.

63 **7:12 PM**

64 4. **Discussion Items:**

65
66 a. **General Plan Amendment & Rezone: Nilson Homes, Keller Property located approximately 1975 S 1000 W.**

67 Commissioner Hatch disclosed that he surveyed this property. Planner Steele disclosed he lives near the proposed
68 property, but has nothing to gain from this application and does not know the applicant personally. There was a discussion
69 as to whether the Open and Public Meeting Act pertained to staff in circumstances of a staff member living near a
70 property that is being developed. No one requested that Planner Steele recuse himself from this item.

71 Planner Steele summarized a staff memo that explained:

72
73 ***Factual Summation***

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

76 Subdivision Name: To be determined

77
78 Pre-Application Meeting: March 4, 2015

79 Current Zoning: A-1 Agricultural

80 General Plan: R-2 Residential and General Commercial

81 Requested Zoning: R-2/R-3 Residential

82 Total Area: 18.58 Acres

83 R-2 10.07

84 R-3 8.56

85 Net Developable Acres: 14.86 acres

86 R-2 8.56

87 R-3 6.84

88 R-2 Density Allowed: 32 lots

89 Requested: 27 lots

90 R-3 Density Allowed: 37 lots

91 Requested: 23 lots

92
93 Staff is providing this report in accordance with Syracuse City Code Section 8.20.030:
94 8.20.030 Pre-Application Review.

95 The developer shall meet with City staff to review the plan of the proposed subdivision. The pre-application meeting
96 shall be attended by staff from applicable city departments, special service districts, county agency and others as deemed
97 necessary by the Community Development Director. The Community Development Director shall report to the Planning
98 Commission and City Council of pre-application meetings during regular work sessions.

99 There was a discussion regarding the 3 homes located near the proposed General Plan Amendment with an
100 emphasis on changing the zone to Neighborhood Service Zone. There was a general consensus to allow the R-3 General
101 Plan Amendment and Rezone as it blends the land with the adjacent zones. Chairman Jensen expressed concern
102 regarding recommending more R-3 Residential Zone as the City Council has stated they do not want any more rezones
103 for R-3 Residential in the city. There was a discussion regarding the lot sizes between the proposed R-2 and R-3 Zone,
104 and it was noted the lot sizes themselves were comparable; the only thing different being the frontage.

105 Commissioner Vaughan inquired about lot 68, the property with the cell phone tower. He asked if they would be
106 creating an island. Planner Steele stated there was an existing easement; therefore it would not create an island. He
107 stated the access is through Stoker Gardens 2050 South. Commissioner Vaughan stated it was service easement and not
108 a property access. Planner Steele stated it technically won't be fronting a public street, but the applicant will have access
109 that is perpetually recorded. He stated it is a paved driveway and he didn't feel they would have any access issues.

110 Chairman Jensen commented on the lot sizes as requested in the R-3 Zone and noted they met the standards of the
111 R-2 zone. He inquired as to why the applicant is requesting R-3 at all. Planner Steele stated the applicant is requesting
112 the R-3 on the east side because of the frontage. Chairman Jensen stated if the applicant doesn't need the R-3 Zone, he
113 recommended he requests R-2.

114 Commissioner Vaughan commented on the connectivity of the road 1475, as a result of this project.

115 **7:26 PM**

116 **b. Title X Code Amendments: pertaining to metal buildings in Industrial Zone.**

117 Chairman Jensen stated the small subdivision discussion was not put on this agenda, because Planner Schow was
118 not in attendance and they wanted her to be there to report her research.

119 Planner Steele stated he researched the existing ordinance to evaluate the appropriate place to insert the language
120 pertaining to metal buildings. He stated the Architectural Review Standards currently do not have anything in place
121 regarding metal buildings in Industrial Zones. He read through the proposed changes, as seen in the packet.

122 Chairman Jensen stated storage buildings tend to be bland. He inquired about wood fiber for building material.
123 Planner Steele stated the wood fiber tends to puff up over time. The purpose is to have lasting, durable, high quality
124 materials that will maintain the value over time.

125 Chairman Jensen asked the commission what they thought about merging the standards as set forth in the
126 commercial developments and implementing them in the Industrial Zone for metal buildings. Planner Steele stated one

127 thing to consider is the difference between a commercial and industrial building. He didn't feel you could take it straight
128 over. He stated the businesses that locate within an industrial park or zone rely on having more affordable warehouse
129 face to make a business model work, and if they make it too expensive for businesses, they won't locate in Syracuse. He
130 stated he was not opposed to setting standards for metal buildings, he just wants it be feasible for businesses.
131 Commissioner Day stated it is all about the execution of ordinance. Direction was given to staff to revise the language to
132 ensure clearer, easily enforceable language for future staff and committee members.

133 Planner Steele reviewed the various metal materials available as well as various metal buildings, as seen in the
134 packet. Planner Steele provided the example of Ninigret's Business CC&R 's as an example for possible language for the
135 metal buildings:" Section 5.8. EXTERIOR CONSTRUCTION, MATERIALS AND COLORS. All exterior walls of any
136 Building or other Improvement must be finished with architectural masonry units, natural stone, precast concrete
137 (including cast in place concrete tilt-up panels), insulated metal, aluminum or glass materials, or their equivalent, along
138 with such other architecturally and aesthetically suitable building materials as shall be approved in writing by the
139 Committee. All finish material shall be maintainable and sealed as appropriate against the effects of weather and soiling.
140 Color shall be harmonious and compatible with colors of the natural surroundings and adjacent Buildings."

141 Planner Steele asked for direction regarding the ordinance. Chairman Jensen stated they did not want corrugated
142 steel. Commissioner Vaughan expressed concern regarding Ninigret's CC&R's 5.8 is the precast concrete, tilt up. He
143 asked if that included color. Commissioner Vaughan suggested specification to avoid pure slab. Chairman Jensen stated
144 the Industrial Zone language needed to be less restrictive than Commercial, but perhaps Commercial Zone should be
145 more restrictive then what is currently there. Commissioner Hatch expressed caution as they don't want to make building
146 in the commercial and industrial zones so cost prohibiting that developers avoid locating in Syracuse.

147 There was a discussion regarding the definition of "maintainable" and how to enforce the language. There was a
148 general consensus it pertained to upkeep of the materials whether it be to repair damaged or weather worn materials.
149 There was instruction given to staff to draft a definition to allow for enforceability.

150 The commissioners reviewed the current zoning throughout the city and discussed the Industrial Zone locations.
151 Planner Steele stated he has received inquiries as to which zone would allow a bar, and currently the Industrial Zone is
152 the only zone that has a bar as a permitted use.

153 Chairman Jensen suggested adding finished tilt up concrete that is architecturally pleasing to the language. Planner
154 Steele inquired about the percentage requirement for building materials and asked if 65 percent was sufficient. Chairman
155 Jensen stated he did not want to see all one material.

156 Commissioner Vaughan called attention to the east corner between Pizza Factory and the Corridor. He felt that would
157 be the perfect place for a gateway sign for Syracuse as there is currently not one for Syracuse. There was a discussion
158 regarding the appropriate locations for a monument "Welcome to Syracuse" sign.

159 **8:05 PM**

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

161 Chairman Jensen stated he wanted to reserve the conversation pertaining to conditional uses to another date to allow
162 for Planner Schow to be in attendance.

163 There was a discussion regarding Daycare regulations and possible language change to make them align more
164 closely with state code. The Montessori School was discussed regarding possible conditions to add for all daycares.
165 Commissioner Vaughan stated the current code is the state will agree to enforce anything the city makes as a condition,
166 because the license will not be granted unless the city approves it. Chairman Jensen inquired how the state could miss
167 the items Commissioner Vaughan pointed out on the Montessori School application. Commissioner Vaughan stated he
168 spoke to the assistant to the director with the state and the state assistant said he would send the inspector back to the
169 property with a list to check off. Commissioner Vaughan expressed his concern regarding the poor condition of the home
170 for the Oasis Montessori School and Daycare.

171 Commissioner Rackham stated the number of children for home daycares should be limited. There was a general
172 consensus to limit the number of home daycares to 8 maximum. Chairman Jensen stated it shouldn't be the cities job to
173 enforce state ordinance. He suggested Syracuse adapt what they feel are important and add conditions accordingly.
174 Commissioner Day stated he did not want the city to double up the state rules. He said it should not be the primary focus.
175 He stated the conditions they apply needs to pertain to how the business may impact the neighborhood. He stated when
176 you review the number of children for a home business, this will help mitigate the neighborhood impact because of the
177 potential parking issues and safety issues.

178 Chairman Jensen stated there are several home daycares with a maximum 16 kids with a second adult as an
179 employee. Commissioner Day stated there are several daycares within the community that don't have a business license.
180 They don't want to go in front of the Planning Commission because of how other residents have been treated. They would
181 rather take the risk of operating without a business license then to face the Planning Commission. Commissioner Day
182 stated they needed to consider what the added regulations may do to potential applicants, in scaring them to operate
183 without a license. Commissioner Vaughan suggested putting 6 foot fence for daycares. Chairman Jensen gave direction
184 to staff to research surrounding cities for averages of maximum numbers for home daycares.

185 There was a discussion regarding state regulations for adult to child ratios. Chairman Jensen advised adding
186 language that specifically states applicant has to demonstrate they are following state code. Commissioner Day stated he
187 felt Syracuse would have higher home daycares due to the majority of the city being residential. Commissioner Hatch
188 stated that's partly why he was concerned about reducing the amount of children for home daycares, with the high
189 demand currently in the city.

190 There was a discussion regarding limiting the number of daycares within a certain proximity of each other. There was

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a general consensus to not enforce a limitation for daycares within an area.

8:21 PM

Chairman Jensen invited further discussion on upcoming agenda items. Commissioner Rackham stated the General Plan Subcommittee suggested removing R-3 Residential from the city. The Subcommittee would also like to propose limiting General Plan Amendments to every 2 years. The applicants would either need to build what is currently zoned, or apply when the general plan amendment time frame is open. Chairman Jensen stated he would add an exception regarding the general plan amendment that allowed the council to open the general plan amendment if the council voted unanimously to open it. Chairman Jensen stated a lot of citizens are disturbed with how often the General Plan is amended.

Commissioner Day stated he felt they had a self-defeating General Plan. He stated they have made choices in their Land Use that prevent more businesses from locating within Syracuse. He stated you can't have it both ways; half acre lots with a giant Costco. He stated in other communities they seek out high density apartment buildings to be located next to their commercial centers. Planner Steele stated he receives a lot of inquiries for higher density surrounding the existing commercial businesses.

Chairman Jensen stated as soon as Planner Schow is ready he would like to see the proposal for smaller subdivision streamline process. He would also like to continue the discussion of conditional uses.

8:26 PM

5. **Adjourn.**

DRAFT

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

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

- Present:**
 - Commission Members: TJ Jensen, Chairman
Ralph Vaughan, Vice-Chairman
Troy Moultrie
Greg Day
 - City Employees: Noah Steele, Interim Director of Community Development Department
Jenny Schow, Planner
Jackie Manning, Admin Professional
Terry Palmer, Mayor
Robert Whitely, Director of Public Works
Jo Hamblin, Deputy Fire Chief
 - City Council: None
 - Excused: Dale Rackham, Commissioner
Curt McCuistion, Commissioner
 - Visitors:

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

[6:06:40 PM](#)

1. Meeting Called to Order:

Commissioner Moultrie gave an invocation. The Pledge of Allegiance was led by Commissioner Jensen. COMMISSIONER DAY MADE A MOTION TO ADOPT THE PLANNING COMMISSION AGENDA FOR MAY 5, 2015 MEETING, WITH THE CONDITION THAT ITEM 2, MEETING MINUTES, BE TABLED TO MAY 19, 2015. THE MOTION WAS SECONDED BY COMMISSIONER MOULTRIE. ALL WERE IN FAVOR; THE MOTION CARRIED.

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

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

[6:08:28 PM](#)

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

No public comments were made.

[6:09:35 PM](#)

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

Planner Schow summarized a staff memo that explained:

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

66 Summary

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

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

74 [6:13:16 PM](#)

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

80 [6:15:08 PM](#)

81 Public Hearing Open.

82 [6:15:16 PM](#)

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

86 [6:16:16 PM](#)

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

90 [6:17:46 PM](#)

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

93 [6:18:41 PM](#)

94 Charles (Chuck) Raymond, Syracuse, Utah lives on 950 S, last house on the road. Mr. Raymond inquired about the
95 round-about located on the west side near this property. He stated there is currently only two ways out of that area. He
96 stated there is no road that connects to 1000 West. Planner Schow stated there are currently three road connections in
97 the area. Mr. Raymond inquired about the number of homes for this development. Commissioner Vaughan stated it will be
98 50 new lots. Mr. Raymond stated that will increase the traffic. He stated it will not bother him, but may bother some of his
99 neighbors on 1475 West. He asked if anyone in the city had stopped to review the stop signs at 1475 West. He stated the
100 traffic is outrageous. He stated he counted one day and out of 192 cars only 16 stopped at the signs. He expressed
101 caution regarding the neighborhood children and the increasing traffic. He asked the police department to investigate the
102 traffic violations in this area. He stated with his luck, drivers stopped at the stop signs when the police department arrived.
103 He stated they won't ever get a traffic light for 1475 West and Antelope Drive, so he was unsure of the solution to help
104 mitigate traffic.

105 [6:24:07 PM](#)

106 William West, Syracuse, Utah lives in the development north of the proposal. He asked for clarification regarding the
107 rezone request between the R-2 and R-3 line. He asked if the R-2 Residential continued to 1200 West. Planner Schow
108 referred to the concept plan that showed the zone separation. She confirmed lots 39-41 will be R-2 zone. Mr. West
109 expressed concern regarding approving more R-3 Zones in that area. He expressed concern regarding property values
110 becoming lowered due to the increase in smaller lots. Planner Schow reassured the lots within the R-3 Zones meet the R-
111 2 density requirements.

112 [6:28:02 PM](#)

113 Public Hearing Closed.

114 [6:28:10 PM](#)

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

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

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

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

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

132 [6:36:17 PM](#)

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

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

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

144 [6:42:23 PM](#)

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

149 [6:43:26 PM](#)

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

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

154 [6:44:49 PM](#)

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

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

161 [6:45:54 PM](#)

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

164
165 Director Steele stated this is the final subdivision for Elmore Plaza. The project is near the church on 1000 West and
166 2700 South. The building will be one story office building; the building will be subdivided with two separate owners. This
167 application meets all the requirements in the ordinance. Director Steele stated the applicant called and said he may not be
168 able to make this meeting.

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

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

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

189 [6:54:51 PM](#)

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

194 [6:55:22 PM](#)

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

196
197 Director Steele stated this site plan was approved last year. The application has expired, so the Planning
198 Commission required the applicant to begin the process from the beginning. The Planning Commission expressed two
199 main concerns upon the resubmittal: 1. Landscaping blocked the site lines for turning, 2. Left hand turn on the north and
200 east driveways might be dangerous. The planning has addressed the landscaping and the engineering has addressed the
201 left hand turn. Director Steele referred to updated drawings that will be submitted as an exhibit to the meeting minutes, as
202 they were not included in the packet. He discussed the various changes as seen in the drawings. Both driveways have a
203 no left turn sign.

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

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

208 [7:00:56 PM](#)

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

213 [7:02:05 PM](#)

214 Public Hearing Open.

215 [7:02:21 PM](#)

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

219 [7:03:21 PM](#)

220 Director Whitely stated he is uncertain on the exact traffic increase, if any. The site is not a large business and did not
221 appear to be a big concern for large traffic volumes. He stated the round-about handles the church parking lot. He stated if
222 traffic becomes a big concern Public Works may monitor the area. He stated round-abouts naturally slow down traffic. He
223 stated if there is a need to post the sign the option may be explored. Chairman Jensen referred to the round-about near
224 2000 W and 2700 S. Director Whitely stated the round-about is a different configuration, as it is an oval shape. An oval
225 configuration allows higher speeds, which would be cause for the 15 mile per hour sign. He continued the round-about
226 near this application is a circle and doesn't favor one direction of traffic over another. He hasn't currently seen a problem
227 with high speeds with the current amount of traffic. He stated it doesn't mean that it can't get bad in the future, or that they
228 may be one or two cases during the day. He stated they are concerned about safety of public and children. He stated the
229 round-about arose due to a traffic study performed. There are 2 crossing guards to assist the school children. Director
230 Whitely travels this area frequently, so he is equally concerned about safety.

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

238 [7:10:38 PM](#)

239 Public Hearing Closed.

240 [7:11:00 PM](#)

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

243 [7:11:34 PM](#)

244 Public Hearing Re-closed.

245 [7:11:49 PM](#)

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

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

250 [7:13:35 PM](#)

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

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

258 [7:14:06 PM](#)

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

260
261 Director Steele stated they have been working with the applicant for 2 months and it has undergone two rounds of
262 red-line revisions. He stated they received the last set of up to date plans. He stated the site is zoned Industrial Zone and
263 due to the location being directly under power lines, it makes development difficult. The application meets the zoning use
264 and intent.

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

267 [7:17:06 PM](#)

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

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

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

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

286 [7:25:06 PM](#)

287 Public Hearing Open.

288 [7:25:16 PM](#)

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

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

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

310 property line.

311 [7:31:08 PM](#)

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

319 [7:32:27 PM](#)

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

322 [7:32:53 PM](#)

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

330 [7:34:31 PM](#)

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

338 [7:36:01 PM](#)

339 Public Hearing Closed.

340 [7:36:07 PM](#)

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

350 Commissioner Day asked if the date was determined by Clearfield City. Director Whitely confirmed. He stated
351 Clearfield holds the control of the future 500 West as the road is predominantly located in their city. Syracuse only holds
352 66 feet of existing right of way, on the Clearfield line. The developer is being required to deed over an 18 foot strip to
353 Syracuse City in addition to the 66 feet. Commissioner Day asked if there was an agreement currently in place that when
354 those improvements are required for any number of reasons the applicant will participate financially in the improvements.
355 Director Whitely confirmed. Director Whitely stated there will be a sunset to that agreement. If for some reason the road
356 doesn't ever go through it wouldn't make sense to hold the applicant accountable forever.

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

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

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

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

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

[7:44:48 PM](#)

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

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

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

[7:47:53 PM](#)

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

[7:48:50 PM](#)

8. **Adjourn.**

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

TJ Jensen, Chairman

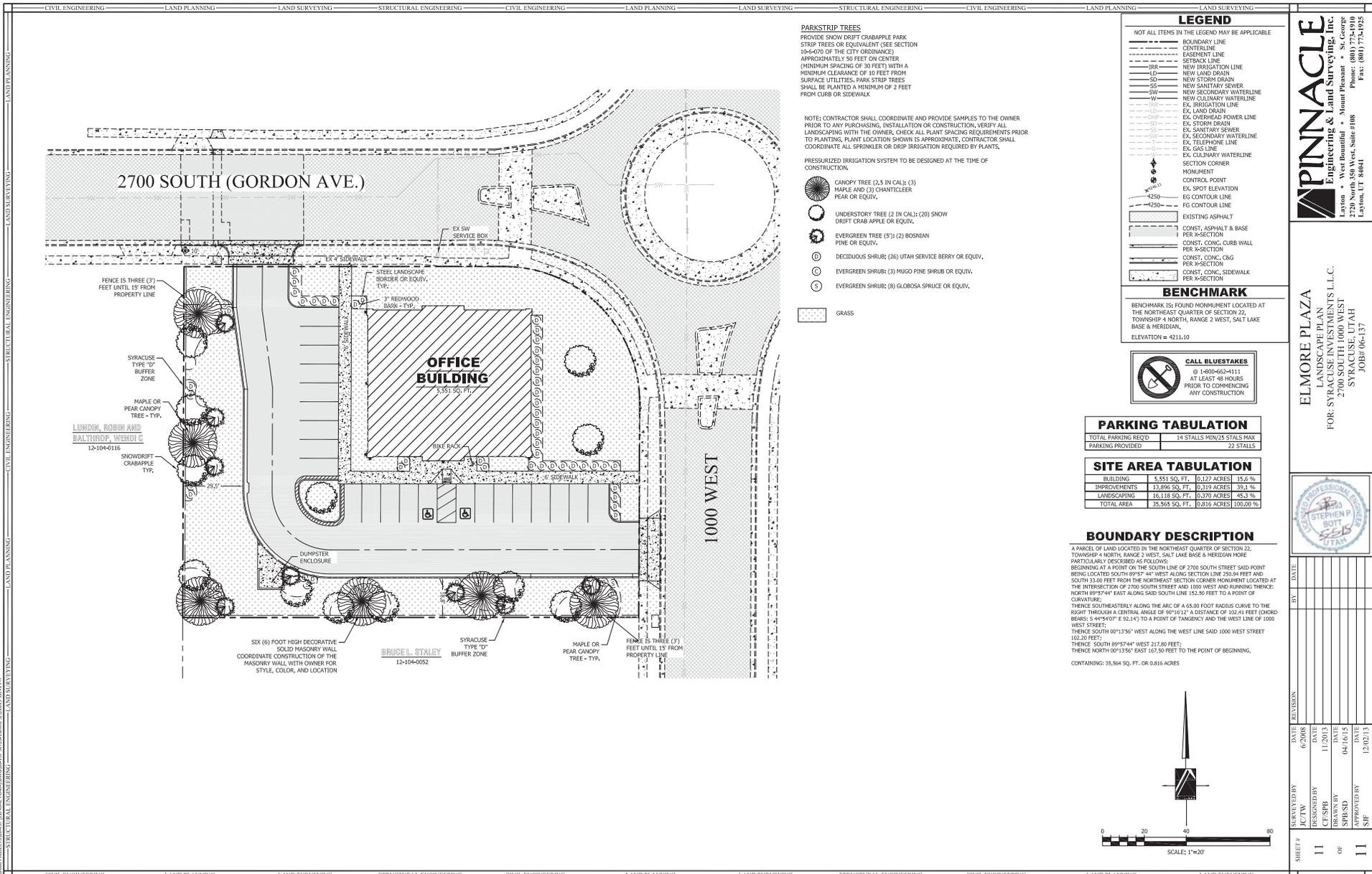
Jackie Manning, Admin Professional

Date Approved: _____

Exhibits:

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

Exhibit: Elmore Plaza



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

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

PRESSURIZED IRRIGATION SYSTEM TO BE DESIGNED AT THE TIME OF CONSTRUCTION.

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

LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- SETBACK LINE
- IRR NEW IRRIGATION LINE
- SD NEW LAND DRAIN
- SD NEW STORM DRAIN
- SS NEW SANITARY SEWER
- SW NEW SECONDARY WATERLINE
- W NEW CULINARY WATERLINE
- EX. IRRIGATION LINE
- EX. LAND DRAIN
- EX. OVERHEAD POWER LINE
- EX. STORM DRAIN
- EX. SANITARY SEWER
- EX. SECONDARY WATERLINE
- EX. TELEPHONE LINE
- EX. GAS LINE
- EX. CULINARY WATERLINE

SECTION CORNER
 MONUMENT
 CONTROL POINT
 EX. SPOT ELEVATION
 EG CONTOUR LINE
 FG CONTOUR LINE
 --- EXISTING ASPHALT
 --- CONST. ASPHALT & BASE PER X-SECTION
 --- CONST. CONC. CURB WALL PER X-SECTION
 --- CONST. CONC. C&G PER X-SECTION
 --- CONST. CONC. SIDEWALK PER X-SECTION

BENCHMARK

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

CALL BLUESTAKES

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

PARKING TABULATION

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

SITE AREA TABULATION

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

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF 2700 SOUTH STREET SAID POINT BEING LOCATED SOUTH 89°57'44" WEST ALONG SECTION LINE 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 152.30 FEET TO A POINT OF CURVATURE;

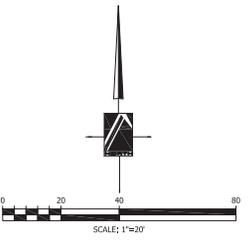
THENCE SOUTHEASTERLY ALONG THE ARC OF A 65.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°16'12" A DISTANCE OF 102.41 FEET (CHORD BEARS: S 44°54'07" E 32.41 TO A POINT OF TANGENCY AND THE WEST LINE OF 1000 WEST STREET;

THENCE SOUTH 00°13'56" WEST ALONG THE WEST LINE SAID 1000 WEST STREET 102.20 FEET;

THENCE SOUTH 89°57'44" WEST 212.00 FEET;

THENCE NORTH 00°13'56" EAST 167.50 FEET TO THE POINT OF BEGINNING.

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



PINNACLE
 Engineering & Land Surveying, Inc.
 St. George, Utah
 Mountain Pleasant
 P.O. Box 100
 Layton, UT 84041
 Phone: (801) 773-1925
 Fax: (801) 773-1925

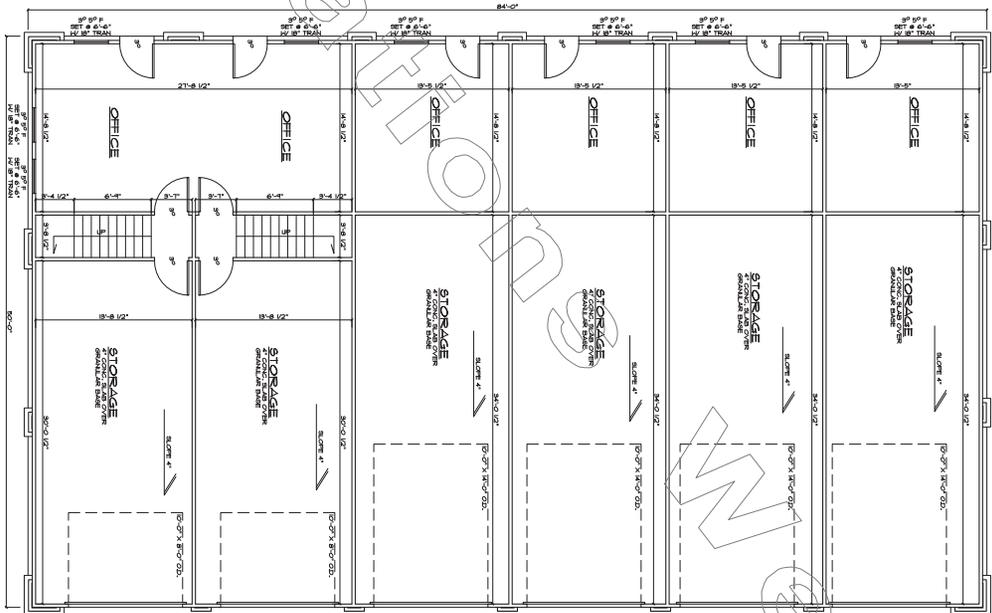
ELMORE PLAZA
 LANDSCAPE PLAN
 FOR: STRAUSSE INVESTMENTS L.L.C.
 2700 SOUTH GORDON WEST
 SALT LAKE CITY, UT 84119
 JOB# 06-137



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

CIVIL ENGINEERING LAND PLANNING LAND SURVEYING STRUCTURAL ENGINEERING CIVIL ENGINEERING LAND PLANNING LAND SURVEYING STRUCTURAL ENGINEERING CIVIL ENGINEERING LAND PLANNING LAND SURVEYING

PROJECT: 06-137-ELMORE PLAZA LANDSCAPE PLAN DATE: 06/15/15 12:41 PM
 DRAWN BY: CFSFB
 CHECKED BY: SPSID
 APPROVED BY: SIF



NOTE:
 1. FINISH FLOOR ELEVATION IS 10'-0"
 2. FINISH FLOOR ELEVATION IS 9'-0"
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 29. FINISH FLOOR ELEVATION IS -18'-0"
 30. FINISH FLOOR ELEVATION IS -19'-0"
 31. FINISH FLOOR ELEVATION IS -20'-0"

MAIN FLOOR PLAN

DATE: 08/21/2015

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

DATE: 08/21/2015

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

PLAN NUMBER: COM-6499-150C

SHEET: 3

DATE: 08/21/2015

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

DATE: 08/21/2015

Copyright 2015 Creations West. All rights reserved. Creations West and shall not be duplicated in any form or used on the basis for any new plans. The builder/general contractor (Construction professional) must comply with all applicable codes, ordinances, and regulations. The contractor shall be responsible for obtaining all necessary permits and for the construction of the building. Creations West shall be contacted for clarification. At the time of construction, the contractor shall be responsible for the building/general contractor assumes full responsibility.

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

CREATIONS WEST
 ARCHITECTURE & DESIGN
 WWW.CREATIONSWEST.COM

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

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



PLANNING COMMISSION

AGENDA

May 19 2015

Agenda Item # 4 Rezone from A-1 Agriculture to R-1 Residential

Factual Summation

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:	1950 S Doral Dr
Current Zoning:	A-1 Agricultural
General Plan:	R-1 Residential
Requested Zoning:	R-1 Residential
Total Area:	34.018 Acres
Net Developable Acres:	27.214 Acres
Density Allowed:	78 lots

Attachments:

- Aerial
- Zoning Map

Summary

This application is for single family residential zoning that is consistent with the surrounding development.

Suggested Motions:

Grant

I move to recommend approval, to the City Council, to rezone property located at 1950 S Doral Dr., from A-1 Agriculture to R-1 Residential, subject to all applicable requirements of the City's municipal codes (and to the condition(s) that...)

Deny

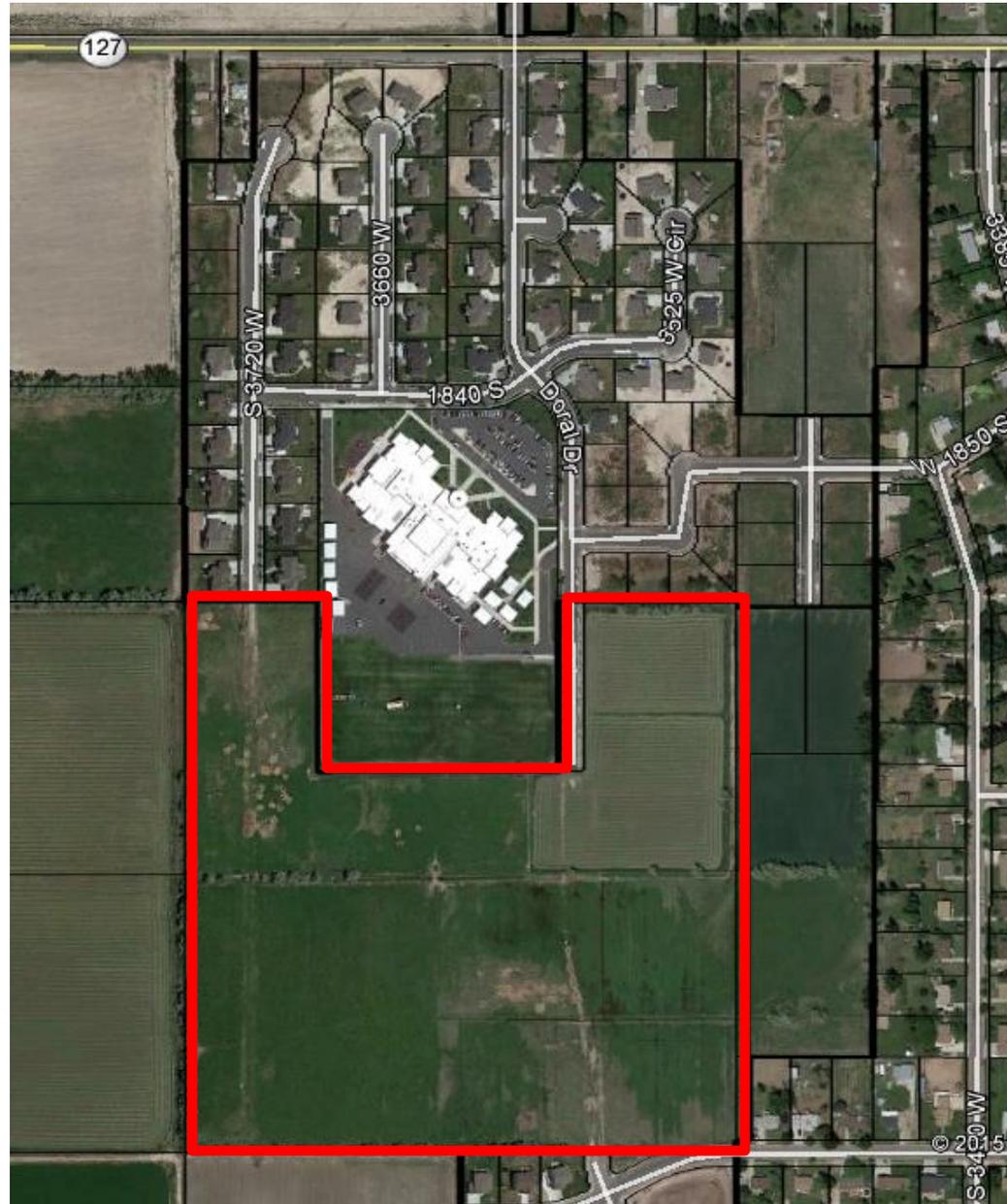
I move to recommend denial, to the City Council, to rezone property located at 1950 S Doral Dr., from A-1 Agriculture to R-1 Residential, based on...

Table

I move to table discussions pertaining to the rezone request for property located at 1950 S Doral Dr., from A-1 Agriculture to R-1 Residential, until...



Rezone A-1 Agriculture to R-1 Residential 1950 S Doral Dr.

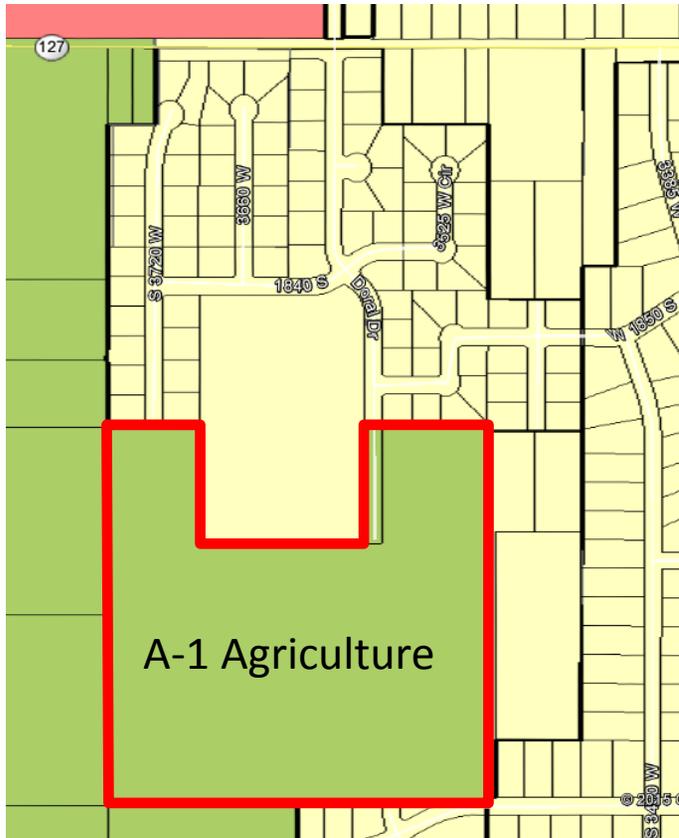




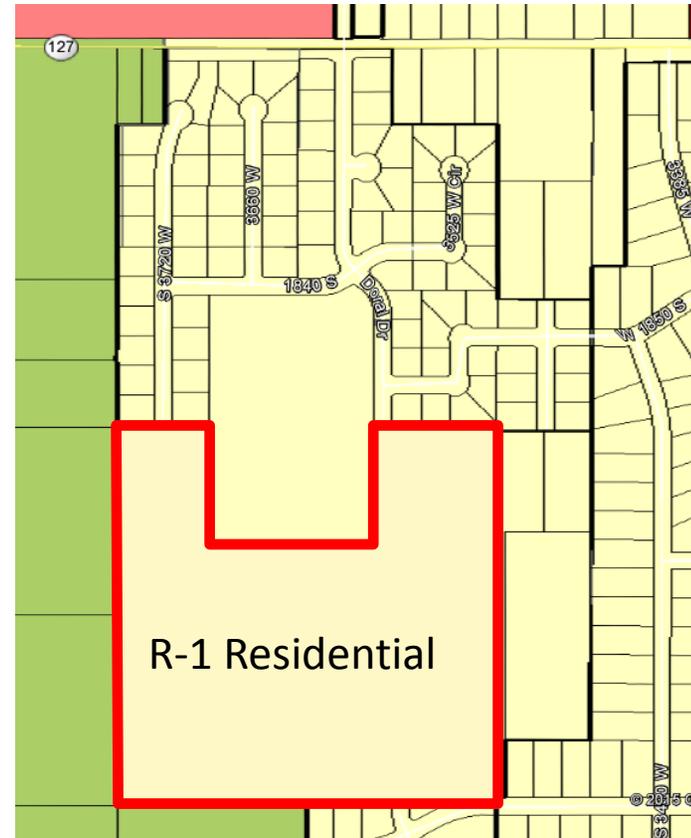
Rezone A-1 Agriculture to R-1 Residential 1950 S Doral Dr.



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 | | |



PLANNING COMMISSION WORK SESSION AGENDA

May 19, 2015

Agenda Item # 4a Concept Plan Report

Factual Summation

Syracuse City staff has conducted a concept review of Spring Haven Subdivision. Please review the following information. Any questions regarding this agenda item may be directed at Jenny Schow, City Planner.

Subdivision Name:	Spring Haven
Location:	1840 S 3475 W
Concept Plan Review	May 6, 2014
Current Zoning:	R-1 Residential
Total Area:	3.1 Acres
Net Developable Acres:	2.48 acres
Density Allowed:	7 lots
Density Requested:	7 lots

Attachments:

- Aerial
- Concept Plan

Summary

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

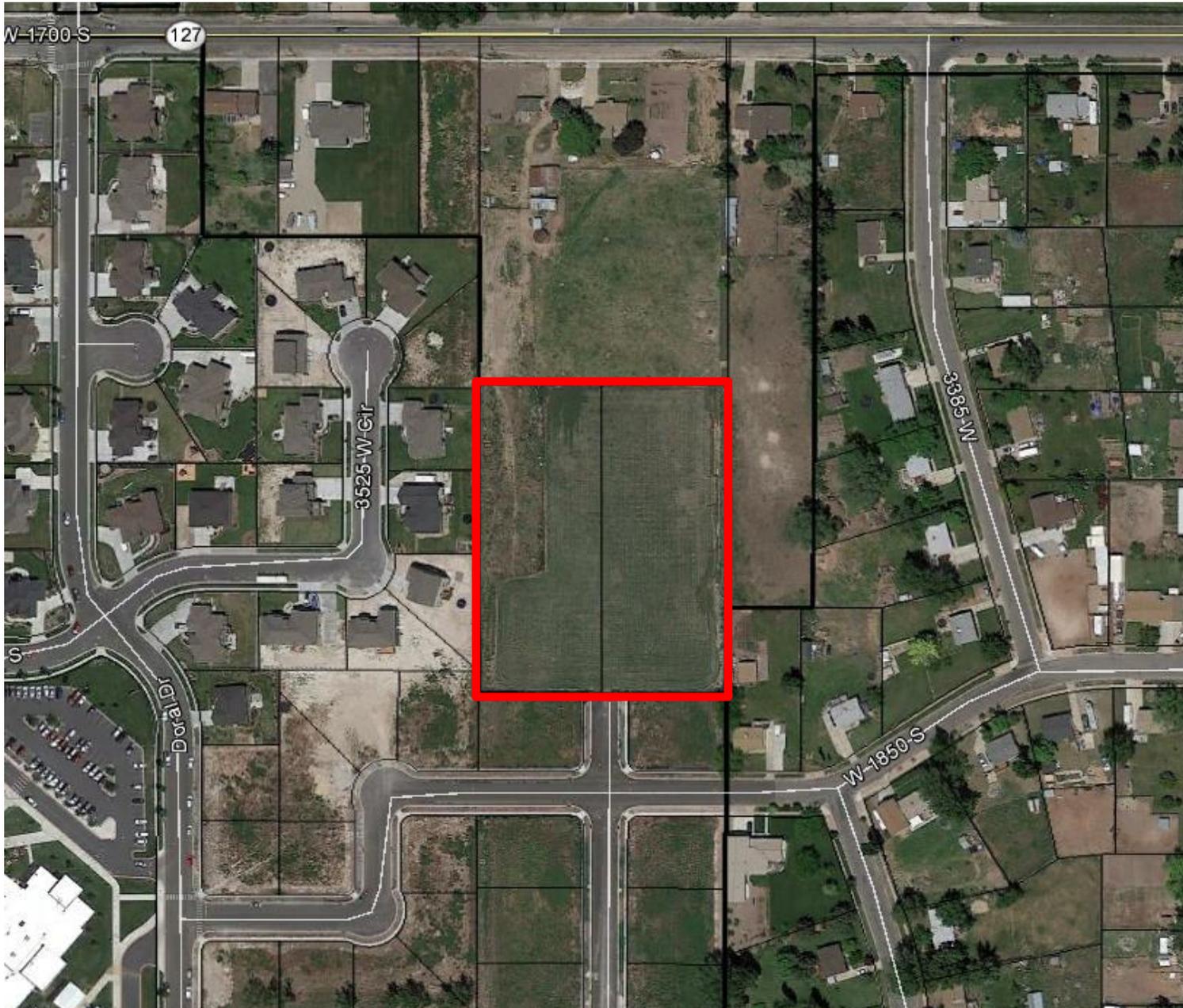
8.20.030 Pre-Application Review.

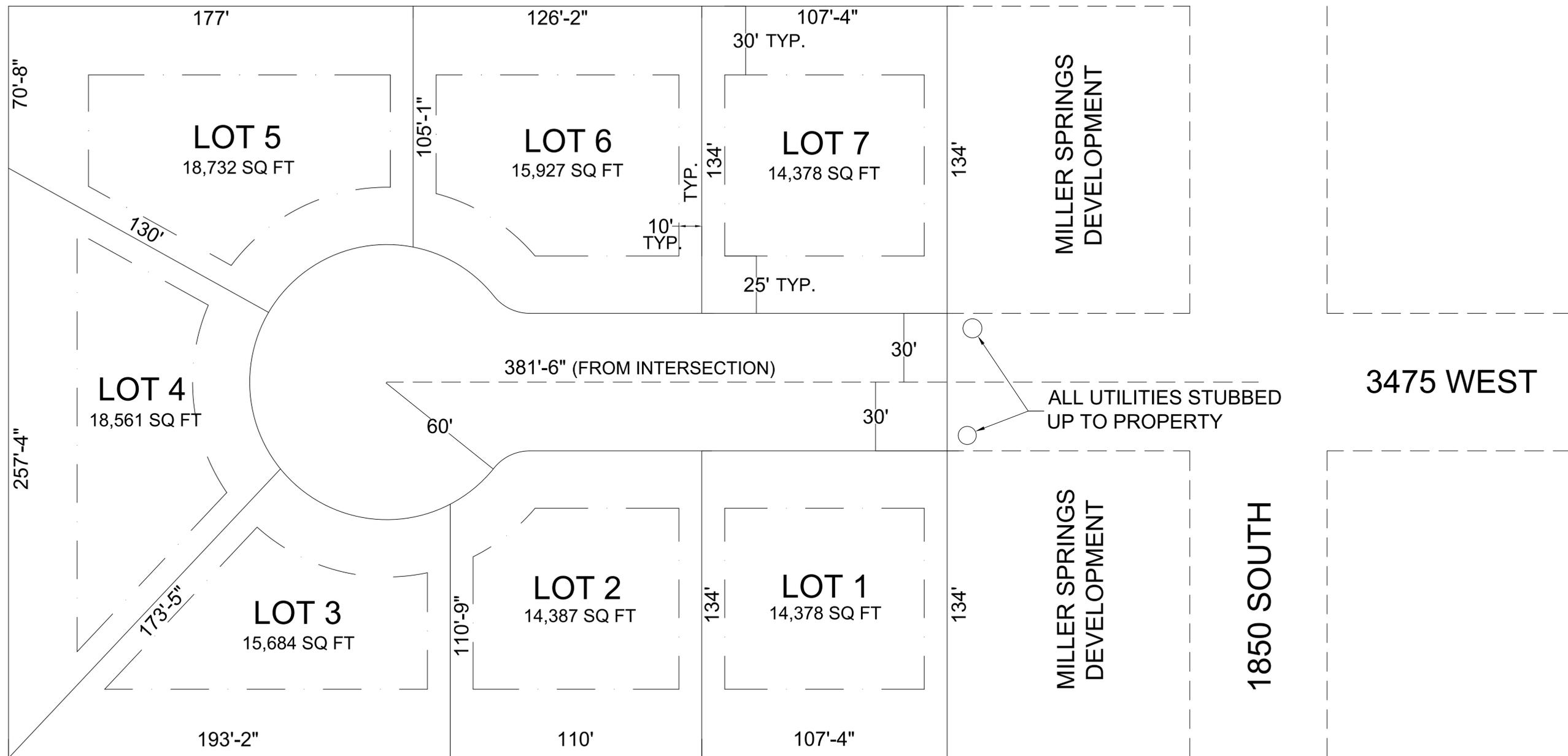
The developer shall meet with City staff to review the plan of the proposed subdivision. The pre-application meeting shall be attended by staff from applicable city departments, special service districts, county agency and others as deemed necessary by the Community Development Director.

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



Spring Haven Subdivision 1840 S 3475 W





SPRING HAVEN ESTATES
CONCEPTUAL DRAWING
DEVELOPER: SPRING HAVEN ESTATES LLC.
CONTACT INFO: JOSH HUGHES (801) 940-6057



PLANNING COMMISSION AGENDA May 19, 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

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 standards** 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 ten feet (10') 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 sides **of** building façades.
3. Front and street sides **of** 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. **Primary Materials. 25 percent of all exterior walls of any building or other improvement must be finished with: brick, architectural block, or natural stone. Exposed cinder block, siding, or vertically ribbed steel wall panels are not permitted. All finish material shall be durable to the effects of weather and soiling.**
3. **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.**
4. Large expanses of **precast concrete (including cast in place concrete tilt-up panels), insulated metal wall panels, or other smooth materials** must be broken up with reveals and/or changes in texture and color.
5. Bright, contrasting colors should be used for small areas of building accents only.
6. Design and colors of wall signs must be compatible with the main buildings on the site.
7. Materials, design, and colors of monument signs must be compatible with the main buildings on the site.

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-planed 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.]

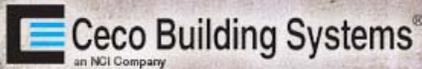
10.120.080 Architectural Review Committee.

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.]



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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 indential 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.



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 May 19, 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

