



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

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

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

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

Present:

Commission Members:	TJ Jensen, Chairman Ralph Vaughan, Vice-Chairman Dale Rackham Curt McCuiston Trevor Hatch Greg Day
City Employees:	Noah Steele, Planner Jackie Manning, Admin Professional
City Council:	None
Excused:	Jenny Schow, Planner Troy Moultrie, Commissioner
Visitors:	NA

6:59 PM

1. **Department Business:**

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

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

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

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

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

7:05 PM

2. **Commissioner Reports:**

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

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

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

7:11 PM

3. **Upcoming Agenda Items:**

Upcoming agenda items were discussed with department business.

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



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

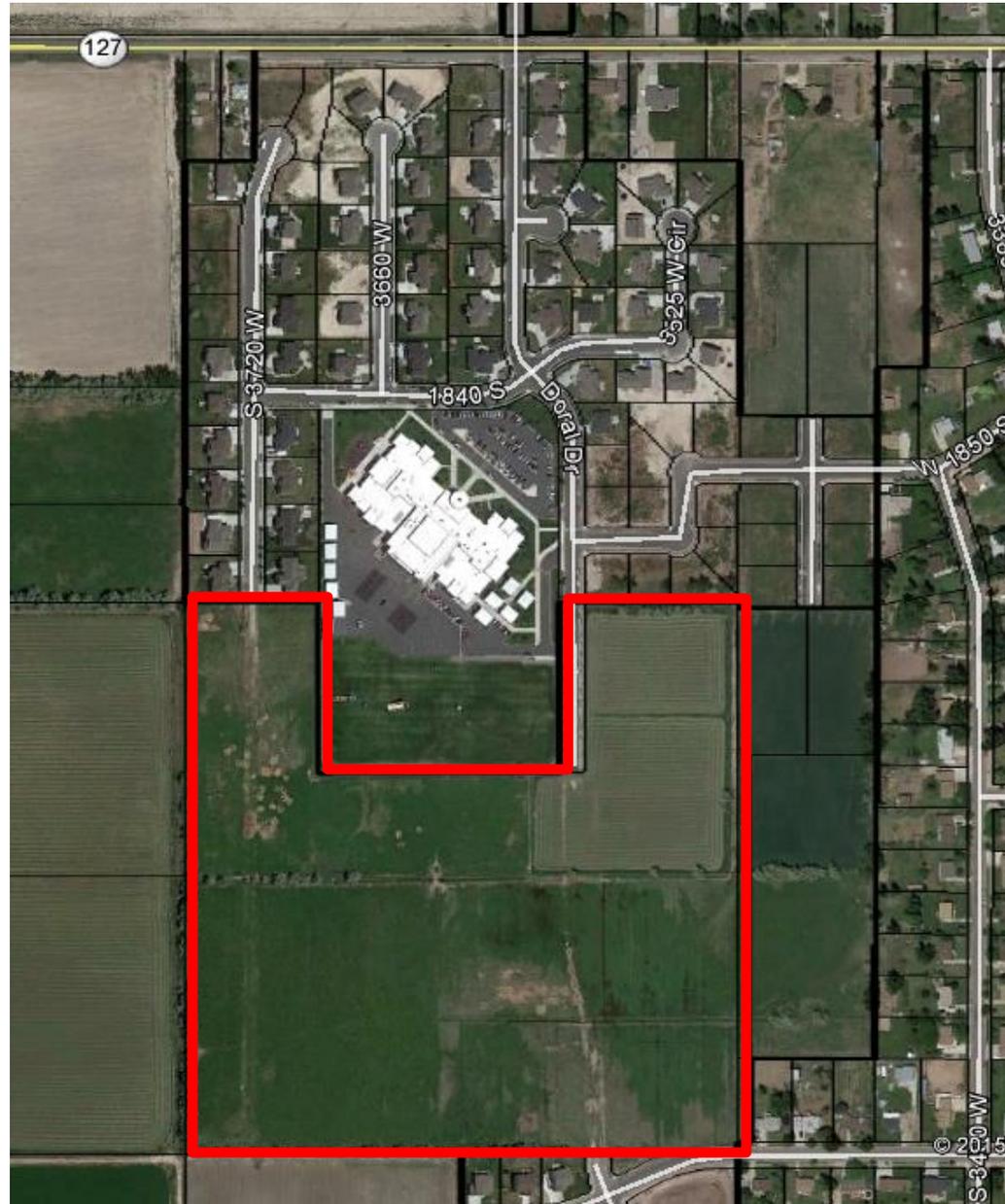
I move to recommend denial, to the City Council, to rezone property located at 1950 S Doral Dr., from A-1 Agriculture to R-1 Residential, based on...

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.

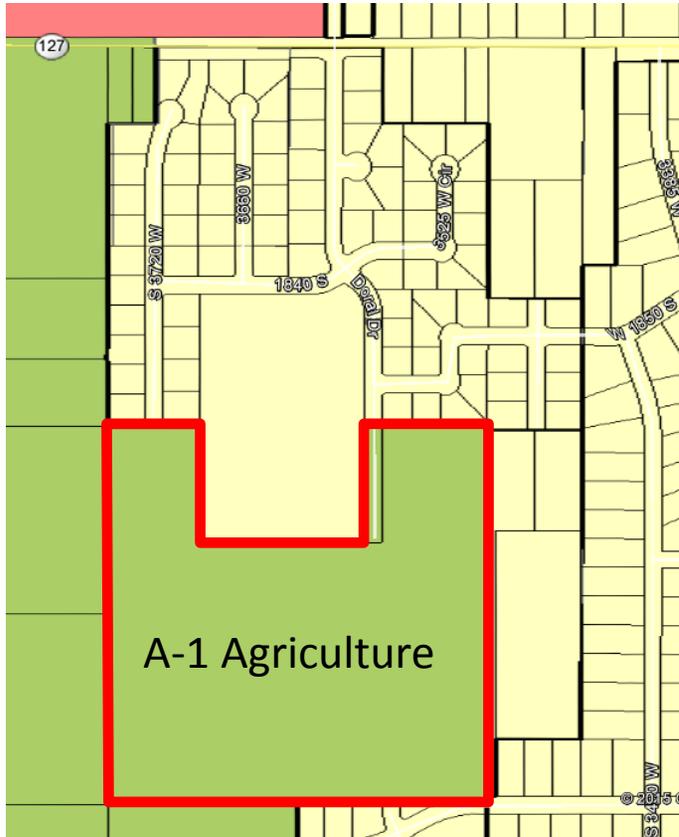




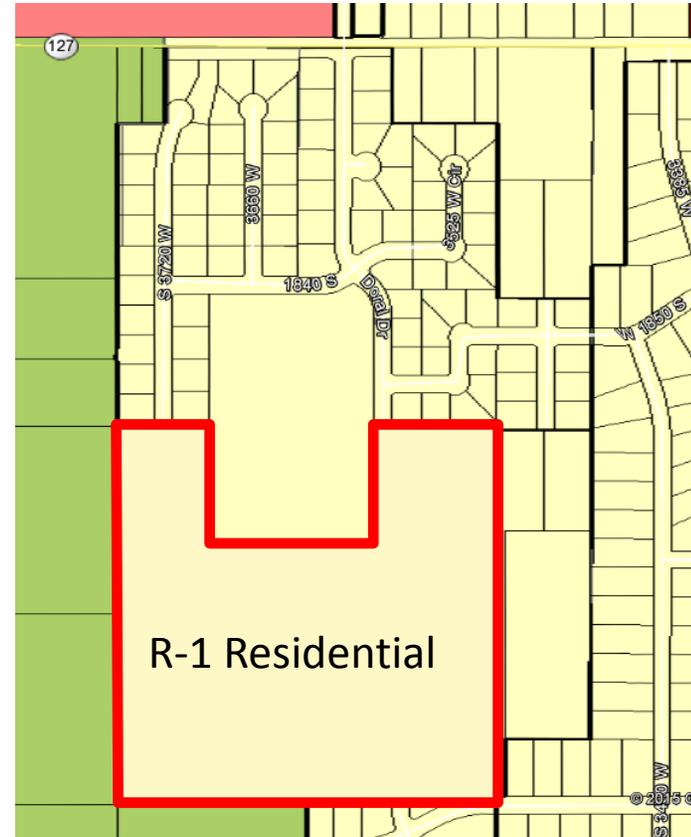
Rezone A-1 Agriculture to R-1 Residential 1950 S Doral Dr.



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:

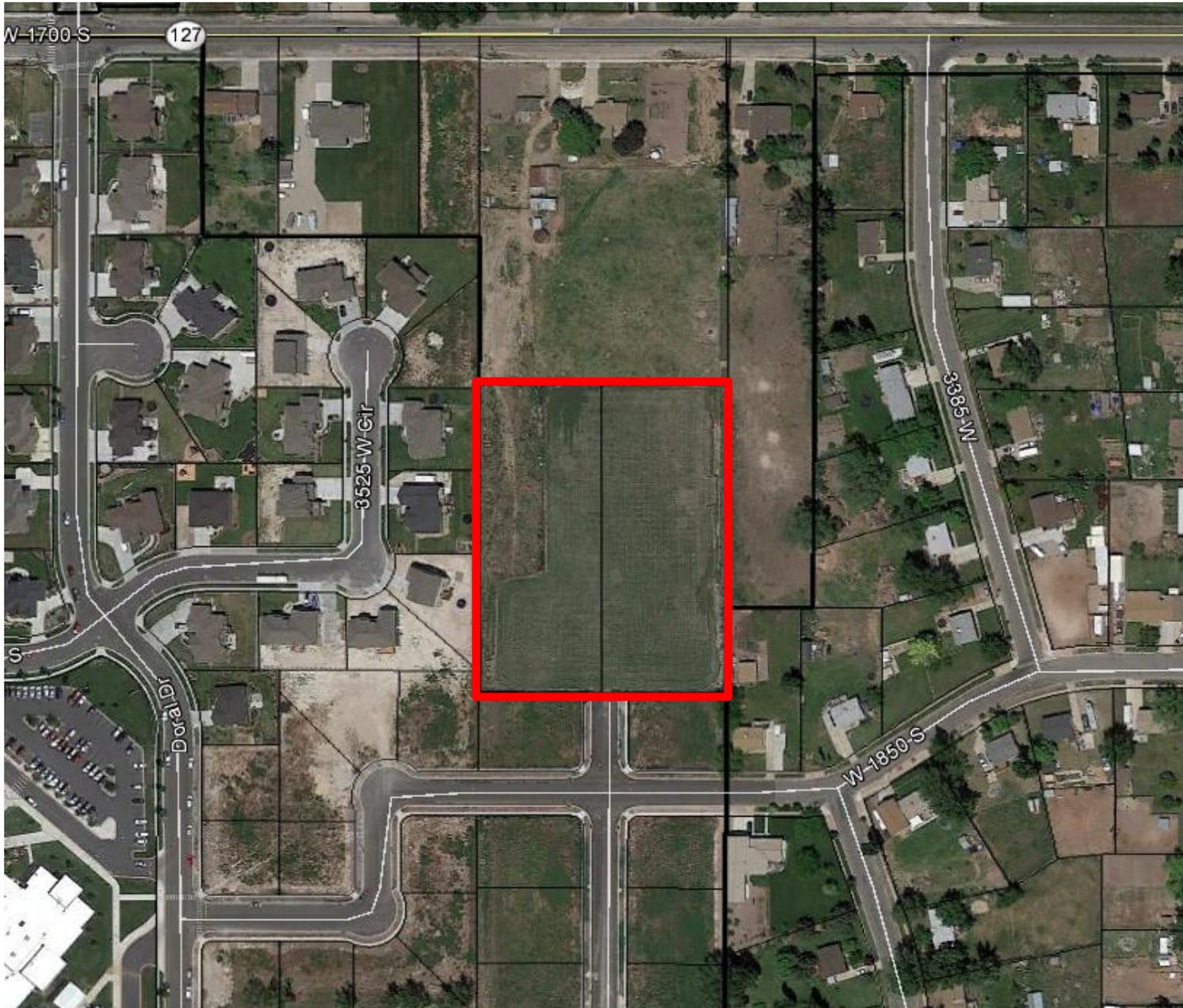
8.20.030 Pre-Application Review.

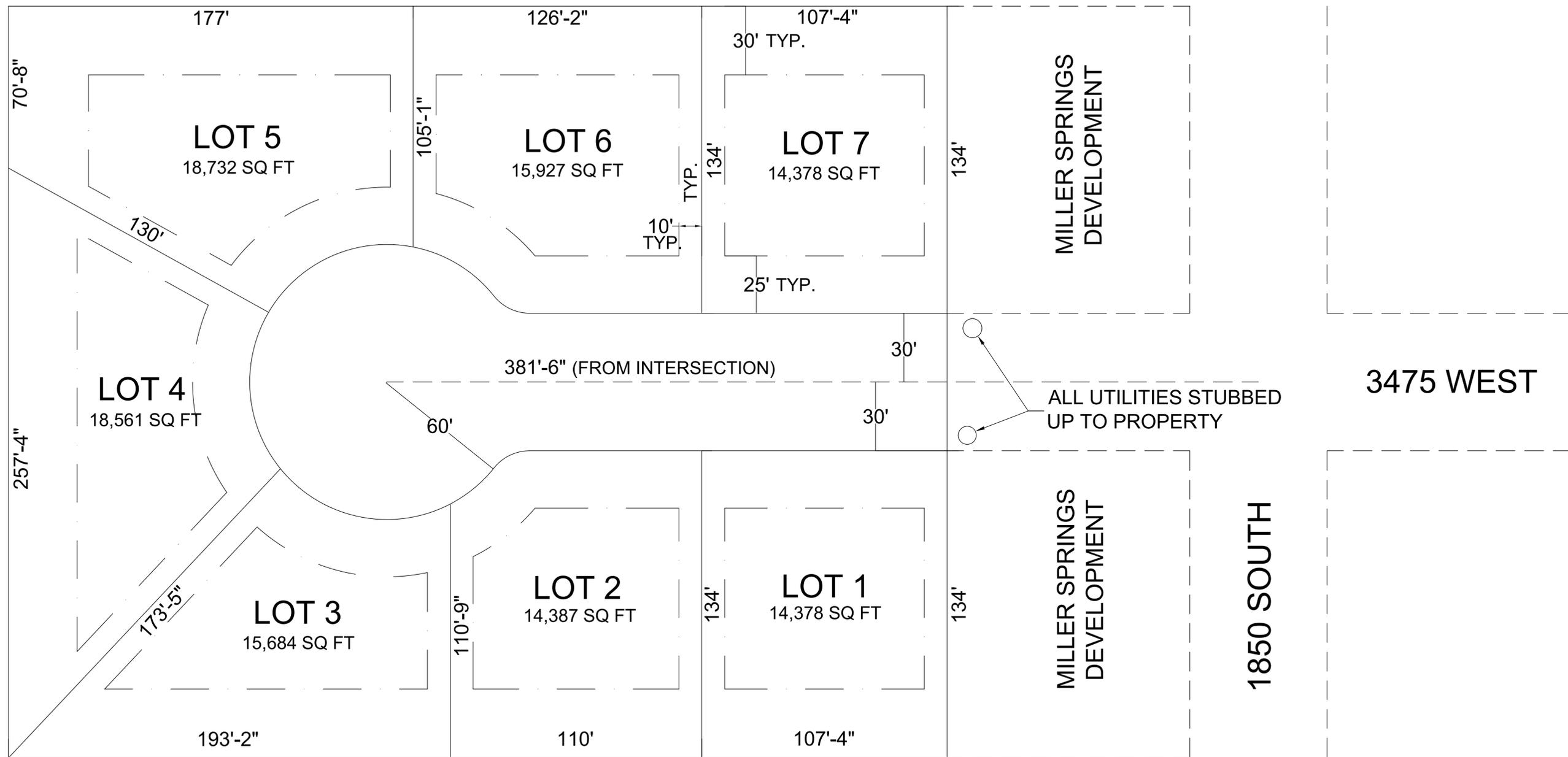
The developer shall meet with City staff to review the plan of the proposed subdivision. The pre-application meeting shall be attended by staff from applicable city departments, special service districts, county agency and others as deemed necessary by the Community Development Director.

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-planned roof or awnings must be used in designs to mitigate the impact on surrounding development and the overall landscape.

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

(Applicable to Commercial Buildings but not Industrial)

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

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

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

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

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

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

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

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

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

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

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

(C) Parking Location.

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

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

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

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

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

[Ord. 13-11 § 1.]

10.28.220 Industrial architecture.

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

(A) Architectural Form and Detail.

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

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

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

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

(B) Color and Materials.

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

- (2) Large expanses 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.]

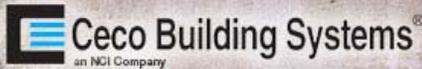
10.120.080 Architectural Review Committee.

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



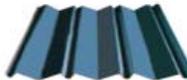
[MAP Wall Panels](#)

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 identical Stucco-embossed, 26 gauge skins in the Mesa profile. The insulated panel thickness options are: 2", 2 1/2", 3", and 4". The recommended maximum panel length is 40'-0".



Sonora Insulated Wall Panels

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



HWP Insulated Wall Panels

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



RWP II Insulated Metal Wall Panel

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



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

