



Syracuse City Planning Commission Meeting June 2, 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 McCuistion

Dale Rackham

Greg Day

Troy Moultrie

1. **Meeting Called to Order**
 - Invocation or Thought
 - Pledge of Allegiance
 - Adoption of Meeting Agenda
 2. **Meeting Minutes:**
May 19, 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. **Final Subdivision Plan**, Monterey Estates Phase 6 & 7, Ivory Homes, 1500 W 700 S, R-3 Zone.
 5. **Public Hearing**, Major Conditional Use Permit, Elite Skills, Duane Koski, property located at 3242 S 750 W, R-2 Residential Zone.
 6. **Public Hearing**, Major Conditional Use Permit, Discovery Adventures Preschool, Hillary Steab, property located at 2098 S 1730 W, R-2 Residential Zone.
 7. **Public Hearing**, Preliminary Subdivision Plan, Keller Crossing, Nilson Homes, property located at 2000 S 1000 W, R-2 and R-3 Residential Zone.
 8. **Public Hearing**, Preliminary Subdivision Plan, Spring Haven Estates, Spring Haven Estates LLC, located at 1840 S 3475 W, R-1 Zone.
 9. **Public Hearing**, Code Amendment, Title 10 pertaining to temporary turnarounds.
 10. **Adjourn**
-

Work Session

1. **Department Business**
2. **Commissioner Reports**
3. **Upcoming Agenda Items**
4. **Discussion Items**
 - a. Title X code amendments pertaining to metal buildings in the industrial zone
 - b. Title X code amendments pertaining to the land use matrix.
5. **Adjourn**

NOTE

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

CERTIFICATE OF POSTING

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



PLANNING COMMISSION AGENDA

June 2, 2015

Agenda Item # 2

June 2, 2015 Meeting Minutes

Attachments

May 19, 2015

Regular Meeting

May 19, 2015

Work Session

Suggested Motions:

Grant

I move to approve the meeting minutes dated May 19, 2015 for the regular meeting and work session planning commission meeting, as amended...

Deny

I move to deny the meeting minutes dated May 19, 2015 for the regular meeting and work session planning commission meeting with the finding...

Table

I move to deny the meeting minutes dated May 19, 2015 for the regular meeting and work session planning commission meeting until ...

Minutes of the Syracuse Planning Commission Regular Meeting, May 19, 2015

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on May 19, 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:	Jenny Schow, Planner Jackie Manning, Admin Professional
City Council:	Mike Gailey
Excused:	Noah Steele, Interim Director of Community Development Dale Rackham, Planning Commissioner Curt McCuistion, Planning Commissioner
Visitors:	Adam Bernard Duncan Barlow

[6:15:37 PM](#)

1. **Meeting Called to Order:**

Chairman Jensen made note of the arrival of Commissioner Moultrie which allowed for a quorum. Commissioner Day gave an invocation. The Pledge of Allegiance was led by Commissioner Moultrie.

[6:19:02 PM](#)

MOTION TO ADOPT THE PLANNING COMMISSION AGENDA FOR THE MAY 19, 2015 MEETING BY COMMISSIONER DAY; THE MOTION WAS SECONDED BY COMMISSIONER MOULTRIE; ALL WERE IN FAVOR; THE MOTION CARRIED.

[6:19:15 PM](#)

2. **Meeting Minutes:**

April 21, 2015 Regular Meeting

April 21, 2015 Work Session

Chairman Jensen requested a clarification to line 35, change "same standards" to "similar standards".

May 5, 2015 Regular Meeting

Commissioner Vaughan requested additional time to review the minutes as they were missing a few commissioners.

There was a general consensus to vote on the minutes today.

[6:20:42 PM](#)

COMMISSIONER DAY MADE A MOTION TO APPROVE REGULAR AND WORK SESSION MEETING MINUTES FOR THE APRIL 21, 2015 AND REGULAR MEETING MINUTES FOR MAY 5, 2015 PLANNING COMMISSION MEETINGS, AS AMENDED. COMMISSIONER MOULTRIE SECONDED THE MOTION. ALL WERE IN FAVOR; THE MOTION CARRIED.

[6:20:57 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.

[6:21:20 PM](#)

4. **Public Hearing-Rezone:** Request from A-1 Agriculture to R-1 Residential, property located at 1950 S Doral Drive.

Planner Schow summarized a staff memo that explained:

This application is for single family residential zoning that is consistent with the surrounding development. She stated the requested R-1 Zone is in congruence with the General Plan.

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

65 Requested Zoning: R-1 Residential
66 Total Area: 34.018 Acres
67 Net Developable Acres: 27.214 Acres
68 Density Allowed: 78 lots

69 [6:22:54 PM](#)

70 Duncan Barlow, Layton, Utah stated the development will be similar housing to what is currently in the area.

71 [6:23:23 PM](#)

72 Public Hearing Open. No comments were made.

73 [6:23:39 PM](#)

74 Public Hearing Closed.

75 [6:23:48 PM](#)

76 Chairman Jensen stated the Trails Master Plan indicated they wanted to have a trail through the applicants area;
77 whether bike lanes or something similar. He stated it will not necessarily affect this application, but he wanted it to be on
78 the Planning Commissions mind when they review the site plan. Chairman Jensen invited a motion.

79 [6:24:26 PM](#)

80 COMMISSIONER MOULTRIE MADE A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL, TO
81 REZONE PROPERTY LOCATED AT 1950 S DORAL DR., FROM A-1 AGRICULTURE TO R-1 RESIDENTIAL, SUBJECT
82 TO ALL APPLICABLE REQUIREMENTS OF THE CITY'S MUNICIPAL CODES; THE MOTION WAS SECONDED BY
83 COMMISSIONER DAY. ALL WERE IN FAVOR; THE MOTION CARRIED.

84 [6:25:22 PM](#)

85 5. **Adjourn.**

86
87 COMMISSIONER DAY MADE A MOTION TO ADJOURN INTO WORK SESSION. THE MOTION WAS SECONDED
88 BY COMMISSIONER VAUGHAN. ALL WERE IN FAVOR; THE MOTION CARRIED.

89
90 Staff requested the Work Session meeting be held in the chambers, as it was a short agenda. Chairman Jensen
91 agreed.

92
93
94
95
96 _____
97 TJ Jensen, Chairman

96 _____
97 Jackie Manning, Admin Professional

98
99 Date Approved: _____

Minutes of the Syracuse Planning Commission Work Session, May 19, 2015

Minutes of the Syracuse City Planning Commission Work Session held on May 19, 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
Troy Moultrie
Greg Day
- City Employees: Jenny Schow, Planner
Jackie Manning, Admin Professional
- City Council: Mike Gailey
- Excused: Noah Steele, Interim Director of the Community Development Department
Dale Rackham, Planning Commissioner
Curt McCuistion, Planning Commissioner
- Visitors: Duncan Barlow Adam Bernard

[6:26:01 PM](#)

1. **Department Business:**

Planner Schow stated the city is still advertising for a new director of the community development department. The city has elected to extend the submittal deadline. Interim Director Steele is at the ICSC conference. Planner Schow informed the commission of the upcoming agenda items: 3 Subdivisions, 2 Preliminary Plans, and Final for Monterey Estates, and the potential for 2 Conditional Use Permits.

She stated the department is very busy with new applications nearly every week. She invited the Planning Commission to contact her with any questions regarding applications. Chairman Jensen inquired about advertisement for new Planning Commissioners. Planner Schow confirmed it was advertised in the Syracuse City Newsletter.

[6:27:43 PM](#)

2. **Commissioner Reports:**

Chairman Jensen inquired about the PRD (Planned Residential Development) ordinance in the Council. Planner Schow confirmed the City Council passed the PRD with some minor changes and tabled the accessory structure ordinance.

Chairman Jensen stated Planner Schow is still working on drafting the ordinance for minor subdivisions. He reminded Planner Schow the Planning Commissioners would like to see 5 lots or less and 2 acres or less. Commissioner Vaughan recalled the minor subdivision being 4 lots or less. Chairman Jensen inquired if Public Works were still drafting the cul-de-sac ordinance.

Planner Schow asked for patience regarding the requested code amendments. She stated she is currently tracking 27 different developments as well as reviewing new applications.

[6:26:25 PM](#)

3. **Upcoming Agenda Items:**

- * Final Plan for Monterey Estates
- * 3 Subdivision Plans
- * 2 Preliminary Plans
- * 2 Conditional Permits

[6:30:35 PM](#)

4. **Discussion Items:**

[6:30:36 PM](#)

a. Concept Plan, Spring Haven Subdivision, Spring Haven Estates LLC, Josh Hughes and Chris Semrow, property located at 1840 S 3475 W, R-1 Zone.

Planner Schow summarized a staff memo that explained:

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. The property was already zoned R-1 Residential. The applicant has met with staff to ensure they are meeting codes. Preliminary Application was received today, so it will be on the next Planning Commission Meeting.

Subdivision Name: Spring Haven

63 Location: 1840 S 3475 W
64 Concept Plan Review May 6, 2014
65 Current Zoning: R-1 Residential
66 Total Area: 3.1 Acres
67 Net Developable Acres: 2.48 acres
68 Density Allowed: 7 lots
69 Density Requested: 7 lots
70

71 **Summary**

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

73
74 **8.20.030 Pre-Application Review.**

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

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

80 [6:32:38 PM](#)

81 Mike Gailey, City Councilman for Syracuse City, asked if the name, Spring Havens, was a duplicate. Planner Schow
82 stated the developers were required to check with Davis County prior to selecting a name to avoid duplicates. She stated
83 there are similar subdivision names within the area.

84 Commissioner Vaughan inquired about the property directly above this project that fronts 1700 South. Would this
85 property be developed in the future? Has there been any discussion in making that area a through street versus a cul-de-
86 sac? He asked if anyone had contacted UDOT (Utah Department of Transportation) as to whether or not they would allow
87 another through street from the south. Planner Schow stated the applicant did contact both property owners to the north
88 and north east, but the owners were not interested in selling. Planner Schow did not believe UDOT would allow a
89 secondary access, so there isn't anything they can do from developing as they meet the requirements of the code. There
90 was a discussion regarding cul-de-sacs with an emphasis on placement and lengths.

91 [6:36:29 PM](#)

92 Chairman Jensen discussed the possibility of having a road located near the first lot on 1700 South. He stated it may
93 be an issue with the location being 200 feet of a UDOT intersection. He discussed other variations for adding an additional
94 road within the lot configuration.

95 [6:37:15 PM](#)

96 Commissioner Vaughan expressed concern about the ramifications of the property owner to the north should this
97 project develop. He stated he is looking out for property owners and for Syracuse and he did not like seeing islands being
98 created; especially along a major road as 1700 South.

99 [6:39:01 PM](#)

100 Commissioner Day stated the property owner to the north will have the opportunity to come to the commission at the
101 public hearing and he felt they needed to review the application at hand.

102 There was a discussion regarding the properties to the north and how they might be developed in the future in
103 relation to the proposed Spring Haven Subdivision. Planner Schow stated the applicants have had similar ideas and
104 concerns as the Planning Commissioners which is why the applicant contacted the property to the north. She stated at the
105 next meeting they can properly address and discuss the attempted land purchase negotiations.

106 Commissioner Day inquired when the Spring Haven Subdivision public notice letters will be sent. Planner Schow
107 confirmed this Friday. She stated she has spoken to Mrs. Jensen, property owner to the north, regarding potential options
108 and what it would mean if her land was developed. Planner Schow stated Mrs. Jensen is aware of the possibilities.

109 [6:44:47 PM](#)

110 **b. Title X Code Amendments: pertaining to metal buildings in the industrial zone.**

111 Commissioner Day made the recommendation to forego this item, as Interim Director Steele was not in attendance
112 and he is the drafter of the ordinance. There was a general consensus to review this item at the next Work Session, June
113 2, 2015.

114 [6:45:40 PM](#)

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

116 Chairman Jensen invited comment on conditional use. There was a general consensus to continue reviewing the
117 Land Use Matrix at the next meeting.

118 [6:47:23 PM](#)

119 5. **Adjourn.**

120
121
122



PLANNING COMMISSION

AGENDA

June 2, 2015

**Agenda Item # 4 Final Subdivision Plan
 Monterey Estates Phase 6 & 7
 1500 W 700 S**

Factual Summation

Zone:	R-3 Residential
Applicant:	Ivory Homes
Total Acreage	14.32 acres
Net Developable Acres:	11.46 acres
Allowed Lots (5.44 units/acre)	62
Proposed Lots	52

Public Meeting Outline

General Plan Amendment Approval	
Planning Commission	August 5, 2014
City Council	August 12, 2014
Rezone Approval	
Planning Commission	August 5, 2014
City Council	August 12, 2014
Concept Plan Staff Review	December 10, 2014
Preliminary Plan Approval	
Planning Commission	February 17, 2015
City Council	March 10, 2015

Background

This request is for two additional phases to the Monterey Estates development. Approval of this request will complete the subdivision north, to the boundary of the new Syracuse Arts Academy. City staff has no outstanding concerns with this request.

Attachments

- Aerial
- Final Plan
- Staff Reviews

Suggested Motions:

Grant

I move to recommend approval of the final subdivision plan for Monterey Estates Phase 6 & 7 located at approximately 1500 W 700 S, R-3 zone, subject to all applicable requirements of the City’s municipal codes, city staff reviews (and to the condition(s) that...)

Deny

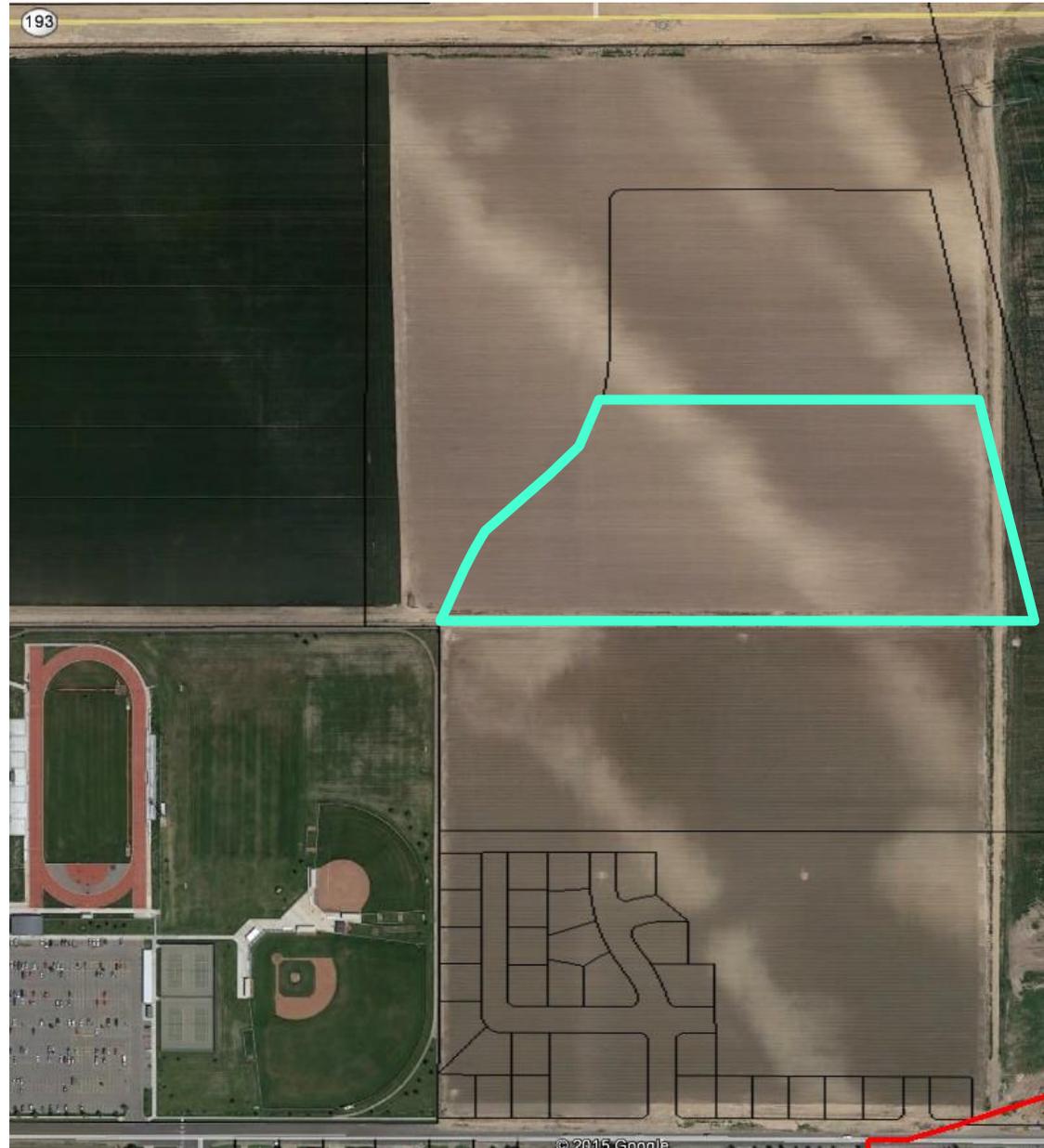
I move to recommend denial of the final subdivision plan for Monterey Estates Phase 6 & 7 located at approximately 1500 W 700 S, R-3 zone, based on...

Table

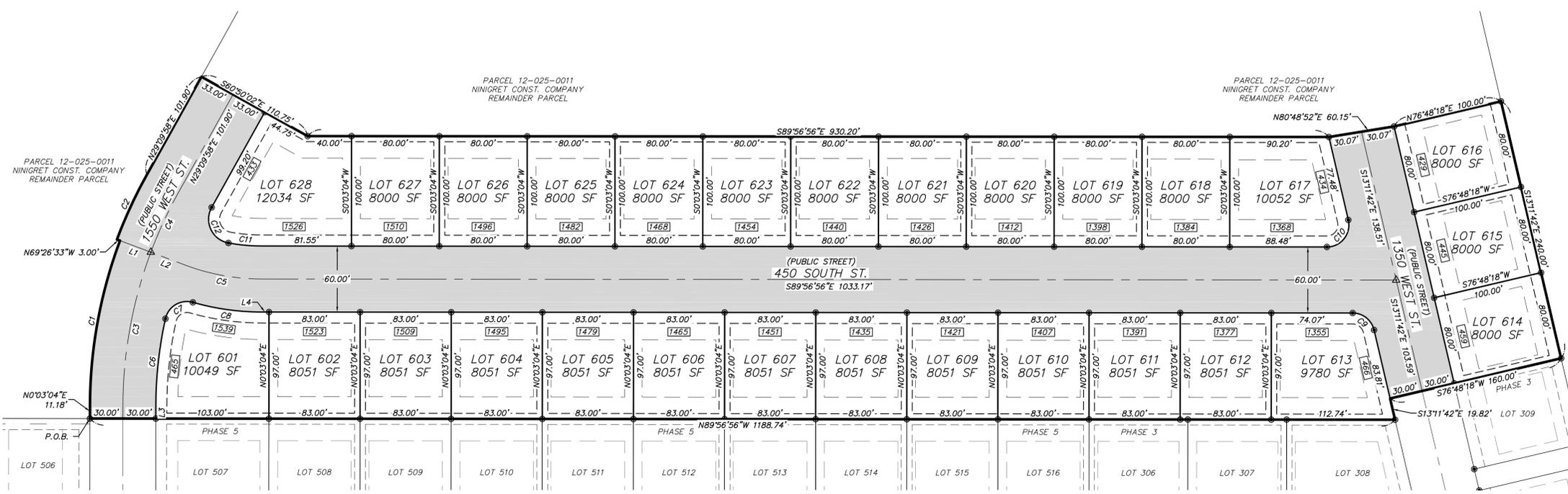
I move to table discussions pertaining to final subdivision plan for Monterey Estates Phase 6 & 7 located at approximately 1500 W 700 S, R-3 zone, until....



Monterey Estates Phase 6-7 1500 W 700 S



MONTEREY ESTATES PHASE 6
 A PART OF THE SOUTH 1/2 OF SECTION 3, TOWNSHIP 4
 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN
 CITY OF SYRACUSE, COUNTY OF DAVIS, STATE OF UTAH



SURVEY CERTIFICATE

I, STEVEN C. EARL, A PROFESSIONAL LAND SURVEYOR, HOLD CERTIFICATE NO. 318575-2201, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, WHICH IS ACCURATELY DESCRIBED THEREWITH, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS MONTEREY ESTATES PHASE 6, AND THAT THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

LEGAL DESCRIPTION

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

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 3; THENCE N25°17'14"W 1275.73 FEET TO THE POINT OF BEGINNING AT THE NORTHEAST CORNER OF LOT 506 OF MONTEREY ESTATES PHASE 5; THENCE N0°03'04"E 11.18 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 430.00 FEET AND A LONG CHORD THAT BEARS N10°18'15"E 153.08 FEET; THENCE NORTHERLY 153.90 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°30'23"; THENCE N69°26'33"W 3.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 433.00 FEET AND A LONG CHORD THAT BEARS N24°51'43"E 65.00 FEET; THENCE NORTHEASTERLY 65.06 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8°36'31"; THENCE N29°09'58"E 101.90 FEET; THENCE S60°50'02"E 110.75 FEET; THENCE S89°56'56"E 930.20 FEET; THENCE N80°48'52"E 60.15 FEET; THENCE N76°48'18"E 100.00 FEET; THENCE S13°11'42"E 240.00 FEET TO THE NORTHEAST CORNER OF LOT 309 OF MONTEREY ESTATES PHASE 3; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID MONTEREY ESTATES PHASE 3 AND THE NORTHERLY BOUNDARY OF MONTEREY ESTATES PHASE 5 THE FOLLOWING THREE COURSES:

1. S76°48'18"W 160.00 FEET;
2. S13°11'42"E 19.82 FEET;
3. N89°56'56"W 1188.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.67 ACRES, MORE OR LESS.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED TRACT OF LAND, HAVING CHAUNED THE SAME TO BE SUBDIVIDED INTO LOTS TO BE HEREAFTER KNOWN AS MONTEREY ESTATES PHASE 6, DO HEREBY DEDICATE TO THE PUBLIC THE STREETS AS SHOWN HEREON, AND DO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREETS. WE ALSO OFFER AND CONVEY TO ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AND RIGHT-OF-WAY OVER, UNDER, ACROSS, AND THROUGH THOSE AREAS DESIGNATED ON THIS PLAT AS UTILITY EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, COMMUNICATIONS, NATURAL GAS, SEWER, WATER, IRRIGATION, AND DRAINAGE LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO, WHICH WOULD REQUIRE THAT NO SURFACE CONSTRUCTION BE ALLOWED WHICH WOULD INTERFERE WITH NORMAL UTILITY USE.

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

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

ACKNOWLEDGMENT

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

NOTARY PUBLIC _____

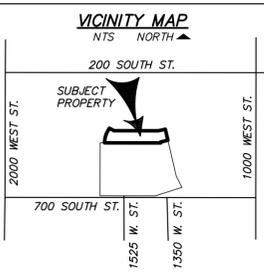
GENERAL NOTES

1. NO PERMANENT STRUCTURES ALLOWED WITHIN PUBLIC UTILITY EASEMENTS UNLESS OTHERWISE APPROVED BY THE CITY.
2. SECONDARY WATER PRESSURE IS LOW AND IT IS RECOMMENDED THAT THE OWNER INSTALL A SECONDARY BOOSTER PUMP.

UTILITY COMPANIES

EASEMENTS ARE APPROVED AS SHOWN HEREON.

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



COUNTY RECORDER

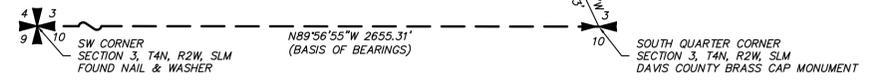
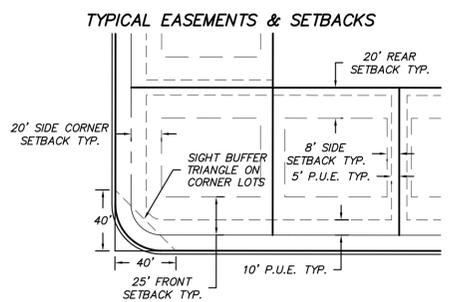
COUNTY RECORDER'S NO. _____
 STATE OF UTAH, COUNTY OF DAVIS,
 RECORDED AND FILED AT THE REQUEST
 OF _____
 DATE _____ TIME _____ FEE _____
 INDEX FILED IN: FILE OF PLATS
 COUNTY RECORDER
 BY: DEPUTY RECORDER



CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ	CH. BEARING	CHORD
C1	153.90'	430.00'	20°30'23"	N10°18'15"E	153.08'
C2	65.06'	433.00'	8°36'31"	N24°51'43"E	65.00'
C3	143.16'	400.00'	20°30'23"	N10°18'15"E	142.40'
C4	60.10'	400.00'	8°36'31"	N24°51'43"E	60.04'
C5	71.58'	200.00'	20°30'23"	S79°41'45"E	71.20'
C6	80.27'	370.00'	12°25'46"	N6°15'57"E	80.11'
C7	32.61'	20.00'	93°25'29"	N59°11'34"E	29.12'
C8	63.64'	230.00'	15°51'14"	S82°01'19"E	63.44'
C9	26.79'	20.00'	76°45'14"	S51°34'19"E	24.83'
C10	36.04'	20.00'	103°14'46"	S38°25'41"W	31.36'
C11	30.71'	170.00'	10°21'00"	N84°46'26"W	30.67'
C12	41.76'	22.00'	108°45'54"	N25°12'59"W	35.77'

LINE TABLE		
LINE	LENGTH	BEARING
L1	30.00'	S69°26'33"E
L2	33.19'	S69°26'33"E
L3	11.18'	N0°03'04"E
L4	6.50'	S89°56'56"E

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



CITY ATTORNEY

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

SYRACUSE CITY ATTORNEY _____

CITY COUNCIL APPROVAL

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

SYRACUSE CITY RECORDER _____ SYRACUSE CITY MAYOR _____

PLANNING COMMISSION APPROVAL

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

SYRACUSE CITY PLANNING COMMISSION _____

ENGINEER'S CERTIFICATE

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

SYRACUSE CITY ENGINEER _____



FINAL PLAT

MONTEREY ESTATES PHASE 6



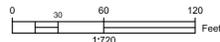
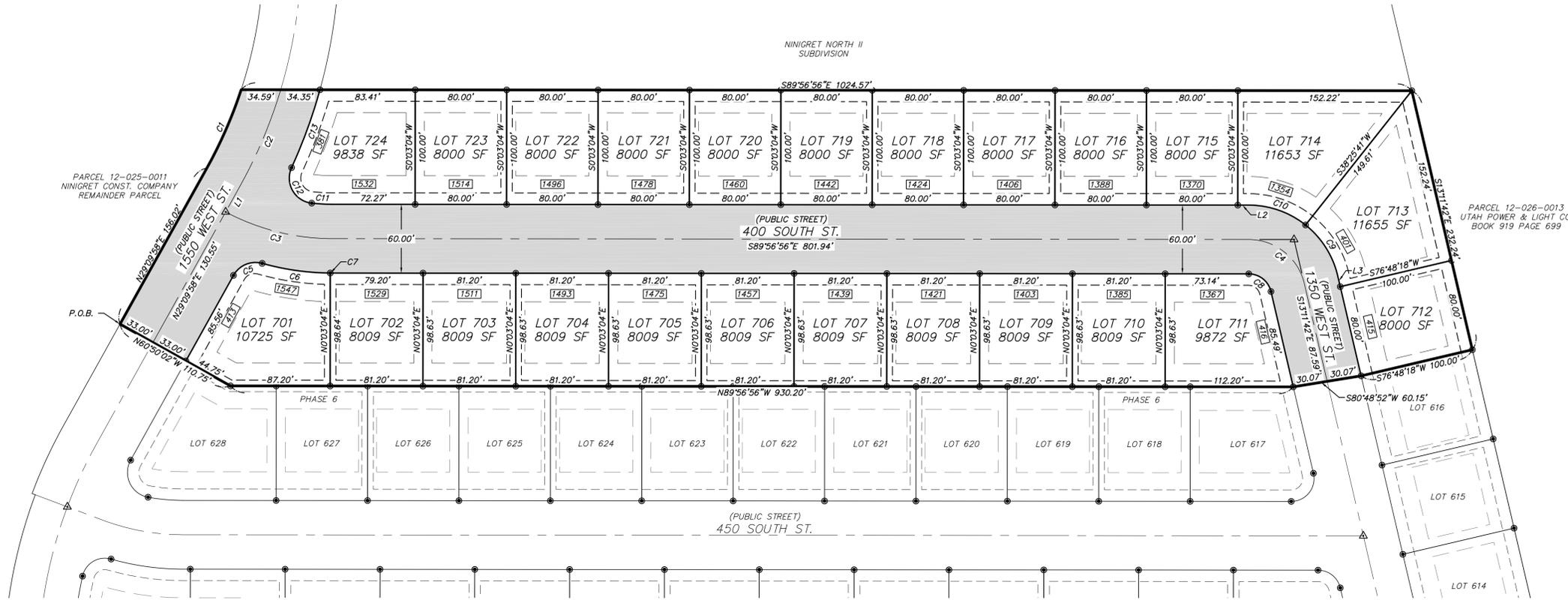
Cache • Landmark
 Engineers
 Surveyors
 Planners

1011 West 400 North
 Suite 130
 Logan, UT 84321
 435.713.0099

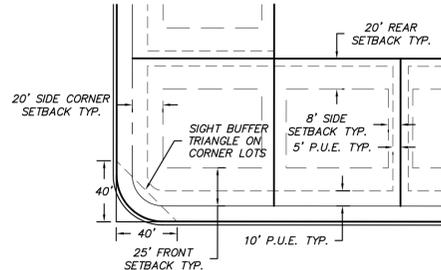
DATE: 27 MARCH 2015
 SCALE: 1" = 60'
 CALCULATED BY: S. EARL
 CHECKED BY: S. CROOKSTON
 APPROVED BY: S. EARL
 PROJECT NUMBER: 13009SYR

1 / 1

MONTEREY ESTATES PHASE 7
A PART OF THE SOUTH 1/2 OF SECTION 3, TOWNSHIP 4
NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN
CITY OF SYRACUSE, COUNTY OF DAVIS, STATE OF UTAH



TYPICAL EASEMENTS & SETBACKS

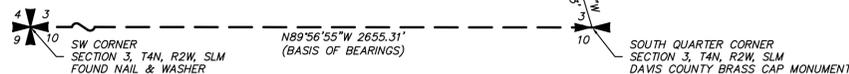


CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ	CH. BEARING	CHORD
C1	74.82'	392.00'	10°56'11"	N23°41'53"E	74.71'
C2	91.91'	425.00'	12°23'29"	N22°58'14"E	91.74'
C3	97.41'	200.00'	27°54'23"	S75°59'45"E	96.45'
C4	66.98'	50.00'	76°45'14"	S51°34'19"E	62.08'
C5	29.34'	22.00'	76°24'31"	N67°22'14"E	27.21'
C6	60.32'	230.00'	15°01'31"	S81°56'17"E	60.14'
C7	2.00'	230.00'	0°29'54"	N89°41'59"W	2.00'
C8	26.79'	20.00'	76°45'14"	S51°34'19"E	24.83'
C9	53.58'	80.00'	38°22'37"	N32°23'01"W	52.59'
C10	53.58'	80.00'	38°22'37"	S70°45'38"E	52.59'
C11	18.31'	170.00'	6°10'13"	N86°51'49"W	18.30'
C12	41.62'	22.00'	108°22'50"	N29°35'18"W	35.68'
C13	72.45'	458.00'	9°03'49"	N20°04'12"E	72.37'

LINE TABLE		
LINE	LENGTH	BEARING
L1	25.47'	N29°09'58"E
L2	9.67'	S89°56'56"E
L3	9.69'	N131°11'42"W

LEGEND

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



SURVEY CERTIFICATE
I, STEVEN C. EARL, A PROFESSIONAL LAND SURVEYOR, HOLD CERTIFICATE NO. 318575-2201, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, WHICH IS ACCURATELY DESCRIBED THEREWITH, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS MONTEREY ESTATES PHASE 7, AND THAT THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.



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

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 3; THENCE N16°50'44"W 1529.93 FEET TO THE POINT OF BEGINNING AT THE NORTHWEST CORNER OF MONTEREY ESTATES PHASE 6;
THENCE N29°09'58"E 156.02 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 392.00 FEET AND A LONG CHORD OF 74.71 FEET BEARING N23°41'53"E;
THENCE NORTHEASTERLY 74.82 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°56'11";
THENCE S89°56'56"E 1024.57 FEET TO THE WEST LINE OF A PARCEL OWNED BY UTAH POWER AND LIGHT COMPANY, RECORDED IN BOOK 919 PAGE 699;
THENCE S13°11'42"E 232.24 FEET ALONG SAID WEST LINE TO THE NORTHEAST CORNER OF LOT 616 OF MONTEREY ESTATES PHASE 6;
THENCE ALONG THE NORTHERLY BOUNDARY OF SAID MONTEREY ESTATES PHASE 6 THE FOLLOWING FOUR COURSES:
1. S76°48'18"W 100.00 FEET;
2. S80°48'52"W 60.15 FEET;
3. N89°56'56"W 930.20 FEET;
4. N60°50'02"W 110.75 FEET TO THE POINT OF BEGINNING.
CONTAINING 6.51 ACRES, MORE OR LESS.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS TO BE HEREAFTER KNOWN AS MONTEREY ESTATES PHASE 7, DO HEREBY DEDICATE TO THE PUBLIC THE STREETS AS SHOWN HEREON, AND DO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREETS.
WE ALSO OFFER AND CONVEY TO ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AND RIGHT-OF-WAY OVER, UNDER, ACROSS, AND THROUGH THOSE AREAS DESIGNATED ON THIS PLAT AS UTILITY EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, COMMUNICATIONS, NATURAL GAS, SEWER, WATER, IRRIGATION, AND DRAINAGE LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO, WHICH WOULD REQUIRE THAT NO SURFACE CONSTRUCTION BE ALLOWED WHICH WOULD INTERFERE WITH NORMAL UTILITY USE.

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

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

ACKNOWLEDGMENT

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

NOTARY PUBLIC _____

GENERAL NOTES

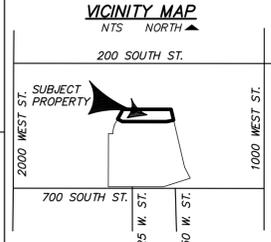
- NO PERMANENT STRUCTURES ALLOWED WITHIN PUBLIC UTILITY EASEMENTS UNLESS OTHERWISE APPROVED BY THE CITY.
- SECONDARY WATER PRESSURE IS LOW AND IT IS RECOMMENDED THAT THE OWNER INSTALL A SECONDARY BOOSTER PUMP.

UTILITY COMPANIES

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

COUNTY RECORDER

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



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

SYRACUSE CITY ATTORNEY

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

SYRACUSE CITY RECORDER

SYRACUSE CITY MAYOR

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

SYRACUSE CITY PLANNING COMMISSION

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

SYRACUSE CITY ENGINEER

FINAL PLAT
MONTEREY ESTATES PHASE 7

Cache • Landmark
Engineers
Surveyors
Planners
1011 West 400 North
Suite 130
Logan, UT 84321
435.713.0099
DATE: 27 MARCH 2015
SCALE: 1" = 60'
CALCULATED BY: S. EARL
CHECKED BY: S. CROOKSTON
APPROVED BY: S. EARL
PROJECT NUMBER: 13009SYR
1 / 1



Monterey Estates Subdivision Phase 6 & 7

3000 West & 700 South

Engineer Final Plan Review

Completed by Brian Bloemen on May 22, 2015

Below are the engineering comments for the final plan review of the Monterey Estates Subdivision Phases 6 & 7.

Plans:

1. A detention basin maintenance agreement will be required. Clarify who will own and maintain the detention basin.
2. The existing concrete ditch on the south side of the property will need to be piped provided water is still being conveyed into the ditch at the time of construction. The owner of the ditch shall sign off on all improvements.
3. Verify proper fire hydrant spacing with the fire department.

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

Sincerely,

Brian Bloemen, P.E.
City Engineer



SYRACUSE
EST. CITY 1935

Subdivision Final Plan Review

Subdivision: Monterey Estates Phase 6 & 7

Date: May 26, 2015

Completed By: Jenny Schow, City Planner

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

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

Other

- | | |
|----|---|
| 1. | Execute a development agreement with the city regarding the installation of a trail through the power corridor. |
|----|---|

Conditional Items of Final Plan Approval for Preconstruction

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

Conditional Items of Final Plan Approval for Recording

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



TO: Community Development, Attention: Jenny Schow
FROM: Jo Hamblin, Fire Marshal
RE: Monterey Estates Phase 6 and 7

DATE: February 5, 2015

I have reviewed the Monterey Estates Amendment Phase 6 and 7 submitted on January 22, 2015. The Fire Prevention Division of this department has the following comments/concerns.

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

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

Sincerely,

Jo Hamblin
Deputy Chief/ Fire Marshal
Syracuse City Fire Department

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



PLANNING COMMISSION AGENDA

Agenda Item # 5

Major Conditional Use Permit Elite Skills 3242 S 750 W

Factual Summation:

Zone:	R-2 Residential
Applicant:	Duane Koski
Proposed Hours of Operation:	Monday-Friday 4:00 pm-8:00 pm Saturday 9:00 am-6:00 pm Sunday 11:00 am-4:00 pm

Background:

This request is for a home occupation within an existing private gym located in an accessory structure. The applicant provides basketball skills development through one-on-one training sessions on site and offers off site team training. More information regarding this business can be found on their recently updated website, <http://www.eliteskillsbball.com/> All additional traffic into the private gym is personal friends and family. The Koski's are able to accommodate offsite parking as shown in the attached photograph.

City code 10.35.040 D.1.d requires home occupations conducted in an accessory building to be processed as a major conditional use permit and meet the following conditions:

- (i) The Planning Commission finds that the proposed home occupation will be clearly accessory and subordinate to the principal use of the property for dwelling purposes; and
- (ii) The Planning Commission finds that the proposed home occupation will not adversely affect the residential nature and aesthetic quality of the neighborhood; and
- (iii) Any off-street parking displaced by the home occupation is relocated elsewhere on the lot or parcel in compliance with setback standards for the zoning in which the property is located; and
- (iv) The Planning Commission may impose any conditions it deems necessary to mitigate impacts of the home occupation on the neighborhood.

Attachments:

- Aerial
- Photograph-off street parking and accessory structure.
- Photographs-street parking not associated with the Koski's.
- Public notice letter
- Community response letters

Suggested Motions:

Grant

I move to approve the Major Conditional Use Permit for Elite Skills, home occupation, Duane Koski, located at 3242 S 750 W, R-2 Zone subject to all applicable requirements of the City's municipal codes (and to the condition(s) that...)

Deny

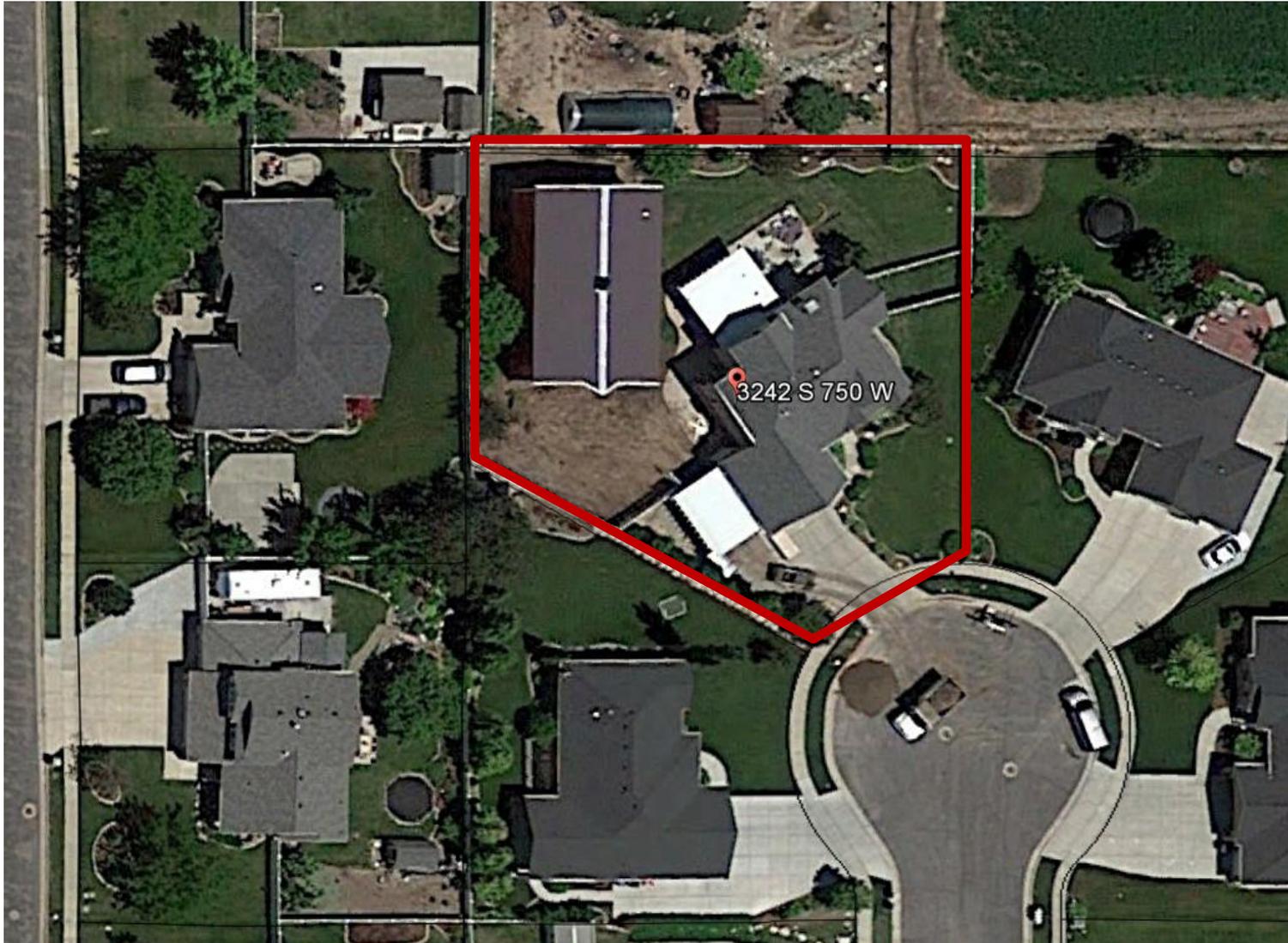
I move to deny the Major Conditional Use Permit for Elite Skills, home occupation, Duane Koski, located at 3242 S 750 W, R-2 Zone, based on...

Table

I move to table discussions pertaining to the Major Conditional Use Permit Elite Skills, home occupation, Duane Koski, located at 3242 S 750 W, R-2 Zone, until....



Conditional Use Permit
Elite Skills Academy
3242 S 750 W















SYRACUSE
EST. CITY 1935

Mayor
Terry Palmer

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

City Manager
Brody Bovero

May 22, 2015

The City has received a Conditional Use Application from Duane Koski, for a home business, Elite Skills Academy, located approximately 3242 S 750 W R-2 Zone. The Planning Commission will consider this request in their regular meeting, beginning at 6 p.m., in the City Hall Council Chambers on **June 2, 2015**.

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

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

Respectfully,

Syracuse City

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

jm

April 8th, 2015

From:
Shauna Bradford

[REDACTED]
[REDACTED]



To whom it may concern,

Please file this letter as an official complaint

In Dec. 2012 my backyard neighbor Duane and Darci Koski, (who live at 3242 South 750 West, Syracuse,) erected a **very large, red tin shed to use as an indoor basketball court in their backyard.** We know, and love the Koski family. We try to be conscious of them and were frankly shocked that they would not have talked to us or other neighbors about erecting such a building which would obviously have a big impact on our little community.

The tin shed, which now towers over our yard very close to our back fence, and because of our shallow plot, very close to our house is certainly iconic, **disruptive and inconvenient.** People both in, and out of our neighborhood were shocked that such a building could be built in such a ridiculous location. Mayor Nagle, Robert Whitley, and the building inspector who handles permits were all in dismay that it met all the ordinances currently established in Syracuse. Syracuse City allowed the building because they did not have a height ordinance to stop it. It's hard to miss this large red building as you drive into the neighborhood! It actually appears to be in my backyard because it is so close to my house.

The shed not only towers over my house but also the neighbors to the North. They have had to take down a beautiful green house and relocate it to the other end of their yard at great time and expense to themselves so that it will be out of the never ending shadow of this edifice. My garden no longer gets enough sun as well.

Because it is a TIN shed the sound of the ***basketball and the music they listen to while playing there echoes loudly both in and out of the shed and those of us outside the building can hear every bounce of the ball.*** When you're watching a basketball game for an hour or two the sound of a basketball is not a problem as you get involved in the game, but when you are not participating in the game, and instead, in bed trying to sleep, trying to read a book on your couch inside your living room, trying to figure things out on the computer in your kitchen, trying to eat lunch on your back deck, or heaven forbid, trying to enjoy the great outdoors in your very own backyard, and all you can hear hour after hour is the sound of a basketball and the usual accompanying music, it can be very much like a ***torture chamber!*** It was difficult enough when it was just their boys practicing for hours on end, however, as of late, the Koski's have decided their basketball court should be used as a business so people come and go all day long to play the sport and train, from 9 a.m. to 11:45 p.m. giving us ***no significant quiet time.***

Since the Koski's live in a cul-de-sac this causes ***immense parking problems.*** The neighbors really don't have any street parking in the first place because it is a cul-de-sac and has a subsequent fire hydrant. Now they have the additional cars from other boys, men, and coaches parking there all day and night. Also, with the coming and going of all the additional traffic the ***safety of the many children who live on, and play in the cul-de-sac has become a big safety concern.*** Ironically most of the residents in the cul-de-sac purchased homes in that very location for the safety which is normally inherent for their young children in a cul-de-sac. There is also the concern of ***strangers coming and going*** at all hours which is inherent with this business. It creates an uncomfortable situation for the neighbors, and as you can imagine, especially to the neighbors with small children playing freely outside. We moved into a residential neighborhood to avoid the downsides of living in a business district. We have not changed the makeup of our neighborhood, but little by little, Duane and Darci are trying to do just that, and possibly they don't even realize it.

When this edifice first started to go up and we protested, Duane said "Oh, we didn't even think about you and the neighbors!" Well that was obvious. Still to this date I believe they have no idea, how what they are doing, is affecting their

neighbors and community. I have tried to communicate this to them by calling and asking them to not play during specific important times. Koski's have since disconnected their phone and will not answer the door when I knock, that is one reason I am writing this letter. I am sure they are still wonderful people! But they are still "not thinking about their neighbors. I believe that's where ordinances come into play.

Ordinances help everyone in the sand pile play nicely together even though they might not be thinking of each other. I believe the Koski's address is zoned for residential only, not business. ***I hope that the entities within the city that create and enforce these zones and ordinances will do due diligence to keep the integrity of our "residential" neighborhood. I also hope that the entities that make the policies and ordinances that govern the affairs of the city will make every effort to see that parameters are put in place that will prohibit situations of this nature from happening again!***

If they would have been in place two years ago it would have eliminated many difficult situations, and provided a more comfortable, nurturing atmosphere for neighborly interactions! Thank you for your leadership and your diligence in helping Syracuse move forward to become an even better place to live!

Please note that on 2-28-15 I sent an e-mail to the city council members regarding my disappointment that an official height ordinance is still not in place in Syracuse to prevent a situation like this from happening again.

With Respect,

Shauna Bradford



Jason & Wendy Spafford

[REDACTED]
[REDACTED]

April 10, 2015

Syracuse City
1979 W 1900 S
Syracuse, Utah 84075
Attn: Business Licensing/Code Enforcement

Re: Business Operating at 3242 S 750 W

To whom it may concern:

It has come to our attention that our neighbor, Mr. Duane Koski, is operating a business out of his home at 3242 S 750 W, Syracuse Utah. Please see the attached flyer and a printout of the website for the business, Elite Skills Basketball. It appears he is using a large gym constructed about two years ago in his back yard to provide basketball training for a fee.

For the past two years the quiet cul-de-sac where we live has changed to a bustling parking lot with many cars coming and going at all times of day and during all the days of the week. To date we have been under the impression that somehow Mr. Koski had obtained a business license and was operating legally. But we have recently learned that he and his company are operating without such license. It is for this reason that we now make a formal complaint to Syracuse City, in an effort to make the City aware of the safety hazards that exists.

There are six homes within 300 feet of the Koski home, all fronting the street, 750 West. There are eleven children under the age of 10 that live in these homes. All are very active and enjoy playing outside. A cul-de-sac is not a place for a business where every hour there are 3-7 new cars arriving and departing to pick up athletes from training. In addition, there are several cars that remain parked on the street for hour upon hour during operation. This is creating an unsafe environment for the children who reside here. Due to safety concerns we ask the City to notify Mr. Koski to immediately desist all business activity until a formal public hearing can be held on the matter. A business like this should not be approved in a residential neighborhood without input from the neighbors that are most affected by the activities. We appreciate your immediate attention to this matter and are open to additional questions or concerns you may have. We can be reached at [REDACTED]

Regards,
Jason & Wendy Spafford

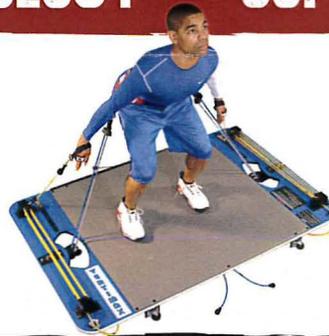


YOU WANT TO DOMINATE ON THE COURT

WE HAVE THE FORMULA TO
MAKE THAT HAPPEN



SUPERIOR TECHNOLOGY = SUPERIOR TRAINING



Real Time Statistics to Improve Dribble Speed, Accuracy and Right / Left Comparison

Improve Speed, Power and Vertical Jump like Never Before

Game Shots in Game Spots at Game Speed

Technology Used by NBA and the Best D-1 College Teams

CALL NOW TO SCHEDULE A FREE TRAINING SESSION!

Schedule Online in Less Than 60 Seconds!

www.eliteskillsball.com

801-661-3036

**Ages 6+, Boys and Girls
All Skill Levels Welcome**

- ★ One on One / Individual Sessions
- ★ Group Sessions (2-5 players with discounts applying)

The Only Basketball Training Facility of its Kind in Utah



Registered client? [Sign in](#)

The Elite Skills Academy is now offering complimentary online scheduling. Easily see which appointment times are still available and quickly book online in seconds. We anticipate our schedule to fill up quickly due to the increase in demand for our training, so reserve your spot quickly!

New to the Elite Skills Academy? Come in for a FREE complimentary first session. Select the free session below and pick an available appointment slot to reserve your training.

We offer 1 on 1 training, Group training and Team training sessions to meet the needs of all players and coaches. Simply select the option below that best fits your player and pick an available appointment slot to reserve your training today.

Feel free to reach out to us directly at 801-661-3036 if you have any questions. We look forward to seeing you at our new facility!

* Please allow up to 24 hours to cancel an appointment.

Online Scheduling

Select a service to schedule an appointment.

First Session Free (30 mins)

Schedule your complimentary first session for Free today!

[Complimentary Free Express Session \(30 Min\)](#) Free

Your first session at the Elite Skills Academy is on the house! Come experience the difference with NBA level technology and training.

Skills Training for Individuals (1 on 1)

[Individual Skills Training - Complete Session 2nd & 3rd Grade\(1 Hour\)](#) \$50

This Training Session is for Boys and Girls in 2nd-3rd grade.

Individual Skills Training - Complete Session 4th & 5th Grade (1 Hour) \$50

This Training Session is for Boys and Girls in 4th-5th grade.

Individual Skills Training - Complete Session 6th-8th Grade (1 Hour) \$50

This Training Session is for Boys and Girls in 6th-8th grade.

Individual Skills Training - Complete Session 9th Grade - Older (1 Hour) \$50

Looking to make the High-School team? Already made the team and want to play in college? Hone your Shooting, Dribbling, Strength and Skills at the Elite Skills Academy!

Skills Training for Groups (2-6 players)

Group Skills Development (1 Hour) \$25

Group Training offers great benefits for skill development such as added competition, intensity and specialized group drills; plus we offer group training at a discounted rate! We'll group your player with others of similar skill / age for the maximum results.

Skills Training for Teams (minimum 8 players)

Schedule a Team Training Session - We'll come to your facility or you can come to ours! 8 Player Minimum.

Team Training Session (1 Hour)

Bring your team to our facility for a one of a kind team training session. We'll also come to your facility and bring our state of the art technology to you! \$15/player at our facility and \$20/player if we need to travel to you.

Contact

duanekoski@gmail.com

(801) 661-3036

Reviews

Rated based on 6 ratings

[Write a review](#)

Fast results

These kind of workouts will make you improve very fast. It will push you to

Jackie Manning

From: Debbie Rainford
Sent: Monday, April 13, 2015 7:56 AM
To: Jenny Schow; Jackie Manning
Subject: FW: Form submitted: [Contact Department] in portal [Syracuse City]

Another complaint about Elite Skills Academy.

From: [REDACTED]
Sent: Thursday, April 09, 2015 10:09 PM
To: Debbie Rainford
Subject: Form submitted: [Contact Department] in portal [Syracuse City]

Name: Jeff Ferguson
Email Address: [REDACTED]
Subject: Business run in my cul-de-sac (residential area)

Comment: I am Jeff Ferguson. I live [REDACTED]. My wife, my three children, and I live in this home near the end of a cul-de-sac in a residential zone in Syracuse. One of the neighbors across the street at 3242 South 750 West is running a business from his home and his backyard barn/structure. I am writing this complaint because I am concerned for the safety of my children and the other young children in the area. Many cars come into the cul-de-sac most nights of the week. They park in the street and pull in and out of the street and driveway often. I am concerned for the safety of small children and others who play in the yards and sidewalks and even cross the street while playing. The customers of this business backup too often and I'm afraid an unknowing child will get behind one of them soon. The cars parked often in the street could also cause risk as it makes it harder for children to be seen when residents are backing out of their driveways. In short, there are too many cars for a residential street, especially a cul-de-sac full of children. Thank you for considering my concern. Jeff [REDACTED]



PLANNING COMMISSION AGENDA

Agenda Item # 6

Major Conditional Use Permit Discovery Adventures Preschool 2098 S 1730 W

Factual Summation:

Zone: R-2 Residential
Applicant: Hillary Steab

Background:

This request is for a preschool home occupation for children ages 3 to 6. City code 10.35.040.D.1.c requires all preschools where the number of sessions per week is greater than four to be processed as a major conditional use. In addition, city code 10.35.040.G requires home preschools to have backyards fully enclosed with secure fencing and limits the number of students to 16.

The applicant is requesting 5 preschool sessions per week with up to 16 children, Monday thru Friday from 9:00 AM to 11:30 AM. The applicant will hire an additional teacher and provide the City with the necessary back ground check once class size reaches 14 students. The applicant would like to open the preschool in September, and will have a 6 foot vinyl fencing for the back yard before she opens her preschool.

Attachments:

- Aerial
- Site Plan
- Signage

Suggested Motions:

Grant

I move to approve the Major Conditional Use Permit for Discovery Adventure Preschool, Hillary Steab, located at 2098 S 1730 W, R-2 Zone subject to all applicable requirements of the City's municipal codes (and to the condition(s) that...)

Deny

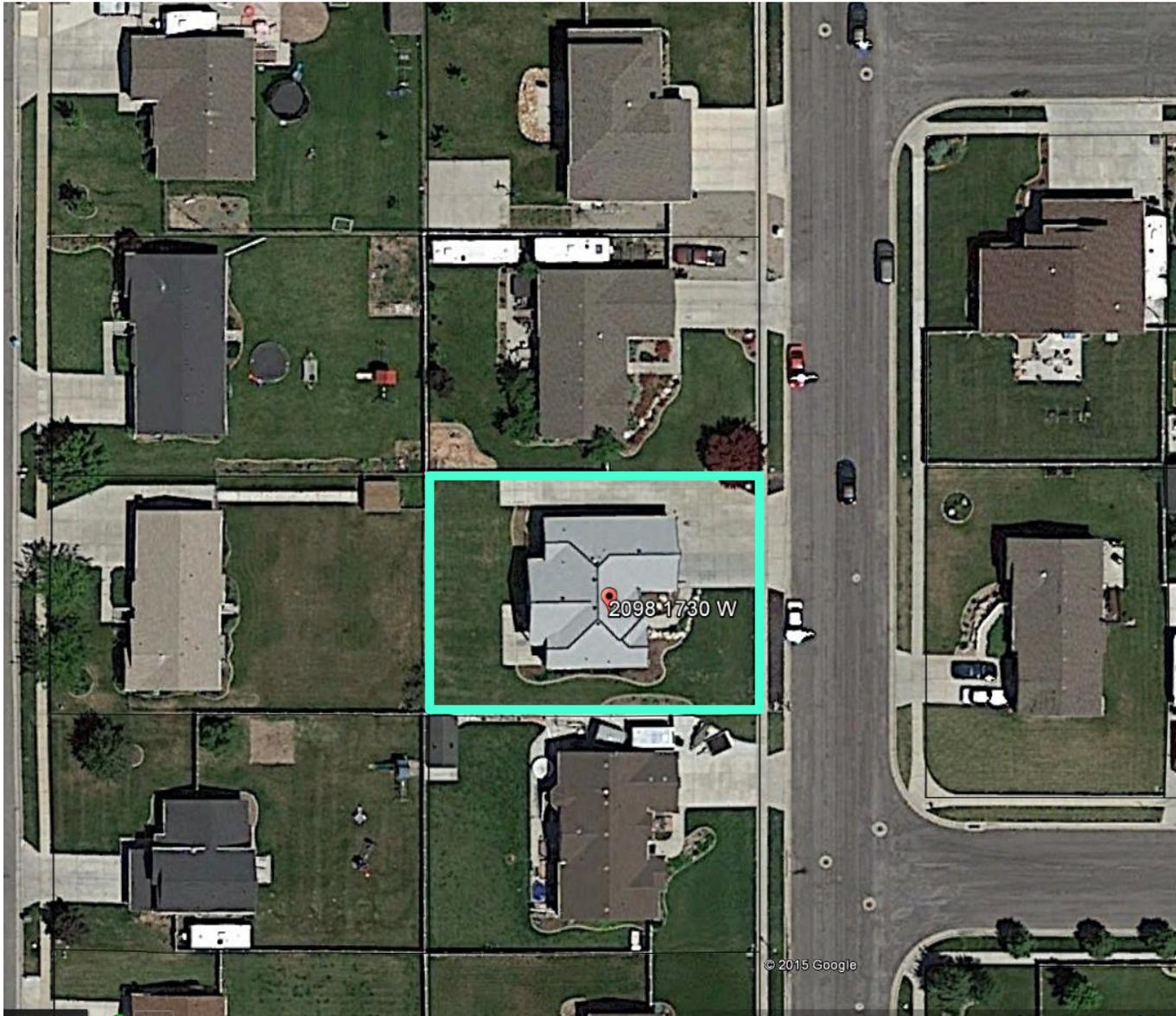
I move to deny the Major Conditional Use Permit for Discovery Adventure Preschool, Hillary Steab, located at 2098 S 1730 W, R-2 Zone, based on...

Table

I move to table discussions pertaining to the Major Conditional Use Permit for Discovery Adventure Preschool, Hillary Steab, located at 2098 S 1730 W, R-2 Zone, R-2 Zone, until....



Conditional Use Permit Discovery Adventures Preschool 2098 S 1730 W

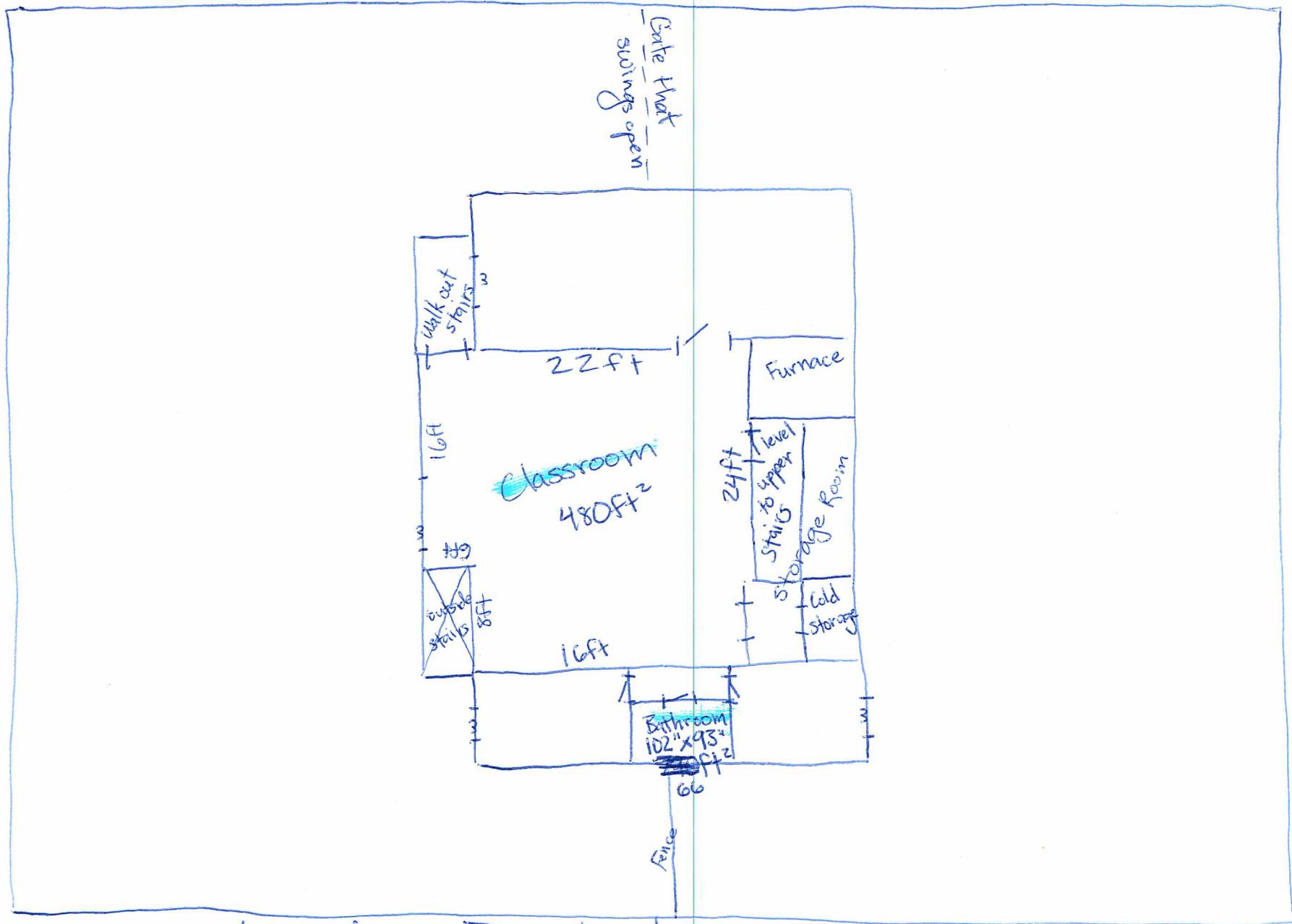


Parking - Parents will be encouraged to walk and car pool. Parking spots for 9 cars at a time.



Discovery Adventures Preschool ~ 2098 S. 1730 W ~ 801-200-2744

- existing fence
- fence to be added
- Gate (fence) that swings open



Discovery Adventure Preschool ~ 2098 S 1730 W ~ (801) 200-2744

1500 ft² on lower level

546 ft² used for preschool, 36%



Discovery Adventures

Preschool

Sign will be our company
logo on a 1ft x 2ft
wooden sign, staked
in our front
flower bed.





PLANNING COMMISSION

AGENDA

June 2, 2015

Agenda Item # 7 Preliminary Plan Report

Factual Summation

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

Subdivision Name:	Keller Crossing
Location:	1975 S 1000 W
Pre-Application Meeting:	March 4, 2015
Concept Plan Review	April 29, 2015
Concept Plan Report PC	May 5, 2015
Concept Plan Report CC	May 12, 2015
Current Zoning:	A-1 Agricultural
General Plan:	R-2 Residential and General Commercial
Requested Zoning:	R-2/R-3
Total Area:	18.58 Acres
R-2	10.07
R-3	8.56
Net Developable Acres:	14.86 acres
R-2	8.56
R-3	6.84
R-2 Density Allowed:	32 lots
Requested:	27 lots
R-3 Density Allowed:	37 lots
Requested:	23 lots

Attachments:

- Aerial
- Preliminary Plan
- Staff Reviews

Suggested Motions:

Grant

I move to recommend approval of the Preliminary Subdivision Plan for Keller Crossing located at approximately 1975 S 1000 W, R-1/R-2 Zone, subject to all applicable requirements of the City's municipal codes, city staff reviews (and to the condition(s) that...)

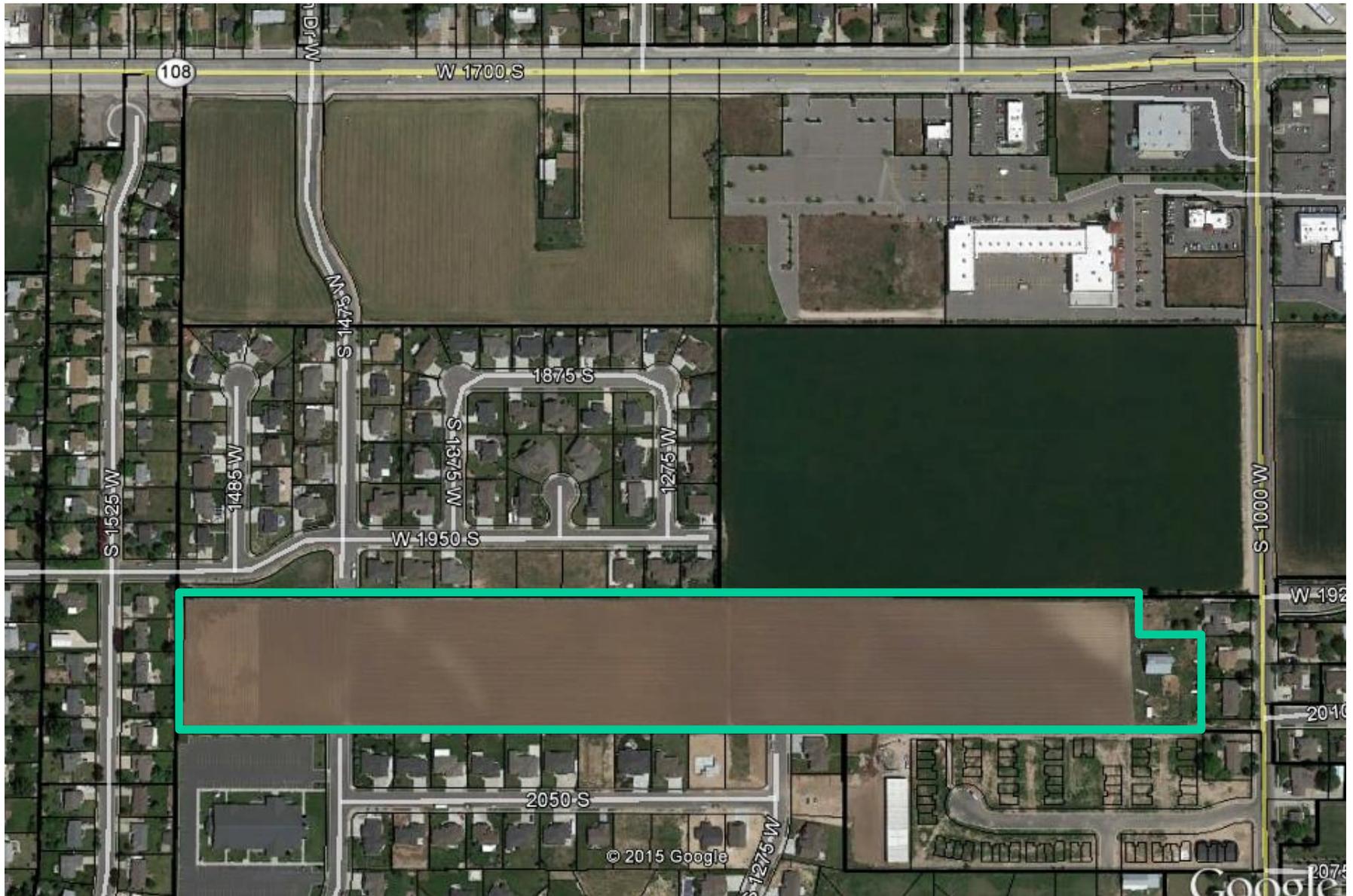
Deny

I move to recommend denial of the Preliminary Subdivision Plan for Keller Crossing located at approximately 1975 S 1000 W, R-1/R-2 Zone, based on...

Table

I move to table discussions pertaining to Preliminary Subdivision Plan for Keller Crossing located at approximately 1975 S 1000 W, R-1/R-2 Zone, until...

Keller Crossing 2000 S 1000 W





Keller Crossing Subdivision

1475 West & 2000 South

Engineer Preliminary Plan Review

Completed by Brian Bloemen on May 29, 2015

Below are the engineering comments for the preliminary plan review of the Keller Crossing Subdivision.

Plat:

1. A plat shall be submitted with final approval.

Plans:

1. Show required detention calculations for a 100-year storm event to verify adequate capacity of the existing regional detention basin.
2. Verify the fall zone radius is correct.
3. Verify the existing utility sizes in 1475 West Street.

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

Sincerely,

Brian Bloemen, P.E.
City Engineer



SYRACUSE
EST. CITY 1935

Subdivision Preliminary Plan Review Checklist

Subdivision: Keller Crossing

Date: 6-22-15

Completed By: Jenny Schow

Updated: 6-29-15

8-5-010: Preliminary Plat, General Information Required		Planning Staff Review:
a.	Proposed name of subdivision	Yes
b.	Location of subdivision, including the address of the section, township and range.	Yes
c.	Date of preparation.	Yes
d.	The location of the nearest bench mark and monument	See Engineer
e.	The boundary of the proposed subdivision.	Yes
f.	Legal description of the subdivision and acreage included.	Yes
g.	Location, width and name of existing streets and other public ways, railroad and utility right-of-ways, parks and other public open spaces, permanent building and structure, houses or permanent easement, and section and corporate lines within adjacent to the tract.	Yes
h.	Easements for water, sewer, drainage, utility lines, fencing, and other appropriate purposes.	Easement required for cell tower fall zone. See below.
i.	The layout, number, area and typical dimensions of lots, streets, and utilities.	See Engineer
j.	Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in a subdivision including, but not limited to, sites to be reserved or dedicated for parks, playgrounds, schools or other public uses.	None
k.	Current inset City map showing location of subdivision.	Yes
l.	Boundary lines of adjacent tracts of undivided land showing ownership.	Yes
m.	Location of wells, proposed, active and abandoned, and of all reservoirs within the tract and to a distance of at least one hundred (100) feet beyond the tract boundaries.	See Engineer
n.	Existing sewers, field drains, water mains, culverts or other underground facilities within the tract and to a distance of at least one hundred (100) feet beyond the tract boundaries, indicating pipe size, grades, manholes and exact location.	See Engineer
o.	Existing ditches, canals, natural drainage channels, open waterways and proposed alignments within the tract and to a distance of at least one hundred (100) feet beyond the tract boundaries.	See Engineer
p.	Contours at two-foot intervals for ground slopes within the subdivision between level and ten percent, and five-foot contours for slopes greater than 10 percent.	Yes
q.	The plat shall be drawn to a scale of not less than one 1"=100' and indicate true north	Yes

r.	The subdivider's detailed plan for protecting future residents of his development from such hazards as open ditches, canals or waterways, non-access streets, open reservoirs or bodies of water, railroad rights-of-way and other such features of a potentially hazardous nature located on, crossing, continuous or near to the property being subdivided, with the exception that the subdivider's plan need not cover those features which the planning commission determines would not be a hazard to life and/or where the conforming structure designed to protect the foregoing does not relieve the subdivider of the duty to investigate all possible means of protecting future residents from a potential hazard before a determination is made that the only conceivable means of protection is potentially more hazardous than the hazard itself.	See Engineer
s.	Location of existing and proposed land drains	See Engineer

Other Conditional Items of Approval:	
1.	Verify the cell tower collapse zone on the adjacent parcel to the south is located accurately. A fall zone easement will be required per City code 10.130.80 (c) 2.
2.	Street trees shall conform to ordinance 10-6-070.
3.	Addressing to be completed by the City and submitted to the developer prior to final submittal.



TO: Community Development, Attention: Jenny Schow
FROM: Jo Hamblin, Fire Marshal
RE: Wasatch Pointe Subdivision Preliminary

DATE: May 26, 2015

I have reviewed the plan submitted on May 19, 2015 for the above referenced project. The Fire Prevention Division of this department has the following comments/concerns.

1. At this time the Fire Department has no concerns regarding access or fire protection.

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



PLANNING COMMISSION

AGENDA

June 2, 2015

Agenda Item # 8 Preliminary Plan Report

Factual Summation

Syracuse City staff has conducted a Preliminary review of the 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
Concept Plan Report PC	May 19, 2015
Concept Plan Report CC	May 26, 2015
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
- Preliminary Plan
- Staff Reviews

Suggested Motions:

Grant

I move to recommend approval of the Preliminary Subdivision Plan for Spring Haven Estates located at approximately 1840 S 3475 W, R-1 Zone, subject to all applicable requirements of the City's municipal codes, city staff reviews (and to the condition(s) that...)

Deny

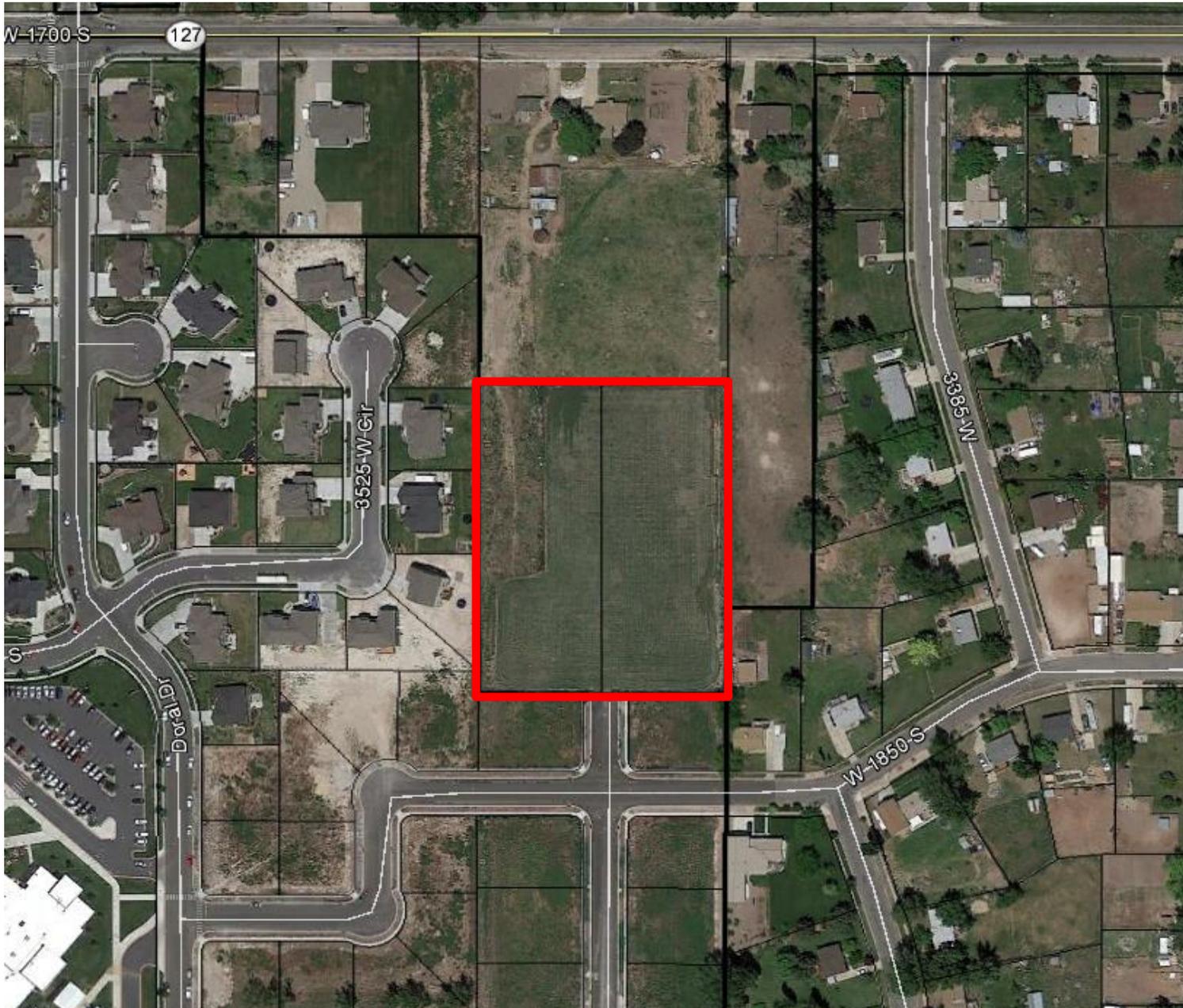
I move to recommend denial of the Preliminary Subdivision Plan for Spring Haven Estates located at approximately 1840 S 3475 W, R-1 Zone, based on...

Table

I move to table discussions pertaining to Preliminary Subdivision Plan for Spring Haven Estates located at approximately 1840 S 3475 W, R-1 Zone, until....



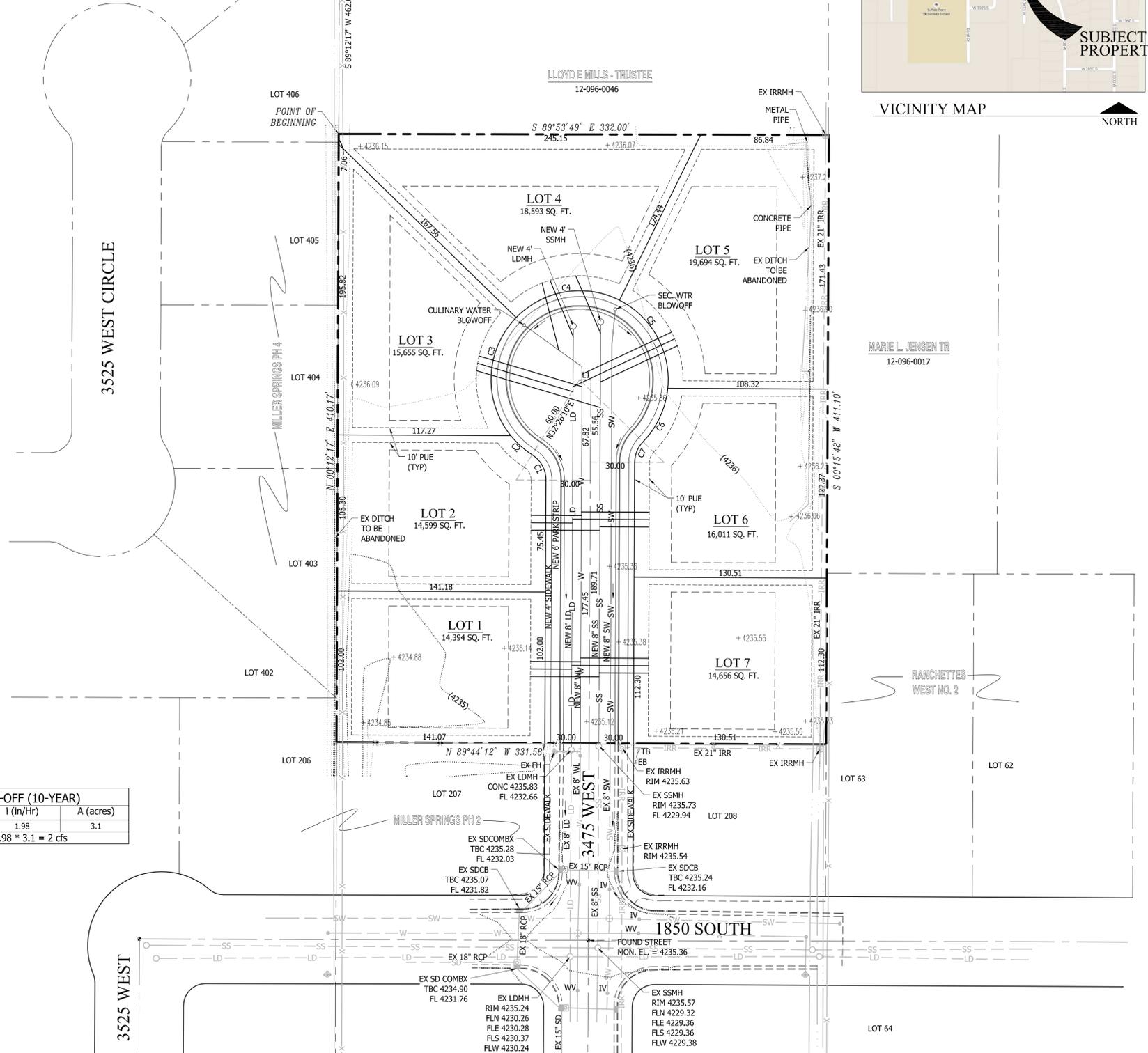
Spring Haven Subdivision 1840 S 3475 W



BASIS OF BEARING S 89°53'49" E 2658.45' (MEAS.)
2658.32' (REC.)

NORTHWEST CORNER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN (FOUND)

NORTH QUARTER CORNER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN (FOUND) (BENCHMARK=4237.49)



VICINITY MAP

SPRING HAVEN ESTATES

A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SYRACUSE CITY, DAVIS COUNTY, UTAH

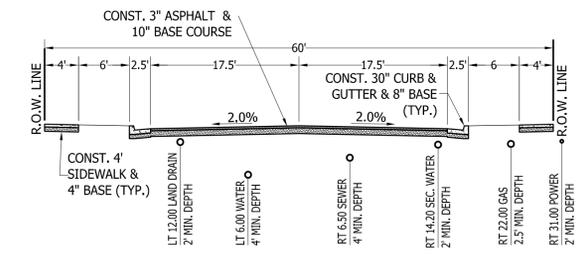
AS-SURVEYED DESCRIPTION

BEGINNING AT A POINT ON THE EAST LINE OF MILLER SPRINGS SUBDIVISION PHASE 4, AS RECORDED WITH THE DAVIS COUNTY RECORDER, SAID POINT BEING LOCATED SOUTH 00°12'17" WEST ALONG SECTION LINE 462.00 FEET FROM THE NORTH QUARTER CORNER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN; AND RUNNING THENCE SOUTH 89°53'49" EAST 332.00 FEET; THENCE SOUTH 00°15'48" WEST TO AND ALONG A WEST LINE OF RANCHETTES WEST NO. 2, AS RECORDED WITH THE DAVIS COUNTY RECORDER, 411.10 FEET TO THE NORTHEAST CORNER OF LOT 28, MILLER SPRINGS SUBDIVISION PHASE 2, AS RECORDED WITH THE DAVIS COUNTY RECORDER; THENCE NORTH 89°44'12" WEST ALONG THE NORTH LINE OF SAID SUBDIVISION 331.58 FEET; THENCE NORTH 00°12'17" EAST ALONG THE EASTERLY LINES OF SAID PHASE 2 AND PHASE 4 410.17 FEET TO THE POINT OF BEGINNING.

CONTAINS: 136,243 SQ. FT. / 3.13 AC.

LINE TABLE		
LINE	LENGTH	BEARING
L1	7.56	S89°44'12"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD
C1	20.23	20.00	57°57'41"	N28°43'02"W	19.38
C2	19.59	60.00	18°42'21"	S48°20'42"E	19.50
C3	87.21	60.00	83°16'47"	S02°38'52"W	79.73
C4	75.89	60.00	72°27'57"	S80°31'14"W	70.93
C5	72.04	60.00	68°47'49"	N28°50'53"W	67.79
C6	40.53	60.00	38°41'56"	N24°54'00"E	39.76
C7	15.35	20.00	43°59'10"	S22°15'23"W	14.98



TYPICAL STREET X-SECTION

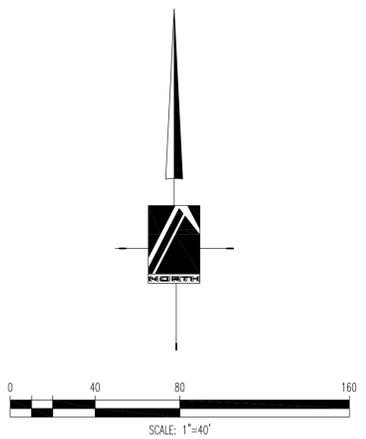
PEAK RUN-OFF (10-YEAR)				
C	tc	i	A	
	10 min	(in/Hr)	(acres)	
0.31	1.98	3.1		

Q = C*i*A = 0.31 * 1.98 * 3.1 = 2 cfs

LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

- BOUNDARY LINE
- CENTERLINE
- SETBACK LINE
- EASEMENT LINE
- 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
- EX. FENCE
- POINT OF BEGINNING
- EXISTING WATER VALVE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING STORM DRAIN CATCH BASIN
- EXISTING STORM DRAIN BOX
- EXISTING UTILITY POLE
- P.O.B.
- EX. SECTION CORNER
- EX. MONUMENT
- EX. CONTROL POINT
- EX. SPOT ELEVATION
- EG CONTOUR LINE
- BAR & CAP OR NAIL & WASHER TO BE SET
- EXISTING ASPHALT



PINNACLE
Engineering & Land Surveying, Inc.
West Bountiful • Mount Pleasant • St. George
2770 North 350 West, Suite #108
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

SPRING HAVEN ESTATES
PRELIMINARY PLAN
FOR: JOSH HUGHES
~1840 SOUTH 3475 WEST
SYRACUSE, UT
15-018



REVISION	DATE	BY
R1		
R2		
R3		
R4		
R5		
R6		
R7		
R8		
R9		

CALL BLUESTAKES
1-800-662-4111

AT LEAST 48 HOURS BEFORE DIGGING

SHEET 1 OF 1



Spring Haven Estates Subdivision

3475 West & 1850 South

Engineer Preliminary Plan Review

Completed by Brian Bloemen on May 21, 2015

Below are the engineering comments for the preliminary plan review of the Spring Haven Estates Subdivision.

Plat:

1. A plat shall be submitted with final approval.

Plans:

1. Culinary services must tie into the mainline, not the fire hydrant lead.
2. Show secondary service locations on the final plans.
3. Regional detention has previously been constructed for this subdivision. Show required detention calculations for a 100-year storm event to verify adequate capacity of the existing basin.
4. A wetland delineation will be required to be submitted prior to final approval.
5. Water shares in the amount of 3af-ft/acre of the subdivision boundary will be required.

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

Sincerely,

Brian Bloemen, P.E.

City Engineer



SYRACUSE
EST. CITY 1935

Subdivision Preliminary Plan Review Checklist

Subdivision: Spring Haven Estates

Date: May 22, 2015

Completed By: Jenny Schow

Updated:

8-5-010: Preliminary Plat, General Information Required		Planning Staff Review:
a.	Proposed name of subdivision	Yes
b.	Location of subdivision, including the address of the section, township and range.	Yes
c.	Date of preparation.	Yes
d.	The location of the nearest bench mark and monument	Yes
e.	The boundary of the proposed subdivision.	Yes
f.	Legal description of the subdivision and acreage included.	Yes
g.	Location, width and name of existing streets and other public ways, railroad and utility right-of-ways, parks and other public open spaces, permanent building and structure, houses or permanent easement, and section and corporate lines within adjacent to the tract.	Yes
h.	Easements for water, sewer, drainage, utility lines, fencing, and other appropriate purposes.	See Engineer
i.	The layout, number, area and typical dimensions of lots, streets, and utilities.	See Engineer
j.	Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in a subdivision including, but not limited to, sites to be reserved or dedicated for parks, playgrounds, schools or other public uses.	None
k.	Current inset City map showing location of subdivision.	Yes
l.	Boundary lines of adjacent tracts of undivided land showing ownership.	Yes
m.	Location of wells, proposed, active and abandoned, and of all reservoirs within the tract and to a distance of at least one hundred (100) feet beyond the tract boundaries.	See Engineer
n.	Existing sewers, field drains, water mains, culverts or other underground facilities within the tract and to a distance of at least one hundred (100) feet beyond the tract boundaries, indicating pipe size, grades, manholes and exact location.	See Engineer
o.	Existing ditches, canals, natural drainage channels, open waterways and proposed alignments within the tract and to a distance of at least one hundred (100) feet beyond the tract boundaries.	See Engineer
p.	Contours at two-foot intervals for ground slopes within the subdivision between level and ten percent, and five-foot contours for slopes greater than 10 percent.	Yes
q.	The plat shall be drawn to a scale of not less than one 1"=100' and	Yes

	indicate true north	
r.	The subdivider's detailed plan for protecting future residents of his development from such hazards as open ditches, canals or waterways, non-access streets, open reservoirs or bodies of water, railroad rights-of-way and other such features of a potentially hazardous nature located on, crossing, continuous or near to the property being subdivided, with the exception that the subdivider's plan need not cover those features which the planning commission determines would not be a hazard to life and/or where the conforming structure designed to protect the foregoing does not relieve the subdivider of the duty to investigate all possible means of protecting future residents from a potential hazard before a determination is made that the only conceivable means of protection is potentially more hazardous than the hazard itself.	See Engineer
s.	Location of existing and proposed land drains	See Engineer

Other Conditional Items of Approval:	
1.	Lot 6 is missing a frontage dimension
2.	Confirm lot frontage at setback on lots 3, 4 and 5
3.	Addressing to be completed by the City and submitted to the developer prior to final submittal.
4.	Round the corner on the setback detail



TO: Community Development, Attention: Jenny Schow
FROM: Jo Hamblin, Fire Marshal
RE: Spring Haven Estates Conceptual Drawings

DATE: April 30, 2015

I have reviewed the plan submitted on April 28, 2015 for the above referenced project. The Fire Prevention Division of this department has the following comments/concerns.

1. At this time the Fire Department has no concerns regarding access or fire protection.

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



PLANNING COMMISSION

AGENDA

June 2, 2015

Agenda Item # 9 Code Amendment to Title VIII pertaining to Dead-end Streets

Background

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

Attachments

- Proposed code amendment

Suggested Motions:

Grant

I move to recommend approval, to the City Council, of the code amendments to Title VIII pertaining to dead-end streets as proposed, (and to the condition(s) that...)

Deny

I move to recommend denial, to the City Council, of the code amendments to Title VIII pertaining to dead-end streets, based on...

Table

I move to table discussion of the code amendments to Title VIII pertaining to dead-end streets, until....

8-3-1:

(B) Dead-end streets, which exceed 150 feet in length, measured from the centerline of the intersecting road, must meet one or more of the following requirements: ~~shall have a 40-foot radius temporary turnaround area at the end. The turnaround shall have an all-weather surface acceptable to the City.~~

1. A temporary 120 foot diameter all weather surface cul-de-sac acceptable to the city constructed in an temporary easement outside the boundary of the subdivision. Temporary cul-de-sacs are not permitted within any of the lots being subdivided.
2. A temporary turn around meeting the minimum requirements set forth in the International Fire Code and approved by the Fire Department shall be constructed at the end of the dead end road. Any lots being subdivided containing a temporary turn around cannot have a dwelling constructed on it until the road no longer meets the criteria for a dead end street or a temporary cul-de-sac has been constructed outside the subdivision boundary.



PLANNING COMMISSION AGENDA June 2, 2015

Work Session Agenda Item #4a

**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 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.]

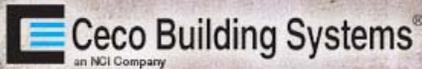
10.120.080 Architectural Review Committee.

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](#)

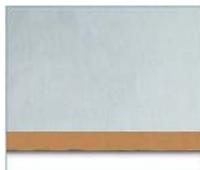
The ShadowRib wall paneling system combines aesthetics, economics and function to bring definition to [metal building systems](#). ShadowRib is a proven performer and a versatile tool for the designer. It can be used for walls, fascias and equipment screens, and can be applied over light gauge framing, 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 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".



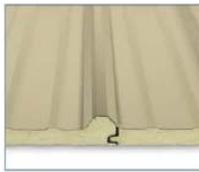
Sonora Insulated Wall Panels

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 June 2, 2015

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

Background:

Please refer to the attachments for the proposed change.

Attachments:

- Land Use Matrix

