Syracuse City
Planning Commission Meeting
November 17, 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
Ralph Vaughan

VICE CHAIR
Dale Rackham

T.J. Jensen
Curt McCuistion
Greg Day
Troy Moultrie
Grant Thorson

1. **Meeting Called to Order**
   - Invocation or Thought by Commissioner McCuistion
   - Pledge of Allegiance by Commissioner Jensen
   - Adoption of Meeting Agenda

2. **Meeting Minutes**
   October 20, 2015 Regular Meeting and Work Session (tabled from last meeting)
   November 3, 2015 Regular Meeting and Work Session

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

4. **Public Hearing, Site Plan Approval** Lakeside Church, located 1870 W. 2700 S. Syracuse Utah 84015, A-1 Zone.

5. **Public Hearing, Site Plan Approval** Beehive Homes, located 1401 S. 2000 W. Syracuse Utah 84015, Professional Office Zone.

6. **Public Hearing, General Plan Text Amendments**

7. **Public Hearing General Plan Map Amendments**

8. **Public Hearing, Code Amendment**, Land Use Ordinance Title 10.28.220 pertaining to Industrial Architecture.

9. **Public Hearing, Code Amendment**, Land Use Ordinance Title 8 pertaining to Minor Subdivisions.

10. **Adjourn**

Work Session

1. **Department Business**
   a. City Council Report
   b. City Attorney Updates
      Planning Commission Bylaw Review
   c. Upcoming Agenda Items
2. **Discussion Items**
   a. Noise Ordinance
3. **Commissioner Reports**
4. **Adjourn**

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

CERTIFICATE OF POSTING
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PLANNING COMMISSION AGENDA

November 17, 2015

Agenda Item # 2 **Meeting Minutes**

October 20, 2015 Regular and Work Session

(tabled from last meeting)

November 3, 2015 Regular and Work Session

Suggested Motions:|

Grant
I move to approve the meeting minutes dated ... for the regular meeting and work session planning commission meeting, as amended…

Deny
I move to deny the meeting minutes dated ... for the regular meeting and work session planning commission meeting with the finding…

Table
I move to deny the meeting minutes dated ... for the regular meeting and work session planning commission meeting until …

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on October 20, 2015, at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present:	Commission Members:	Ralph Vaughan, Chairman Dale Rackham, Vice Chair TJ Jensen Curt McCuistion
	City Employees:	Jenny Schow, Planner Paul Roberts, City Attorney Noah Steele, Planner Stacy Adams, Admin Professional
	City Council:	Councilman Mike Gailey Councilman Craig Johnson
	Excused:	Commissioner Greg Day Commissioner Troy Moultrie Commissioner Grant Thorson
	Visitors:	Ray Zaugg Pat Zaugg Adam Bernard

6:01:10 PM

1. Meeting Called to Order:

Commissioner McCuistion provided a thought "I've never met a strong person with an easy past" unknown author, but maybe they can take a little solace in that even when it is hard for us, it is doing us some good. The Pledge of Allegiance was led by Commissioner Jensen.

COMMISSIONER JENSEN MADE A MOTION TO ADOPT THE PLANNING COMMISSION AGENDA FOR OCTOBER 6, 2015 MEETING. THE MOTION WAS SECONDED BY COMMISSIONER MCCUISTION. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

6:02:37 PM

2. Meeting Minutes:

October 6, 2015 Regular Meeting & Work Session

COMMISSIONER JENSEN MADE A MOTION TO TABLE REGULAR AND WORK SESSION MEETING MINUTES FOR OCTOBER 6, 2015 DUE TO ABSENTEE COMMISSIONERS. COMMISSIONER MCCUISTION SECONDED THE MOTION. ALL WERE IN FAVOR, MOTION CARRIED UNANIMOUSLY.

6:03:55 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.

None

6:04:20 PM

4. Public Hearing - Municipal Code Amendments Title X

Commissioner Vaughan asked staff if they should break the amendments our individually for public comment or approve all of them at one time. City Attorney Roberts stated there is no harm in approving them all at one time, if there are specific comments on individual sections they can let them know, the group is small enough they can take as much time as they need for any section they have comments on. Commissioner Jensen stated he would like to highlight the changes they made the last time, since they are all very familiar with them.

Planner Steele began reviewing the changes. Planner Schow stated as far as the codes that were listed for the public hearing tonight and for the Commission to make a motion on, there was only one that had changes from what was previously gone through in work sessions and that would be the amendments to 10.20.070 that Commissioner Jensen had worked on. Planner Schow asked if they wanted to know if they wanted to go through the other changes first. Commissioner Vaughan stated however staff wanted to proceed and as a public hearing they should go through everything for the public.

Commissioner Jensen stated he had one item for the Commission on 10.20.060 General Plan Amendments, it talks about the text amendments starting on January 2016, since they are amending the plan now and since there are a few decisions that are still up in the air as far as West Davis and such, it might be more productive to make that 2018 to give UDOT time to give record of decision, because once they get that record of decision and if they can see what is going on

as far as any entities that are going to challenge UDOT on their final solution, they are not going to get that by January 1, 2016 and that would be the major reason they would be looking to change the plan, so suggest making it 2018 instead of 2016. Commissioner Vaughan stated they can go through the amendments and staff can suggest recommendations on changes. Commissioner Rackham asked if they should hold any comments until after or intervene as they go. Commissioner Vaughan stated because it is a public hearing, they should let staff give their report before they ask questions on them.

6:11:30 PM

Planner Schow stated starting with 10.50 Establishments of Zones, amended all the changes for the density requirements to gross acreage ad then there is the addition of the R-4 Zone that was discussed in the last meeting. Commissioner Jensen asked if staff was able to determine what the highest density of the existing R-4's were. Planner Schow stated she did not.

6:12:05 PM

Planner Schow stated 10.20.060 General Plan Amendments, this is the section discussing opening and closing and this is where Commissioner Jensen was discussing that date back to 2018. Planner Schow stated the City Attorney just informed her there were some changes that did not make it into the packet. City Attorney Roberts stated a few weeks ago they talked about objective standards for the Council, because the Council can open the amendment period but they needed to have some objective standards so it is not just up to the whims of the Council. They talked about three different ways that could happen. Under subsection 4 Consideration outside the amendment period to be authorized by Council a) the City Council may authorize the consideration of an applicant's amendment outside of the open amendment periods established by this section, such a request is sent directly to the City Council and the proposal is then referred to the Commission if authorization is granted. It goes straight to the Council and if they agree to open it then it would come back to the Commission or be seen either. B) the Council may authorize the consideration of general plan amendments outside of the open enrollment period if any of the following apply: i) significant changes to arterials or infrastructures by agencies other than the City and which were contrary to the assumptions in the general plan ii) Catastrophic events, such as natural disasters or conflagrations or iii) the Council finds that a development is proposed which : A) consists of at least ten (10) acres and B) has the potential to confer a substantial benefit to the City. Like a major RDA project where there is a significant economic benefit to the City, they can open the general plan to make room for something like that. Subsection 5) each timely application which is submitted by an applicant shall be considered and given due consideration by the Commission and Council, unless withdrawn by the applicant. That addresses the concern with people if they've submitted a general plan amendment they are entitled to the full process going forward. Rather than just saying at the end of three months it is closed, if they haven't had a chance to have their proposal heard, that wouldn't be fair to them, to make sure due process is given to people who have submitted an application, it goes through, even if it takes nine months or a year, it goes through to the end. Those were the changes he had made to 10.20.060. Commissioner Jensen asked if there was an amended packet. Planner Schow stated no, she did not have these changes in the packet, but they can still consider the changes since they did discuss the changes in a work sessions. City Attorney Roberts stated he wasn't sure if he forgot to forward the changes to Planner Schow or if the wrong version was added, but discussing the changes in this public hearing and allowing people to comment if they do not like it, meets the intent of. Commissioner Jensen stated he would ask that the changes be put up on screen so they can view them. Commissioner Jensen stated they had most of it there are just a few changes additional.

6:19:35 PM

Commissioner Vaughan stated this is the most important document in the City and doesn't mind going slow and making sure they are covering all the bases. Planner Schow asked if they were good with the changes they just reviewed with 10.20.060. Commissioner Rackham asked how many pages it was and if they could get a printed copy. City Attorney Roberts stated four pages and he could print out copies for the Commission.

6:20:35 PM

Commissioner Vaughan asked in the beginning if they should break them out and discuss them individually, thinks they are going to wind up with too many questions if they go through this so it might be a good idea to go through and pick an order of what could be called the easy ones and then they can decide on those right off the bat and get those out of the way and then the ones that might require a little bit more discussion and or debate they can take their time. Looking at items 5-9 the A-1 zone, R-1 zone, R-2 zone, R-3 zone and R-4 zone think they are pretty clear on all of those and hopefully they should be able to get those out of the way.

6:21:33 PM

Planner Schow stated on item 5, A-1 Ag zone, the change was the density went to 0.5 lots per gross acre and there was a minor change with accessory buildings, 200 sq. ft. or less, same thing for conditional use, this would be greater than 200 sq. ft. No issues with changes

6:22:20 PM

Planner Schow stated item 6, R-1 zone, density changed to 2.3 per gross acre and there was the same changes for the accessory buildings for less and greater than 200 sq. ft. There was one of change in this zone that the minimum lot size increased from 10,000 to 12,000 sq. ft. Now the R-1 zone is the only zone allowing the Cluster subdivision, so that was clarified. No issues with changes.

6:23:22 PM

Planner Schow stated item 7, R-2 zone changed to 3.0 per gross acre and same change with accessory buildings and uses. No issues with changes.

6:23:44 PM

Planner Schow stated item 8, R-3 zone these changes have the potential to be the most controversial. Commissioner Rackham stated the R-3 zone was not in the packet. Planner Schow stated R-3 is the same as the packet before, nothing was changed except the gross density and the accessory structures. It was changed to 4.0 per gross acre and the accessory buildings change. No issues with changes.

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Planner Schow stated item 9, R-4 zone this was one of two options to address R-4 zoning in the City that currently does not have any code tied to it. They amended the gross as in the other zones, 11 lots per gross acre and the key on this zone is the sentence added on 10.14.10 that states this zoning shall not be permitted for new development and is only applicable to the existing R-4 zones on the zoning map. As well as the changes to the gross and accessory structures.

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Commissioner Vaughan stated so they keep the zones all together for staff to review item 4,10.50 Establishment of Zones. Planner Schow stated item 4,10.50, the acreages were changed and densities.

6:27:28 PM

Commissioner Rackham stated at the bottom of R-4,10.14.010 it says1991, where all the others say amended 1991. Planner Schow stated she can add amended to 1991. Planner Schow stated at the top of R-4 she had Chapter XX, the codifier will put in the numbering that will be consistent with the current code. R-3 is 10.70, so the next one is 10.75 and wasn't sure where they would put that in.

6:29:24 PM

Planner Schow asked if they wanted to go back over 10.50. Commissioner Vaughan stated yes, 10.50 Establishment of Zones and then they can submit sections 4 through 9 to the Commission for discussion and a vote for approval or denial to the City Council on those items only.

6:29:39 PM

Commissioner Jensen asked if they were going to discuss Cluster subdivisions because it is part of this. Commissioner Vaughan stated that is what he was asking as they went through each one. Commissioner Rackham stated A-1 to R-4 is all they had gone through so far.

6:30:15 PM

Planner Schow stated the zoning in 10.50 has the amendments to the gross acreage and they appear to match unless anyone has any discrepancies or have any changes. Commissioner Jensen asked if the PRD was changed previously to the gross acreage. Planner Schow stated she will check and if not they will have to bring that one back and send it through with that change because it was not noticed. Planner Schow stated the PRD had been amended to gross acreage density calculations.

6:31:15 PM

Commissioner Vaughan stated on sections for zone items 4, 5, 6, 7, 8 and 9 are there any discussions on that if not the Chair would entertain a motion to recommend approval to the City Council for those sections. Commissioner Jensen stated Cluster subdivision is included in these amendments and they need to discuss that as well as another section he wants to discuss and they do have a public hearing. Commissioner Vaughan stated he was hoping to get these sections out of the way and then move one. Commissioner Jensen stated Cluster is part of this.

6:32:21 PM

Planner Schow stated item 10, Cluster Subdivision, the first change was to restrict it to the R-1 zone and no longer permit it in the Agriculture zone. The decision was made to continue use it as major conditional use permit. The biggest change that was made to the Cluster development was that the items that used to be optional for bonus density were switched to required and then a max bonus density was given, those items were converted into the code, the code was reorganized a little bit to make more sense, this section had the most changes of anything they worked on.

6:33:40 PM

Planner Schow stated (A) Acreage: A cluster subdivision shall have a minimum of 10 acres of contiguous land area. (B) Phasing: The proposed development plan shall include all possible future phases. No additional phases shall be permitted beyond the original concept. Adjacent property developed similarly shall be a separate development and shall meet all requirements independently from any adjacent development. (C) Ownership: The development shall be in single or corporate ownership at the time of application or the subject of an application filed jointly by all owners of the property. (D) The Land Use Authority shall require that the arrangement of structures and open spaces be developed in such a manner as to prevent any adverse effects on adjacent properties. (E) Density: The density of dwellings in a cluster subdivision shall not exceed 4.6 units per acre. Set a minimum 7,000 sq. ft. lot size and added 20 feet corner side lot for setbacks, which is standard for all the zones.

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Planner Schow stated (G) Home Owners Association: The development shall have a lawfully organized and professionally managed homeowners' association. Commissioner Vaughan asked staff and City Attorney he is unsure if

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the City can mandate the formation of a Home Owners Association. City Attorney Roberts stated yes, the City can, they can make that a requirement that they are voluntarily accepting by building Cluster subdivision the one problem that they often have is the HOA sometimes aren't managed effectively and they fail and then there is nothing the City can do to help the HOA, but the City can require it.

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Planner Schow asked if they had any other questions up to this point. Commissioner Rackham stated on paragraph F F)1, there are two 1's and 7,000 listed twice so one of those should probably go. Planner Schow stated she can remove the second one if that works. Commissioner Rackham stated density and area are different. Planner Schow stated she will remove minimum lot size 7,000. Commissioner Jensen stated on E above it stated density shall not exceed 4.6 units per acre, that 4.6 is only supposed to be on 50% of the acreage, so that needs to be clarified otherwise they will have the same problem as they had before. Planner Schow stated she wondered and wasn't sure if they had decided to drop it out or not, is that how it should read. Commissioner Rackham stated yes, that is correct. Commissioner Jensen stated 4.6 per acre on the 50% allowed for development. Planner Schow stated she will add that to the density. Commissioner Jensen stated it should be added to 1 too. Commissioner Jensen stated it should be phrased 'of the acreage not allocated to open space'.

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Planner Schow stated the next section was a little confusing, (H) Open Space and Common Space: 1. The development shall provide (50) Fifty Percent open space. A Minimum of (10) Percent of the open space shall be common space. City Attorney Roberts wanted to clarify 10% of the 50%, so basically so 5% of the overall development is common space, is that that they intended or did they mean 10% of the overall development is common space. Commissioner Jensen stated essentially they wanted 1/5 of the acreage in open space to be common space, so it phrased correctly.

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Planner Schow stated 2. Open space and common space shall not include streets, driveways, or parking areas. 3. Open space may include agricultural areas, recreation areas, and wetland preserve. 4. Open space not used for agriculture and wetland preserve shall be fully landscaped and developed with approved amenities for the enjoyment and use of all residents of the development and/or the public. Commissioner Rackham stated he thinks they should add the word full before the word use, as well as paragraph 7 below, full use of all residents, his concern is they could have limited use.

6:41:56 PM

Planner Schow stated 5. Open space that is designated for agricultural use shall have a recorded perpetual conservation easement.6. Open space shall not be enclosed with fencing, except as required per buffer table of Title X. 7. Common space shall be fully landscaped and developed with approved amenities for the enjoyment and use of all residents of the development and/or the public. Adding the word full before use of all residents to that sentence.

6:42:33 PM

Planner Schow stated 8. Common space shall be preserved, maintained and owned through the **homeowners'** association from the onset, or may be deeded to Syracuse City, if the developer makes the request and the City Council grants the request, at the City Councils sole discretion. (I) Landscape Plan: The Land Use Authority shall review the landscape plan designed in accordance with an approved theme that provides unity and aesthetics to the project. 1. Landscape Plan shall be signed and stamped by a professional landscape architect. 2. The landscaping plan shall indicate all special features, such as ponds, fountains, signs, walking paths, plant species and size, fencing etc., together with a planting plan. 3.Landscaping must be completed prior to approval of the next consecutive phase of the subdivision, or within the negotiated phasing per the development agreement. 4. Street Trees shall have a minimum 2 inch caliper trunk size measured 12" above ground level, at the time of installation. 5. Street trees shall be selected in accordance with the approved tree species in City code. 6. Street trees shall be spaced according to the approved species and park strip width. In no case shall street trees be planted further than 50 feet apart. (J) Sidewalks and Park Strips: The design and location of public sidewalks within a cluster subdivision shall be located in the public right of way and meet the following conditions: 1. Sidewalks shall be a minimum of 5' wide and meet the **minimum** ADA standards. 2.Parkstrips shall be a minimum of 10' wide. 3. Meandering sidewalks shall be no closer than 5' to the back of curb. 4. Sidewalk construction and utilities shall comply with the adopted Engineering Standards and Specifications.

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Planner Schow stated (K) Trail System/Walking Paths: 1. The development shall contain trails/walking paths and shall connect to the **City's** trails system per the Trail Master Plan, when applicable. 2. Trails/walking paths shall meet the cities Engineering Standards and Specifications. Commissioner Jensen stated he wanted bike paths added after walking paths.

6:47:17 PM

Planner Schow stated (L) Signage: The development may include landscaped identification entry signs maintained by the home owners association.

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Planner Schow stated Design Standards: (A) The development shall have restrictive covenants to facilitate superior architectural design elements. (B) A common building theme shall be required and approved by the Planning Commission. The design shall show detail in the unification of exterior architectural style, color, and size of each unit;

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however, the intent is not to have the design so dominant that all units are identical. (C) Patios shall not extend beyond the width of the primary structure and shall not extend beyond half the rear setback. Privacy fencing around a patio is allowed.

6:50:13 PM

Commissioner Vaughan stated they had gone through items 4-10 any further discussion. Commissioner Jensen stated they had glossed over 10.20.070 E) there were a couple of changes made from their last meeting that wanted sure everyone saw them. Planner Schow stated they had not gone through that section yet. Commissioner Jensen stated they had not. Planner Schow stated she thought they were skipping those and going through the residential zones first and then coming back to those. Commissioner Jensen stated that is why he was suggesting coming back. Planner Schow asked if they wanted to make a motion or continue all the way through. Commissioner Jensen stated this is all part of the. Commissioner Vaughan stated let's do these right here and get them out of the way, since there will be discussion on the others. Planner Schow stated they need to open the public hearing on those sections before the motion.

6:50:30 PM

Commissioner Vaughan stated he would open a public hearing on items 4-10 Establishment of Zones, Agriculture, Residential and Cluster subdivisions.

6:51:30 PM

Mike Gailey, City Councilman, just a point of clarification he thought they had decided at one point to eliminate Cluster subdivisions and agricultural, it is still listed as a major conditional use in that part of the document, to bring that to the Commissions attention. The other thing is he would like to take a minute and asked Councilman Craig Johnson to join him because they overlapped on it, he wanted to make sure the language he uses here, he can't speak for the Council, but they can speak on behalf of the Council, he would like to thank Commissioner Rackham so much for the work he put in to this project and those resident who were involved in it. The amount of hours have been heroic and the work that has gone on here is really unseen by most people. He personally would like to thank those individuals that were on that committee and wondered if sometime he could forward the names of those individuals that were on that, because he would personally like to send them a thank you note and thank them for their effort in what they have done here and would like to thank Commissioner Rackham for all the work he has done on this, the Council is eager to see this, because their tenure has overlapped they are not speaking for the Council but on the behalf. Councilman Johnson stated he appreciated the efforts of the committee as well and thinks they did a good job, it has been a long time in the making and we'll keep rolling on. Councilman Gailey stated as he read through it, it is pretty understandable to the lay person and thinks that is great, thank you.

6:53:21 PM

Commissioner Vaughan asked staff regarding Councilman Gailey's comment on the Cluster subdivision still listed as a major conditional use in the document. Planner Schow stated they will get that stricken out. Commissioner Jensen stated in the packet there are two versions of the general plan for work session, the second one is mainly trying to suggest changing the look of the general plan to make it look like a more vibrant document and the acknowledgement section in the front they have listed all of the committee members who participated.

6:54:35 PM

Commissioner Vaughan closed the public hearing on items 4-10.

6:55:03 PM

Commissioner Jensen stated he was unclear why they were not discussing items 1-3 as well since it is all one public hearing and why he was holding off on those items. Commissioner Vaughan stated they are going to come back to those. Commissioner Jensen stated his intent is to make one motion for all of it. Commissioner Vaughan stated he thought that those would be a little bit lengthier comments and discussions on these. Commissioner Jensen stated they can certainly discuss those now they don't need to separate them in the motion that is his point. Commissioner Vaughan stated his idea was to get the easiest ones out of the way first and go from there. Commissioner Jensen stated he doesn't think the other three are controversial necessarily and thinks they can get them done in probably 10 minutes. Commissioner Vaughan stated thank you and appreciates his input but will continue with what he had announced. Commissioner Jensen stated unless he makes a motion to approve all Title X amendments, which is what he would like to do. Commissioner Rackham stated he doesn't want to create waves but if they continue they are deviating from what was approved as an agenda and they just need to discuss all items. Commissioner Vaughan stated the Chair will apologize for taking items 4-10 out of order and will go to items 1, 2 and 3 before they discuss anything else.

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Planner Schow stated 10.20.050 was also not in the packet, but was in the previous packet and nothing changed. City Attorney Roberts stated this was when they were talking about the general plan open amendment period. The thought was to add it as another subsection and looking at the noticing section it was really lengthy and it was a bit confusing. So in going to the State law and making sure it is compliant with the State law and makes it a little bit more logical from his perspective. It starts with making sure they give applicants notice of any hearings, 3 days in advance, public notice of meetings is accomplished by 24 at least notice and this is pursuant to State law. Public notice of hearings there is the 10 days notice and that also has the listed entities they mail notices to. Specific third party notice if they have to give notice to any adjacent property owners then it talks about how that is calculated. Meetings or hearings requiring specific third party notice that would be sent out for those three items and those that would require a public hearing. They

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discussed previously at the work session that site plan approval had been noticed to neighbors and that had been less effective because people came contesting the use, they didn't like the use rather than the site plan. It is not required by the State law, so removed it as a notice requirement under the City code. General plan open amendment period they have the 90 days of notice prior to the opening. Proposal to vacate, public streets, right of way or easements that would go out according to State code. They renumbered the challenge of notice, if someone doesn't challenge the notice within 30 days then it is done. These changes were discussed at length at the last meeting. Commissioner Vaughn asked about the color variations in the code amendments. City Attorney Roberts stated if it is underlined it is new, if it struck ten it is being deleted. Commissioner Jensen stated he like the simplification that has been done here, it was a pretty redundant section before and like it being a little cleaner and likes what the City Attorney has done there.

7:00:15 PM

Planner Schow stated item 2, 10.20.060. Commissioner Rackham had a question on paragraph 4, unsure what it is on the new one, the Planning Commission as the advisory board shall schedule and hold a public hearing. The words added if the proposed amendment was timely submitted under section D, would like to propose a change to that slightly, remove the word timely and say if the proposed amendment was submitted in accordance with section D. City Attorney Roberts stated there is no problem with changing that, it captures the intent. Commissioner Jensen stated since they are discussing that he wanted to point out again that changing the general plan amendments under C) 1, changing the year from 2016 to 2018 and then every 4 years after. The Commission agreed on moving the date to 2018.

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Commissioner Jensen stated he wanted to point out a nuance in the language that he noticed before for the benefit of the Commission and this might be something for the City Council, essentially towards the end of 10.20.060 under D) 4 it talks about the Planning Commission shall hold public hearing and then under 5 it says City Council may schedule and hold a public hearing. So the City Council has the option to have a public hearing or not, does the Commission have any thoughts on that. That is not a change, but do they want to mandate the City Council have a public hearing as well or give them the option. Commissioner McCuistion stated he thought the idea was to give them the option. Commissioner Rackham stated that was his preference to give them the option.

7:04:43 PM

Planner Schow stated the last item 3,10.20.070 Zoning Map and Text Amendments, there were a few minor changes and whether they should break them down with map versus text for the general plan. This is the language proposed by the City Attorney. The changes were Under E) Approval standards, adding, such changes shall be consistent with the current general plan and general plan map. Deleting original 1) due to redundancy and adding 1) or in cases of text amendments, in areas governed by the amended text; (2) in cases of text amendments, harmonious with areas governed by the amended text. Commissioner Jensen stated that is a different approach from what he proposed last time and does appreciate it.

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Commissioner Vaughan opened a public hearing on items 1, 2 and 3.

7:08:26 PM

Adam Bernard, Syracuse, wanted to know if the items that were not included in the packet in an edited packet after the meeting or the public doesn't get any other access until they are changed. Planner Schow stated the amendments will be made and the two sections that were left out will be included in the City Council packet. Adam Bernard stated he would also like to say that he still doesn't agree with the general plan map amendments on the odd years, still am of the opinion that it doesn't give everybody the fair opportunity, especially if they are citizens of the City who have land that they can develop and it may take them a while to get that done if they miss that 90 day window or opportunity.

7:09:32 PM

Commissioner Vaughan closed the public hearing on items 1-3.

7:09:48 PM

Commissioner Vaughan asked the Commission if they had any discussions on the items they have gone through. Commissioner Jensen stated he is good with where they are at. Commissioner Rackham stated he had no discussion items. Commissioner McCuistion state no, he thinks they discussed the 90 days quite a bit and if it matches the general plan they can still move forward, if it is not then they would have to do a little more planning but doesn't seem to be too out of line.

7:10:16 PM

Commissioner Vaughan stated he has some questions for staff and this has to go with the overall procedure that they have adopted for this and why he tried to break the items out and this is something that needs to be put into the record for consideration, the City Attorney will understand the phrase 'fruit of the poisoned tree', he has some concerns as to whether or not all of these recommendations the way they have been put forward have been done in a correct way that would stand up to any review or any challenge especially if the Planning Commission is about ready to submit these to the City Council. First question did the general plan committee request, or did the City Council request specifically a review or a rewrite of the general plan to be conducted by the Planning Commission prior to the initiation of this work. Planner Schow stated she could not answer that question that would be something that would need to be directed to the Community Development Director. Commissioner vaughan stated they do not have any idea if the City Council asked for this. Planner Schow states she does not personally. Commissioner Vaughan stated the other questions to follow up to

that is when did they request that and what specifically did they ask the Planning Commission to review inside the general plan and was there a deadline specifically given by the City Council to the Planning Commission for a review of the general plan. Associated with that as they move forward into the Planning Commission now acting upon a review of the Planning Commission wondering if staff has ever received what is called a purpose and need document. This is a document that is required by the Bylaws to be submitted as soon as a committee is established and with specific items, each committee shall draft a purpose and need document and present it to the Planning Commission for approval within 6 weeks of the first committee meeting, purpose and need document should keep committee work within the scope laid out for the committee at inception, if a need arise to revise the scope exists it shall be brought back to the Planning Commission for approval and wondering if there was ever a purpose and need document prepared. Planner Schow stated not that she is aware of. Commissioner Rackham stated there was in fact one brought forward tot eh Planning Commission, it was discussed and it was approved, it was broad enough that it allowed the committee to consider ordinance changes in the zones that related to the master plan. That was all coordinated and done with the approval of the Planning Commission. Planner Schow asked if he remembers when that was done and we can pull that for Commissioner Vaughan. Commissioner Rackham stated that committee went for a long time it was submitted as part of a packet. Commissioner Jensen stated he wanted to say late September or early October but not exactly sure. Commissioner Jensen stated under Title III the Planning Commission has the, it is within the Planning Commission to purview to review the general plan, it does not need the City Council to initiate that.

7:14:54 PM

Commissioner vaughan stated he is just trying to find out exactly where and how this is going and this is based upon some additional work has been prepared by the Planning Commission that although this body reviewed it and it was presented by another body another committee that was sent as an example the Architecture Review Committee has spent an awful lot of time meeting much the same way that Chairman Rackham, Vice Chairman to this Planning Commission, Commissioner Rackham was a Chairman of the General Plan Committee much the same way that they had another committee, ARC met for a long period of time, probably as long as this committee did, they prepared a lengthy report reviews by the Planning Commission and when it was submitted to the City Council, hate to use the euphemism, but basically it was shot down and would hate to see another document being prepared, a major document being prepared by the Planning Commission that is going to be going to the City Council possibly to have it meet the same fate as the Architecture Guideline. If they are quite confident that everything is done by the numbers and they are good, they can stand behind everything and they have nothing to fear then he has no problems and his questions are basically moot, but just want to make sure that they do the best possible job.

7:17:02 PM

COMMISSIONER JENSEN MADE A MOTION TO ADOPT THE MUNICIPAL CODE AMENDMENTS TO TITLE X AND RECOMMEND TO THE CITY COUNCIL WITH THE FOLLOWING ADDITIONAL DIRECTIONS THAT STAFF CHECK THE DENSITIES OF THE EXISTING R-4'S, DETERMINE THAT NUMBER AND HAVE THAT NUMBER READY FOR CITY COUNCIL, SHOULD THEY WISH TO CHANGE THE GROSS DENSITY TO BE IN LINE WITH THAT NUMBER. COMMISSIONER JENSEN PICKED 11 SINCE IT WAS CLOSE TO THE 14.52 GROSS, BUT IF EXISTING R-4 DENSITIES ARE LOWER THAN 11, HIS INTENT WAS TO PICK A LOWER NUMBER AND WANTED THE CITY COUNCIL TO HAVE THAT INFORMATION AT HAND. COMMISSIONER RACKHAM SECONDED THE MOTION. ALL IN FAVOR, MOTION CARRIED UNANIMOUSLY.

7:18:17 PM

Commissioner Vaughan gave congratulations and admiration to Commissioner Rackham, he had a very daunting task, he has done an outstanding job, heck of a job.

7:18:35 PM

Planner Schow stated they were able to find the packet and the information for when the scope and duration was presented and adopted by the Planning Commission, it occurred on August 19, 2014.

7:19:18 PM

5. City Trail - Monterey Estates, located in the Utah Power and Light Corridor between 700 S and 300 S

Planner Schow stated City staff has been working with Ivory Homes and Ninigret during the Monterey development process also the school, the commercial property that is coming in, it has taken them quite a while but they have finally been successful in negotiating a trail system that will be installed through Ivory and Ninigret with some minor participation by the City. The Ninigret portion was shown and allocated for on the site plan when that came through for the Ninigret North II, however they did not show any kind of trail other than the minor connection through Monterey Estates this trial is proposed to go through the power corridor, it is on the master trails plan, which they did have some minor discussion when that came in and they did plan for the trial connection with Monterey but they have finally been able to get the entire trail planned out and would say a lot of this has been due to the new CED Director and City Manager, they have worked very hard on making this task happen. Because they didn't the section of trail with Ivory, it is being presented tonight, the City has worked out a development agreement that they will install from a trailhead on the south end up to the City property and the Ninigret section on the north end. Ivory homes will be installing the trail for the City and have worked it out with them to have that put in by phase 3 of the Monterey Estates subdivision. The trial head to the south that is in part going to be installed by Ninigret and that was done with the City being able to negotiate the improvements there with the dedication and purchase of this parcel, parcel A, that was dedicated to the City at the time that the Ninigret North II plat

was adopted. There isn't anything necessarily to approve, just wanted to bring this to the Commission to be updated and see if there were any questions or concerns.

7:22:36 PM

Commissioner Rackham asked where the parcel was located. Planner Schow stated it is a trial head off of 700 S, it will have a few parking stalls and then the hope, maybe not immediately, but the City would like to see some fitness equipment there, make it sort of a little biking, walking, pedestrian, exercise, trailhead for the City. It took quite a while to get to this point. Commissioner Vaughan asked if it was passive equipment, Planner Schow stated yes, passive fitness equipment.

7:23:35 PM

City Attorney Roberts stated just to be clear this parcel is owned by Ivory, so part of the purchase agreement, they are installing the trail and they would also be conveying this acre of parcel to the City, Ninigret would be installing the trial and the parking lot though pursuant to the other development agreement the City had. Commissioner Rackham stated if the City does not agree to it, what happens to the one acre. Planner Schow stated Ivory currently owns the parcel. City Attorney Roberts stated Ivory would continue to own it, they would likely build the trail and then the City would wait until they could work out a deal in the future. In the development agreement if the City doesn't acquire the one acre the contract price for Ninigret goes down, so at least they would not pay for improvements that they cannot have installed. Commissioner Rackham had a couple questions after reading through the agreement. The City is responsible to negotiate with Rocky Mountain Power for rights to put the trail in there and who in the City is negotiating that. Planner Schow stated the City Manager is currently in the process of working with Rocky Mountain Power. Commissioner Rackham asked if it looked like it was going to go through. Planner Schow stated yes, there are trail systems and parks that have been developed by other cities in the power corridor and so he has reached out to the other cities and is following the process that has already been established. Commissioner Rackham stated reading through the document that is a critical piece to the whole thing, if that does not happen then they made agreements with Ninigret the City is stuck with. Commissioner Rackham would also like to add a statement in the document that if they do not get the agreement from Rocky Mountain Power that the entire contract is null and void. Planner Schow stated she can recommend to the CED Director to include. City Attorney Roberts stated they can talk with Ivory and see if they have a concern with that being added to the document.

7:26:20 PM

Planner Schow stated there are two different parcels of ground, there is a one acre parcel that is going to established as a trial head and there is another parcel that is part of the whole deal all together and that is where the trailheads meet behind the Syracuse Arts Academy and that was part of the transaction with Ninigret North II subdivision and that is City owned property, that had already been negotiated for. This parcel is owned by Ivory and being negotiated as well as Clearfield City for the site plan, since it is not in the Syracuse City boundaries. Commissioner Jensen asked if they were getting an easement with Rocky Mountain Power. Planner Schow stated it will actually be more like a lease agreement rather than an easement. City Attorney Roberts stated as they get closer to it they will know more, but they know for sure that the City will not be acquiring the property, whether or not it is an easement or a license or a lease, not sure what format that is going to be. If the Commission has any concerns or comments about it they can let staff know and bring it back to the Commission once they have the agreement figured out with Rocky Mountain Power. Commissioner Rackham asked if there were any plans to do something on either side of that trail, plants or grass. Planner Schow stated not within the corridor right now, the trailhead yes, that will be landscaped, not sure of the details on that yet, as far as the trailhead that will be native grass. Commissioner Jensen asked about the property that the City acquired from Ninigret behind the school is there a thought process in moving the trail over like that or a plan for the land behind there. Planner Schow stated there is, the connection to Ninigret on the north, the intent for this parcel eventually and this could change but right now the intent is to have overflow parking for the amphitheater and so the alignment of the trail was place as such so the City could reduce traffic conflicts between pedestrians and cars, there will be access from the east and south. Commissioner Rackham asked if it was going to be a paved access or dirt access. Planner Schow stated they haven't gotten that part figured out yet, the need for the parking lot they don't have the demand quite yet so that isn't top priority, they have the land, the easements and still in the process of working out the access with the property owner.

7:30:19 PM

Commissioner Jensen asked regarding Jer's Auto came in with their development that they were talking about maybe doing a trail over by them, how does that tie into this parcel. Planner Schow stated the access to the parking lot is an easement though Jer's property and that is what they are working out the details on. Commissioner Vaughan asked if the auto repair project were to not go forward, what would that do this trail project. Planner Schow stated the auto repair does not have any effect on the trail project itself, the trial is getting installed by Ninigret and the easement will remain it is part of the recorded subdivision plat.

7:32:44 PM

City Attorney Roberts stated they do need formal recommendation from the Commission tonight, because the City is acquiring, proposing to acquire that acre of the Ivory parcel that needs to submitted for the Commission's consideration or recommendation before the Council can move forward on it, no specific public hearing requirement just for the Commission's recommendation.

7:33:17 PM

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COMMISSIONER JENSEN MADE THE MOTION TO RECOMMEND APPROVAL OF THE AGREEMENT WITH IVORY HOMES TAKING POSSESSION OF THE ONE ACRE PARCEL LOCATED WITHIN CLEARFIELD CITY, DAVIS COUNTY, SERIAL NUMBER 12-766-0004 WITH THE INTENT TO DEVELOP THE TRAILHEAD AND WORKING WITH IVORY HOMES TO DEVELOP A TRAIL TO THE ROCKY MOUNTAIN POWER CORRIDOR AND FORWARD THAT RECOMMENDATION TO THE CITY COUNCIL WITH THE SUGGESTED AMENDMENTS BY COMMISSIONER RACKHAM. COMMISSIONER RACKHAM SECONDED THE MOTION. ALL IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

7:34:36 PM

6. Adjourn.

COMMISSIONER JENSEN MADE A MOTION TO ADJOURN INTO WORK SESSION. COMMISSIONER MCCUISTION SECONDED THE MOTION. ALL VOTED IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

_____ _____

Ralph Vaughan, Chairman Stacy Adams, Admin Professional

Date Approved: _____

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Minutes of the Syracuse City Planning Commission Work Session held on October 20, 2015, at 6:00 p.m., in the Conference Room, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present:	Commission Members:	Ralph Vaughan, Chairman Dale Rackham, Vice Chair TJ Jensen Curt McCuistion
	City Employees:	Jenny Schow, Planner Paul Roberts, City Attorney Noah Steele, Planner Stacy Adams, Admin Professional
	City Council:	Councilman Mike Gailey Councilman Craig Johnson
	Excused:	Commissioner Greg Day Commissioner Troy Moultrie Commissioner Grant Thorson
	Visitors:	

NO AUDIO RECORDED SUMMARY FROM MEETING

7:50:00 PM

1. **Department Business:**
Planner Schow discussed upcoming code amendment for minor subdivisions.
Planner Steele discussed the 4 site plans he had that will be on upcoming agendas.

2. **Commissioner Reports:**
Commissioner Jensen gave an update on the City Council Meeting.

3. **Upcoming Agenda Items:**
Commissioner Vaughan wanted to discuss Planning Commission attendance and quorum required in the Planning Commission Bylaws. Possibly changing the voting in of a new Chair to the last meeting by the old Commission, so they can make an informed decision on who they are voting in.
Commissioner Vaughan also wanted to discuss a Noise and Light ordinances as well as Parking and Sign ordinances.

4. **a. Discussion Items: General Plan**
Commissioner Rackham wanted the General Plan to be sent to Department Heads for review, not editing, just factual and policy review.
Commissioner Jensen is working with Commissioner Rackham to make the updates to the general plan and will submit the updated document to staff before the next meeting.
Planner Steele is working with Commissioner Rackham and Commissioner Jensen to make the changes to the general plan map.
Commissioner Vaughan would like to submit Planning Commission recommendations to the City Council by December 8th.

b. Discussion Items: Municipal Code Title X Amendments pertaining to Metal Buildings in Industrial Zone
Commissioner Jensen made a motion to move Metal Building amendments to agenda.

Commissioners agreed on holding a Planning Commission regular meeting and work session on November 3, 2015 even though it had been previously canceled for election night and review items that needed to be addressed prior to the next scheduled Planning Commission meeting.

5. **Adjourn**

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

Present:	Commission Members:	Ralph Vaughan, Chairman	
		TJ Jensen	
		Curt McCuistion	
		Greg Day	
		Grant Thorson	
	City Employees:	Jenny Schow, Planner	
		Paul Roberts, City Attorney	
		Noah Steele, Planner	
		Stacy Adams, Admin Professional	
	City Council:	Councilman Mike Gailey	
	Excused:	Commissioner Rackham	
		Commissioner Moultrie	
	Visitors:	Adam Bernard	Bernie Rodriquez
		Tom Davidson	Tyler Colling
		Dave Ward	Scott Hendriksen
		Becky Edwards	

5:59:41 PM

1. Meeting Called to Order:

Commissioner Day provided an invocation. The Pledge of Allegiance was led by Commissioner Thorson.

COMMISSIONER JENSEN MADE A MOTION TO ADOPT THE PLANNING COMMISSION AGENDA FOR NOVEMBER 3, 2015 MEETING. THE MOTION WAS SECONDED BY COMMISSIONER MCCUISTION. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

6:00:52 PM

2. Meeting Minutes:

October 6, 2015 Regular Meeting & Work Session

COMMISSIONER JENSEN MADE A MOTION TO **ADOPT** THE REGULAR AND WORK SESSION MEETING MINUTES FOR OCTOBER 6, 2015. THE MOTION WAS SECONDED BY COMMISSIONER MCCUISTION. ALL WERE IN FAVOR, MOTION CARRIED UNANIMOUSLY.

October 20, 2015 Regular Meeting & Work Session

COMMISSIONER JENSEN MADE A MOTION TO **TABLE** THE REGULAR AND WORK SESSION MEETING MINUTES FOR OCTOBER 20, 2015 DUE TO ABSENTEE COMMISSIONERS. THE MOTION WAS SECONDED BY COMMISSIONER THORSON. ALL WERE IN FAVOR, MOTION CARRIED UNANIMOUSLY.

6:03:55 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.

None

6:04:34 PM

4. Public Hearing – Site Plan Approval IPW Fabrication, located at 1052 W 450 S, Industrial Zone

Planner Steele stated this site plan review is for IPW, they are an industrial piping and welding company and they proposed to build approximately 18,000 square foot building in the Ninigret North subdivision on approximately 7 acres. They also have plans to build a future office building to the east of the proposed building that would be about 5,000 square feet. In the packet are the proposed plans, the performance standards, with the potential sources of nuisances associated with the use and a more detailed planner review that shows all the items that staff has checked, engineering review and fire review. They have also met with Architectural Review Committee to go over the architecture of the building. The applicant has gone through a few different revisions and they have complied with all of the items that staff has asked of them and they have revised their plans. This is an Industrial Zone, the majority of it is a manufacturing and shop area and to the front is an office building with a break room and a few offices. Staff has checked parking ratios, building heights, allowed uses. Engineering has checked storm water calculations and detention ponds and found that to the best of our knowledge it meets all of the ordinances. To the south of this applicant is US Cold Storage and their frontage will be on 450 S, they have buffered their use on all sides on 1000 W they are providing a berm with landscaping

and dense vegetation. There will be additional lots to the north of them, other buildings, so driving down by SR-193 there will be other buildings before this property. Their proposed fabrication process receive material from various suppliers of pipe fittings, pipe hangers, etc and cut the pipe into lengths and install the fitting. IPW specializes in the welding as their main process, testing inspections and load on trucks to be shipped to job sites. Tonight is an administrative decision, not weighing in on the use, the use is a permitted ad allowed use in an Industrial Zone, if the Commission sees any additional items that should be addressed concerning the site plan or any questions or concerns.

6:09:15 PM

Commissioner Jensen asked about the vast expanse to the north east there essentially the person that is putting this building in, they are going to own that land as well. Planner Steele stated yes, they will have the entire 7 acres. Commissioner Jensen asked if there was any discussion of turning that into a building or keeping it open. Planner Steele stated their intent is to keep it open.

6:11:10 PM

Commissioner Vaughan asked if the applicant would like to address the Commission, he had nothing to add. Commissioner Vaughan asked the Deputy Fire Chief if this particular facility had any equipment or any liquids on site that might need emergency electricity should there be a power failure and if there is a need for that such as a generator or system for that. Deputy Fire Chief Hamblin stated at this time he is not aware of any material that is going to be store inside the building that might require that, if however presented with that information they will look into that so the generators or what is required will be in the building plan. Commissioner Vaughan asked if there were any major fire hazards that the general community might be interested in knowing that is going to be on this property. Deputy Fire Chief Hamblin stated they have made note that there will be some settling or a gas store towards north corner of the building that is going to be outside in an enclosed area, those limits will be within the requirements. Commissioner Jensen asked if they have met all the required concerns. Deputy Fire Chief Hamblin stated they have met all the concerns and working with getting a fire lane into the building.

6:13:45 PM

Commissioner Vaughan opened the public hearing.

6:14:00 PM

Public hearing closed.

6:14:01 PM

Commissioner McCuistion asked staff about the red comments on the staff review document and wanted clarification if the red lined items had been corrected or in the process of being corrected. Planner Steele the red text means that they have addressed the staff concerns which are highlighted in yellow. Commissioner Jensen asked Planner Steele if he had any outstanding concerns, Planner Steele stated no.

6:14:46 PM

COMMISSIONER JENSEN MADE A MOTION TO APPROVE OF THE SITE PLAN FOR IPW FABRICATION LOCATED AT 1052 W 450 S, INDUSTRIAL ZONE, SUBJECT TO ALL APPLICABLE REQUIREMENTS OF THE CITY'S MUNICIPAL CODES. COMMISSIONER THORSON SECONDED THE MOTION. ALL WERE IN FAVOR, MOTION CARRIED UNANIMOUSLY.

6:15:21 PM

5. Public Hearing – Site Plan Approval Pacific Steel, located at 404 S 4080 W, Industrial Zone

Planner Steele stated this is directly to the west of the previous application, it is for another Industrial user that will have a rail line that goes the building and basically they will take coils of steel and flatten it, stretch it and cut it to length and ship it off. This building is much larger it is 103,000 square feet and will be on 11.58 acres. In the packet are the proposed plans, explanation of the performance standards, operations inside the building and review comments from planning, engineering and fire. To the best of staff knowledge it is meeting all ordinances, it has also been through the Architectural Review Committee. Ninigret North subdivision was amended recently to include 1080 W and 350 S so it will create a loop down in and will help with their operation, because the trucks will come in and pull through the building and come out to the north and the rail line will go into the building where they will unload the coils. It is a very large building with some pretty heavy equipment and to the south is there office area. Along the street edge to the east there will be trees and shrubs and along the foundation of the building there will be a lot of nice landscaping, which is welcome because of the large, long walls, it will help to break that up. There will also be a large field area that they are not proposing to do anything with at this time. The semi-truck parking and maneuvering will primarily take place on the north side of the building and all of the employee traffic will be primarily on the south side. The machinery is all hydraulic so it does create some noise, the decibel levels next to the machinery inside the building would be 95-98, which is pretty loud, but once outside of the building the levels won't be as impactful. Staff comments are in black and the red is what they had done to meet those requirements and have agreed to make those required edits.

6:20:12 PM

Commissioner Jensen asked about the metal panels on the exterior, are they insulated panels. Planner Steele stated the panels will be uninsulated panels but they have chosen textures and colors, one is a deeply ridged panel and the other is a smooth panel and the profiles are different and the different thickness will cast a shadow to break the façade up with the textures. Commissioner Jensen stated between this and the previous application this is the much better looking building, likes what he sees, the only concern is it might get kind of loud in that building, wondering about the sound

DRAFT

dampening qualities of the building. Planner Steele stated it is a very large site and the applicant can speak more to the sound. As far as the performance standards they have supplied to the City, they stated it wasn't a big issue. Commissioner McCuistion asked staff, engineer and fire if the comments the applicant has responded to in red that they feel that they will meet the requirements and/or will correct the deficiencies. City Engineer Bloemen and Deputy Fire Chief Hamblin nodded affirmative. Commissioner Vaughan asked Deputy Fire Chief Hamblin this being at the end of a cul-de-sac any foreseeable problems other than normal should there be fire incident at this property because there is only one access from the one corner of the building, the fire access road on the north is very important and sufficient for fire access. Deputy Chief Hamblin stated they do meet the code with the fire access roads around the building. They do have 2 egress points, one at the north and one at the south of the property at both cul-de-sacs there to get people in and out if they need to get somebody out. They do meet the requirements of having access around the building for fire department access. Commissioner Vaughan asked if they will have easy access to post indicator or do they have any on this property for fire department use. Deputy Chief Hamblin stated until he sees the size of the sprinkler system and where they are going to put the different risers at, that will be reviewed in the building plan, they are taking a fire line into the building for sprinklers.

6:24:43 PM

Commissioner Vaughan stated that he had the opportunity to sit on a previous meeting with this, although this is a huge building, the vast majority of the building is to basically cover a massive crane, a gantry crane, that is going to be inside that is going to be moving product and even though it is100,000 square feet there will only be 20 employees inside the building to run the operation.

6:25:36 PM

David Ward, Product Manager with the Boyer Company from Salt Lake City, we have been retained by Pacific Steel to act as their development manager for this project which started at site selection, has moved through design and gong through due diligence to make sure that the property would work for Pacific's use and with him is Scott Hendriksen who is an principal with GSBS architects out of Salt Lake City and GSBS is the lead designer and architect for the project. They have worked closely with the planning staff through this process, asking multiple questions and along with Chief Hamblin and Brian Bloemen who have been very helpful and as this project has evolved, it looks rather simple in the plan that is shown, when considering the rail lines coming through the building and getting elevations correct for the loading areas in the building and crane heights and delivering product to the processing machinery inside the building, can assure that there has been a tremendous amount of thought that put into the building placement on the site as well as the building elevations as they have been designed and moved forward. The design presented by GSBS and refined over time does meet the intent of trying to break up the large elevations. The materials on the building exterior are two different textures, two separate types of panels. The first panel is fluted with very deep imbeds and reveals, the second panel is a flat surface and the depth difference between the flat and fluted panels will create a shadow line or edge that create depth to the overall elevation to the building. The office building they have integrated some store front glazing on the front to accentuate the entry way, which will be the view from the main store front entry way from cul-de-sac as entering, which creates a very defined and nice entry into the building for the employees and what few visitors that come to the facility.

6:28:41 PM

Commissioner Jensen asked if they are all using the same rail spur, the pallet place, the US Cold Storage and Pacific Steel along with some turnouts. How much rail traffic are they anticipating going to the facility, are they talking a train a day, what are they talking.

6:29:02 PM

David Ward stated they have restrictions within the agreement with US Coal on how many rail cars can come off of their spur, the spur that comes north to this property not only services the property on Pacific Steel but also to the remaining parcel that is located to the north. There is a potential future third rail on outside that would go up and the total that they have right now, they have 20 cars per week for the arraignment that will come into US Coal.

6:29:42 PM

Commissioner Jensen asked if they are picked up once or twice a week or how does that work. David Ward stated that is up to union Pacific, they can drive their delivery and pick up schedule and they have total flexibility, naturally what they are going to want to do is bundle cars if you will to make it the most efficient to deliver, they have the ability to deliver 5 days a week, but the likelihood of that is probably not real high unless there is a tremendous demand, they are going to bring in cars as they assemble them and bring them in and drop them off. The rail goes through the building on the west side and there is an additional ail to the west of the building and what that does is provide car capacity, so Pacific Steel has the flexibility to move loaded and unloaded cars back and forth and also provided Union Pacific with the ability to manage their car flow as they see fit, when they want to deliver and when they want to pick up.

6:30:48 PM

Commissioner Jensen asked staff currently that single track that crosses 1000 W that is in use, it is not signalized, sounds like there is going to be a little bit of traffic there, is there any intent to maybe signalize that or put some bars across or anything like that. Planner Steele stated he hadn't heard anything. Commissioner Jensen stated with US Cold Storage and the pallet place, there is a little bit of traffic and doesn't get blocked off very often but where they are going to have this user and then one more user potentially to the north of Pacific Steel that might also need a rail spur, they might need to look at some traffic control there. Planner Steele stated he thinks it is a good point to bring up, primarily they are thinking of automobile and semi-truck traffic and thinking of those impacts and especially the City Engineer looks at the

impact to the transportation system that is something that should be looked at in the future. Commissioner Jensen stated that does go beyond this site plan but thinks they do need to look into that and have a conversation with Union Pacific because 1000 W can be a very busy street. Planner Steele stated he makes a good point. Commissioner Jensen stated for what the building is, it does look very nice and thinks they put together a very nice looking building and would like the insulated steel panels to muffle the sound a little better.

6:32:05 PM

Commissioner Jensen asked how much sound, what decibel levels are they anticipating exiting the building. Scott Hendriksen stated they don't have any data that suggests what the sound levels will be outside the building however he would like to clarify that even though the panels themselves are not insulated the building is insulated and there will be batt insulation in the roof and in the walls. Commissioner Jensen stated that will help to muffle the sound and plus help with the heat bills. Scott Hendriksen stated clearly that will help dampen the sound and contain it within the building, does not think there will be any issue outside the building. Commissioner Jensen stated his concern was just a sheet of steel with nothing behind it and then sound gets out and acts like a big drum head basically.

6:33:00 PM

Public Hearing opened

6:33:06 PM

Public Hearing closed

6:33:24 PM

Commissioner McCuistion stated the plan set look wonderful and the building is really nicely done and thinks it will be a nice addition to the City.

6:33:39 PM

Commissioner Vaughan stated with the staff questions and comments and additional wants and needs by Planner Steele were readily answered and thinks City Engineer Bloemen agreed they have satisfied all of his requests and concerns at this particular point. City Engineer Bloemen stated they haven't satisfied all of them, but nothing outstanding. Commissioner Jensen asked City Engineer Bloemen what items were still outstanding that he was concerned about. City Engineer Bloemen stated there is nothing that he is concerned about that is still outstanding, there are a couple items that need to be taken care of but nothing that cannot be worked out.

6:34:51 PM

COMMISSIONER JENSEN MADE A MOTION TO APPROVE THE SITE PLAN FOR PACIFIC STEEL LOCATED AT 404 S 4080 W, INDUSTRIAL ZONE, WITH THE ADDITIONAL DIRECTION TO STAFF TO DISCUSS WITH UNION PACIFIC REGARDING THE ADDITIONAL TRAFFIC CROSSING AT 1000 W. COMMISSIONER MCCUISTION SECONDED THE MOTION. ALL WERE IN FAVOR, MOTION CARRIED UNANIMOUSLY.

6:36:15 PM

6. Adjourn.

COMMISSIONER JENSEN MADE A MOTION TO ADJOURN INTO WORK SESSION. COMMISSIONER MCCUISTION SECONDED THE MOTION. ALL VOTED IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

_____ _____

Ralph Vaughan, Chairman Stacy Adams, Admin Professional

Date Approved: _____

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Minutes of the Syracuse City Planning Commission Work Session held on November 3, 2015, at 6:00 p.m., in the Conference Room, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present:	Commission Members:	Ralph Vaughan, Chairman TJ Jensen Curt McCuistion Greg Day Grant Thorson
	City Employees:	Jenny Schow, Planner Paul Roberts, City Attorney Noah Steele, Planner Stacy Adams, Admin Professional
	City Council:	Councilman Mike Gailey
	Excused:	Commissioner Rackham Commissioner Moultrie
	Visitors:	Adam Bernard

6:43:54 PM

1. Department Business:

6:44:01 PM

a. City Council Report

Planner Schow stated the City Council discussed the skate park and potentially starting up a mentoring program to help guide the activity that is going on there and maybe eliminate some of the problems they are having with the skate park.

Another item from the Director was the water conservation plan was discussed which Council should be acting on December and this will give the City basically a 5 year guide for the water impact and how the residence can help with the impact and provide good water usage.

The City is potentially looking at updating the rules and procedures for public comment, there was some discussion on how public comments will be taken and held in the meetings, mainly effects City Council but if there are updates the Commission will want to look at it as well. Commissioner Jensen stated he did suggest to the Council that they use the same language the Commission uses in the general public comment section. Planner Schow stated it is easier to keep the procedures consistent between the two bodies, but it is not necessary that they are identical. The ice skating rink is coming back, the grand opening is scheduled for Saturday November 21st from 10-2 at Founders Park, in the Lyons Club pavilion.

The Mayor has scheduled a series of Town Hall meetings, basically broken the City down into 5 different regions and they will be inviting each region on a separate night to have discussions with the Mayor. The first meeting is scheduled for November 12th and the next one is November 18th at 630pm, the remaining 3 meetings will be held off until after the holiday season and will resume in January.

6:48:36 PM

b. City Attorney Updates

No updates from City Attorney Roberts

6:49:16 PM

c. Upcoming Agenda Items

Planner Schow stated there are two more site plans coming up, Lakeside Church on Gordon and Beehive Assisted Living on 1000 W north of the Elementary School.

Public Hearing for the General Plan Text and Map amendments for the Commission to potentially making a motion and recommendation to the City Council at the next meeting.

Public Hearing for two code amendments, Industrial Architecture and Minor Residential Subdivision at the next meeting.

2. Discussion Items:

6:50:06 PM

a. General Plan

Planner Schow stated Commissioner Rackham was not present, but Commissioner Rackham and Commissioner Jensen submitted one updated copy of the General Plan. The updated version was submitted to City Department heads and feedback is starting to come back and will be provided to Commission at the next meeting, basically just asking for

factual, accuracy type information as requested from Commissioner Rackham. Commissioner Vaughan asked when it comes back to them will it all have the same color code. Planner Schow stated yes, she will compile all the comments into one master document for simplicity. Commissioner Day suggested they should hold off until feedback comes in to discuss it, other than belabor it and really complicate it. Commissioner Jensen stated he did send his changes to Commissioner Rackham but they did not get incorporated into the document and was asked to try to provide a closing for the document. Commissioner Jensen stated he looked at a couple adjacent cities general plans and something that Clearfield did that jumped out, is they actually have a flow chart in their general plan that talks about the process to update the general plan, so one doesn't have to jump through code and figure out when the next update is, it is covered in the document. Commissioner Jensen stated he submitted an electronic copy to staff earlier and has handouts. Commissioner Jensen stated this closing section page would start at 9.1, the next page has a flow chart which shows the steps in the process of updating the general plan and the last page is closing statement which would go before the acknowledgments.

6:53:24 PM

Commissioner Vaughan asked if this was an addition to what had been submitted prior. Commissioner Jensen stated this is his proposed amendment. Commissioner Vaughan stated they have had an issue in the past where they get something at the time of the meeting and they do not have a chance to really study and read it out, it is kind of difficult for a Chairman to be able to conduct a meeting. Commissioner Jensen stated he did submit a less pretty copy to Commissioner Rackham minus the fancy flow chart but for whatever reason that did not get submitted with his changes. Commissioner Vaughan asked Commissioners Jensen when he submitted this update to Planner Schow and wondering why she wasn't able to get it out in an email before the meeting. Commissioner Jensen stated he submitted it to Planner Steele. Commissioner Jensen stated since this is work session and since they discussed it, it would be an addition. Commissioner Vaughan asked if this would be coming back to them in another work session as opposed to a readymade document. Planner Schow stated it was forwarded to her today at 4 minutes to 5 o'clock from Planner Steele. Commissioner Vaughan stated staff hasn't had a chance to review it. Commissioner Thorson stated they would address it at the same time they would address other staff comments. Commissioner Day agreed and that way they can all review it. Commissioner Thorson asked City Attorney Roberts if they tell people how they can change the plan in the plan and in the code, if one or the other changes or one and the other is different, is that a problem. City Attorney Roberts stated yes, they need to make sure they are accurate. Commissioner Thorson stated that is why he would tend to not say it twice, as an engineer, make a dimension and make it hard to find and it is never wrong, because it is only once. Commissioner Day stated he agrees, example Saratoga Spring has a flow chart on their wall that is so complex and convoluted and to try to figure it out, inherently they are going to make a mistake in the future, perhaps not this Commission but someone else and it will have something conflicting, thinks it is a great idea, but thinks they need to contemplate it deeper.

6:55:35 PM

Commissioner Jensen stated his thoughts on it were basically it is the general plan, it should be a one stop document. The problem with the code right now is there are so many cross references to stuff and sometimes stuff gets mixed because it is not all in one section. What we are starting to do in the code is we are referencing the code section it comes from but we are also making sure to include a brief summary of the code of whatever section we are dealing with to try to reduce that cross referencing, that has been kind of our tendencies in some of our recent code resolutions and this is kind of going with that. Seen at least one other general plan where they do exactly this, they have the procedure in there, that way the public when they are looking at the document.

6:56:14 PM

Commissioner Day asked City Attorney Roberts if the code and the general plan are in conflict, which one would succeed. City Attorney Roberts stated the code would probably prevail. Commissioner Thorson stated one way to make it work would be to the method to change the plan is in this code and generally is this process and be vague. Commissioner Jensen stated he tried to stay away from specific dates in the flow chart. Another thing we could do, and maybe something the Council may suggest if they adopt the Title X changes, essentially since they are talking about locking down the general plan, should add that appendixes to that plan can be amended at any time, since it is a data document it is not a law document it is just basically data and stats, this could be an appendix, not included in the general plan itself but text stating see appendix 1 and see flow chart and if the City Council ever needs to change the flow chart they can but don't need to open the general plan. The flow chart is just reflecting what is in Title X right now.

6:57:52 PM

City Attorney Roberts stated another option is the general plan is going to be on the website, they could have a document like this just next to it, so it is not adopted but it just there for reference f people want to see how the process is. Commissioner Vaughan asked if they have any idea what type of format the Mayor wants to adopt for his presentation, something like this might be nice to have up on the wall, as an example of how things can be done, copies or salient points of the general plan to hand out, especially the basic philosophy of what the plan is. Do we have any idea how the Mayor is going to handle that, with what the Mayor is going to have, a chart like this can be very helpful and some of the recommendations that have been proposed by the Planning Commission are available also to be discussed at that time might be good for additional comment to come in to see, not knowing how detailed or expansive the Mayor wants his presentations to be, whether working with staff or by himself. Planner Schow stated he is talking with staff to have a platform for the meetings, with handouts and maps and possibly a questionnaire involved.

6:59:44 PM

Commissioner Jensen stated if they take the future updates to the general plan and generalize it to say that the process is outlined in Title X and also a flow chart on website, take it out of the general plan itself but mention it exists and then the closing statements, if everyone is good with that. Commissioner Thorson asked if the closing statement goes into the text. Commissioner Jensen stated yes. Commissioner Thorson asked if the text is just a build up to the chart. Commissioner Jensen stated it is basically explaining to people that there is a process to update the general plan, but will change the language to say as reference in Title X whatever. Commissioner Day stated he likes the chart and think they could put it in the Planning office so people can see and on the website, that is what the purpose of the chart is. Commissioner Jensen stated the goal is since they are going to hard closing, people will understand how that process works that is the purpose of the chart. Commissioner Jensen stated there is one other change he'd like to see to the language, this compliments a resolution City Council passed earlier this year, it is a minor change.

7:01:14 PM

Commissioner Vaughan stated any time they have submissions on this, they need to be submitted in a more timely fashion so staff has an opportunity to review them in advance and get them posted. Commissioner Jensen stated his instructions were to submit to Commissioner Rackham and so he submitted the version of this without the flow chart to him last Monday and thought he was working on this and was submitted in the packet, but looked at the packet yesterday and saw it was not in there. Commissioner Day stated his suggestion is to table this until they get all the comments in, because it is really unproductive to come in and get comments at 5 o'clock, table the discussion for tonight, get all the comments in, Commissioner Rackham should be the point man on this, it should be handed back over to staff, he's done with the committee, it should be closed down, table it for tonight and wait until after all the comments are in.

7:02:30 PM

Commissioner Jensen stated they still need to make a recommendation to the City Council at their next meeting, they have asked for one. Commissioner Day stated he is okay with that, but can't give stuff at 5 o'clock and then say we have to get to it. Commissioner Jensen stated he followed procedure and unfortunately that Commissioner didn't follow through. Commissioner Day stated they are all imperfect people here working at this. Commissioner Vaughan stated they are still bound by what the rules of staff and submission and it is just difficult and tough, would have certainly liked to have had a lot more time to review this rather than being handing it to at the meeting. It didn't get into the packet, but this is critically important and studied what is in the document there may have been some additional comments on it. City Attorney Roberts stated that was his thought also. Commissioner Vaughan stated it happens. Commissioner Day stated at some point they have to draw a line in the sand and say they are not going to take more comment on this. Commissioner Jensen stated as a Commissioner he can submit an amendment, which is what he has done. Commissioner Day stated he understands that and they are all trying to do their best to get it going, for practical, being very pragmatic if we have a recommendation at the next meeting, at some point we have to say all comments have to be in by such a date. Commissioner Thorson asked if they are supposed to give the City Council a recommendation on this. Commissioner Day stated that is what he just heard. Commissioner Jensen stated they will be voting on it first of next month. Commissioner Vaughan stated they are trying to, but as an applicant themselves if they are not complying with the applicant rules, the rules are it wouldn't be accepted, staff is not going to put it on an agenda if it is not ready. Commissioner Day agreed. Commissioner Jensen stated this is why he is proposing it as an amendment. Commissioner Vaughan stated approve it for the next opportunity when it is ready so they do have complete packets. Commissioner Vaughan stated he hopes that everyone had a chance to review 10.20.060, there is some heavy stuff in there. Commissioner Jensen stated he thinks that City Council will be voting on it at their next meeting. City Attorney Roberts stated it will be in their meeting in December, they will review them all at once.

7:05:21 PM

City Attorney Roberts stated some changes had been made at the request of the Mayor and City Manager at the Council level. Planner Schow stated there were a few changes, the Commission already acted and made a motion on it. The Mayor and City Manager wanted to meet to discuss what the Planning Commission was forwarding to the City Council so they were on board. There was a recommendation that they define applications for the open amendment period verses applications when it was closed so the content is the same it just makes it clear. City Attorney Roberts stated the effect is basically the same they were trying to soften it up a little bit so the developers don't think they are not interested. Planner Schow stated it is not different content it is just broken down, open amendment period and closed amendment period, so it is very clear how to apply during which part of the cycle. If the Commission would like it to come back for them to review, it can be put on the next meeting agenda to look at and re-do their motion or if they are comfortable with that change. Commissioner Vaughan stated it sure would be nice to know what the Mayor and City Manager are thinking on that. Commissioner Jensen stated he wouldn't mind seeing it come back, if they aren't going to approve it until their meeting in December. Planner Schow stated she can add it to the agenda and notice it tomorrow and the Commission can do another recommendation on it. City Attorney Roberts sated it was a draft and he didn't believe anyone had a chance to comment on it yet. Planner Schow stated no one had, it is the same content from what they had already approved, but if they would like to review it. Commissioner Jensen stated if it is ready, we can leave it to the Chairman's discretion, if it is not ready.

7:07:38 PM

Commissioner Jensen stated there is one other thing he wanted to point out, in the flow chart, there is section that talks about if the Planning Commission has their scheduled openings which have to give a 90 day notice, but if the City Council opens, there is no talk about the noticing on that and think that does need to be defined in some way, whether

that is upon the City Council deciding to open, the Council will give 2 week notice or 4 week notice or whatever it is that they are giving of that opening, not currently in the ordinance. Planner Schow asked City Attorney Roberts if he was okay with bringing it back even though they have made a recommendation on it. City Attorney Roberts stated they can always bring it back to review. Planner Schow stated she will put it in the next packet and they will have time to review it and discuss it at the next meeting and make sure they are still comfortable with it. Commissioner Vaughan asked if it had ever been an issue with the City Council and the general plan before, as far as opening and closing. Commissioners stated it had always been open. Commissioner Jensen stated it is a paradigm shift from what they currently doing. Commissioner Day stated no, the way it previously was the City was divided into 10 districts, at each time the general plan was always open one district over a 5 year rotating period, they had to open it up every 5 years, so that is the way the previous Planning Director's way of doing it and a lot of people do it that way. Commissioner Jensen stated before that the general plan was opened once every 5 years that was when changes could be submitted, that was the only time it could be changed, that was how the City did it for decades. They started to do it by every district but that was when Ninigret and West Davis and everything else, they wanted to suspend that process and so the general plan has been opened ever since, it was never officially closed, because there has been all these amendments coming forward, which is completely different from how the City has handled it in the past. That was why the general plan committee wanted to go to a strict system that is defined.

7:09:30 PM

Commissioner Vaughan asked if that was something the City Council specifically requested or they said they did not want to do the district they want to run to a different standard or was it a previous Director. Commissioner Day stated it was the committee that was put together and there was a couple councilmembers who were on that committee, this was within the last year, Commissioner Rackham and the general plan committee put together the idea that it would be closed every 2 years. Commissioner Jensen stated the Council's main direction has been that every time he has had discussions with Council members is that they want the general plan to be closed, they don't want it to be perpetually open, they actually want it to be physically closed for a period of time, in that respect, the Council is in agreement with what the committee did. Whether the specific committee recommendation is what the Council wants they don't know yet, because they haven't voted on it. Commissioner Vaughan stated it would have been nice if the City Council had spoken as a body saying that Council wanted it closed as opposed to two members who were attending, not speculating, but given what today is and who those people are, they may or may not be around and hate to have a new Council come in to be bound by something that was done by people that are no longer with the City next year.

7:11:39 PM

Commissioner Jensen stated in the general plan language in section 5.2 goals, paragraph 3 talking about West Davis corridor. Planner Schow stated she thought they were going to hold the comments until the next meeting and move onto the next item, until they have everything together. Commissioner Day stated that would be his recommendation, unless they can move quickly. Commissioner Jensen stated this one is short, essentially since the Council put the resolution forward yesterday that they wanted to see the alternatives process for West Davis Corridor, they want to see that process continue to play out, they weren't necessarily happy with how it currently proposed but they still want to work with UDOT. Wanted to make the proposal at the end of the first sentence, add text 'in regards to the alternatives to the corridor'. Commissioner Vaughan asked how can they comment on that tonight, right now. Commissioner Jensen stated because it is in work session, that is what they do. Commissioner Vaughan stated it is open to discussion, but he is presenting definitive language and has staff seen the definitive language. Commissioner Jensen stated he is proposing it right now as an amendment. Commissioner Day stated take it down and put it in, take note and move on. Commissioner Day stated they are giving staff an impossible task of all these colors and they have to assign a color for each night and it is impossible. Commissioner Vaughan stated he is sorry staff has to do that but it is the most important document and it has to be letter perfect, it has got to be dead on. Commissioner Day stated he total agrees but they are making it so impossible. Commissioner Vaughan stated not making it impossible, they are making it specifically clear and readable for anybody who picks it up, but right now it is a basket case, colors all over the place and no one in this room hat knows what any particular section says all the way through.

7:13:52 PM

Planner Schow asked Commissioner Jensen to send an email with his changes. Commissioner Vaughan stated all Commissioners are invited to participate and send any thing in, but make sure it is in a timely fashion, get it into staff, so staff has the opportunity to get it out. Commissioner Thorson stated just understand it is going to get lumped in with all the other comments that they address at the end, not every time.

7:14:28 PM

Commissioner Vaughan stated the worst problem that they have here, is tonight they have 5 Commissioners, last meeting they had 4, half of that meeting is not here tonight. In the prior meeting where they discussed that, half of the people who are here where not there for that, we haven't gotten 7 people in how many meetings. Talking on attendance, was one thing he was going to bring up, they are talking about the most important document and they cannot get 7 people in the room at the same time, it is embarrassing for the Commission. Commissioner Jensen stated since they are talking about attendance, he wanted to point out that the 7 people attending their meetings has been a problem for well over a year now, there have been a few meetings where they have had full attendance, but in general they are always missing at least one Commissioner and this is why he really thinks they need to have an alternate because an alternate could be

there to vote and especially in light of the revelation they figured out last time, where they are supposed to have 4 affirmative votes to approve anything, which is according to Title III.

7:15:37 PM

Commissioner Jensen stated there is one other minor change he noticed under acknowledgements in the back, it says general plan committee, has his name at the bottom that should say advisory role, he was not a member of the committee, he was just there to advice.

7:15:53 PM

Commissioner Vaughan stated he thinks an alternate under the circumstances would be a very important thing and would like to see it as an agenda item to make a formal proposal to ask the Mayor and Council to reconsider the existing position if not having an alternate position. As an example at the last meeting, they had 4 members, if one person had decided to vote no on any of the items they discussed, it would have failed, even though it would have carried by a majority at that meeting, it still would have failed because 4 people which is the majority of the Planning Commission would not have heard it. If they had an alternate or they had increased attendance, they could have had a discussion on that and thinks it is one of the things they need to bring up at another meeting.

7:17:05 PM

Commissioner Jensen stated he would formally, even though it is just a work session and they are not voting, but he would very much like to see the Planning Commission formally make a request to City Council to get an alternate member, since the other Commissioners seem to be more busy these days and this is volunteer roles to get people to show up in the first place is nice and they do get a stipend, but it is minimal, the fact that they have 5 people at the meeting tonight that are willing to set aside their day, their Tuesday night s to come in to discuss City business, thinks that is great, it just hasn't been, they haven't had full attendance for a while and when they did have an alternate, until the alternate was removed last year, the alternate voted nearly every single meeting they had, the only time the alternate gets to vote is if someone is missing. The fact that he voted at almost every single meeting, over 2/3, not every single meeting, but the alternate was an active participate in the votes and think that in itself speaks volumes. It is great the City Council wants us to show up every time, it just doesn't happen.

7:18:28 PM

Commissioner Vaughan stated he didn't mean to side track on attendance and apologized, but thinks Commissioner Day has an excellent idea as far as keeping track on this, what else can they do to discuss these items. Commissioner Day stated he wanted to clarify, he thinks Commissioner Jensen's comments are great and wants participation in the general plan and thinks they are all kind of experiencing this as, they are sort of belaboring the general plan at a very extreme. It has been open for the last year and they've been talking about it, they need to draw a line in the sand and if they miss it this time they can add these texts or whatever the next time it is open in 2 years or whenever, it is not going to be amiss. Commissioner Thorson stated he has read the general plan and he would approve it right now as is. Commissioner Day stated quite frankly he would too, he would approve it tonight. Commissioner Thorson asked what are they supposed to be discussing regarding the general plan. Planner Schow stated if they had any other comments. Commissioner Thorson stated the status is, it is in staff comments and Commissioner Jensen made some comments. Commissioner Day stated take the comments and put it, at the Chairman's discretion move it onto the agenda and move forward.

7:19:37 PM

Commissioner Jensen stated as he pointed out last time, the main reason that we discussed having a meeting this time is Planning Commission hasn't had a chance to review the proposed map changes that was really the whole point of this meeting. Commissioner Jensen asked the Commissioners if they were okay with putting him as an advisory role for the general plan committee, because he didn't get to vote, they asked him suggestions and gave them to them, but let them make decisions. Commissioners stated they were fine with it.

7:21:18 PM

b. General Plan Map

Planner Steele stated he updated the existing general plan map with the changes summarized in 4-5 points. It was missing a lot of institutional uses, like schools and City buildings and open space zoned parks, those aren't proposing any zone change, just updating what is on the ground, just a matter if they ever wanted to change or a future vision of City owned land that wasn't zoned institutional. Planner Schow stated the added category for institutional is now blue. Planner Steele stated open space is light green. Out by the sewer district there was a big research park on the existing and since the sewer district does not want any development and wants to be a buffer zone out there, the committee felt that would probably not ever going to be feasible to have a research park out there, so change it to buffer as an open space. The other changes in the south east corner of the City, those are conservation or nature conservancy or URMCC, wetlands and other agencies which are lumped together as HATCH and wetland preserve. It is not very practical that there will be industrial or commercial in wetland preserve so proposed to change to open space. Along the south edge of Gentile, the committee felt that there is some potential for some agricultural uses out there, maybe even very large development. In general the south edge of the City needs to be, those views are beautiful and attracts a lot of bicyclists that come through and is an asset to the City. The other change is there is additional R-1 that is being driven by sewer serviceability, by Still Water. Minor changes and in the committee there was a lot of discussion about different neighborhoods and there really wasn't ever a consensus, in his opinion as a Planner thinks if there are more changes to the map and neighborhoods there should be some additional public input, some small area plans like intersection of Antelope and 2000 W, once West

Davis corridor comes in, that is going to change a lot land use plans as well and wanted to get the Commissions comments and thoughts on the appropriateness of changing the A-1 to R-1 and industrial, and the other changes.

7:26:12 PM

Scout Troop arrived. Planner Schow welcomed the scout troop and gave a brief explanation of the City maps and zones.

7:26:23 PM

Commissioner Jensen stated he wanted to propose two clean ups to the map. Basically where the additional A-1 is proposed, it is the north east corner of a lot, he would propose that would be extended all the way across that lot, since the corner is R-1 extend it to A-1. Planner Steele stated he can make that change to the map. Commissioner Thorson asked how it got drawn mid parcel. Commissioner Jensen stated he gave Planner Steele to put it at the half mile but wasn't sure where it ended, essentially the line is on 2500 W, having to do with the sewer line and how far south it can go.

7:30:34 PM

Commissioner Jensen stated the square parcel has been sold to Davis School District potentially for an Elementary school for future development. Planner Schow stated she would like to make a recommendation because of the changes they have forwarded on to the City Council for the R-1, because they have recommended to no longer allow the Cluster in A-1 Zone, it is a good idea to add R-1, following the sewer line may actually be limiting some future developers because they could potentially use the Ag zone if it were also R-1, they could be using as the agricultural preserve and still getting that density, which is the only way that the Cluster zone is going to benefit any developer that comes in. it is a great property for clustering development, to preserve that open space that possibly can't be served by sewer, not sure if they want to limit the R-1 to just the part that can be serviced, when they could find a density bonus and preserve the open space at the same time. Something to think about while they are making the changes to the map at this time, just because the land is not serviceable by sewer doesn't mean they couldn't get a great opportunity of getting that preserve or possibly developed into some useable open space for the City, since the recommendation submitted to the Council limited the cluster to the R-1 Residential. Commissioner Day stated the R-1 cluster would give more of an opportunity to the City to retain high quality open space in perpetuity. Commissioner Thorson asked if they didn't they would have to go get a portion of the A-1 rezoned or the R-1 would be limited. Planner Schow stated if they closed the general plan and make it so that it can only be opened every two years but they have a developer come, that land is for sale, nearly 300 acres is up for sale, if a developer comes in 2 ½ months with a deal and the general plan is closed, they have to open it. Commissioner Day stated what will happen is they will end up with for lack of better word, track housing on the R-1 side, otherwise it could be a nicer community with open space and would preserve the lower end, it would do both. Commissioner McCuistion stated it would relocate their densities.

7:34:30 PM

Commissioner Jensen asked if they were talking about extending it down to Gentile St and 3000 W. Planner Schow stated at minimum. Commissioner Jensen stated it will be up to the Commission, as one of the property owners affected there, trying to forward the committee's recommendations as to what was shown on the map, if the Commission wants to extend that recommendation that is certainly in their purview. Commissioner Vaughan stated he was not excluded from the discussion. Commissioner Jensen stated it is a gray area, he doesn't really want to have to vote on his own property. Commissioner Day stated he can't talk about it and then say he doesn't want to talk about it. Commissioner Jensen stated he'd rather step back from a decision. Commissioner Vaughan stated by him telling them exactly what his concerns are and explaining where his interests are that helps the Commission shows they are not doing anything for him. Commissioner Jensen stated in the interest of disclosure so everyone is clear he pointed to the map location where Jensen brother's farm and ranch was located as well as other property that is current up for sale. Commissioner Thorson asked what the negative impact would be making it all R-1 in the plan. Planner Schow stated they would still have to come in and ask for a re-zone and the Commission has every right to say no, so if it on the general plan as R-1 it doesn't mean they have to re-zone it as R-1. Commissioner Day asked about the sewer line is still limiting, most of that property they would need a sewer lift station and the sewer district currently does not allow. Planner Schow stated the City is not in favor as well. Commissioner Day stated the best thing for that owner would be able to put the property that is not serviceable in open space. Commissioner Jensen stated to play devil's advocate, if they took one of the long parcels and do an R-1 cluster, what that is going to do is they are going to have 7,000 sq. ft. lots, some small lots among some of the larger lots in those other areas, so it kind of breaks it up. If the idea is to have an R-1 track verses the R-1 cluster is going to have half that land with very dense lots, which not necessarily opposed to, just pointing out that is going to be a side effect. Commissioner Day stated that would be the negative.

7:38:06 PM

Planner Schow stated they already have dense lots going in over there and that is the market trend, they have to consider what is selling out there, they have half acre subdivisions with plenty of available lots that have been there for years and years and have Still Water and Trailside Park and subdivisions like that that they can't keep up on them. Commissioner Day stated he lives directly adjacent to half acre lots and they are the lowest value homes. Commissioner Jensen stated probably since the mid 2000's doesn't think any large track A-1 have ever been developed, but we don't have a lot of people showing up to say they want large acre lots. Planner Schow stated they have had one development in 3 years that are half acre lots and that is Avery Gardens, there are 6 lots and not one has sold and they have 2 beautiful homes on them, they are great location, not what people are looking for right now, the majority, the right buyer will buy there. Planner Steele stated the two scenarios before them, they can strictly go by the division of A-1 and R-1, the R-1 will

develop they will maximize their density in the R-1 and then the remaining A-1 will be limited to 2 acre lots but not developable, may just end up with agriculture or fields forever down there unless there are ever lift stations allowed. The other option of the R-1 is they will have greater density on the north than what would have been with the normal R-1 because they will get cluster benefit of taking all that density of what is undevelopable anyway and putting up there. So they will get higher density than what they would, but there will be more imaginative design in the neighborhood which could be park spaces and open spaces that could be a nicer neighborhood, the density factor. Planner Schow stated another thing to consider looking at the larger lots, they have a bigger change coming through, so having some higher density along that isn't necessarily going to be a bad thing those big buffer zones break everything up naturally anyway. Planner Steele stated once a freeway interchange there probably going to want to change the land use anyway. Planner Schow stated probably not going to sell half acre lots with big fancy homes right by an interchange, so things to consider.

7:41:31 PM

Commissioner Jensen stated he had 2 other items he wanted to discuss, they still need to discuss if they want to extend it down to Gentile. Commissioner Vaughan asked if they could put together a Jensen map with the Schow exception Planner Schow stated it would just be expanding that one parcel, the rest is already outlined. Commissioner Vaughan stated just to show, he thinks there are some sympathetic people understanding what his comments are, like the idea of it. Commissioner Jensen stated they could have two proposals to considers and adopt map A or map B. Commissioner Vaughan stated it might be nice to see if it is possible what that winds up showing them, it would be easier to see it visually. Planner Schow stated City staff and Department head can create a proposal for that area for the Commission to consider. Planner Steele stated he can easily do those two things and thinks the longer they keep it in work session it will prolong passing it along to the Council. Planner Schow stated they can create that for the next meeting.

7:43:07 PM

Commissioner Jensen stated there are 2 other areas of the City he wanted to discuss. Regarding the City Center, he had a land owner talk to him about a parcel, across from the City Hall there are 4 parcels zoned for Professional Office, essentially facing the road and as far as developing the back part of the land, they have indicated an interest in having R-3 on the back 2/3 instead of Professional Office because if the houses stay there is going to be Professional Offices back there and they have had no interested in the back part of the parcel and it has R-2 next to it, approximately 4-5 acres total. They would like the Commission to consider it.

7:44:11 PM

Commissioner Jensen stated the other thing is along SR-193 and 2000 W. The general plan as it currently reads talks about this entire corridor, the commercial corridor, and thinks that since UDOT is going to eventually extend SR-193 but the WFRC has indicated the extension of SR-193 down to 2000 W, it is on their first priority list, they would like to see that as soon as possible. One of the things he had already discussed was along with when they start to tear 2000 W apart, they have discussed building SR-193 to 3000 W to help reroute traffic, for the people who won't be able to access 2000 W due to construction, they may put that road in fairly soon, he would propose that they talked about it anyway, using the parcel line and extending commercial all the way across off SR-193, 1000 feet off 300 W landing is, if that goes residential as it is zoned right now they are going to lose commercial opportunities for that and since they are discussing the general plan and since they have already rezoned others to commercial, it make sense to follow that all the way through. Commissioner Thorson stated to add that to the proposed map for the next meeting. Commissioners agreed they liked the idea and they had talked about it before, following the parcel line along there.

7:47:06 PM

Planner Schow stated the City is also looking at locations for a park and this is a general area for one of them that came back from the parks master plan, so would hate to change it to commercial and then the City have to buy commercial land back.

7:48:14 PM

Commissioner Jensen asked if the Commission liked the City Center change as well. Commissioner Vaughan stated they were all in agreement on that. Planner Schow stated she had been contacted by the property owner several times with the potential of them wanting to tie into Craig Estates with site plans to create two cul-de-sacs and possibly do the density of Craig Estates and actually buy into their home owners association. Adam Bernard stated he has talked to Planner Schow several times about the property. He stated they do not have the acreage to do the PRD type development with that density and so they are currently working with a developer to see how many lots they would be able to get with an R-3, since they would be long lots with the cul-de-sacs there, R-3 is probably the best they would be able to do at best and they would still be larger than 7,000 sq. ft. lots. Planner Schow asked if they were still looking to tie into Craig states. Adam Bernard stated they are still looking at that, he is meeting with the HOA to see what their conditions would be on that, either off that subdivision or off of 2000 W in between the residential lots. Commissioner Day stated to add it to the updates for the map at the next meeting.

7:51:42 PM

c. Code Amendment Minor Subdivision

Planner Schow stated she brought this idea to the Commission a few meetings back, they have been needing to do this for quite some time. The proposal is to do a minor subdivision process for 10 lots or less, State Code actually is even less restrictive than what they are proposing here for 10 lots or less. Researched a few city codes, this would basically be a new section of code to Title VIII, they would still have to follow all the rules and regulations of a regular subdivision just

that if it is 10 lots or less they would do concept and final, instead of concept , preliminary with Planning Commission, preliminary with City Council, final Planning Commission, final City Council, skip the preliminary stuff and do it all at once. They still have the same abilities, just don't have to make them come twice for something. Commissioner Thorson stated the State is less restrictive, how many lots do they allow. Planner Schow stated the State does 10 or less, they don't even require them to do a recorded plat, which it is cleaner to have a recorded plat just for the City's end. Just proposing that they have this process so they can skip one step. Commissioner Thorson stated 10 or less in an R-1 would be 3-5 acres or so. Commissioner Jensen stated when they discussed it previously was the 10 number they all agreed on, he thought maybe it was 4 or 5. Commissioner Day stated 10 is a common number. Planner Schow stated there was never a hard number, 10 is where the State divides it. Commissioner Jensen stated he wanted to point out where it states less than 10 lots, he is good with that as long as it is less than 10 in the entire text. Planner Schow stated in the definition it is referred to as small subdivision and is proposing to change that to minor and will change the text to 10 or less throughout. Planner Schow stated they would do concept with staff and then they would bring them to the Commission for recommendation to the Council and then they would go to the Council for a final, just one time instead of twice, saving the applicant some fees and City staff some time.

7:56:40 PM

3. Commissioner Reports:

Commissioner Vaughan stated there were a couple things that he mentioned at the last meeting that he wanted to bring up, they talked about attendance and then the other thing he wanted to talk about was term of the Chair. In their Bylaws right now it shows the first meeting in July and thinks they should move it to the last meeting in June. It was mentioned possibly the first meeting in January but then if a person is in the middle of their term and they do not get renewed or half way through the year they would be faced with finding a Chairman in the middle, so the last meeting in June and the basic thinking behind that is this would give everybody on the Commission would be experienced with the performance of the people that would possibly be nominated as opposed to someone that is coming in and doesn't know anybody and would be voting on something that they are not quite sure on. Planner Schow stated she would put the Bylaws on the work session for the next meeting. Commissioner Thorson stated then they are stuck with a Commissioner they didn't get to vote for, for a chairman they didn't vote for. Commissioner McCuistion stated every item he's seen it happen they just follow with whomever. Commissioner Vaughan stated it isn't officially in the Bylaws for the Planning Commission as far as when they only have a minimum number of members, it might be codified in the Bylaws so they know specifically that should they run into that situation. Planner Schow stated if any of them have anything in the Bylaws they would like to be amended or changed email them and will put them on for the next work session.

7:58:47 PM

Commissioner Jensen stated the other issue is in Title III which relates to their Bylaws, because the Bylaws say with the majority of Commissioners present to support a motion it passes, Title III says four Commissioners must support any action they take, that usually means 4 have to vote aye, where there is 4 there or 7, they need to discuss and ask the Council to change Title II so it ca say the majority of Commissioners present or if they want it to say 4 or better. The Bylaws either need to reflect Title III or they need to change Title III to reflect the bylaws. Commissioner Vaughan asked City Attorney Roberts which he preferred and he stated it is a policy question, there is no State law governing that, the City Council has a law, but the Commission as far as they have a quorum they can have the majority of the quorum. Commissioner Vaughan asked to have it added to work session with a recommendation to have it follow Title III. Commissioner Jensen stated they would have to have 4 people vote aye, he would rather it be majority of Commissioner resent, that makes more sense. Planner Schow stated if they have any other recommendations for the Bylaws send them in by Tuesday the 10th by 5pm to be included in the packet for the next meeting, so staff can try to get the packet out on Wednesdays consistently has not been happening with all the different submittals coming in late.

8:01:18 PM

4. **Adjourn**

DRAFT

PLANNING COMMISSION AGENDA

November 17, 2015

Agenda Item # 4 **Lakeside Church** (1870 W 2700 S)

Summary

Lakeside Church is a local Christian church located near RC Willey. They currently operate on a 1.9 acre property. Existing on the property, is a steel building that the congregation meets in and a house that is used for church office and residential use. They plan to build an approximately 4,800 square foot meeting hall addition to the south of the residence. The hall is proposed to seat approximately 300 people.

Attachments

- Proposed Plans
- Planner Review
- Engineer Review
- Fire Review

Suggested Motions:

Grant
I move to recommend approval of the site plan for Lakeside Church, located 1870 W 2700 S, (and to the condition(s) that…)
Deny
I move to recommend denial, of the site plan for Lakeside Church, located 1870 W 2700 S, based on…
Table
I move to table discussion of the site plan for Lakeside Church, located 1870 W 2700 S, until….

LAKESIDE CHURCH
ALTA/ACSM LAND TITLE SURVEY

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, T. 4 N., R. 2 W., SALT LAKE MERIDIAN SYRACUSE CITY, DAVIS COUNTY, UTAH

RECORD LEGAL DESCRIPTION

BEGINNING AT A POINT NORTH 89°57'44" EAST ALONG THE SECTION LINE 446.23 FEET FROM THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH AND RUNNING THENCE NORTH 00°06'28" EAST 52.29 FEET; THENCE NORTH 03°50'33" WEST 111.96 FEET; THENCE SOUTH 89°57'44" WEST 97.01 FEET; THENCE NORTH 00°06'28" EAST 82.80 FEET; THENCE SOUTH 89°57'44" WEST 176.50 FEET; THENCE NORTH 00°06'28" EAST 98.90 FEET; THENCE NORTH 89°57'44" EAST 432.50 FEET; THENCE SOUTH 00°06'28" WEST 345.70 FEET TO THE SAID SECTION LINE; THENCE SOUTH 89°57'44" WEST 151.27 FEET TO THE POINT OF BEGINNING.

OCCUPIED PARCEL LEGAL DESCRIPTION*

BEGINNING AT A POINT WHICH IS N89°57'44"E 446.23 FEET ALONG THE SECTION LINE AND N0°06'28"E 33.00 FEET FROM THE SECTION CORNER OF SECTIONS 15, 16, 21, & 22, T. 4N., R. 2E., SALT LAKE MERIDIAN, AND RUNNING THENCE N0°06'28"E 19.29 FEET MORE OR LESS TO A #4 REBAR MONUMENT; THENCE N3°50'33"W 111.96 FEET; THENCE S89°57'44"W 97.01 FEET MORE OR LESS TO A #4 REBAR MONUMENT; THENCE N0°06'28"W 82.80 FEET; THENCE S89°57'44"W 176.50 FEET MORE OR LESS TO A #5 REBAR WITH PLASTIC CAP MARKED "ENSIGN ENG"; THENCE N0°06'28"E 98.90 FEET MORE OR LESS TO THE SOUTH LINE OF LINDA VISTA MEADOWS SUBDIVISION PLAT 4; THENCE ALONG SAID SOUTH LINE N89°57'44"E 432.50 FEET MORE OR LESS TO A #4 REBAR WITH PLASTIC CAP MARKED H&A ENG, PLS#166385; THENCE S0°06'28"W 312.70 FEET MORE OR LESS TO A #5 REBAR WITH PLASTIC CAP MARKED PLS #3077; THENCE S89°57'44"W 151.28 FEET TO THE POINT OF BEGINNING.

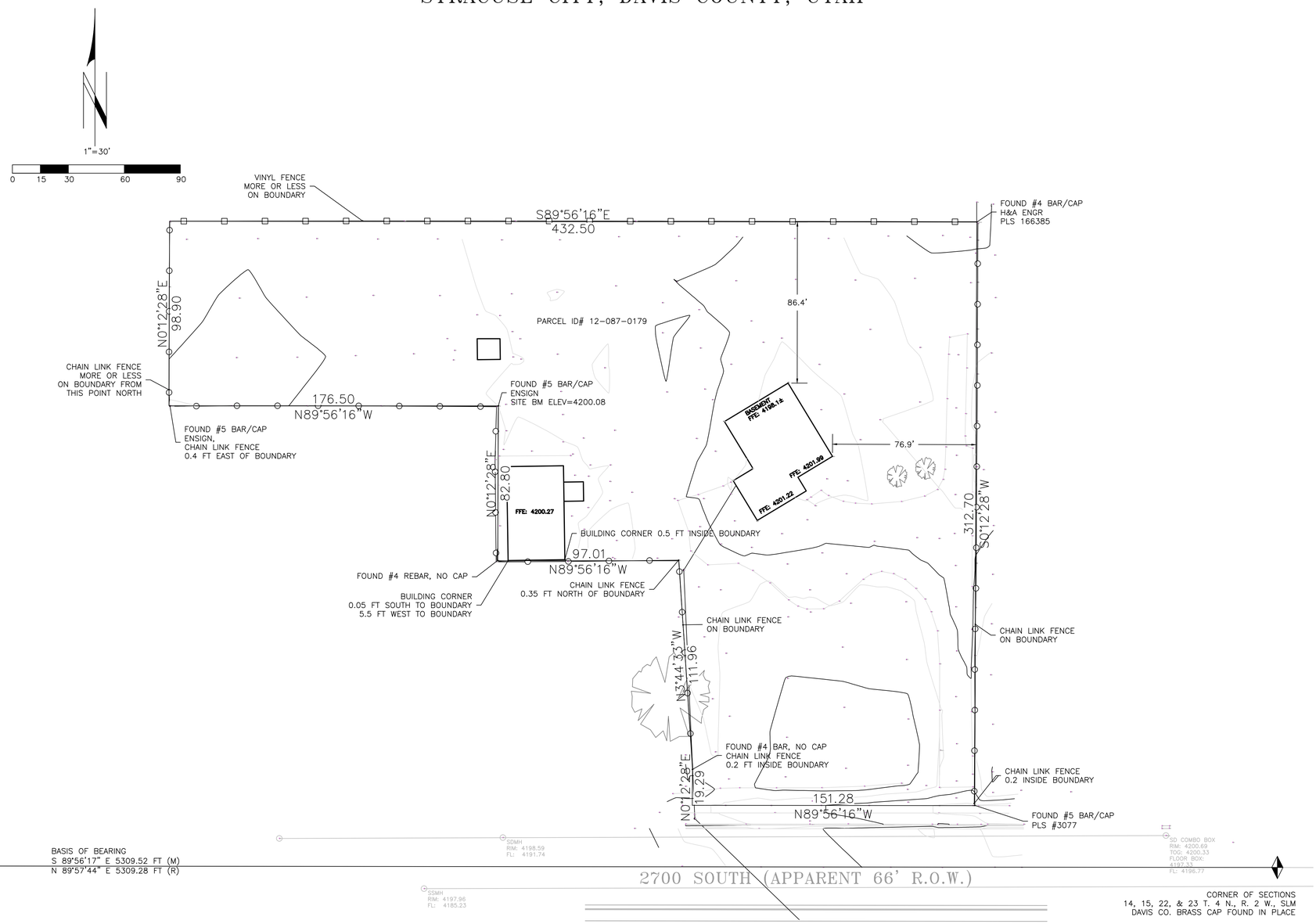
CONTAINS 1.93 ACRES MORE OR LESS

ROAD DEDICATION LEGAL DESCRIPTION*

BEGINNING AT A POINT WHICH IS N89°57'44"E 446.23 FEET ALONG THE SECTION LINE FROM THE SECTION CORNER OF SECTIONS 15, 16, 21, & 22, T. 4N., R. 2E., SALT LAKE MERIDIAN, AND RUNNING THENCE N0°06'28"E 33.00 FEET; THENCE N89°57'44"E 151.28 FEET MORE OR LESS TO A #5 REBAR WITH PLASTIC CAP MARKED PLS #3077; THENCE S0°06'28"W 33.00 FEET TO THE SECTION LINE OF SAID SECTIONS 15 AND 22; THENCE S89°57'44"W ALONG SAID SECTION LINE A DISTANCE OF 151.28 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINS 0.11 ACRES MORE OR LESS

* USED RECORD NOT MEASURED BEARINGS



SURVEYOR'S CERTIFICATE

TO LAKESIDE CHURCH:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 4, 5, 8, & 11A OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 16, 2015.

Randy N. Miller
9NOV15

RANDY N. MILLER UTAH PLS #501187

RANDY N. MILLER UTAH PLS #501187

SURVEYOR'S NARRATIVE

THIS SURVEY WAS CONDUCTED FOR LAKESIDE CHURCH TO REPORT SURFACE AND BOUNDARY CONDITIONS FOR THE DESIGN OF A NEW BUILDING.

A BEARING OF SOUTH 89°56'17" EAST FROM THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN TO THE SOUTHEAST CORNER OF SAID SECTION 15 WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

A LOCAL LOW DISTORTION TRANSVERSE MERCATOR PROJECTION AND COORDINATE SYSTEM WAS USED FOR THIS SURVEY WITH THE FOLLOWING PROJECTION PARAMETERS:

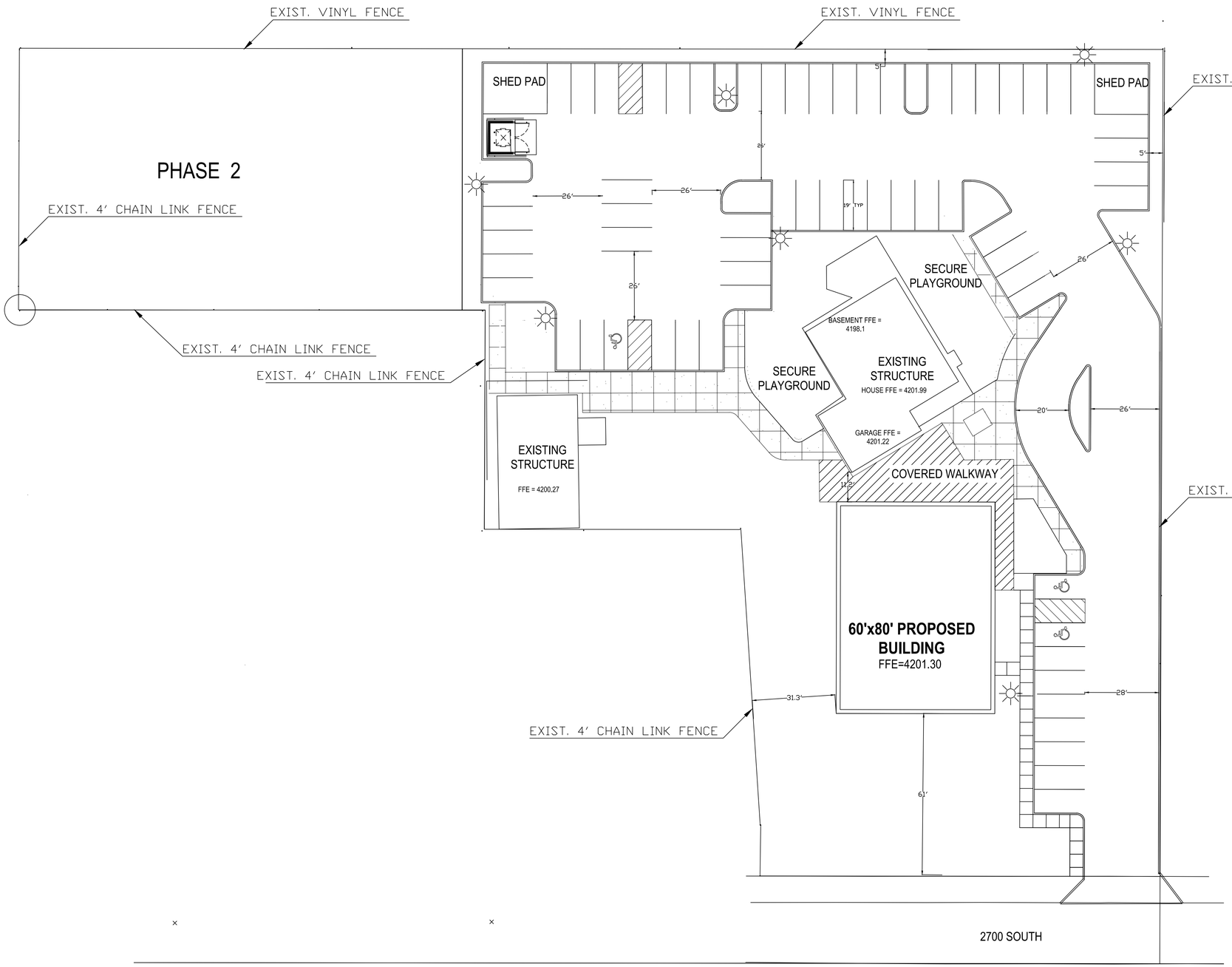
SCALE FACTOR:	1.0002527
FALSE NORTHING (FT):	75,000
FALSE EASTING (FT):	75,000
CENTRAL MERIDIAN:	111°52'30"
LATITUDE OF ORIGIN:	39°45'

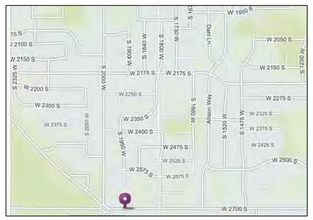
THE RECORD LEGAL DESCRIPTION WAS PLOTTED AND ROTATED TO THE SECTION LINE / BASIS OF BEARING. IT FIT REASONABLY WELL WITH RECOVERED MONUMENTS AND ADJOINING PROPERTY LINES. NO FURTHER ADJUSTMENTS WERE MADE.

DOCUMENTS LIST

1. TITLE COMMITMENT: FIRST AMERICAN TITLE INSURANCE COMPANY POLICY #5011300-1392602E DATED AUGUST 20, 2014.

RANDY N. MILLER
UTAH PROFESSIONAL LAND SURVEYOR #501187
1531 WEST 2175 SOUTH
SYRACUSE, UT 84075
(801) 547-7185
RANDY@ULIV.ORG





VICINITY MAP

LIGHT POLE - POLES SHOWN ARE PLACED WITHOUT THE BENEFIT OF A PHOTOMETRIC ANALYSIS. FINAL NUMBERS OF POLES AND LOCATIONS MAY VARY

TRASH ENCLOSURE

SITE PLAN TABLE

TOTAL REQUIRED PARKING RATIO: 1 SPACE PER 5 SEATS

TOTAL NUMBER OF SEATS: 300

TOTAL PARKING REQUIRED: 60 SPACES

TOTAL PARKING PROVIDED: 63 SPACES

TOTAL BUILDNG AND HARDSCAPE AREA: 42,802 S.F.
PHASE 1 TOTAL LANDSCAPE AREA: 24,709 S.F.
LANDSCAPE AREA PERCENTAGE: 58%

PARCEL SIZE 1.936 ACRES
PHASE 1 SITE AREA: 1.55 ACRES (67,511 S.F)

BUILDING SIZE:

EXISTING BUILDINGS: 3789 S.F.

NEW BUILDING: 4800 S.F.

TOTAL BUILDING: 8589 S.F.

N

GRAPHIC SCALE
0 10 20 40
1 inch = 20 ft.

CES
CROSS ENGINEERING SERVICES
1544 Woodland Park Dr. Suite 310
Layton, Utah 84041
Phone: (801) 391-2391

THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING COPYRIGHT.
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DRAFTED BY:
DESIGNED BY: JWC
CHECKED BY: JWC

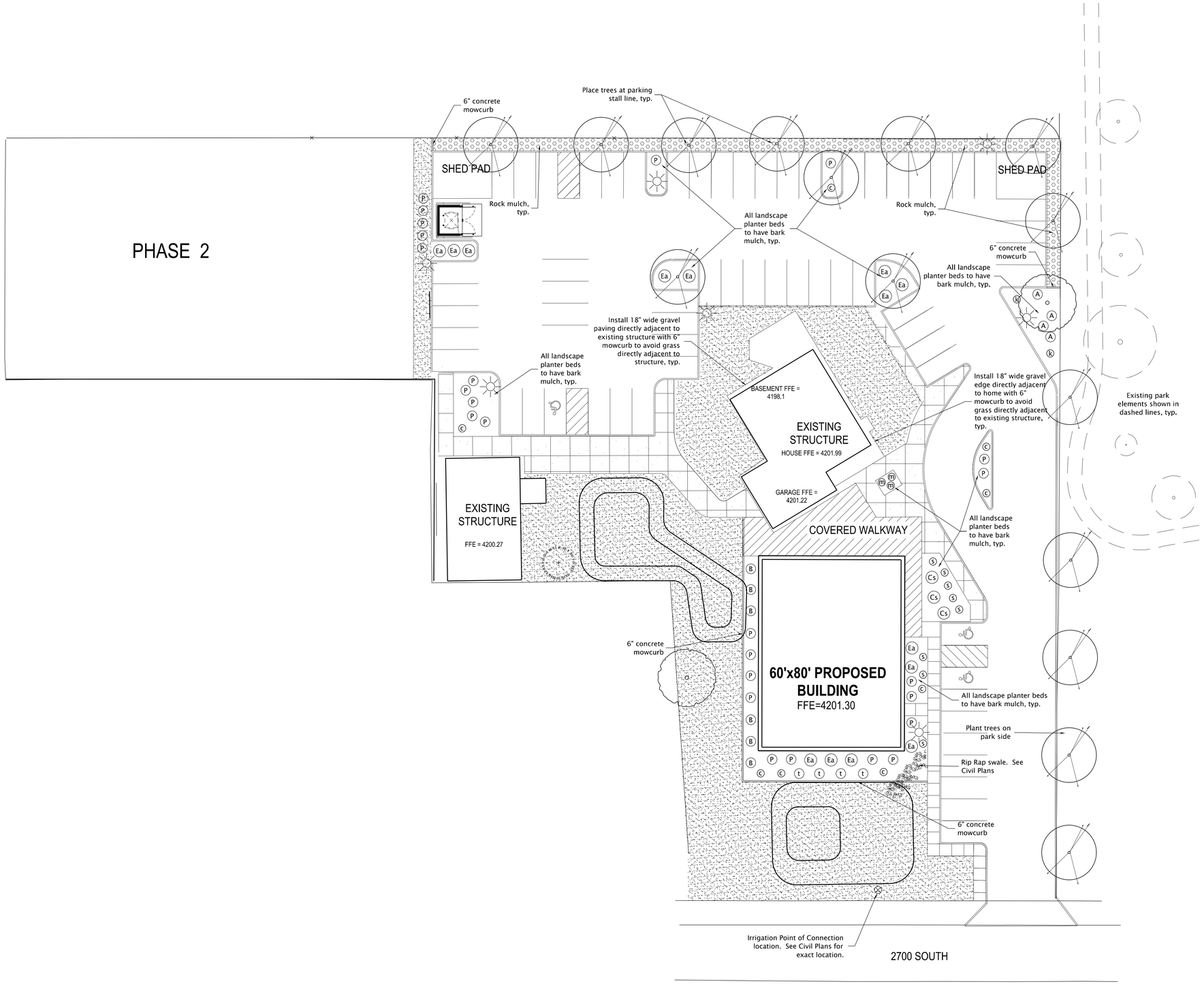
NO.	REVISION DESCRIPTION	DATE
1		

SITE PLAN
9/30/2015
LAKESIDE CHURCH
1870 W 2700 S SYRACUSE, UT 84075

Professional Engineer
No. 7201213-2202
JOSEPH W. CROSS
STATE OF UTAH

PROJECT NO.
1501

SHEET NUMBER
C-1



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	Pyrus calleryana 'Bradford'	Bradford Flowering Pear	2" Cal.
	Tilia cordata 'Greenspire'	Littleleaf Linden	2" Cal.
	Picea pungens glauca 'Bakerii'	Bakerii Spruce	6' Hgt.
SHRUBS			
B	Berberis gladwynensis 'William Penn'	William Penn Barberry	5 Gal.
C	Berberis thunbergii atropurpurea 'Crimson Pygmy'	Crimson Pygmy Barberry	5 Gal.
Cs	Cornus sericea 'Isanti'	Isanti Dogwood	5 Gal.
Ea	Euonmyus alatus compacta	Dwarf Burning Bush	5 Gal.
h	Juniperus horizontalis 'Wiltoni'	Wilton Creeping Juniper	2 Gal.
m	Mahonia aquifolium 'Compacta'	Compact Oregon Grape	5 Gal.
P	Pinus mugo mugus 'Pumilio'	Mugo Pine	5 Gal.
S	Spiraea japonica 'Magic Carpet'	Magic Carpet Spiraea	5 Gal.
t	Taxus cuspidata 'Densiformis'	Dense Japanese Yew	5 Gal.
A	Viburnum trilobum 'Alfredo'	American Cranberry Bush	5 Gal.
ORNAMENTAL GRASSES			
k	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Grass	1 Gal.
GROUNDCOVERS			
	Bella® Blue Turfgrass Sod	Biograss, Sandy, UT	Sod
	Rock Mulch (1" Apache Gold)	Staker Parsons Landscape Center	

NOTES:

1. All planting beds to be lined with commercial grade weed barrier fabric and topped with 4" depth of landscape bark mulch.
2. Coordinate all plantings with utility plan. Adjust trees as necessary. See Civil plans for additional information.
3. Contractor to verify size and quantities of plant schedule.
3. It is the contractor's responsibility to verify the depth and location of existing and proposed utilities.
4. The contractor shall thoroughly investigate and locate all utilities prior to the start of construction. The contractor shall repair any damage to the existing or proposed utilities caused during construction to City standards.
5. The contractor shall be responsible for the restoration of any existing improvements that are damaged during construction to the satisfaction of the City.
6. The contractor shall take the necessary measures to avoid dust, debris, mud in streets, and erosion onto adjacent properties and into storm drains.

north

scale: 1" = 20'-0"

0 10 20 40 80

studio**seventeen**design
landscape architecture | land planning
801 726 6670 dman17@gmail.com

licensed landscape architect
don leslie
371132-5301
state of utah

lakeside church

1870 west 2700 south
syracuse, utah

drawing date: november 12, 2015

scale: 1" = 20'

drawn: dl checked: dl

project: 15-2.1

revisions: no. date notes

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sheet name:

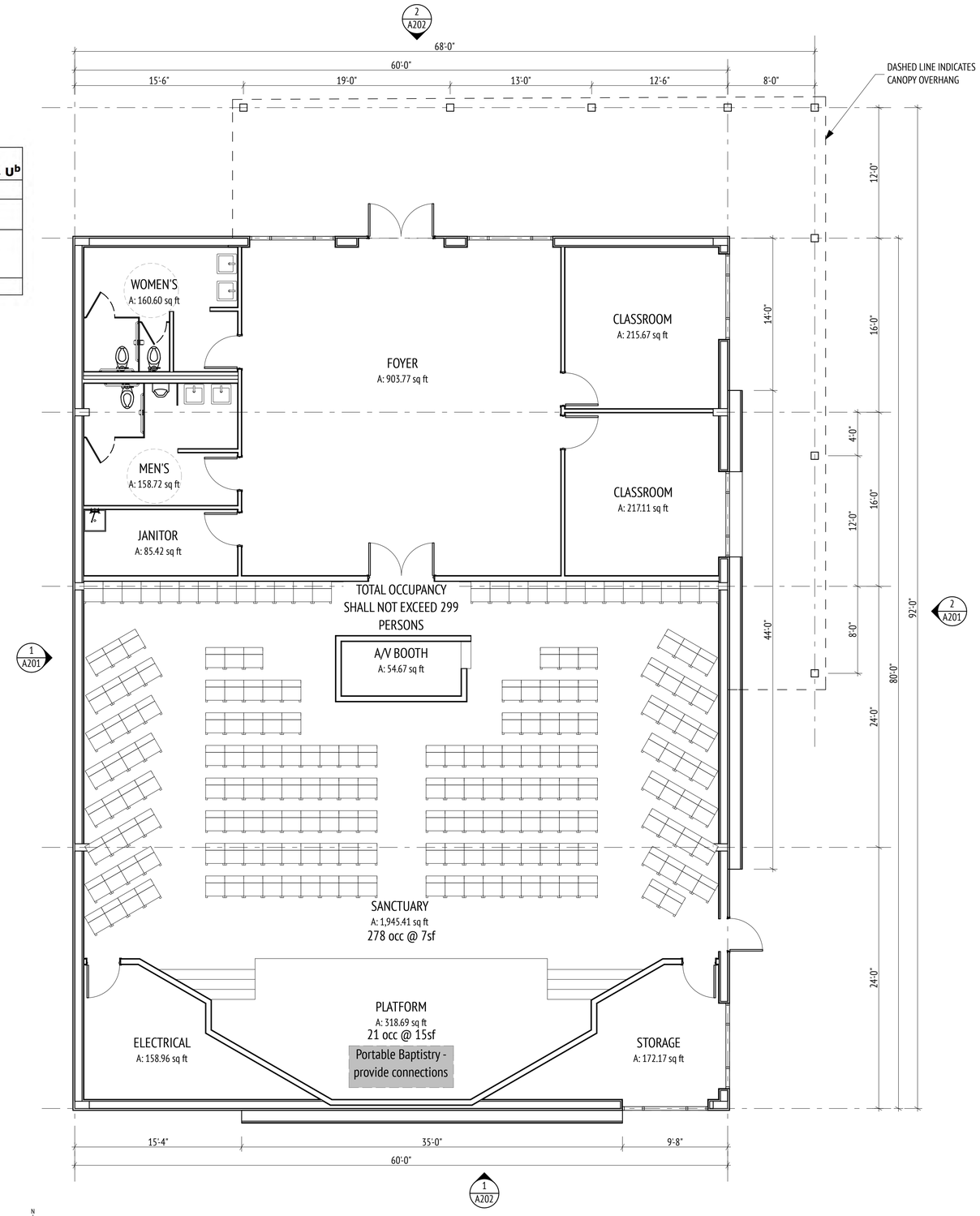
landscape plan

L1

SECTION 602 CONSTRUCTION CLASSIFICATION

TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE[a, e, h]

FIRE SEPARATION DISTANCE = X (feet)	TYPE OF CONSTRUCTION	OCCUPANCY GROUP H[f]	OCCUPANCY GROUP F-1, M, S-1[g]	OCCUPANCY GROUP A, B, E, F-2, I, R, S-2[g], U[b]
X < 5[c]	All	3	2	1
5 ≤ X < 10	IA Others	3 2	2 1	1 1
10 ≤ X < 30	IA, IB IIB, VB Others	2 1 1	1 0 1	1[d] 0 1[d]
X ≥ 30	All	0	0	0



N

1 MAIN LEVEL FLOOR PLAN

SCALE: 3/16" = 1'-0"

MOUNTAIN WEST ARCHITECTS

SEAL:

STATE OF UTAH
Mark LeBaron Hilles
No. 5276851
LICENSED ARCHITECT

REV	DATE	DESCRIPTION

PROJECT:

NEW PLACE OF WORSHIP FOR
LAKESIDE CHURCH
1870 W 2700 S
SYRACUSE,UT 84075

MOUNTAIN WEST ARCHITECTS | 4590 HARRISON BLVD SUITE 100 - OGDEN, UT 84403 | PH: 801-825-2805 | www.mountainwestarchitects.com

SHEET TITLE:

MAIN LEVEL FLOOR PLAN

PROJECT: AC-WHATEVER

SHEET NUMBER:

A101

DO NOT SCALE DRAWING

1 WEST ELEVATION

SCALE: N.T.S.

EXTERIOR MATERIALS LEGEND

- BROWNSTONE SIDING
- SLATE GRAY SIDING
- BRICK TO MATCH EXISTING

2 EAST ELEVATION

SCALE: N.T.S.

MOUNTAIN WEST ARCHITECTS

SEAL:

STATE OF UTAH
Mark LeBaron Hilles
No. 5276851
LICENSED ARCHITECT

REV	DATE	DESCRIPTION

PROJECT:

NEW PLACE OF WORSHIP FOR
LAKESIDE CHURCH
1870 W 2700 S
SYRACUSE,UT 84075

MOUNTAIN WEST ARCHITECTS | 4590 HARRISON BLVD SUITE 100 - OGDEN, UT 84403 | PH: 801-823-2805 | www.mountainwestarchitects.com

SHEET TITLE:

EXTERIOR ELEVATIONS

PROJECT: AC WHATEVER

SHEET NUMBER:

A201

DO NOT SCALE DRAWING

1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR MATERIALS LEGEND

- BROWNSTONE SIDING
- SLATE GRAY SIDING
- BRICK TO MATCH EXISTING

MOUNTAIN WEST ARCHITECTS

SEAL:

STATE OF UTAH
Mark LeBaron Hilles
No. 5276851
LICENSED ARCHITECT

REV	DATE	DESCRIPTION

PROJECT:

NEW PLACE OF WORSHIP FOR
LAKESIDE CHURCH
1870 W 2700 S
SYRACUSE,UT 84075

MOUNTAIN WEST ARCHITECTS | 4590 HARRISON BLVD SUITE 100 - OGDEN, UT 84403 | PH: 801-823-2805 | www.mountainwestarchitects.com

SHEET TITLE:
EXTERIOR ELEVATIONS

PROJECT: AC WHATEVER

SHEET NUMBER:
A202

DO NOT SCALE DRAWING

Lakeside Church Staff Review Summary 11/13/15

Black text is staff comments and red text is how applicant has complied with comment:

Planner Review

1. Please provide location of existing fencing and existing trees on survey sheet.
   Done.
2. Show trash enclosure on planting plan, and screen with shrubs.
   Done.
3. Please provide lighting fixture pictures/spec sheets both for exterior building and parking areas. Must be 'dark sky' or equivalent. Photometric map not required. Concern over pole light proposed on north/east of parking. Don't want it to keep residents up at night. Please review.
   Specs provided. Light fixture selected is a down facing led and applicant felt it wouldn't create a problem.
4. A201 scale is wrong
   Label corrected
5. No pedestrian access to the site provided. Please add a sidewalk connecting the front doors of the building to the sidewalk on the street.
   Done.
6. Show location and label description for proposed and existing fencing on site plan.
   Done.
7. Show existing trees planned to be removed on planting plan, if any.
   Two trees existing but will not be removed.
8. Landscape Plan shows detention pond in different location than grading/drainage plan.
   Fixed.
9. Buffer "A" requires a fence and at least a 5' wide strip of landscaping with plant densities to screen the parking, driveways, buildings, lights, etc. from view of any adjacent houses.
   Done.
10. On parking stalls where no overhang is provided, size must be 9x20'. Unless designated as 'small car parking spaces'.
    Ok.
11. Handicap stalls are only 9'x15' next to a 5' sidewalk. After car overhang, may be difficult for wheelchairs to pass.
    Handicap stalls moved and stall dimensions corrected
12. Rooflines running North and South are 80 'and do not have any variation. Please add variety by splitting the roofline up or adding a parapet.
    Corrected
13. Please add additional brick, stone, tile, hardy board, or insulated metal panels in order to meet primary material requirements of 65%.
    Metal panels will be insulated architectural panels.

Engineering Comments:

1. There is an existing storm drain stub at the south west corner of the property on 2700 South Street. Utilize this existing connection for storm drainage. If the existing stub needs to be lowered, remove the existing stub and install a manhole and new storm drain stub to serve the property. Submit detention calculations showing the required storage needed for a 100 year event and the provided storage onsite. No control box with orifice size is shown. An oil water separator is required on the storm drain prior to entering into the City's system.

   Basins sized for 100 yr. storm but calcs. not shown. Control box not shown. Oil water separator not shown. Applicant will provide for building permit.

2. A detention basin maintenance agreement is required.
   Applicant will sign agreement before occupancy.

Fire Comments:

No concerns

PLANNING COMMISSION AGENDA

November 17, 2015

Agenda Item # 5 **Beehive Assisted Living** (1401 S. 2000 W.)

Summary

The applicant is proposing to build a 20 bed type 2 assisted living center. The center will be located on the east side of 2000 West, north of Syracuse Elementary School. In the future, a second building is proposed on the same parcel. Qustions concerning the project can be directed to Planner Steele.

Attachments

- Proposed Plans
- Planner Review
- Engineer Review
- Fire Review

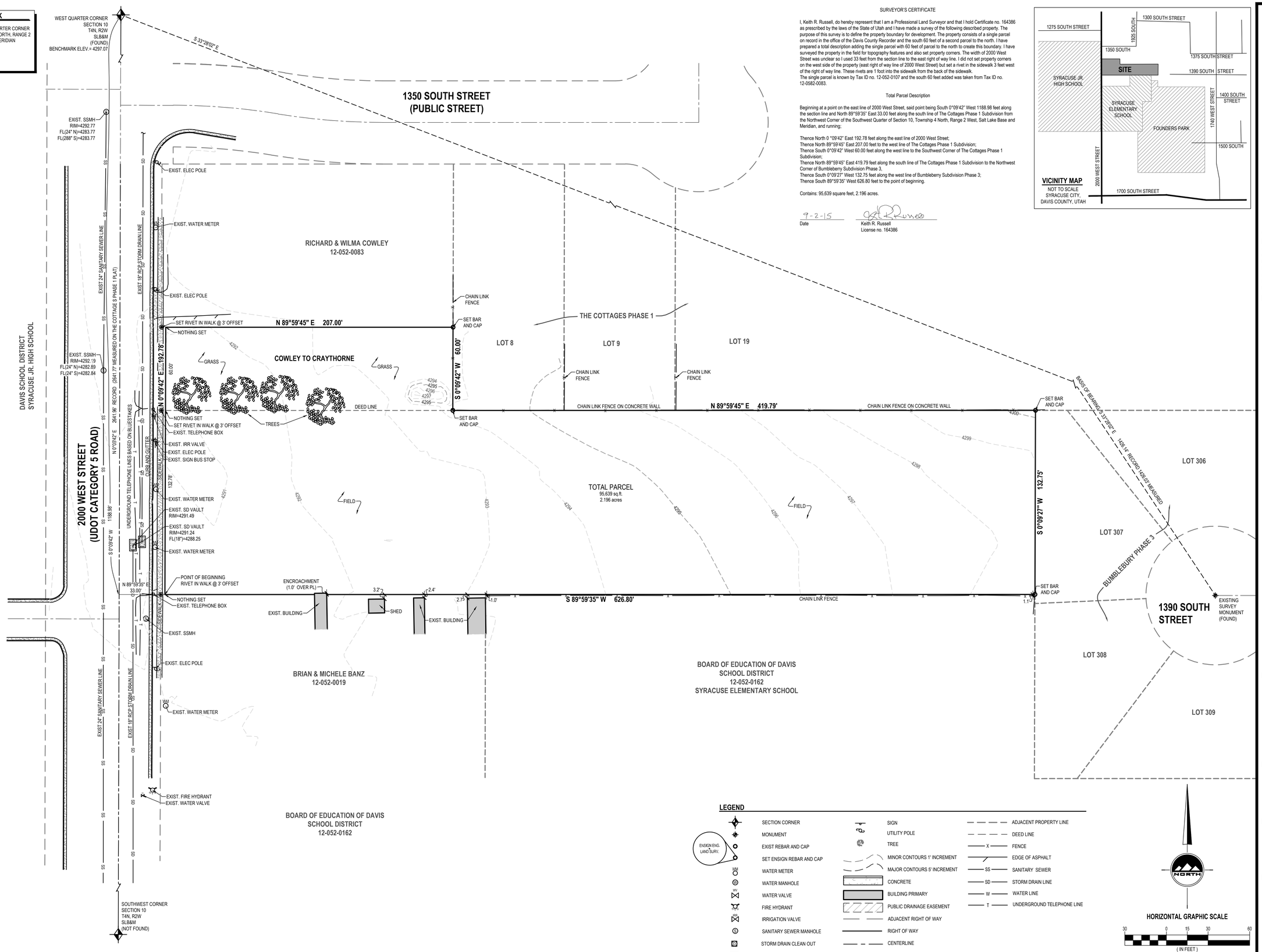
Suggested Motions:

Grant
I move to recommend approval of the site plan for Beehive Assisted Living located 1401 S. 2000 W,(and to the condition(s) that…)
Deny
I move to recommend denial, of the site plan for Beehive Assisted Living located 1401 S. 2000 W, based on…
Table
I move to table discussion of the site plan for Beehive Assisted Living located 1401 S. 2000 W, until….

BENCHMARK

BENCHMARK IS THE WEST QUARTER CORNER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

ELEVATION = 4297.07



SURVEYOR'S CERTIFICATE

I, Keith R. Russell, do hereby represent that I am a Professional Land Surveyor and that I hold Certificate no. 164386 as prescribed by the laws of the State of Utah and I have made a survey of the following described property. The purpose of this survey is to define the property boundary for development. The property consists of a single parcel on record in the office of the Davis County Recorder and the south 60 feet of a second parcel to the north. I have prepared a total description adding the single parcel with 60 feet of parcel to the north to create this boundary. I have surveyed the property in the field for topography features and also set property corners. The width of 2000 West Street was unclear so I used 33 feet from the section line to the east right of way line. I did not set property corners on the west side of the property (east right of way line of 2000 West Street) but set a rivet in the sidewalk 3 feet west of the right of way line. These rivets are 1 foot into the sidewalk from the back of the sidewalk.
The single parcel is known by Tax ID no. 12-052-0107 and the south 60 feet added was taken from Tax ID no. 12-0582-0083.

Total Parcel Description

Beginning at a point on the east line of 2000 West Street, said point being South 0°09'42" West 1188.98 feet along the section line and North 89°59'35" East 33.00 feet along the south line of The Cottages Phase 1 Subdivision from the Northwest Corner of the Southwest Quarter of Section 10, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and running;

Thence North 0 °09'42" East 192.78 feet along the east line of 2000 West Street;
Thence North 89°59'45" East 207.00 feet to the west line of The Cottages Phase 1 Subdivision;
Thence South 0°09'42" West 60.00 feet along the west line to the Southwest Corner of The Cottages Phase 1 Subdivision;
Thence North 89°59'45" East 419.79 feet along the south line of The Cottages Phase 1 Subdivision to the Northwest Corner of Bumbleberry Subdivision Phase 3,
Thence South 0°09'27" West 132.75 feet along the west line of Bumbleberry Subdivision Phase 3;
Thence South 89°59'35" West 626.80 feet to the point of beginning.

Contains: 95,639 square feet, 2.196 acres.

9-2-15
Date

Keith R. Russell
License no. 164386

VICINITY MAP
NOT TO SCALE
SYRACUSE CITY,
DAVIS COUNTY, UTAH

LEGEND

SECTION CORNER	SIGN	ADJACENT PROPERTY LINE
MONUMENT	UTILITY POLE	DEED LINE
EXIST REBAR AND CAP	TREE	FENCE
SET ENSIGN REBAR AND CAP (ENSIGN ENG. LAND SURV.)	MINOR CONTOURS 1' INCREMENT	EDGE OF ASPHALT
WATER METER	MAJOR CONTOURS 5' INCREMENT	SANITARY SEWER
WATER MANHOLE	CONCRETE	STORM DRAIN LINE
WATER VALVE	BUILDING PRIMARY	WATER LINE
FIRE HYDRANT	PUBLIC DRAINAGE EASEMENT	UNDERGROUND TELEPHONE LINE
IRRIGATION VALVE	ADJACENT RIGHT OF WAY	
SANITARY SEWER MANHOLE	RIGHT OF WAY	
STORM DRAIN CLEAN OUT	CENTERLINE	
STORM DRAIN CATCH BASIN	PROPERTY LINE	

NORTH

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60
(IN FEET)
HORZ: 1 inch = 30 ft.

ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
1485 W. Hill Field Rd., Ste. 204
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
CRAYTHORNE CONSTRUCTION
601 West 1700 South
SYRACUSE, UTAH
CONTACT:
ERIC CRAYTHORNE
PHONE: 801-776-4962

BEEHIVE ASSISTED LIVING SITE

1397 SOUTH 2000 WEST STREET
SYRACUSE, UTAH

PROFESSIONAL LAND SURVEYOR
REGISTERED
No. 164386
11-12-15
STATE OF UTAH
KEITH R. RUSSELL

BOUNDARY/ TOPOGRAPHY SURVEY

PROJECT NUMBER L2292	PRINT DATE 11/12/15
DRAWN BY A.SHELBY	CHECKED BY K.RUSSELL
PROJECT MANAGER K.RUSSELL	

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

Know what's below. Call before you dig.

BENCHMARK

BENCHMARK IS THE WEST QUARTER CORNER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

ELEVATION = 4297.07

LAND USE TABLE (PHASE 1 AND 2)

TYPE	AREA	PERCENTAGE
BUILDINGS	11,223 SQ.FT.	24.6%
LANDSCAPING	15,004 SQ.FT.	32.8%
PAVING / SIDEWALK	19,459 SQ.FT.	42.6%
TOTAL	45,686 SQ.FT.	100%
PARKING SPACES	12	
HANDICAP PARKING SPACES	2	
TOTAL PARKING SPACES	14	

PARKING STALLS REQUIRED
MIN 1 STALL PER EVERY 5 BEDS
(20 BEDS = 5 = 4 x1) 4 STALL MIN.
MAX 1.5 STALLS PER EVERY 5 BEDS
(20 BEDS = 5 = 4 x1.5) 6 STALL MAX.

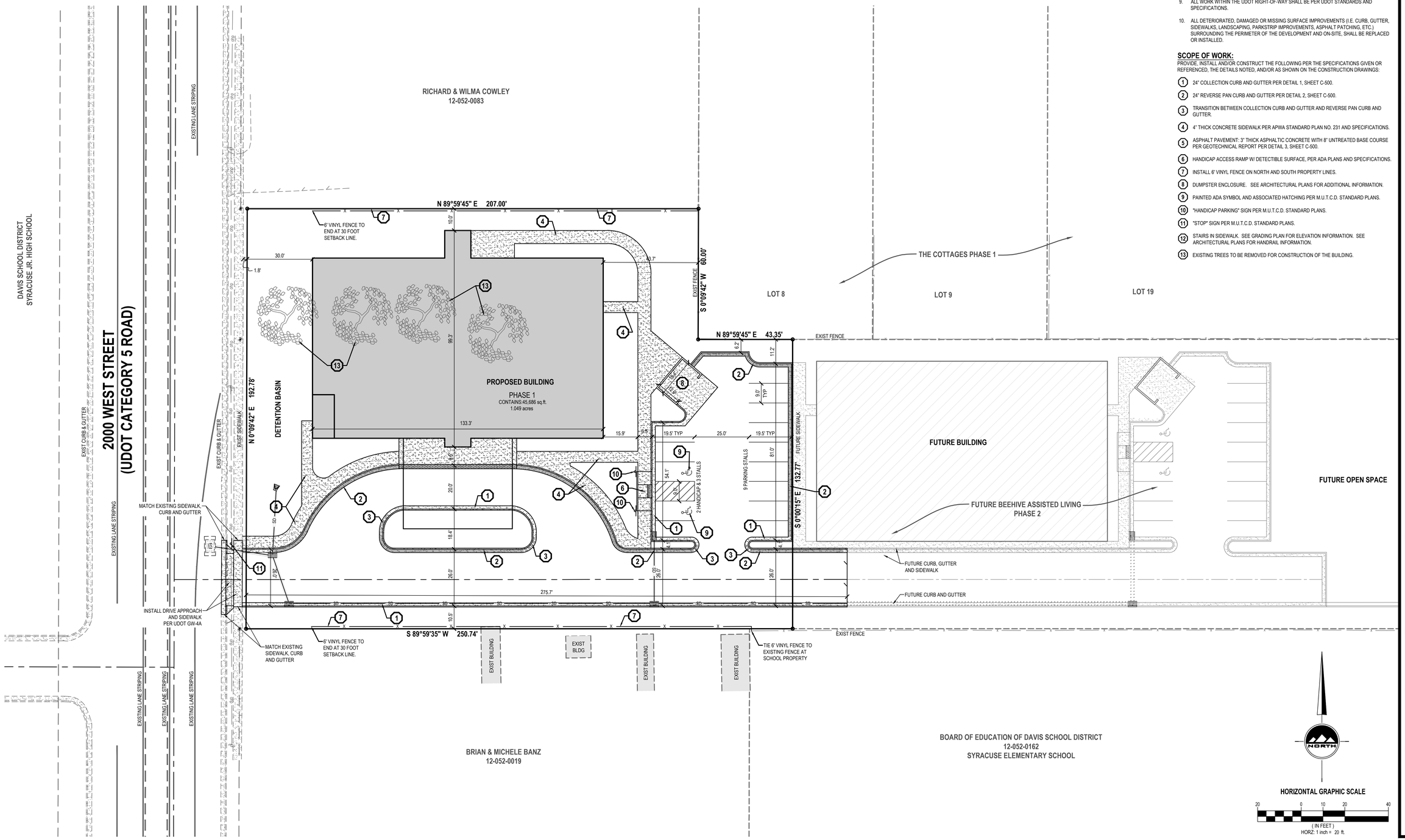
NOTES

1. ALL WORK TO COMPLY WITH SYRACUSE CITY, AND UDOT STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
8. ALL DIMENSIONS ARE TO **FACE OF CURB** UNLESS NOTED OTHERWISE.
9. ALL WORK WITHIN THE UDOT RIGHT-OF-WAY SHALL BE PER UDOT STANDARDS AND SPECIFICATIONS.
10. ALL DETERIORATED, DAMAGED OR MISSING SURFACE IMPROVEMENTS (I.E. CURB, GUTTER, SIDEWALKS, LANDSCAPING, PARKSTRIP IMPROVEMENTS, ASPHALT PATCHING, ETC.) SURROUNDING THE PERIMETER OF THE DEVELOPMENT AND ON-SITE, SHALL BE REPLACED OR INSTALLED.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. 24" COLLECTION CURB AND GUTTER PER DETAIL 1, SHEET C-500.
2. 24" REVERSE PAN CURB AND GUTTER PER DETAIL 2, SHEET C-500.
3. TRANSITION BETWEEN COLLECTION CURB AND GUTTER AND REVERSE PAN CURB AND GUTTER.
4. 4" THICK CONCRETE SIDEWALK PER APWA STANDARD PLAN NO. 231 AND SPECIFICATIONS.
5. ASPHALT PAVEMENT: 3" THICK ASPHALTIC CONCRETE WITH 8" UNTREATED BASE COURSE PER GEOTECHNICAL REPORT PER DETAIL 3, SHEET C-500.
6. HANDICAP ACCESS RAMP W/ DETECTIBLE SURFACE, PER ADA PLANS AND SPECIFICATIONS.
7. INSTALL 6' VINYL FENCE ON NORTH AND SOUTH PROPERTY LINES.
8. DUMPSTER ENCLOSURE. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
9. PAINTED ADA SYMBOL AND ASSOCIATED HATCHING PER M.U.T.C.D. STANDARD PLANS.
10. "HANDICAP PARKING" SIGN PER M.U.T.C.D. STANDARD PLANS.
11. "STOP" SIGN PER M.U.T.C.D. STANDARD PLANS.
12. STAIRS IN SIDEWALK. SEE GRADING PLAN FOR ELEVATION INFORMATION. SEE ARCHITECTURAL PLANS FOR HANDRAIL INFORMATION.
13. EXISTING TREES TO BE REMOVED FOR CONSTRUCTION OF THE BUILDING.



ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
1485 W. Hill Field Rd., Ste. 204
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Phone: 801.547.1100

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FOR:
CRAYTHORNE CONSTRUCTION
601 West 1700 South
SYRACUSE, UTAH

CONTACT:
ERIC CRAYTHORNE
PHONE: 801-776-4962

BEEHIVE ASSISTED LIVING PHASE 1

1397 SOUTH 2000 WEST STREET
SYRACUSE, UTAH

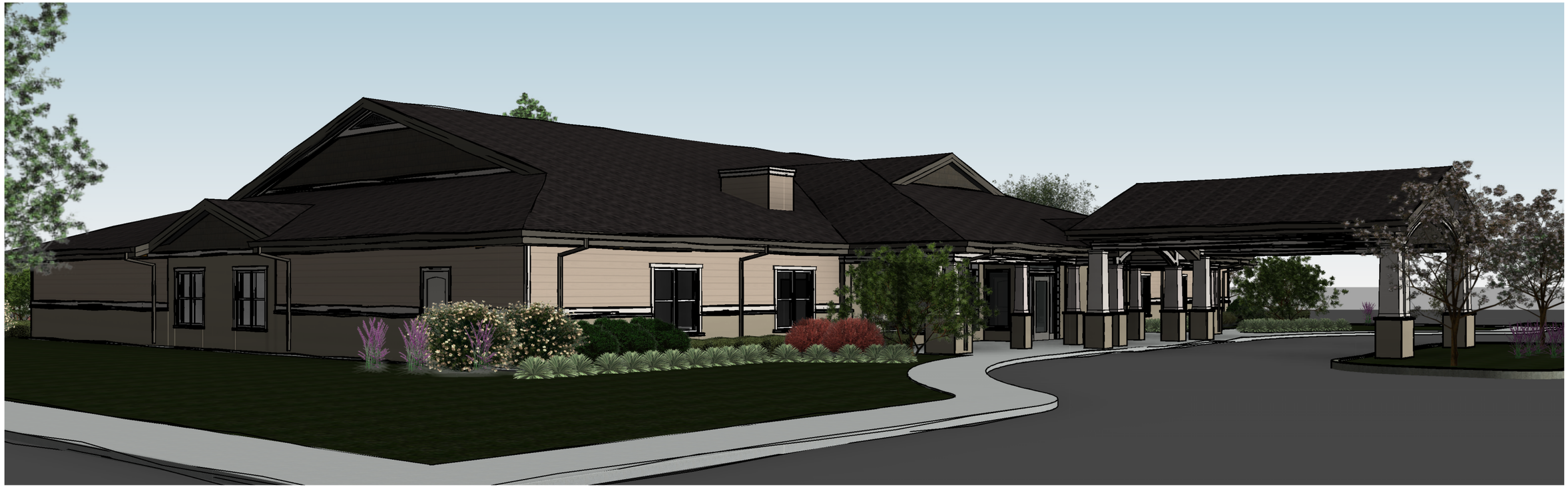
PROFESSIONAL ENGINEER
LICENSED
No. 5049039
11-12-15
STATE OF UTAH
CAMERON HESS PRESTON

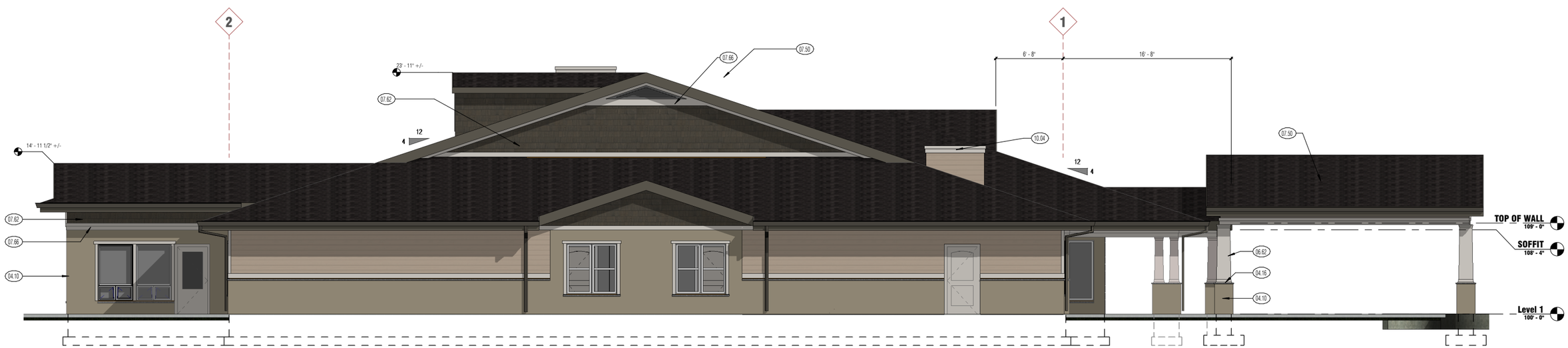
NO.	DATE	REVISION	BY
1	9-24-15	FOR REVIEW	CHP
2	11-12-15	FOR APPROVAL	CHP
3			
4			
5			
6			
7			
8			

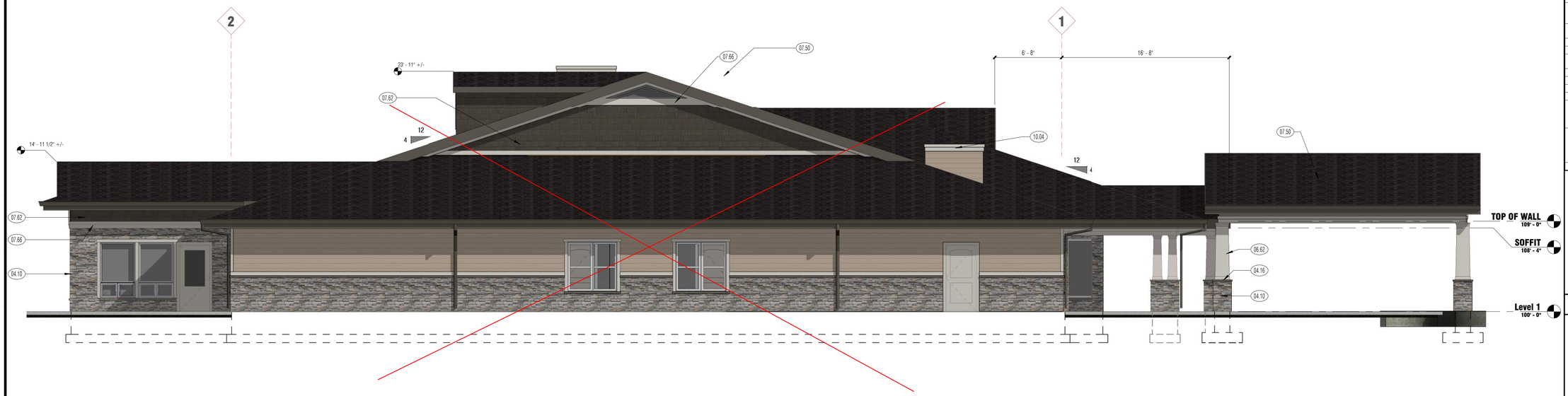
SITE PLAN

PROJECT NUMBER: L2292
PRINT DATE: 11/12/15
DRAWN BY: M.ELMER
CHECKED BY: C.PRESTON
PROJECT MANAGER: K.RUSSELL

C-100




2
1
23' - 11" +/-
07.66
07.50
07.62
12
4
6' - 8"
16' - 8"
10.04
07.50
14' - 11 1/2" +/-
12
4
07.62
07.66
04.10
06.62
04.16
04.10
TOP OF WALL
109' - 0"
SOFFIT
108' - 4"
Level 1
100' - 0"



2 WEST ELEVATION

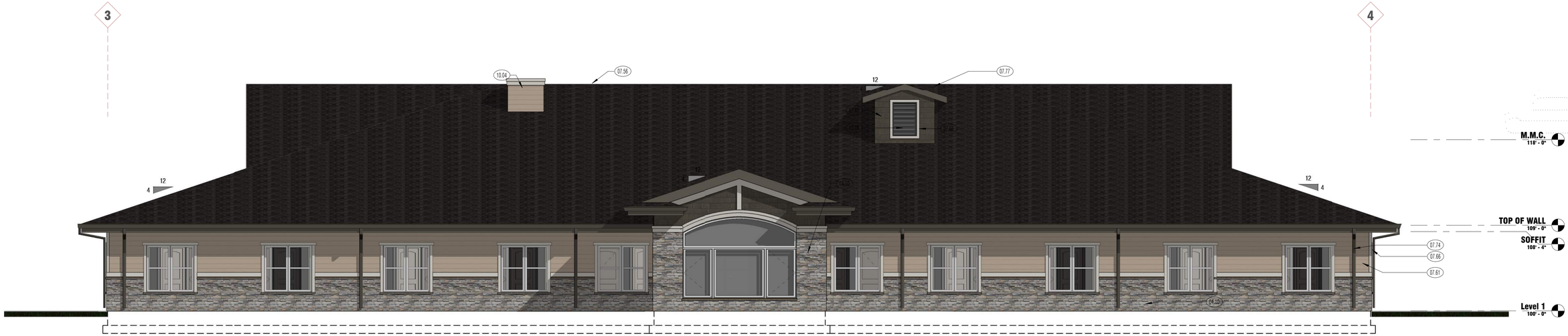
3/16" = 1'-0"

MATERIAL NOTES

#	DESCRIPTION
04.10	MANUFACTURED MASONRY VENEER WALL SYSTEM WITH WATER REPELLANT. STYLE AS CALLED FOR ON ELEVATIONS
04.16	MMV CHISELED EDGE COLUMN CAP (24"X24"X1.5") (TAUPE/EARTH/SMOKE/BUCKSKIN)
06.62	SITE BUILT COLUMNS 16"
07.50	ARCHITECTURAL LAMINATED SHINGLE ROOF SYSTEM
07.56	CONTINUOUS RIDGE VENT WITH HIGH PROFILE RIDGE SHINGLES
07.61	FIBER CEMENT LAP SIDING
07.62	FIBER CEMENT SHINGLE SIDING
07.66	TRIM BOARD 4/4
07.74	RECTANGULAR RAIN LEADER
07.77	PROVIDE ALL-FLASH, NO CAULK, GALVANIZED BASE PENETRATION FLASHING FOR ALL ROOF PENETRATIONS, TYPICAL. VERIFY LOCATIONS/SIZING WITH MECH/PLUMBING DRAWINGS.
10.04	DIRECT VENT FIREPLACE VENTING PER MFR & CODE WITH ROOF FLASHING, STORM COLLAR & VERTICAL TERMINATION CAP. WRAP VENT PIPING WITH 3M FIRE BARRIER DUCT WRAP (1-HR RATING) AS REQURIED FOR CEILING PENETRATION.
10.08	ALUMINUM WALL LOUVER 30"W X 42"H

EXTERIOR COLORS

1. ROOF SHINGLES: CERTAINTEED ARCHITECTURAL - MOIRE BLACK
2. STONE: HARRISTONE, UINTAH LEDGESTONE, CAPE COD
3. STONE ACCENTS & TRIMS: CHISELED EDGE - GREY
4. HORIZONTAL SIDING: SHERWIN WILLIAMS SW 7031 - MEGA GREIGE
5. SHINGLE SIDING & FASCIAS: SHERWIN WILLIAMS SW 7047 PORPOISE
6. TRIM, COLUMNS, WINDOW CASINGS, WOOD GABLE VENTS: SHERWIN WILLIAMS SW 7028 INCREDIBLE WHITE
7. METAL TRIM: TERRATONE BRONZE 93



1 NORTH ELEVATION

3/16" = 1'-0"

CONTRACTOR:

CONSULTANT:

NO.	REVISION / SUBMISSIONS	DATE

ARCHITECT:

steele architecture
a professional limited liability company
po box 245 | eagle, id 83616
(208) 871-7176

SEAL: STATE OF UTAH — WESLEY A STEELE — No. 6278814-0301 — LICENSED ARCHITECT

TENANT/OWNER: BeeHive HOMES — Quality Senior Living In A Residential Setting

PROJECT TITLE:

BEEHIVE HOMES
NEW SENIOR LIVING CENTER

1403 SOUTH 2000 WEST | SYRACUSE, UT 84075

PRELIMINARY REVIEW SET

DRAWING TITLE: EXTERIOR ELEVATIONS

PROJECT NO: 15016

DRAWN BY: WAS

DATE: 10.15.15

SHEET NO: A302

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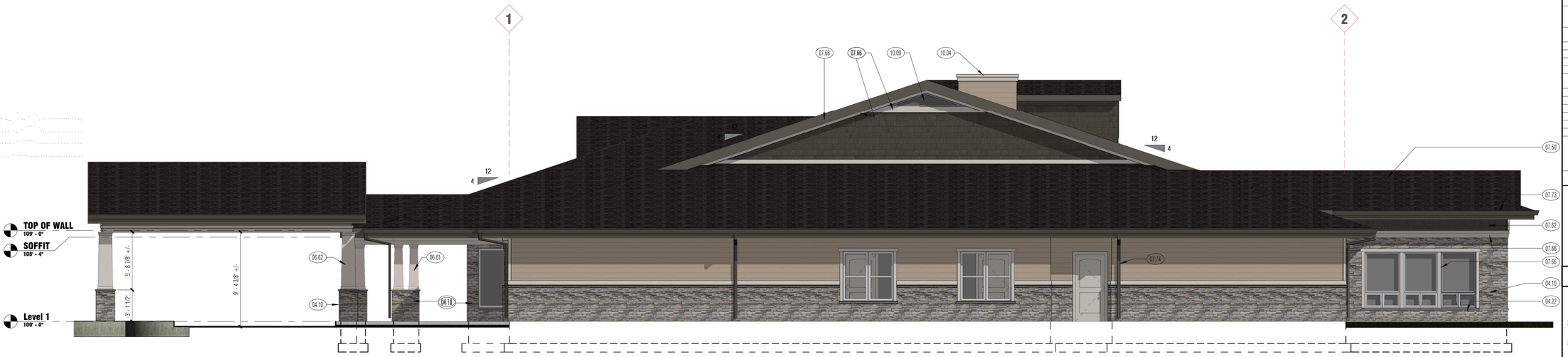


2 EAST ELEVATION

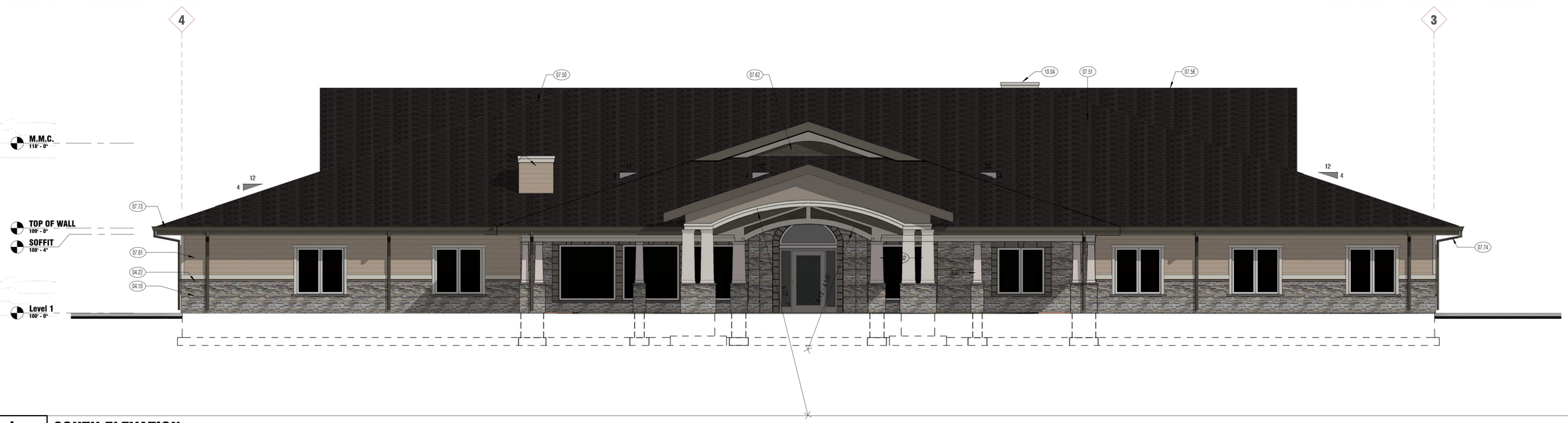
3/16" = 1'-0"

MATERIAL NOTES

#	DESCRIPTION
04.10	MANUFACTURED MASONRY VENEER WALL SYSTEM WITH WATER REPELLANT. STYLE AS CALLED FOR ON ELEVATIONS
04.22	MMV CHISELED EDGE WAINSCOT SILL USE PREFORMED 90'S AT ALL OUTSIDE CORNERS
06.61	SITE BUILT COLUMNS 10"
06.62	SITE BUILT COLUMNS 16"
07.50	ARCHITECTURAL LAMINATED SHINGLE ROOF SYSTEM
07.51	HIGH DEFINITION LAMINATED SHINGLES
07.56	CONTINUOUS RIDGE VENT WITH HIGH PROFILE RIDGE SHINGLES
07.61	FIBER CEMENT LAP SIDING
07.62	FIBER CEMENT SHINGLE SIDING
07.66	TRIM BOARD 4/4
07.68	FIBER CEMENT FASCIA BOARDS
07.73	6" X 6" BEVELED GUTTER
07.74	RECTANGULAR RAIN LEADER
10.04	DIRECT VENT FIREPLACE VENTING PER MFR & CODE WITH ROOF FLASHING, STORM COLLAR & VERTICAL TERMINATION CAP. WRAP VENT PIPING WITH 3M FIRE BARRIER DUCT WRAP (1-HR RATING) AS REQUIRED FOR CEILING PENETRATION.
10.09	96" WOOD GABLE VENT. PROVIDES APPROX 212" NET FREE AREA. PAINT

EXTERIOR COLORS

1. ROOF SHINGLES: CERTAINTEED ARCHITECTURAL - MOIRE BLACK
2. STONE: HARRISTONE, UINTAH LEDGESTONE, CAPE COD
3. STONE ACCENTS & TRIMS: CHISELED EDGE - GREY
4. HORIZONTAL SIDING: SHERWIN WILLIAMS SW 7031 - MEGA GREIGE
5. SHINGLE SIDING & FASCIAS: SHERWIN WILLIAMS SW 7047 PORPOISE
6. TRIM, COLUMNS, WINDOW CASINGS, WOOD GABLE VENTS: SHERWIN WILLIAMS SW 7028 INCREDIBLE WHITE
7. METAL TRIM: TERRATONE BRONZE 93



1 SOUTH ELEVATION

3/16" = 1'-0"

CONTRACTOR:

CONSULTANT:

NO.	REVISION / SUBMISSIONS	DATE

ARCHITECT:

steele architecture
a professional limited liability company
po box 245 | eagle, id 83616
(208) 871-7176

SEAL:

STATE OF UTAH
WESLEY A STEELE
No. 8278414-0301
LICENSED ARCHITECT

TENANT/OWNER:

BeeHive HOMES
Quality Senior Living
In A Residential Setting

PROJECT TITLE:

BEEHIVE HOMES
NEW SENIOR LIVING CENTER
1403 SOUTH 2000 WEST | SYRACUSE, UT 84075

PRELIMINARY REVIEW SET

DRAWING TITLE: EXTERIOR ELEVATIONS

PROJECT NO: 15016
DRAWN BY: WAS
DATE: 10.15.15
SHEET NO: A301

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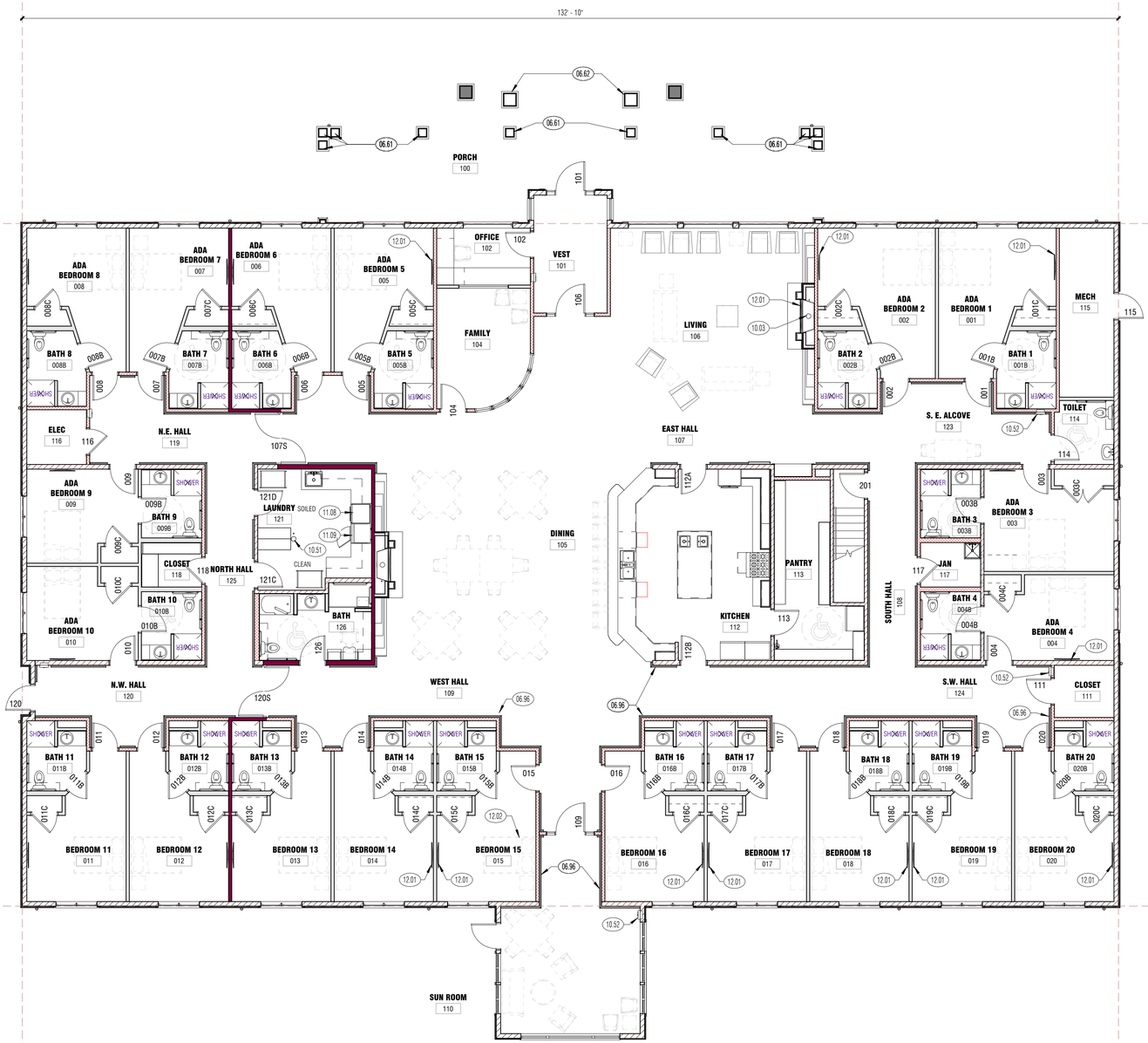


A1 — 1st FLOOR PLAN

1/8" = 1'-0"

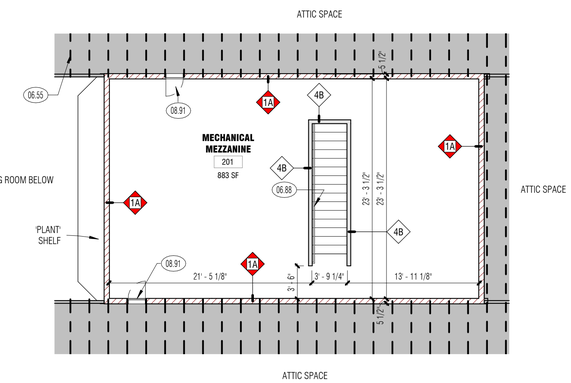
11,202 SF

MATERIAL NOTES

#	DESCRIPTION
06.55	P.E. WOOD TRUSSES WITH ENERGY HEELS. SEE STRUCTURAL
06.61	SITE BUILT COLUMNS 10"
06.62	SITE BUILT COLUMNS 16"
06.88	WOOD HANDRAIL
06.96	CONTINUOUS RUNNING WOOD HANDRAIL. SEE DETAIL F117/A602
08.91	22X30 1-HR RATED WALL ACCESS DOOR. VERIFY EXACT LAYOUT WITH MECHANICAL CONTRACTOR TO AVOID EQUIPMENT.
10.03	PREFABRICATED GAS FIREPLACE INSERT
10.51	FIRE EXTINGUISHER
10.52	FIRE EXTINGUISHER IN SEMI-RECESSED FIRE EXTINGUISHER CABINET
11.08	STACKED WASHING MACHINES. COORDINATE AND LOCATE CONNECTIONS DIRECTLY BEHIND UNITS SUCH THAT UNITS CAN BE LOCATED TIGHT TO WALL. (UPPER UNIT IS A PRICING ALTERNATE)
11.09	STACKED DRYERS, ELECTRIC. COORDINATE AND LOCATE CONNECTIONS AND VENTS DIRECTLY BEHIND UNITS SUCH THAT UNITS CAN BE LOCATED TIGHT TO WALL. (UPPER UNIT IS A PRICING ALTERNATE)
11.20	CEILING FAN WITH LED LIGHT KIT. VERIFY MOUNTING AND BRACING WITH MFR.
12.01	WALL MOUNTED TELEVISION PROVIDED BY OWNER. INSTALLED BY CONTRACTOR. PROVIDE BLOCKING AS REQIRED.
12.02	FURNITURE ITEMS BY OWNER

GENERAL NOTES

1. FIRST FLOOR SLAB @ ELEVATION 0'-0" (955.5) DATUM REFERENCE UNLESS OTHERWISE NOTED.
2. EACH TRADE CONTRACTOR IS RESPONSIBLE FOR THOROUGHLY REVIEWING ALL OF THE CONSTRUCTION DOCUMENTS TO COORDINATE HIS WORK WITH OTHER TRADE CONTRACTORS.
3. ALL CONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO ORDERING ANY MATERIALS. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES FOUND.
4. THE LOCATION OF ALL TRAILERS, STORAGE STRUCTURES, LAY DOWN AREAS AND OTHER TEMPORARY SITE FACILITIES SHALL BE APPROVED BY THE OWNER AND FIRE MARSHALL.
5. SEAL ALL OPENINGS AROUND PIPES, CONDUITS, DUCTS, ETC. WITH FIRESTOPPING / SMOKE RESISTANT NON-COMBUSTIBLE MATERIALS IN ACCORDANCE WITH WALL SECTIONS, PARTITION NOTES / SCHEDULE, AND CODE COMPLIANCE PLANS.
6. BLOCKING REQUIREMENTS IN DRYWALL CONSTRUCTION FOR ALL "NOT IN CONTRACT" (N.I.C) EQUIPMENT SHALL BE PROVIDED BY THE CONTRACTOR.
7. PROVIDE BLOCKING IN THE WALL FOR PROPER ANCHORAGE OF ITEMS SIMILAR TO THE FOLLOWING BUT NOT LIMITED TO THE FOLLOWING: WINDOW COVERINGS, TOILET ACCESSORIES, WALL MTD MILLWORK, WALL MTD TELEVISIONS, HANDRAILS AT WALL, ETC.
8. THE DRAWINGS INDICATE LOCATION, DIMENSIONS, REFERENCE AND TYPICAL DETAILS OF CONSTRUCTION. THE DRAWINGS DO NOT INDICATE EVERY CONDITION. WORK NOT PARTICULARLY DETAILED SHALL BE OF CONSTRUCTION SIMILAR TO PARTS THAT ARE DETAILED.
9. COORDINATE STRUCTURAL, MECHANICAL, & ELECTRICAL REQUIREMENTS AND ROUTING WITH ACTUAL FIELD LOCATIONS.
10. PROVIDE WATER RESISTANT GLAS MAT GYPSUM BOARD AT ALL WET WALL LOCATIONS.



A2 — FLOOR PLAN - MECHANICAL MEZZANINE

1/8" = 1'-0"

853 SF

WALL LEGEND

1A 1B — BEARING WALLS, 1-HR RATED	4A 4B — PARTITION WALLS, NOT RATED
2A 2B — SMOKE BARRIER WALLS, 1-HR RATED	5A 5B — FURRING WALLS, NOT RATED
3A 3B — SMOKE PARTITION WALLS, NOT RATED	WALL TYPES ARE DETAILED ON SHEET A003

CONTRACTOR:	CONSULTANT:	NO.	REVISION / SUBMISSIONS	DATE

ARCHITECT:
steele architecture
po box 245 | eagle, id 83616
(208) 871-7176

SEAL:

TENANT/OWNER:
BeeHive HOMES
Quality Senior Living In A Residential Setting

PROJECT TITLE:
BEEHIVE HOMES
NEW SENIOR LIVING CENTER
1403 SOUTH 2000 WEST | SYRACUSE, UT 84075
PRELIMINARY REVIEW SET

DRAWING TITLE: FLOOR PLAN
PROJECT NO: 15016
DRAWN BY: WAS
DATE: 11.11.15
SHEET NO: A221

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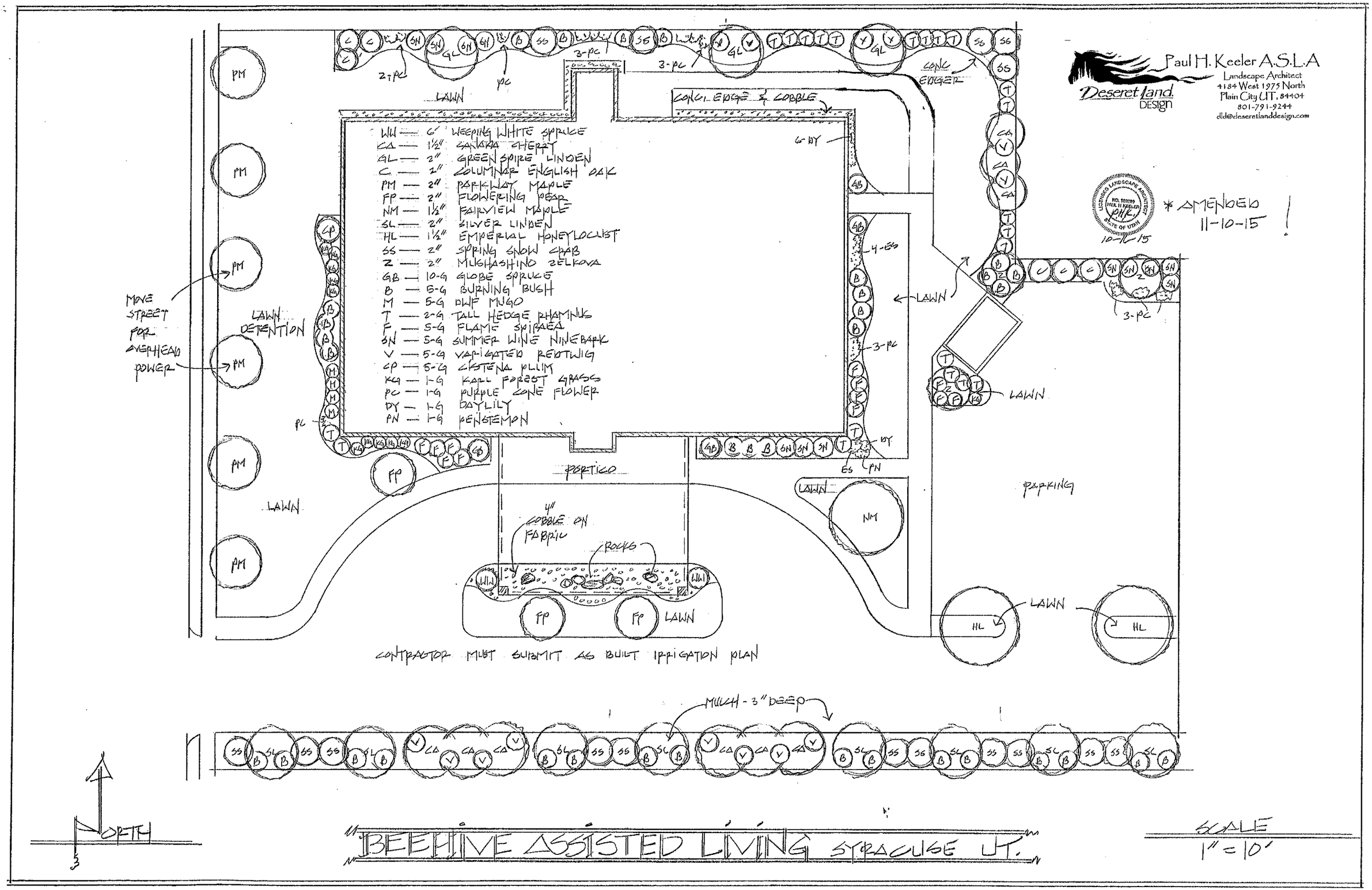

Paul H. Keeler A.S.L.A
Landscape Architect
4184 West 1975 North
Plain City UT. 84404
801-791-9244
dld@deseretlanddesign.com
Deseret land DESIGN
* AMENDED 11-10-15 !
WW — 6' WEEPING WHITE SPRUCE
CA — 1½" SANKKA CHERRY
GL — 2" GREEN SPIRE LINDEN
C — 2" COLUMNAR ENGLISH OAK
PM — 2" PARKWAY MAPLE
FP — 2" FLOWERING PEAR
NM — 1½" FAIRVIEW MAPLE
SL — 2" SILVER LINDEN
HL — 1½" EMPERIAL HONEYLOCUST
SS — 2" SPRING SNOW CRAB
Z — 2" MUSHASHINO ZELKOVA
GB — 10-G GLOBE SPRUCE
B — 5-G BURNING BUSH
M — 5-G DWF MUGO
T — 2-G TALL HEDGE RHAMNUS
F — 5-G FLAME SPIRAEA
SN — 5-G SUMMER WINE NINEBARK
V — 5-G VARIGATED REDTWIG
CP — 5-G CASTENA PLUM
KG — 1-G KARL FOREST GRASS
PC — 1-G PURPLE CONE FLOWER
DY — 1-G DAYLILY
PN — 1-G PENSTEMON
CONC. EDGE & COBBLE
CONC EDGER
LAWN
LAWN DETENTION
MOVE STREET FOR OVERHEAD POWER
PORTICO
4" COBBLE ON FABRIC
ROCKS
PARKING
CONTRACTOR MUST SUBMIT AS BUILT IRRIGATION PLAN
MULCH - 3" DEEP
NORTH
BEEHIVE ASSISTED LIVING SYRACUSE UT.
SCALE 1" = 10'

Beehive Assisted Living Staff Review Summary 11/13/15
Black text is staff comments and red text is how applicant has complied with comment:

Planner Review:

1. Please provide pictures/spec sheet for all exterior light fixtures. Show location of lights on site plan. “dark sky” or equivalent fixtures required.
   -Applicant says that exterior lighting will be can lights in soffit.
2. Please calculate data table on site plan for just phase 1. Show required parking stalls on table.
   -Table revised
3. Show existing trees and which ones will be removed.
   -Added trees to survey and site plan
4. Show proposed fencing types
   -Added to site plan
5. Drive isles are to be 26’
   Entry drive corrected. Parking lot drive isle and stalls do not meet standards of 9’x20’ and 26’.
6. East and West Elevations have ‘undisturbed’ rooflines 50 feet or greater. ARC to discuss.
   ARC discussed and elevation corrected
7. “All buildings must be oriented with the main or similar façade facing a principal street to which it has frontage.” ARC to discuss
   ARC discussed and elevation enhanced
8. Add shrubs around base of trash enclosure
   Added
9. Applicant to confirm that generator not needed. If so, please show location on plan.
   No generator planned.
10. Plans shows walk going to north west corner of building where there is no entrance shown on floor plan.
    Sidewalk locations corrected

Fire Review:

1. This building will require an automatic fire sprinkler system which will decrease the amount of fire flow needed per IFC. The plans do not show a fire line, please indicate where that line will be; also indicate where the riser room will be installed in the building.
Fire line shown. Riser will be in the mechanical room

2. The road width does not meet width standard at 24 feet.
Road width corrected

3. Fix compass for floor plan
North arrow is still wrong. Facing west.

4. Sidewalks to all doors
Sidewalks fixed.

Engineering Review:

1. North Davis Sewer District will approve the sewer connection to their main in 2000 West along with all grease traps.
Noted

2. Detention for a 100 year storm event is required.
Calculations shown

3. A detention basin maintenance agreement is required.
Applicant will sign before occupancy

4. An oil water separator is required on the storm drain prior to entering into the City's system.
Separator shown on sheet c200

PLANNING COMMISSION AGENDA

November 17, 2015

Agenda Item # 6 General Plan Text Amendment

Summary

The General Plan Subcommittee Members, Scope and Duration was adopted by the Planning Commission on August 19, 2014. On January 6, 2015 the Subcommittee received an extension for additional 180 day duration. The General Plan Committee conducted a comprehensive review of the Syracuse City General Plan and has made a recommendation as shown in draft 1. The proposed amendments were sent to the City department heads for review and the feedback has been compiled into draft 2. The City Council has requested to review the proposed General Plan Amendments during their regularly scheduled meeting on December 8, 2015.

Attachments

- Scope and Duration of the Planning Commission General Plan Subcommittee
- General Plan Draft 1
- General Plan Draft 2-staff edits

Syracuse City Planning Commission General Plan Subcommittee

Scope:

The scope of the subcommittee is to review the Syracuse General Plan, ensuring it meets the desires of Syracuse residents. The subcommittee will review the General Plan with an emphasis on residential zones throughout the city, although not exclusively. Any General Plan recommendations from the subcommittee shall be forwarded to the Planning Commission. The subcommittee will review the General Plan Map. The primary focus of the will be on proposed zoning for undeveloped areas, while taking into consideration existing residential and commercial developments. Any General Plan Map recommendations shall be forwarded to the Planning Commission.

To help ensure a complete understanding of the General Plan and Map, the subcommittee will review the A-1, R-1, R-2, R-3, Cluster and PRD ordinances. Any A-1, R-1, R-2, R-3, Cluster or PRD recommendations from the subcommittee shall be forwarded to the Planning Commission.

The subcommittee may also review any other zoning ordinances that may be necessary for the General Plan review. Any zoning ordinance recommendations from the subcommittee shall be forwarded to the Planning Commission.

All recommendations forwarded to the Planning Commission by the subcommittee shall be by approval (vote) of a majority of the committee members in attendance when a vote occurs.

Duration:

The subcommittee i expected to meet for a period of 120 days (after first meeting). The subcommittee shall not continue beyond 180 days (after first meeting), unless the Syracuse Planning Commission grants approval.
The meeting will be held twice a month at the Syracuse Recreation Center, on the first and third Wednesday of the month. The meeting will begin at 6:00pm and expected to last no longer than 90 minutes. The scheduled day(s) and time(s) may be changed by a majority vote of the subcommittee the members in attendance when a vote is taken.

Syracuse City General Plan 2015

MISSION STATEMENT:

"To provide quality, affordable services for it's citizens, while promoting community pride, fostering economic development and managing growth."

Table of Contents

1 INTRODUCTION 4

1.1 PURPOSE 4
1.2 MISSION STATEMENT 4
1.3 MASTER GOAL 5
1.4 IMPLEMENTATION 5
1.5 GENERAL PLAN UPDATES 6
1.6 SYRACUSE CITY ORGANIZATION 7

2 COMMUNITY CHARACTER AND HISTORY 7

2.1 CITY CHARACTER 7
2.2 CITY HISTORY 8
2.2.1 SETTLEMENT OF THE LAND 8
2.2.2 HOW SYRACUSE CAME TO BE 9
2.2.3 EARLY DAYS IN SYRACUSE 9
2.2.4 SYRACUSE BECOMES A TOWN 10
2.3 POPULATION 11
2.3.1 ANTELOPE ISLAND 11
2.4 PHYSICAL CHARACTER 12
2.4.1 AGRICULTURAL BACKGROUND 12
2.5 BOUNDARIES 13
2.5.1 GENERAL PLAN MAP 13
2.5.2 CURRENT ZONING MAP 13
2.5.3 ANNEXATION 13

3 LAND USE 14

3.1 PURPOSE 14
3.2 GOALS 14
3.3 LAND USE-RESIDENTIAL 15
3.3.1 RESIDENTIAL ZONING DENSITY 15
3.3.2 BONUS DENSITY ZONING 15
3.4 NON-RESIDENTIAL LAND USE 16
3.5 THE TOWN CENTER 16
3.5.1 ANTELOPE DRIVE COMMERCIAL CORRIDOR 17
3.5.2 FUTURE WEST DAVIS CORRIDOR & ANTELOPE DRIVE 17
3.5.3 SR-193 CORRIDOR 17
3.6 FUTURE LAND USE 18
3.7 LAND USE AREA TABLES 18

4 ECONOMICS 18

4.1 INTRODUCTION 18
4.2 GOALS 19
4.3 REVENUE 19
4.4 BUDGET AND EXPENDITURES 19

5 TRANSPORTATION 19

5.1 INTRODUCTION 19
5.2 GOALS 20
5.3 STREET CLASSIFICATION 21

5.4 TRANSPORTATION PLAN **22**
5.5 PUBLIC TRANSPORTATION **22**

6 INFRASTRUCTURE **22**

6.1 INTRODUCTION **22**
6.2 GOALS **22**
6.3 PUBLIC FACILITIES **23**
6.3.1 CEMETERY 23
6.3.2 STORM DRAINS 23
6.3.3 CULINARY WATER 23
6.3.4 SECONDARY WATER 23
6.3.5 SANITARY SEWER 24
6.3.6 STREET LIGHTS 24
6.3.7 FIRE DEPARTMENT 24
6.3.8 POLICE DEPARTMENT 25

7 PARKS AND RECREATION **26**

7.1 INTRODUCTION **26**
7.2 GOALS **26**
7.3 COMMUNITY CENTER **28**
7.4 EXISTING PARKS AND RECREATION **28**
7.5 FUTURE PARKS AND RECREATION **29**

8 HOUSING **29**

8.1 INTRODUCTION **29**
8.2 GOALS **30**
8.3 CURRENT HOUSING **30**
8.4 MODERATE INCOME HOUSING **30**

9 FUTURE UPDATES **31**

9.1 REVIEWING THE GENERAL PLAN **31**
9.2 IN CLOSING: **31**

1 Introduction

Utah State Code Section 10-9a-401 requires that each municipality prepare and adopt a comprehensive, long-range general plan that addresses the present and future needs of the municipality, and growth and development of the land within the municipality.

In compliance with the Utah State Code, Syracuse City has approved a General Plan that addresses the following areas:

1. General characteristics
    a. Zoning map
    b. General Plan map
    c. Vision for the future
2. Land use
    a. Existing
    b. Future use expectations
3. Economics
4. Transportation
    a. Existing conditions
    b. Improvements
5. Community services and facilities
    a. Storm drains
    b. Culinary water
    c. Secondary water
    d. Fire Department
    e. Police Department
6. Parks and recreation
    a. Existing
    b. City goals for new parks and recreation
7. Current housing, moderate housing and goals

The Planning Documents referenced in the General Plan are not adopted as sections of the general plan, and may be updated periodically by the City Council at any time, in accordance with established procedures. If a conflict exists between the general plan and the specific planning document, then the General Plan controls.

1.1 Purpose

The purpose of this General Plan is to delineate the City's current land use and to provide guidelines for the City's future. The recommendations are based on what the current Syracuse residents would like their City to be for future generations.

1.2 Mission Statement

The Mission Statement for Syracuse City is:

To provide quality, affordable services for it's citizens, while promoting community pride, fostering economic development and managing growth.

City Town Center

1.3 Master Goal

The Master Goal for Syracuse City is as follows:

> *The City of Syracuse is a community of many special qualities, which make it a unique and pleasant place to live. Low population density, various housing types, enjoyable and tranquil neighborhoods, expanding and attractive commercial services and agriculture surroundings are the driving qualities for people to locate in Syracuse. These qualities create a distinctive feel of accepting neighborhoods, friendly people and spaciousness and openness that is desired by the residents of Syracuse. A strong sense of community identity and community pride is necessary in developing a place where residents feel safe and welcome. The geographical location of Syracuse City and the open space near the shoreline provides for magnificent views of the Great Salt Lake and Antelope Island to the west, and the Wasatch Mountains to the east.*

1.4 Implementation

While this document was created by a General Plan Committee, endorsed by the Planning Commission and approved by the City Council/Mayor, its ultimate long-term success depends on future Planning Commissions, City Councils, Mayors and City staff adopting the recommendations specified herein as they conduct the business of the City.

Syracuse City Hall

1.5 General Plan Updates

The General Plan presented in this document reflects the general growth and development goals for Syracuse City at the time it was written, along with specifying the cities short term and long term goals for land use. As a means of preserving the integrity of the Plan and the specified goals, while ensuring it reflects the changing needs of residents, the City policy for General Plan updates are as follows:

1. The General Plan shall receive a comprehensive review at least once every five years and shall not be open for a period of more than six (6) months
2. All re-zones, improvement programs and ordinance changes concerning development shall be in harmony with the General Plan
3. The General Plan Map shall be open for review every two years for a period not to exceed three (3) months
4. The General Plan Map opening shall be noticed 90 days prior to the opening

To request an amendment to the General Plan or General Plan Map, an applicant must show that any amendment:

1. Is in harmony and consistent with City land use ordinances
2. Is in the best interest of the City
3. Promotes the general welfare of the community
4. Does not decrease the quality of life for the citizens of Syracuse
5. For an applications to be considered for review it must be received within 10 days of the opening

An application does not guarantee the amendment will be approved and shall not be considered until the Planning Commission or City Council has formally opened General Plan Map or General Plan.

1.6 Syracuse City Organization

Syracuse was established as a City in 1935 with a mayor and City Council overseeing the functioning of the City and the Planning Commission having responsibility for reviewing and updating the General Plan and acting as an advisory to the City Council.

2 Community Character and History

2.1 City Character

The residents of Syracuse have established that they highly value the sense of community pride, which is present within the City. They strongly identify with Syracuse as their home. Syracuse City is a community that highly values the preservation of quality of life. This goal is of utmost importance to residents and business owners. Residents of Syracuse City have chosen to live here because they enjoy the current quality of life, aesthetics, trails and recreational opportunities, mix of land uses, and patterns of development that the City provides. These community values should be nurtured. It is an essential element to the unity of the residents of the City. Following are some objectives and accomplishments that will meet this goal of preserving and strengthening community pride/identity:

1. The appearance of the City is important to community pride. The City should provide resources for essential and beneficial code compliance ensuring the quality of neighborhoods, maintaining property values, and eliminating negative land use activities by residents.

2. Ordinances should restrict unsightly or hazardous land use elements in any prominent locations and should ensure visual and physical buffers when such land uses are necessary.

3. The City should employ attractive entrances and aesthetically pleasing landscaping along all main roads entering the City to welcome visitors and residents alike. Moreover, efforts to landscape and otherwise improve the appearance of main city streets should also be pursued. Signage should be consistent with ordinances in place to provide informative backdrop to various businesses and other event locations within the city.

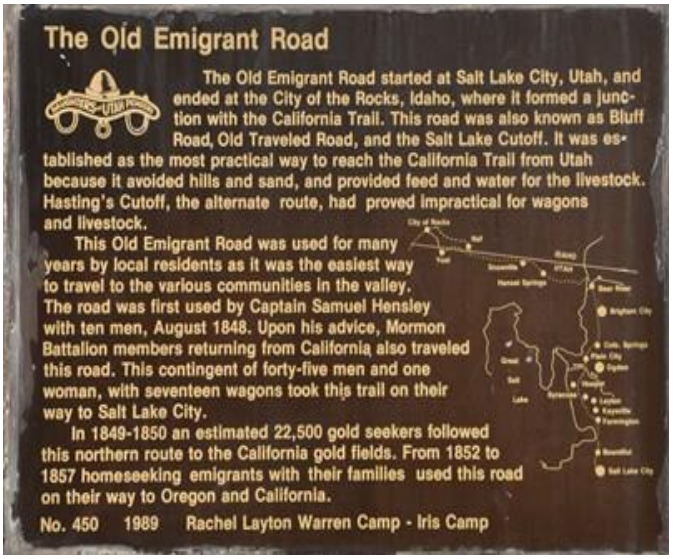
4. The City has a beautiful downtown center with a library, city museum, community center, post office, city hall, as well as, a town center with businesses buzzing with activity. Not far to the west is a state-of-the-art fire station including training facilities for northern Utah fire personnel. The City

has also improved open space amenities with the creation of the Jensen Nature Park and associated trail systems. The City will continue to work with UDOT to ensure the development of a harmonious streetscape design for all state roads within the city including the extension of Antelope Drive, gateway to the amazing Antelope Island State Park.

2.2 City History

2.2.1 Settlement of the Land

The east shore of the Great Salt Lake was surveyed in October 1855, and included land that later was to become the City of Syracuse. It was part of the "big range" of northern Davis County, which was a good place for raising sheep and cattle. However, the area did lack water, with only two springs between Kay's Creek and the Weber River.



With the Homestead Act of 1862, land became available for settlement. The first person to work the land was David Cook. He plowed in the spring of 1876 and sowed grain that fall. Joseph Bodily also homesteaded eighty acres and built the first log cabin in 1877. David Kerr, Joseph Hadfield, John Sheridan, and others came in 1878.

The fertile land would not produce much in a desert without water, but by 1884 the extended Hooper Canal brought water from the Weber River. With water, homesteads developed near the lakeshore. Soon hay and grain grew in abundance. Serious dairy cow industry came when a group of farmers built a cheese factory.

Syracuse was always a farming community. With irrigation, new row crops were introduced: sugar beets in 1893, potatoes in 1894, tomatoes in 1898, and peas in 1902. The Syracuse Canning factory started up in 1898, with the canning of tomatoes, pickles, and all kinds of fruits.

Within twenty years of the first settlers, most of the land was under cultivation. It didn't take long before the farmers near the lake realized some of the land was well suited for fruit farming. Artesian wells with cement holding ponds and the Hooper Canal provided irrigation for several hundred acres of apples, pears, peaches, and

plums. By the turn of the century, the Syracuse area became the largest producer of fruit in Davis County.

2.2.2 How Syracuse Came to Be

William Galbraith, a salt maker on the lake, printed the name Syracuse on his salt bags. The name came from a salt company he knew of in Syracuse, New York. The name was later used by the Syracuse Bathing Resort; built in 1887 by Daniel C. Adams. He was determined to have the finest resort on the lake, and was the only spot along the shore of the Great Salt Lake with a natural grove of trees. The Union Pacific Railroad constructed the Ogden and Syracuse Railway in 1887. The railway linked the Syracuse Resort to the main line between Ogden and Salt Lake City. The name "Syracuse" was subsequently adopted as the name of our city.

2.2.3 Early Days in Syracuse

Isaac Barton built the first general store in 1888. In 1891, he sold his store to the Walker Brothers. On November 16, 1891, the Syracuse post office was commissioned. John Coles was the first postmaster and the post office was set up in a room in his home. Thomas and Clara Schofield later bought his farm and Clara Schofield became the postmaster until May 15, 1905, when the post office was discontinued.

On the bench above the Bluff, dry farming appeared about 1887. Alma Stoker, Richard Venable, and Richard Hamblin were some of the first who cleared the land. Deep wells were dug to water livestock and small gardens. In 1894, the Davis/Weber Canal Company brought water to this portion of thirsty land.

In 1882, the LDS Church created the Kaysville- South Hooper Branch. In 1885, meetings were held in a one-room school built below the Bluff and in 1892, meetings were moved to a red, brick schoolhouse on the bench. On December 1, 1895, the Syracuse Ward was created. Three years later the LDS Church built an elegant meetinghouse where the center of town is today. Soon after, a central school, amusement hall, and several businesses sprang up, such as the Syracuse Mercantile, Rampton's Blacksmith Shop, Homers' Barbershop, the Kaysville Canning Factory, and the Bountiful Lumber Yard. These businesses helped unify the community and were also responsible for the population growth shifting from lower Syracuse to the Bench.

From the very beginning, baseball was the community's favorite sport. The first known ball field was across the street west of the church. Baseball was significant in unifying the community; every business would close on Saturday afternoon and the entire town would turn out to cheer the team on.

With most of the land irrigated, the community of Syracuse took on a new look. Instead of log cabins, new frame and brick homes dotted the landscape. Gravel

roads linked Syracuse to nearby communities. Goods and services improved, and almost anything a family needed could be ordered or purchased at the Syracuse mercantile store.

In the fall of 1909, permission was granted by the Davis County School Board to open a North Davis High School. It was an extension of the old, red, brick school. In 1925, school buses began hauling students to Davis High School when Syracuse High School was closed. (As an added note: a new Syracuse High School has been built within a stone's throw of where the old High School once stood).

The Japanese people first came to Syracuse in 1914 and most of them started farming on the John R. Barnes property. They built a Buddhist church and also had several good baseball teams. Several served in the armed forces during World War II. The Japanese culture has contributed much to the community. In addition, a few Greek families moved to Syracuse and became excellent farmers. Several Hispanic families also moved into the community and worked either at defense plants or on the farms; however, only a few became permanent residents.

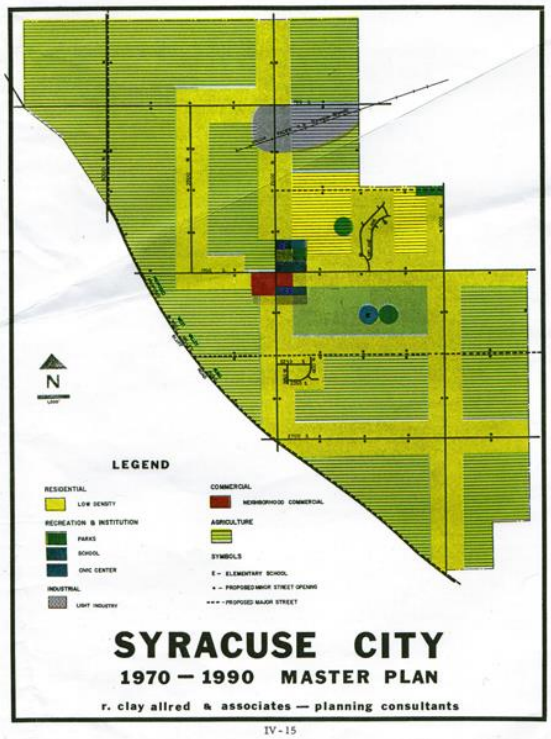
The Great Depression of the 1930s brought hardship to Syracuse, but the community survived with plenty of flour, salt pork, potatoes, and bottled fruits. Almost everyone had a garden, chickens, pigs, and a cow.

World War II brought changes; jobs were plentiful, many farmers worked their farms part-time, taking full-time jobs at Hill Air Force Base or the Naval Supply Depot. One hundred and twenty (120) Syracuse young men served in the armed forces.

2.2.4 Syracuse Becomes A Town

In 1935, Syracuse formed a Town Board with Thomas J. Thurgood as the first Town Board President. On September 13, 1950, Utah Governor J. Bracken Lee signed a proclamation, which entitled Syracuse to become a third-class city with a population of 837 inhabitants. Alma O. Stoker was the Board President at the time and became the first official Mayor. The first city service offered was culinary water. Other new services were also offered such as: garbage pickup services, natural gas, sewer lines, and police and fire protection.

The city boundary line originally did not extend west of Bluff Road, with the additional land west of Bluff being incorporated into the city in recent years.

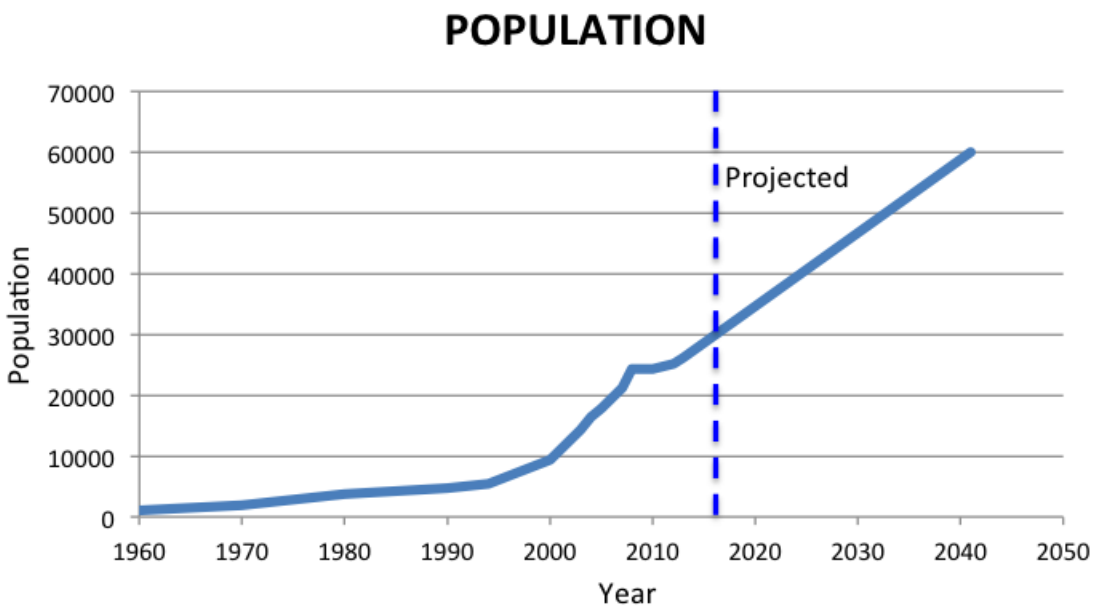


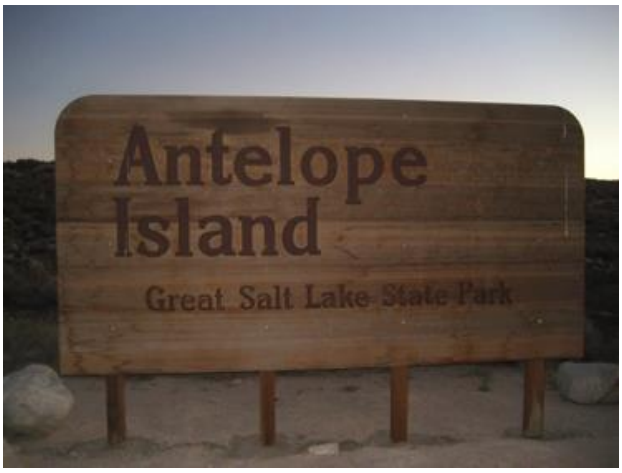
Prior Master Plan Map

After World War II, agriculture in Syracuse evolved, with tractors replacing horses. Tomatoes, peas, and sugar beets were gradually phased out; but alfalfa, grain, corn, string beans, and onions still played an important role. As more and more agricultural land gave way to housing projects and businesses; zoning laws became a necessity.

2.3 Population

Syracuse was established as a farming community and remained such until the population starting to a steady increase just prior to the year 2000. Population growth has continued to increase with expected population to reach approximately 60,000 by the year 2040.





2.3.1 Antelope Island

Syracuse became linked to Antelope Island State Park in 1969, with construction of a causeway to the island. Although the causeway was flooded in the 1980s, a new improved road on the island causeway opened in 1993. Thousands of tourists pass through the heart of Syracuse on their way to Antelope Island every year providing an opportunity for commerce within the city.

2.4 Physical Character

2.4.1 Agricultural Background

Agriculture and the agricultural way of life are the foundation upon which Syracuse was built. This foundation is still important to the community but now must be addressed in a different way from traditional uses. Agricultural activity, while still present in the community has been reduced in scale from the once dominant industry of the community. It has become more important to the community as a whole for the character it represents, the life style it promotes, and the future opportunities for open space that it offers. It is this agricultural setting which has attracted many people to Syracuse even though they do not wish to farm themselves. As mentioned earlier in this document, this attraction to agricultural, open space, common space and attendant in-migration represent a common paradox of growth in small suburban communities. As this growth in population has reduced the remaining open land, this attraction has worked against the persistence of agriculture. Syracuse City will always honor and welcome the traditional agricultural activities and heritage in the community, but the City must face the reality of the population growth. The City must strive to do it's best to preserve the historical nature and character of the community while at the same time respecting the property rights of those agricultural landowners who no longer wish to use their land for agricultural purposes.

Corn Maze Arial Photo

There are still many agricultural and open spaces remaining in the City that have continued to provide Syracuse with its agricultural atmosphere. These areas are gradually being filled in with residential, commercial development and UDOT Corridors. While the City would prefer to preserve as many of these remnants of the agricultural property remaining in the City, the City also recognizes that agricultural property owners may choose to not continue to use the land for agricultural purposes. Accordingly, the remaining agricultural land in these districts has been planned for the highest and best use of any agricultural property that is converted for other uses. If the City wishes to preserve any agricultural land for the continuity of a "rural atmosphere", the City must anticipate the purchase, either publicly or privately, of such targeted agricultural land directly in order to ensure the preservation of large open space and any agricultural character.

Hobby farms and horse enthusiasts provide other options; 1/2 to 1 acre "ranchette" type lots could provide a reasonable and sustainable solution to preserving agricultural character. Other open space preservation programs must be explored, such as a bonus density incentive subdivision development, transfer of development rights programs, or private land preservation groups, such as the Nature Conservancy, that has purchased large tracts of land south of 3700 South Street.

2.5 Boundaries

2.5.1 General Plan Map

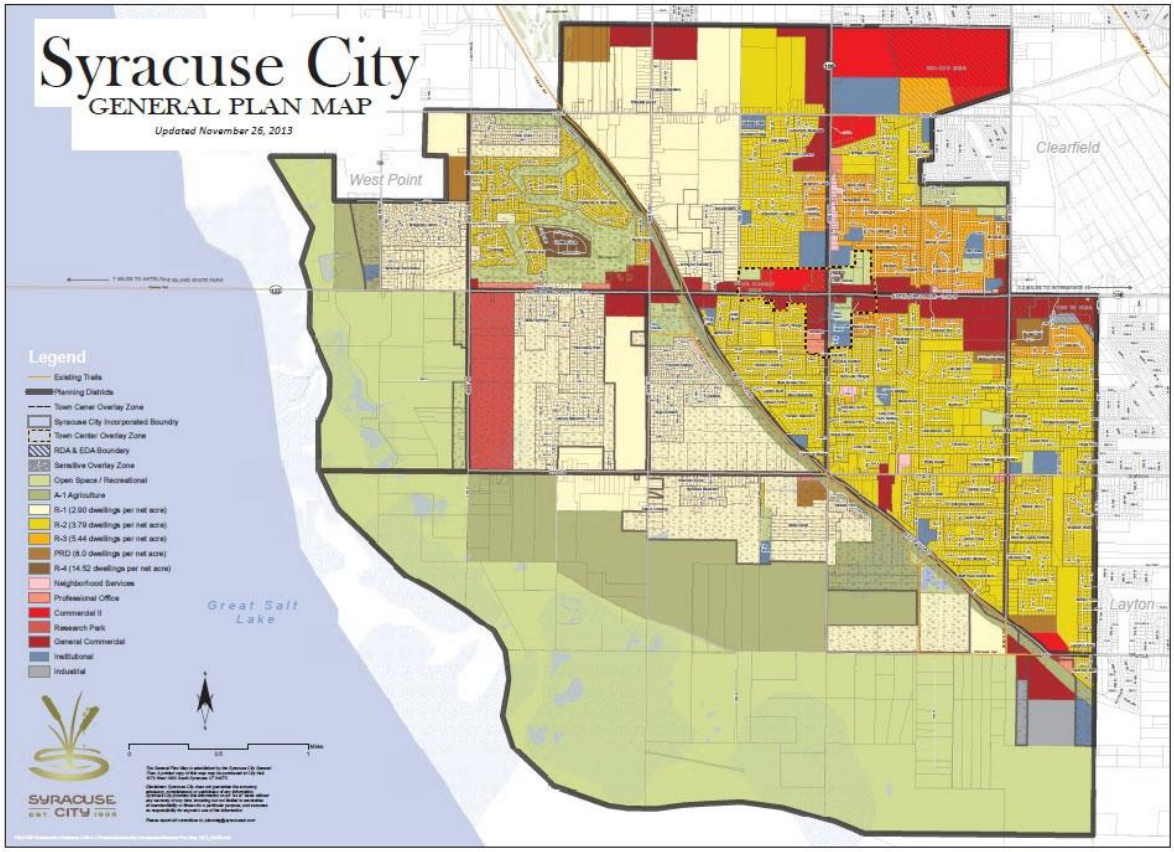
For the purpose of creating a manageable plan, the City's General Plan is subdivided into 10 planning districts. These districts are identified on the map associated with this plan. A copy of the map can be found on the Syracuse City website. The General Plan Map is opened for review every two years. The review period cannot exceed three (3) months; it is during this time that the Planning Commission reviews any proposed zoning changes.

2.5.2 Current Zoning Map

As changes are made to the zoning in the city, the zoning map is periodically updated to reflect those changes. A copy of the zoning map can be found on the Syracuse City website,

2.5.3 Annexation

There are areas on the south and western borders of the current city boundaries that may be potential areas for annexation consideration at some future time. Because most of these areas contribute to the openness of the community and provide a view of Antelope Island and the Great Salt Lake, prudence should be given to avoid development that may hinder this beauty. City and other resources are also a consideration due to the potential for burden on existing services to those areas. Any efforts to expand the corporate limits of the city should conform to the goals and vision of the city and take into consideration the ability to provide services to new residents without burdening existing residents and city resources. Any annexation consideration should also abide by state laws and codes. A substantial portion of the aforementioned area is within the floodplains and wetlands designation according to current mapping of the county. Any annexation must consider the ability to connect sewer services, which requires a gravity flow to the sewer district. The city is not interested in providing pumping stations nor do they want to enter into any arrangement that would entail private pumping services. Open land preservation should be the main consideration in all cases as is currently showing on general plan maps.



2013 General Plan Map Showing the Declared Boundaries for potential Annexation

3 Land Use

3.1 Purpose

Land use planning specifies a range for population densities and commercial building intensity for each designated zone ordinance. Land use planning provides a basis for establishing future impacts of growth conditions and the need for capital investments, such as street improvements, parks and utilities.

3.2 Goals

The City needs to pay particular attention to the quality and type of commercial development that occurs along the 500 West to 3000 West section of Antelope Drive to ensure the Antelope Drive commercial corridor is developed in a manner that benefits the city and the residents.

The City needs to develop in a way to take advantage of any current tourist-related commercial opportunities that may arise along the West Davis Corridor and Antelope Drive. The City should work to ensure that this intersection is well planned and that any commercial developments meet the highest quality commercial design standards.

The City should maintain its current plan for a General Commercial and Business Park land use along most of the SR-193 corridor. This land use will allow the greatest flexibility of development.

3.3 Land Use-Residential

The majority of the existing land use and development in Syracuse City is single-family residential use. Recommendations for the General Plan regarding residential uses are as follows:

1. Single-family homes remain the predominant type of residential land use in the city.

2. Maintain high quality design standards throughout the city, ensuring quality growth of residential developments.

3. Preserve the family oriented atmosphere of the city.

3.3.1 Residential Zoning Density

Syracuse City's residential zoning ordinances are density driven, with a minimum allowable lot size, to provide developers with clear direction concerning all potential housing developments. There are several different residential zonings throughout the city, such as A-1, R-1, R-2, R-3, R-4, and PRD. Zoning density establishes the number of single-family residential building lots or dwelling units per gross acre and is shown in the table below

Dwelling Unit Density

Zoning	Density
A-1	Not to exceed 0.4 Dwelling Units/Gross Acre
R-1	Not to exceed 2.3 Dwelling Units/Gross Acre
R-2	Not to exceed 3.0 Dwelling Units/Gross Acre
R-3	Not to exceed 4.0 Dwelling Units/Gross Acre
R-4*	Inactive for future developments (14.52) Dwellings Units/Net Acre)
PRD	Not to exceed 6.0 Dwelling Units/Gross Acre

**R-4 Residential zoning is shown for historical reference only, to address the existing R-4 zones throughout the city, and is no longer allowed for developments within the city.*

3.3.2 Bonus Density Zoning

R-1 zones may receive a bonus density incentive for a subdivision when a common space amenity is added for the use of the residents or community. There are no bonus density incentives available for any other zones. Bonus densities are designed to help encourage the inclusion of common space amenities and open space that will be equally shared by those residents it impacts.

3.4 Non-Residential Land Use

As the population of Syracuse City continues to grow, the amount of commercial services necessary to support the resident's demands will increase. Such services include grocery, medical, banking, automotive as well as a host of other needs. Syracuse City should encourage the establishment and viability of robust commercial and professional services in well-planned commercial districts.

The following is a list of non-residential zoning allowed within the city:

- Professional Office
- Neighborhood Services
- General Commercial
- Industrial
- Business Park

Refer to Title X of the city zoning ordinances for more information on each of the zones. A link to the ordinance can be found on the city's website.

3.5 The Town Center

The physical location of the Town Center has been identified as the general area surrounding the intersection of Antelope Drive and 2000 West. A Master Plan design standard and development criteria have been established for the Town Center as a method of establishing the character of the Town Center.

As the City continues to grow and more commercial districts are developed, the need for a unique and distinct downtown district will become more critical. The design standards and development criteria that have been established in the Town Center Master Plan should be strictly adhered to as a way of ensuring the unique character of the Town Center does not erode and leave the City with just another commercial shopping area. All commercial development in the Town Center are subject to review by the Architectural Review Standards. All developments should be checked against the Town Center Master Plan document for strict compliance.

Syracuse continues to support and sustain the development of the City Town Center as a way to provide services for the community. The City Center Master Plan should be used as a tool to continue attracting commercial development and other services, while continuing to improve the city downtown area of the city.

3.5.1 Antelope Drive Commercial Corridor

Antelope Drive, between 500 West and 3000 West is currently planned for general commercial and office space that will in the long term add services and a needed tax base for the city. As Antelope Drive continues to be improved and widened to 3000 west, this corridor will evolve as a major commercial corridor in the City and eventually connect the Town Center with the future West Davis Corridor.

3.5.2 Future West Davis Corridor & Antelope Drive

Syracuse City identifies itself as the gateway to Antelope Island and the Great Salt Lake. That gateway is now represented by Antelope Drive as it leads west from Interstate-15.

3.5.3 SR-193 Corridor

The corridor along SR-193 in Syracuse between 1000 West and 3000 West represents an area with the highest future potential for commercial development within the City. UDOT plans to widen (to 100') SR-193 between I-15 and 3000 West. The portion from I-15 to 2000 West has been completed with the 2000 West to 3000 West section to be completed at a later time. With the completion of this roadway project, the land along the south side of SR-193 between 1000 West and 2000 West should become increasingly attractive to commercial developers.

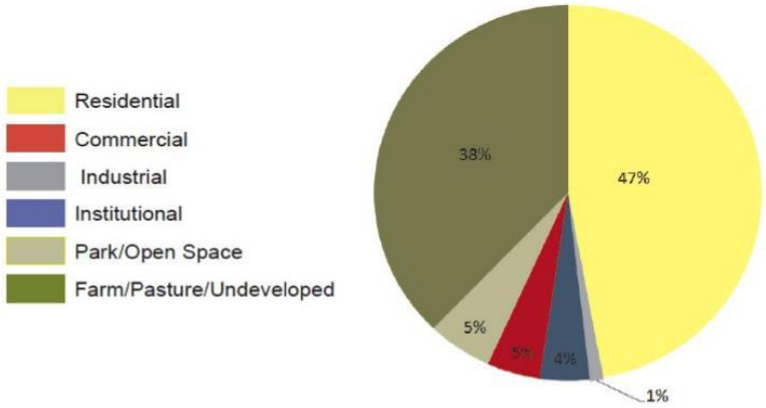
Commercial development along the city's shared boundary with Clearfield City along 1000 West between SR-193 and 700 South represents yet another commercial opportunity to Syracuse as this area is located adjacent to the Freeport Center. The opportunities in this area are Business Park, Commercial and Professional Office.

3.6 Future Land Use

Currently Syracuse is studying their park system and how to expand and utilize how to utilize them better. This includes developing a Regional Sports Park for competition sport leagues.

3.7 Land Use Area Tables

The chart below shows the percentage of existing land within the city currently for each of the major land use categories.



The following is a description of each major land use category defined on the chart:

A. Residential areas have a unique aerial footprint demarcated as having a primary residential structure and any garages or out buildings. Also, the area of landscaping and driveways were included in the category.
B. Commercial areas include parking areas, drive isles, commercial buildings, and landscaped areas.
C. Institutional land use areas include churches, city hall, the police station, the museum, the fire station, the recreation center, public works building, schools, and their respective parking and landscape areas.
D. The park and open space category includes all city parks, the cemetery, golf course, and the emigrant trail system.
E. The farm, pasture and undeveloped areas include land without structures or other significant improvements including, pastures, farm fields, and areas of native vegetation.

4 Economics

4.1 Introduction

Syracuse city has several sources of income that include property tax, sales tax, interest, service fees, fines and impact fees. The biggest budget issue for city continues to be the maintenance and improvements to infrastructure. This includes the anticipated cost impact of new residential development in the city as well as maintaining the existing infrastructure. These include culinary water, secondary

water, storm drains, sewer system, garbage collection, roads, street lighting, and parks, which are necessary for all residents. The city administers the budget, which may get adjusted periodically according to the projected future costs of infrastructure impacts.

The city strives to maintain between 5% and 25% general fund balance as a "rainy " day fund to cover any unforeseen circumstances that may occur. These circumstances include such things as an economic downturn to an unforeseen disaster. The administration is putting in place a fund balance policy that outlines the parameters for how and when the city council may execute and use the funds.

4.2 Goals

The goal of Syracuse is to encourage new businesses to city as a way to improve the revenue stream necessary to continue supporting infrastructure needs. The City maintains a 5-year capital improvement plan as a way of ensuring the infrastructure is properly maintained for the future.

4.3 Revenue

Growing communities need a variety of municipal and government services including but not limited to elementary, junior high and high schools, water and sewer infrastructure, parks and recreation facilities, road construction and maintenance, and police and fire protection. These services are generally paid for through local taxes such as property and sales taxes. Many studies have shown that residential properties alone generally do not generate the amount of property tax revenue needed to sustain the most basic and necessary municipal services. Much of the needed revenue to provide the highest quality service to the community comes from commercial property assessments as well as sales taxes generated from local commercial retail establishments. Because of this, Syracuse is striving to be a business friendly community that welcomes new opportunities within the city.

4.4 Budget and Expenditures

Each year the city administration provides the mayor and city council with a budget proposal that addresses the current and 5-year forecasted needs of the city. The budget is designed around the goal of maintaining or improving the current level of services provided by the different departments within the city. Whenever possible, efforts are made to not increase taxes or fees for the city provided services, so as not to cause an increase the burden to the citizens.

5 Transportation

5.1 Introduction

The effectiveness and functionality of the transportation system and how it services population growth has significant impact on the community of Syracuse. The City is developing and maintaining a transportation system that is efficient and complements the quality of life in Syracuse.

5.2 Goals

The most critical component of the development of the master transportation plan is to analyze the anticipated traffic generated within Syracuse City and surrounding area. The City should model the overall traffic patterns as well as traffic that will pass through the community. This analysis should be done for all streets within the City including local, minor-major collectors and major arterial streets.

The City should continue to work closely with the Wasatch Front Regional Council (WFRC), which is the local Metropolitan Planning Organization (MPO), in order to plan for anticipated growth in and around Syracuse and provide input into the regional transportation plan (RTP). The RTP serves as the template for transportation development for both highways and public transit in the Wasatch Front Region through the year 2030. The City should actively participate in all planning efforts with the MPO organization in order to promote the development of improved transportation facilities in the City and surrounding region.

West Davis Corridor - The city has and should continue to work with the Utah Department of Transportation (UDOT) on the alignment, planning, design, and construction of the West Davis Corridor, on the preferred route through the city and with the location of interchanges, as well as any potential alternatives which may be developed. Particular attention should be paid to minimizing the negative impacts of such a project to our community. This corridor represents the largest impact to land use in the City in the next 30 years. Planning must be done now and land uses identified that will maintain all of the principles, values and goals for Syracuse City as established in this document, as the decisions involving this project are finalized.

700 South Street - Since the construction of Syracuse High School, traffic along 2000 West and 700 South has increased dramatically. This roadway was widened between 2000 West and the easterly city boundary in the fall of 2014 with a turning lane and bike trails on both sides of the road. The City should continue to work closely with UDOT to look at improved traffic control options, including improvements to the signalization of 2000 West and 700 South.

2000 West Street - As UDOT moves forward with plans to widen 2000 West to the proposed 110-foot right-of-way the City should continue to participate with UDOT to ensure the widening of 2000 West proceeds in a timely, coordinated and safe manner. At the time UDOT widens 2000 West north of 1700 South, the city should consider widening 2000 West south of 1700 South to the roundabout.

SR-193 - With all of the growth that has occurred in northwest Davis County over the last ten years, UDOT has identified the SR-193 corridor between I-15 (700 South interchange in Clearfield) and the future West Davis Corridor as a key component of traffic management. In 2014, UDOT completed the construction of this 4 lane limited access highway from 700 South at Main Street in Clearfield to 2000 West in Syracuse. Two north/south minor collector roads should be constructed to connect

the SR193 south corridor to 700 South Street at approximately 2500 west and 1500 west. These improvements would provide access to SR193 for Syracuse residents and supply access to new commercial areas on the City's north boundary line with West Point. Future plans for SR-193 are to have it extend just beyond the West Davis corridor with access points at the intersection.

Bluff Road - The extension of Bluff Road in a southeasterly direction in order to connect to Layton Parkway should be considered. This improvement would provide an alternate route to Layton Parkway and I-15 interchange as well as the commuter rail station in Layton. Syracuse City has already established an inter-local agreement with Layton City regarding both the Bluff Road and 500 West connections to Layton City and completion of these improvements in conjunction with this agreement should continue. This will also connect with the West Davis Corridor.

Hill Field Road - A new arterial street, Hill Field Road, is planned as part of the RTP and will provide access from Syracuse City to Interstate 15. It has been partially constructed into west Layton. Syracuse should continue to work with UDOT and Wasatch Front Regional Council to plan ultimate extension of this street, which will terminate in the vicinity east of 500 West. Syracuse City should coordinate with Layton City on this planning and development including the continuation and widening of 500 West.

1000 West - Once development of the adjacent land along 1000 West occurs, this street should be connected southward to 3700 South Street. Traffic control improvements at the south end of 1000 West, near the intersection of Bluff road and 1000 West should also be considered

1700 South (Antelope Drive) and Marilyn Drive - With the completion of improvements to 1700 South, between 1000 West and 2000 West Syracuse in coordination with UDOT has identified the intersection of Marilyn Drive (1475 West Street) with 1700 South as the site for a signalized intersection. Once the intersection meets warrant criteria established by UDOT, this signal should be constructed immediately. This new traffic signal will benefit the planned commercial land use proposed for the area and provide a safer means of pedestrian and vehicle access into the Marilyn Acres subdivision.

3000 West - The intersection at 3000 west and Antelope is being worked to include curb and gutter near the intersection and a light to help with the flow of traffic. The intersection of 3000 West and 700 South is being modified to include a traffic circle to help the flow of traffic.

5.3 Street Classification

The streets and roads within the city form a system that has two main functions:

1. Allow vehicles to move safely and efficiently, and
2. Allow access to property. Efficient traffic movement results from clear traffic lanes with minimum interference from side roads so that more volume and higher

speeds can be maintained. Access to enclosed areas requires side movements, called side friction, to and from traffic lanes that interfere with efficient movement within the lanes. Streets are, therefore, classified by function and the characteristics of the function.

The Major Classifications for streets and roads are Arterial, Collector and Local. Arterial and Collector can be either Major or Minor

Arterial streets provide for movement of traffic through the city with as little interference as possible. They carry traffic at higher speeds, and there is limited access. They provide continuity throughout the city but do not penetrate identifiable neighborhoods.

Collector streets penetrate local neighborhoods and distribute traffic to local streets. They collect traffic from local streets, and channel traffic into the arterial roads. Use of collectors by through traffic should be discouraged.

Local streets are all streets not otherwise classified, and provide direct access to adjacent land and linkage to other streets. Through traffic movement is deliberately discouraged on these streets.

5.4 Transportation Plan

The City Master Transportation Plan is maintained by the Public Works Department and may be obtained through a Freedom of Information Request to the City.

5.5 Public Transportation

The Utah Transit Authority (UTA) will have an increasing role in transportation both to and from the city, and within the city proper. The City continues to work with the UTA to help provide the needed facilities and services.

6 Infrastructure

6.1 Introduction

The city provides amenities and public services that include:

- Emergency services
- Pressurized Culinary and Secondary water systems
- City-wide garbage and optional green waste pickup
- City-owned cemetery

6.2 Goals

The City continues to refine its Capital Improvement Plan in order to prioritize development of infrastructure and other capital improvement projects.

The city should set aside budget to add streetlights on existing streets and bring them into compliance with the current street lighting ordinance.

6.3 Public Facilities

6.3.1 Cemetery

The City currently has enough capacity with the land owned and operated as the City Cemetery. The City also purchased 20 additional acres for future expansion of the cemetery (see Planning District 1 below). While the City is not in immediate need of the land for expansion of the cemetery at this time, the City should reopen negotiations with Clearfield City for the eventual annexation of this land into Syracuse City.

6.3.2 Storm Drains

Storm water continues to be a challenge for the City to manage. However, the storm drain master plan has provided a valuable resource for storm drain planning as development has occurred. Due to rapid development over the past few years, as well as General Plan updates the City must update the storm water master plan to be sure the overall system will be sufficient for future storm flows. Davis County requires the City to provide storm water detention for development of the land. In order to control drainage of large storm events, the City should continue to pursue regionalized storm water detention facilities, rather than creating numerous small detention basins spread throughout the City. Regional detention creates a more efficient system for storm flows, as well as, to maintain and operate. Part of the Storm Water Plan should create regional detention sending areas with associated cost/benefit impact fees. Recent changes imposed on storm water discharge by the Environmental Protection Agency will substantially increase the cost of storm water pollution prevention. Implementation of discharge requirements should be accomplished so as to comply with the requirements outlined by the Federal government. The City imposed a storm drain utility fee to assist in funding a storm water management program and the implementation of "Best Management Practices" to properly maintain a functioning and clean storm water collection system.

6.3.3 Culinary Water

The city recently drilled a well on Antelope Drive near the eastern boundary. With the development of that well, and other culinary water sources, the city has sufficient water to build out. The secondary water system has helped tremendously in conserving clean water supplies to adequately meet the needs of the city.

6.3.4 Secondary Water

The City's pressurized secondary water system is unique to towns in Davis County in that the water is owned by the city rather than purchased from supply sources. The city has invested in a large storage tank on the east side of town and storage also includes a storage pond at Jensen Nature Park . Other storage includes a retention basin near Antelope Drive and Bluff Road and claim on runoff water at a storage basin on the east side of Freeport Center. Other future storage facilities should be pursued east of the city to assist with maintaining good pressure and also to provide sufficient capacity at build out. The City has a secondary water master

plan that sets forth some of these planned improvements to meet the City's needs at build out. Impact fees have played an integral part in building and maintaining the infrastructure of the secondary water system. Future needs will need to be met with current utility charges and ongoing impact fees. Because of initial discussions and agreements with residents when the system was constructed, metering of the water to users should not be pursued. Water stockholders that developed their land were required to provide the water shares to the city without compensation with the understanding that the residents would be able to have access to adequate supply for irrigation, lawns and gardens. Current policy allows a maximum of one and a half acres in any lot with a home to be watered with secondary water. The practice of requiring contribution of water shares for development continues. The City should explore alternative sources of secondary water, as well as the use of water collected through the City's land drain system. The city should also encourage homeowners and developers to use low water landscaping and native plants. The city should take the steps necessary to better equalize the system pressure throughout the city.

6.3.5 Sanitary Sewer

Sanitary sewer lines are currently adequate for the population of the City, but there will be a need to upsize City lines as population increases and to provide for full time maintenance and cleaning activities performed by the City. The cost of this ongoing need can best be borne by development and associated impact fees.

The city has mapped out the Sanitary Sewer within the City as a way of management and to provide developers with the current and future capability of the system to service future development. The North Davis Sewer District is currently lining all of the district lines to upgrade and reduce maintenance of old system lines.

6.3.6 Street Lights

Policy of Syracuse City should be to establish and maintain a system of streetlights, which are adequate for the safety, and security of the residents of the City. To meet that end, the City should establish an ordinance to locate street lights at all street intersections, within cul-de-sacs, and provide for spacing of additional lights to maintain an adequate and secure community. Developers should be required to cover the cost of installing street lamps within new subdivisions. Streetlights should be of a design to reduce light pollution.

6.3.7 Fire Department

The City has full and part time personnel. Recently the city built a new state of the art facility that should accommodate needs of the city to build out.

The City Fire and Planning Departments should begin to investigate a possible location for a second fire sub-station to accommodate the new commercial and residential growth, in accordance with NSFPA1710 requirements. Land purchase for the site now could save the citizens of Syracuse significant money to purchase the land sooner than later.

Syracuse Fire Department

6.3.8 Police Department

The City staffed with full-time police officers, reserve officers and detective staff as well. The City has adopted a public safety impact fee that will benefit the community by funding the construction of public safety facilities due to growth of the resident population.

Syracuse Police Department

7 Parks and Recreation

7.1 Introduction

Parks and recreation are an important aspect to the Syracuse City community. They add tremendous benefits to the quality of life and enhance the lifestyles of our citizens. Syracuse has established a goal to provide quality parks and recreation with their related services and programs and has put in place a Parks Master Plan to fully document these goals. This section of the General Plan is provided as a summary to that document, the full Parks Plan should be reviewed for a more comprehensive understanding of the Parks and Recreation in Syracuse.

Jensen Nature Park

7.2 Goals

Syracuse has established some specific goal pertaining to parks and recreation. Some specific goals are listed below:

1. Provide a diverse network of parks, trails, and recreation facilities which affords all residents convenient access to a wide range of recreational and cultural opportunities:

    - Establish a plan for the development and improvement of parks, open space corridors, trail systems and recreation facilities and services.
    - Provide parks that are well dispersed throughout the city.
    - Encourage the acquisition of property and the development of additional recreation facilities.

- Ensure that the City recreation facilities (parks, trails, etc.) are useful, attractive and well maintained.
- Create and apply park area standards of the Syracuse City Code to new development applications as a condition of final approval in order to obtain park areas and recreational sites that will accommodate new growth.

2. Create a Parks and Recreation Master plan that will assess the condition of existing parks and recreation facilities, assess the needs of the community and plan for the acquisition, development and improvement of future parks and recreation facilities. The Park land goal per 1000 population is 6.5 acres.

    - All future major developments shall be planned with trail linkages to planned trail systems where applicable.
    - Incorporate plans, programs and funding sources to meet the present and future recreational demands.
    - Work with the Davis School District for the development and joint use of recreational facilities and parks.
    - Maintain a Capitol Improvements Program, which incorporates a funding program for the construction of improvements to the City's recreational system.
    - Promote and solicit the donation of land, recreation and park equipment and funding from available donors and recognize their support.
    - Protect park and recreation areas from incompatible developments and uses on adjacent properties.
    - Establish standards for park and recreation facility maintenance to ensure a well maintained facility and foster an attractive and safe recreational environment.

7.3 Community Center

This facility has the capacity to be used for basketball, volleyball, indoor jogging track, fitness venues, senior citizen activities, quilting guilds, crafts and other programs.

7.4 Existing Parks and Recreation

The parks and recreation facilities that are currently part of Syracuse City include the parks (amenities) list below:

- **Founders Park** (4 acres): 24 picnic tables, 2 boweries, 1 public restroom, baseball and softball, soccer, and football fields, 1 playground, and a skateboard park.
- **Stoker Park** (6 acres): 10 picnic tables, grills, 2 boweries, public restroom, playground, tennis courts, and volleyball.
- **Bluffridge Park** (5 acres): 1 public restroom, soccer field, and jogging path.
- **Canterbury Park** (5 acres): 8 picnic tables, 1 bowery, 1 public restroom, 2 soccer fields, jogging path, playground, and basketball.
- **Centennial Park** (4.7 acres): 3 picnic tables, Chloe's Sunshine playground, jogging path, and volleyball.
- **Fremont Park** (7 acres): 5 picnic tables, 1 bowery, 1 public restroom, soccer field, jogging path, playground, volleyball and trail access.
- **Legacy Park** (3.5 acres): 5 picnic tables, 1 bowery, public restroom, jogging path, playground, and a scenic pond.
- **Linda Vista Park** (6 acres): 7 picnic tables, public restroom, jogging path, and a playground.
- **Ranchettes Park** (1.5 acres): 1 small bowery, and a playground.
- **Jensen Nature Park** (20 acres): 33 picnic tables, 3 boweries, public restroom, jogging path, horseshoe pit, fishing, trail access, a pond.
- **Rock Creek Park** (10 acres): 9 picnic tables, 1 bowery, playground
- **Trailside Park**:

Syracuse Trail Walkway

7.5 Future Parks and Recreation

As stated under the goals of this section, a Parks and Recreation Plan will soon be completed. The Parks and Recreation Plan will provide a proactive "road map" for guiding future planning, design, funding and implementation decisions. In addition to traditional parks and recreation facilities, trails and trail systems would be included in the Parks and Recreation Plan. This plan should include:

1. Physical status and current use of existing parks and recreation facilities and programs.
2. Current and projected park and recreation needs should be determined through the means of a citywide survey of city residents.
3. Proposed improvements to existing parks if needed with a schedule for funding and implementation.
4. Proposed new park and recreational facilities with a schedule for funding and implementation.
5. Park and recreation facility design standards.
6. Park and recreation programs assessment with implementation strategies.

8 Housing

8.1 Introduction

There are a mixture of housing styles and price ranges in Syracuse. These include family farms with homes on the property, large single family residential homes,

smaller single family residential homes, clustered homes in planned communities and planned residential developments or multi family housing.

8.2 Goals

The city maintains housing ordinances zoning that are designed to provide developers with guidance that ensures housing that meets a variety of income levels within the city while maintaining a high standard of quality. The goal of the city is to continue to provide for that high standard.

8.3 Current Housing

A breakdown of the current acreage that has been developed with homes and the undeveloped acreage is shown in the table below.

January 2015 Residential Zoning Inventory

Residential Zoning	Developed (Acres)	Undeveloped (Acres)	Total (Acres)
R-1	878	973	1851
R-2	1540	381	1921
R-3	356	99	455
R-4	32	0	32
PRD	25	18	43
A-1	85	117	202
Total	2916	1588	4504

NOTE: These figures include areas currently annexed

8.4 Moderate Income Housing

Moderate-income housing is defined in the Utah Code as housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the city is located. The overall goal of providing moderate housing

is to meet the needs of those people who desire to live here, and to allow them to benefit from and fully participate in all aspects of our community.

The City's various residential zoning designations provide an opportunity for a variety of housing types, including moderate-income housing. With the number of established R-3 developments, Planned Residential Developments, cluster subdivisions, and neighborhoods containing older, smaller residential homes, Syracuse's housing stock exceeds the current estimated need for moderate-income housing required through build out of the city. It is estimated that the development of housing in the land use areas identified on the general plan map and in potential zoning designations will provide a realistic opportunity for housing for moderate-income families and individuals. As required by state law, the City Council should undergo regular reviews of its moderate-income housing plan and adjust the plan as circumstances change in our community.

9 Future Updates

9.1 Reviewing The General Plan

Our residents and business owners have come to depend on the Syracuse City General Plan, as it represents the wishes and goals of the city. As Syracuse is primarily a bedroom community, property ownership decisions are often based on this document. As such, any proposed changes should be carefully considered, so as to not dramatically alter the goals outlined in this plan, as well as to not dramatically change the character of our neighborhoods within Syracuse.

Syracuse City Ordinance and Utah State Code require that a City's General Plan should be reviewed periodically, at least once every 4-5 years. The review process is detailed within Title 10, Section 10.20 of the Syracuse City Ordinance, as well as the methodology and timelines for proposing and considering any changes to the General Plan.

9.2 In Closing:

This plan outlines the current plan and future goals of Syracuse City, and has been refined over several decades. Our residents can be very passionate about our city, and this plan reflects in part the values and goals of the residents of our city. Future business development is of course very important as well, as the tax revenues from such contribute significantly to the city budget, and these businesses often provide valuable services to our community. However, we should keep in mind that said future business developments will need to coexist with our residents, and as such should not adversely impact our residential neighborhoods.

As such, any proposed changes to this plan in the future should strongly take into account the wishes of our residents as a whole, as this is their community. Syracuse City has a particular character, which our current and future residents find

attractive, and it should always be the goal of our decision makers to maintain that character, and it's associated goals.

Syracuse City is a very desirable community to live in within Davis County, and in Northern Utah as a whole, and we should strive to maintain the values and definitions, which make it so.

Acknowledgements

Acknowledgement is given to the following individuals, for their helpful assistance to the General Plan Committee in preparing this document:

Mayor Terry Palmer

City Council
- Brian Duncan
- Mike Gailey
- Craig Johnson
- Karianne Lisonbee
- Doug Peterson
- Corrinne Bolduc

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- Ralph Vaughan (Chairman, 2015-2016)
- Greg Day
- Trevor Hatch
- Curt McCuistion
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- Dale Rackham
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The North Davis Sewer District
- Kevin Cowan, District Manager

Department Head
Revision Version

Proposed Update to the Syracuse City General Plan

2015

MISSION STATEMENT:

"To provide quality, affordable services for it's citizens, while promoting community pride, fostering economic development and managing growth."

Adopted
00/00/0000

Table of Contents

ACKNOWLEDGEMENTS.....3

1INTRODUCTION 4

1.1PURPOSE 4
1.2MISSION STATEMENT 4
1.3MASTER GOAL 5
.....6
1.4IMPLEMENTATION 6
1.5GENERAL PLAN UPDATES 6
1.6SYRACUSE CITY ORGANIZATION.....7

2COMMUNITY CHARACTER AND HISTORY.....9

2.1CITY CHARACTER 9
2.2CITY HISTORY.....10
2.2.1SETTLEMENT OF THE LAND 10
2.2.2HOW SYRACUSE CAME TO BE 11
2.2.3EARLY DAYS IN SYRACUSE.....11
2.2.4SYRACUSE BECOMES A TOWN 12
2.2.5 ANTELOPE ISLAND.....13
2.3PHYSICAL CHARACTER.....13
2.3.1AGRICULTURAL BACKGROUND 13
2.4BOUNDARIES.....14
2.4.1GENERAL PLAN MAP.....14
2.4.2CURRENT ZONING MAP.....14
2.4.3ANNEXATION.....14

3LAND USE 16

3.1PURPOSE 16
3.2GOALS.....16
3.3LAND USE-RESIDENTIAL 16
3.3.1RESIDENTIAL ZONING DENSITY 16
3.3.2BONUS DENSITY ZONING 17
3.4NON-RESIDENTIAL LAND USE 17
3.5THE TOWN CENTER 17
3.5.1ANTELOPE DRIVE COMMERCIAL CORRIDOR 18

3.5.2 Future West Davis Corridor & Antelope Drive 18
3.5.3 SR-193 Corridor 19
3.6 Future Land Use 19
3.7 Land Use Area Tables 19

4 ECONOMICS 20

4.1 Introduction 20
4.2 Goals 20
4.3 Revenue 21
4.4 Budget and Expenditures 21

5 TRANSPORTATION 21

5.1 Introduction 21
5.2 Goals 21
5.3 Street Classification 23
5.4 Transportation Plan 24
5.5 Public Transportation 24

6 INFRASTRUCTURE 24

6.1 Introduction 24
6.2 Goals 24
6.3 Public Facilities 24
6.3.1 Cemetery 24
6.3.2 Storm Drains 25
6.3.3 Culinary Water 25
6.3.4 Secondary Water 25
6.3.5 Sanitary Sewer 26
6.3.6 Street Lights 26
6.3.7 Fire Department 26
6.3.8 Police Department 27

7 PARKS AND RECREATION 27

7.1 Introduction 27
7.2 Goals 27
7.3 Community Center 29
7.4 Existing Parks and Recreation 29
7.5 Future Parks and Recreation 30

8 HOUSING 31

8.1 Introduction 31
8.2 Goals 31
8.3 Current Housing 31
8.4 Moderate Income Housing 32

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- aa
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Other City Staff
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- Brody Brovero, City Manager
- Kresta (Last Name and Title?)

The North Davis Sewer District
- Kevin Cowan, District Mangager

(More names as needed)

Introduction

Utah State Code Section 10-9a-401 requires that each municipality prepare and adopt a comprehensive, long-range general plan that addresses the present and future needs of the municipality, and growth and development of the land within the municipality.

In compliance with the Utah State Code, Syracuse City has approved a General Plan that addresses the following areas:

1. General characteristics
a. Zoning map
b. General Plan map
c. Vision for the future
2. Land use
a. Existing
b. Future use expectations
3. Economics
4. Transportation
a. Existing conditions
b. Improvements
5. Community services and facilities
a. Storm drains
b. Culinary water
c. Secondary water
d. Fire Department
e. Police Department
6. Parks and recreation
a. Existing
b. City goals for new parks and recreation
7. Current housing, moderate housing and goals

Purpose

The purpose of this General Plan is to delineate the City's current land use and to provide guidelines for the City's future. The recommendations are based on what the current Syracuse residents would like their City to be for future generations.

Mission Statement

The Mission Statement for Syracuse City is:

> *To provide quality, affordable services for it's citizens, while promoting community pride, fostering economic development and managing growth.*

City Town Center

Master Goal

The Master Goal for Syracuse City is as follows:

> *The City of Syracuse is a community of many special qualities, which make it a unique and pleasant place to live. Low population density, various housing types, enjoyable and tranquil neighborhoods, expanding and attractive commercial services and agriculture surroundings are the driving qualities for people to locate in Syracuse. These qualities create a distinctive feel of accepting neighborhoods, friendly people and spaciousness and openness that is desired by the residents of Syracuse. A strong sense of community identity and community pride is necessary in developing a place where residents feel safe and welcome. The geographical location of Syracuse City and the open space near the shoreline provides for magnificent views of the Great Salt Lakeand Antelope Island to the west, and the Wasatch Mountains to the east.*

Implementation

While this document was created by a General Plan Committee, endorsed by the Planning Commission and approved by the City Council/Mayor, its ultimate long-term success depends on future Planning Commissions, City Councils, Mayors and City staff adopting the recommendations specified herein as they conduct the business of the City.

Syracuse City Hall

General Plan Updates

The General Plan presented in this document reflects the general growth and development goals for Syracuse City at the time it was written, along with specifying the cities short term and long term goals for land use. As a means of preserving the integrity of the Plan and the specified goals, while ensuring it reflects the changing needs of residents, the City policy for General Plan updates are as follows:

1. The General Plan shall receive a comprehensive review at least once every five years and shall not be open for a period of more than six (6) months
2. All re-zones, improvement programs and ordinance changes concerning development shall be in harmony with the General Plan
3. The General Plan Map shall be open for review every two years for a period not to exceed three (3) months
4. The General Plan Map opening shall be noticed 90 days prior to the opening

To request an amendment to the General Plan or General Plan Map, an applicant must show that any amendment:

1. Is in harmony and consistent with City land use ordinances
2. Is in the best interest of the City
3. Promotes the general welfare of the community

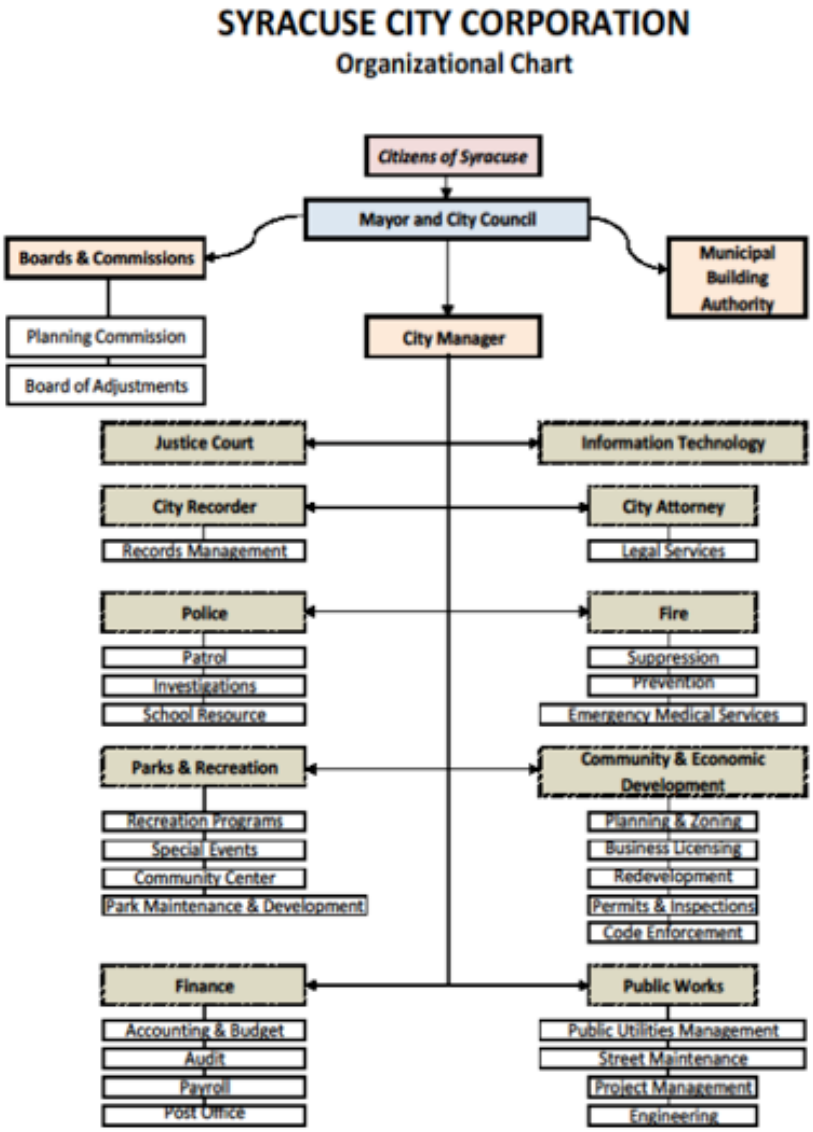
4. Does not decrease the quality of life for the citizens of Syracuse

~~5. For an applications to be considered for review it must be received within 10 days of the opening~~

An application does not guarantee the amendment will be approved and shall not be considered until the Planning Commission or City Council has formally opened General Plan Map or General Plan.

Syracuse City Organization

Syracuse was established as a City in 1935 with a mayor and City Council overseeing the functioning of the City. The chart to the right shows the organization of the City, with the Planning Commission having responsibility for reviewing and updating the General Plan.



Community Character and History

City Character

The residents of Syracuse have established that they highly value the sense of community pride, which is present within the City. They strongly identify with Syracuse as their home. Syracuse City is a community that highly values the preservation of quality of life. This goal is of utmost importance to residents and business owners. Residents of Syracuse City have chosen to live here because they enjoy the current quality of life, aesthetics, trails and recreational opportunities, mix of land uses, and patterns of development that the City provides. These community values should be nurtured. It is an essential element to the unity of the residents of the City. Following are some objectives and accomplishments that will meet this goal of preserving and strengthening community pride/identity:

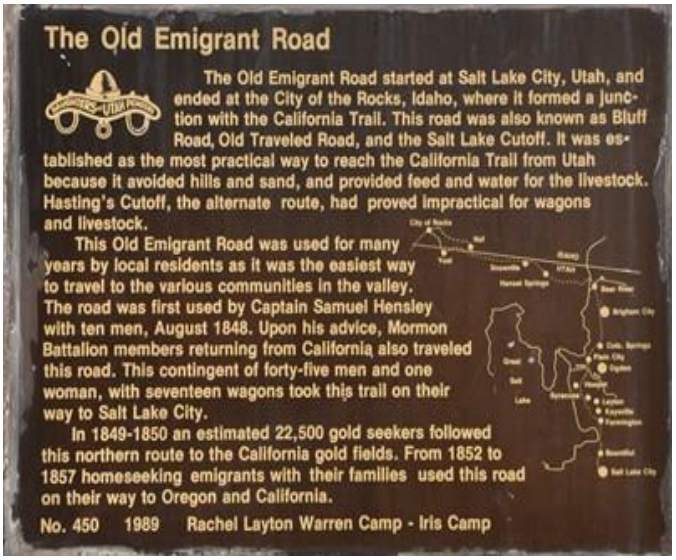
1. The appearance of the City is important to community pride. The City should provide resources for essential and beneficial code compliance ensuring the quality of neighborhoods, maintaining property values, and eliminating negative land use activities by residents.

2. Ordinances should restrict unsightly or hazardous land use elements in any prominent locations and should ensure visual and physical buffers when such land uses are necessary.

3. The City should employ attractive entrances and aesthetically pleasing landscaping along all main roads entering the City to welcome visitors and residents alike. Moreover, efforts to landscape and otherwise improve the appearance of main city streets should also be pursued. Signage should be consistent with ordinances in place to provide informative backdrop to various businesses and other event locations within the city.

4. The City has a beautiful downtown center with a library, city museum, community center, post office, city hall, as well as, a town center with businesses buzzing with activity. Not far to the west is a state-of-the-art fire station including training facilities for northern Utah fire personnel. The City has also improved open space amenities with the creation of the Jensen Nature Park and associated trail systems. The City will continue to work with UDOT to ensure the development of a harmonious streetscape design for all state roads within the city including the extension of Antelope Drive, gateway to the amazing Antelope Island State Park.

City History



Settlement of the Land

The east shore of the Great Salt Lake was surveyed in October 1855, and included land that later was to become the City of Syracuse. It was part of the "big range" of northern Davis County, which was a good place for raising sheep and cattle. However, the area did lack water, with only two springs between Kay's Creek and the Weber River.

With the Homestead Act of 1862, land became available for settlement. The first person to work the land was David Cook. He plowed in the spring of 1876 and sowed grain that fall. Joseph Bodily also homesteaded eighty acres and built the first log cabin in 1877. David Kerr, Joseph Hadfield, John Sheridan, and others came in 1878.

The fertile land would not produce much in a desert without water, but by 1884 the extended Hooper Canal brought water from the Weber River. With water, homesteads developed near the lakeshore. Soon hay and grain grew in abundance. Serious dairy cow industry came when a group of farmers built a cheese factory.

Syracuse was always a farming community. With irrigation, new row crops were introduced: sugar beets in 1893, potatoes in 1894, tomatoes in 1898, and peas in 1902. The Syracuse Canning factory started up in 1898, with the canning of tomatoes, pickles, and all kinds of fruits.

Within twenty years of the first settlers, most of the land was under cultivation. It didn't take long before the farmers near the lake realized some of the land was well suited for fruit farming. Artesian wells with cement holding ponds and the Hooper Canal provided irrigation for several hundred acres of apples, pears, peaches, and plums. By the turn of the century, the Syracuse area became the largest producer of fruit in Davis County.

How Syracuse Came to Be

William Galbraith, a salt maker on the lake, printed the name Syracuse on his salt bags. The name came from a salt company he knew of in Syracuse, New York. The name was later used by the Syracuse Bathing Resort; built in 1887 by Daniel C. Adams. He was determined to have the finest resort on the lake, and was the only spot along the shore of the Great Salt Lake with a natural grove of trees. The Union

Pacific Railroad constructed the Ogden and Syracuse Railway in 1887. The railway linked the Syracuse Resort to the main line between Ogden and Salt Lake City. The name "Syracuse" was subsequently adopted as the name of our city.

Early Days in Syracuse

Isaac Barton built the first general store in 1888. In 1891, he sold his store to the Walker Brothers. On November 16, 1891, the Syracuse post office was commissioned. John Coles was the first postmaster and the post office was set up in a room in his home. Thomas and Clara Schofield later bought his farm and Clara Schofield became the postmaster until May 15, 1905, when the post office was discontinued.

On the bench above the Bluff, dry farming appeared about 1887. Alma Stoker, Richard Venable, and Richard Hamblin were some of the first who cleared the land. Deep wells were dug to water livestock and small gardens. In 1894, the Davis/Weber Canal Company brought water to this portion of thirsty land.

In 1882, the LDS Church created the Kaysville- South Hooper Branch. In 1885, meetings were held in a one-room school built below the Bluff and in 1892, meetings were moved to a red, brick schoolhouse on the bench. On December 1, 1895, the Syracuse Ward was created. Three years later the LDS Church built an elegant meetinghouse where the center of town is today. Soon after, a central school, amusement hall, and several businesses sprang up, such as the Syracuse Mercantile, Rampton's Blacksmith Shop, Homers' Barbershop, the Kaysville Canning Factory, and the Bountiful Lumber Yard. These businesses helped unify the community and were also responsible for the population growth shifting from lower Syracuse to the Bench.

From the very beginning, baseball was the community's favorite sport. The first known ball field was across the street west of the church. Baseball was significant in unifying the community; every business would close on Saturday afternoon and the entire town would turn out to cheer the team on.

With most of the land irrigated, the community of Syracuse took on a new look. Instead of log cabins, new frame and brick homes dotted the landscape. Gravel roads linked Syracuse to nearby communities. Goods and services improved, and almost anything a family needed could be ordered or purchased at the Syracuse mercantile store.

In the fall of 1909, permission was granted by the Davis County School Board to open a North Davis High School. It was an extension of the old, red, brick school. In 1925, school buses began hauling students to Davis High School when Syracuse High School was closed. (As an added note: a new Syracuse High School has been built within a stone’s throw of where the old High School once stood).

The Japanese people first came to Syracuse in 1914 and most of them started farming on the John R. Barnes property. They built a Buddhist church and also had several good baseball teams. Several served in the armed forces during World War II. The Japanese culture has contributed much to the community. In addition, a few Greek families moved to Syracuse and became excellent farmers. Several Hispanic families also moved into the community and worked either at defense plants or on the farms; however, only a few became permanent residents.

The Great Depression of the 1930s brought hardship to Syracuse, but the community survived with plenty of flour, salt pork, potatoes, and bottled fruits. Almost everyone had a garden, chickens, pigs, and a cow.

World War II brought changes; jobs were plentiful, many farmers worked their farms part-time, taking full-time jobs at Hill Air Force Base or the Naval Supply Depot. One hundred and twenty (120) Syracuse young men served in the armed forces.

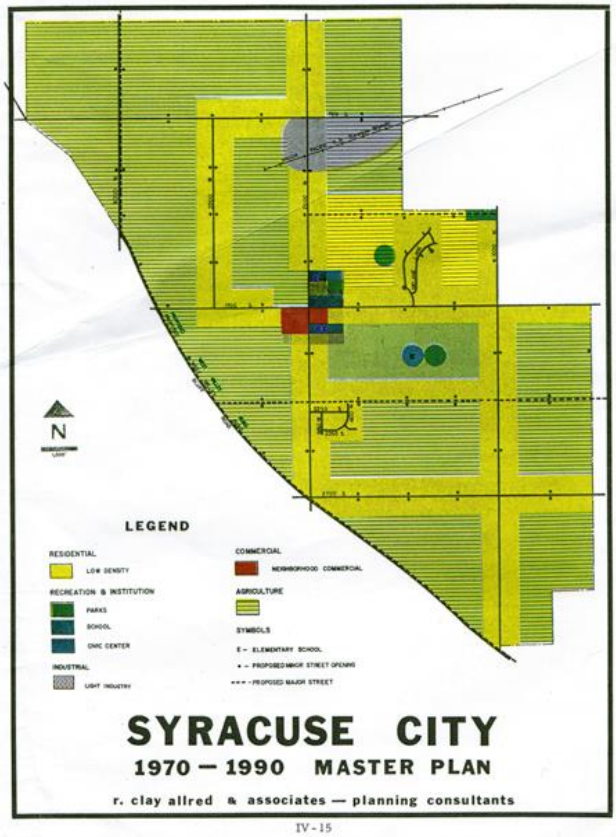
Syracuse Becomes A Town

In 1935, Syracuse formed a Town Board with Thomas J. Thurgood as the first Town Board President. On September 13, 1950, Utah Governor J. Bracken Lee signed a proclamation, which entitled Syracuse to become a third-class city with a population of 837 inhabitants. Alma O. Stoker was the Board President at the time and became the first official Mayor.

The first city service offered was culinary water. Other new services were also offered such as: garbage pickup services, natural gas, sewer lines, and police and fire protection.

The city boundary line originally did not extend west of Bluff Road, with the additional land west of Bluff being incorporated into the city in recent years.

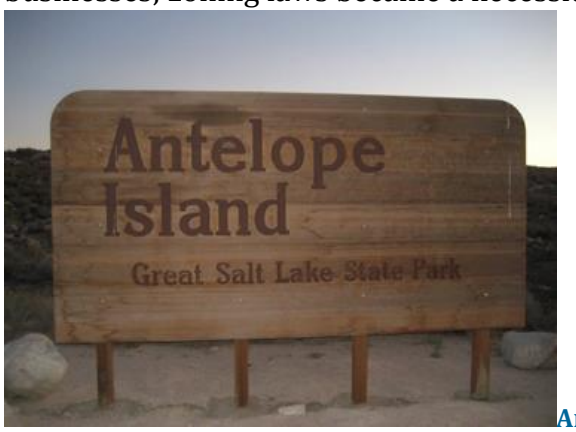
After World War II, agriculture in Syracuse evolved, with tractors replacing horses. Tomatoes, peas, and sugar beets were gradually phased out; but alfalfa, grain, corn, string beans, and onions still played an important role. As more and more agricultural land gave way to housing projects and



IV-15

Prior Master Plan Map

businesses; zoning laws became a necessity.



Antelope Island Entry Sign

Antelope Island

Syracuse became linked to Antelope Island State Park in 1969, with construction of a causeway to the island. Although the causeway was flooded in the 1980s, a new improved road on the island causeway opened in 1993. Thousands of tourists pass through the heart of Syracuse on their way to Antelope Island every year providing an opportunity for commerce within the city. Physical Character

(Suggested to add data regarding visitation and patronage)

Agricultural Background

Agriculture and the agricultural way of life are the foundation upon which Syracuse was built. This foundation is still important to the community but now must be addressed in a different way from traditional uses.

Agricultural activity, while still present in the community has been reduced in scale from the once dominant industry of the community. It has become more important to the community as a whole for the character it represents, the life style it promotes, and the future opportunities for open space that it offers.

Corn Maze Aerial Photo

It is this agricultural setting which has attracted many people to Syracuse even though they do not wish to farm themselves. As mentioned earlier in this document, this attraction to agricultural, open space, common space and attendant in-migration represent a common paradox of growth in small suburban communities. As this growth in population has reduced the remaining open land, this attraction has worked against the persistence of agriculture.

Syracuse City will always honor and welcome the traditional agricultural activities and heritage in the community, but the City must face the reality of the population growth. The City must strive to do it's best to preserve the historical nature and character of the community while at the same time respecting the property rights of those agricultural landowners who no longer wish to use their land for agricultural purposes.
There are still many agricultural and open spaces remaining in the City that have continued to provide Syracuse with its agricultural atmosphere. These areas are gradually being filled in with residential, commercial development and UDOT Corridors. While the City would prefer to preserve as many of these remnants of the agricultural property remaining in the City, the City also recognizes that agricultural property owners may choose to not continue to use the land for agricultural purposes. Accordingly, the remaining agricultural land in these districts has been planned for the highest and best use of any agricultural property that is converted for other uses. If the City wishes to preserve any agricultural land for the continuity of a "rural atmosphere", the City must anticipate the purchase, either publicly or privately, of such targeted agricultural land directly in order to ensure the preservation of large open space and any agricultural character.

Hobby farms and horse enthusiasts provide other options; 1/2 to 1 acre "ranchette" type lots could provide a reasonable and sustainable solution to preserving agricultural character. Other open space preservation programs must be explored, such as a bonus density incentive subdivision development, transfer of development rights programs, or private land preservation groups, such as the Nature Conservancy, that has purchased large tracts of land south of 3700 South Street.

Boundaries

General Plan Map

For the purpose of creating a manageable plan, the City's General Plan is subdivided into 10 planning districts. These districts are identified on the map associated with this plan. A copy of the map can be found on the Syracuse City website. The General Plan Map is opened for review every two years. The review period cannot exceed three (3) months; it is during this time that the Planning Commission reviews any proposed zoning changes.

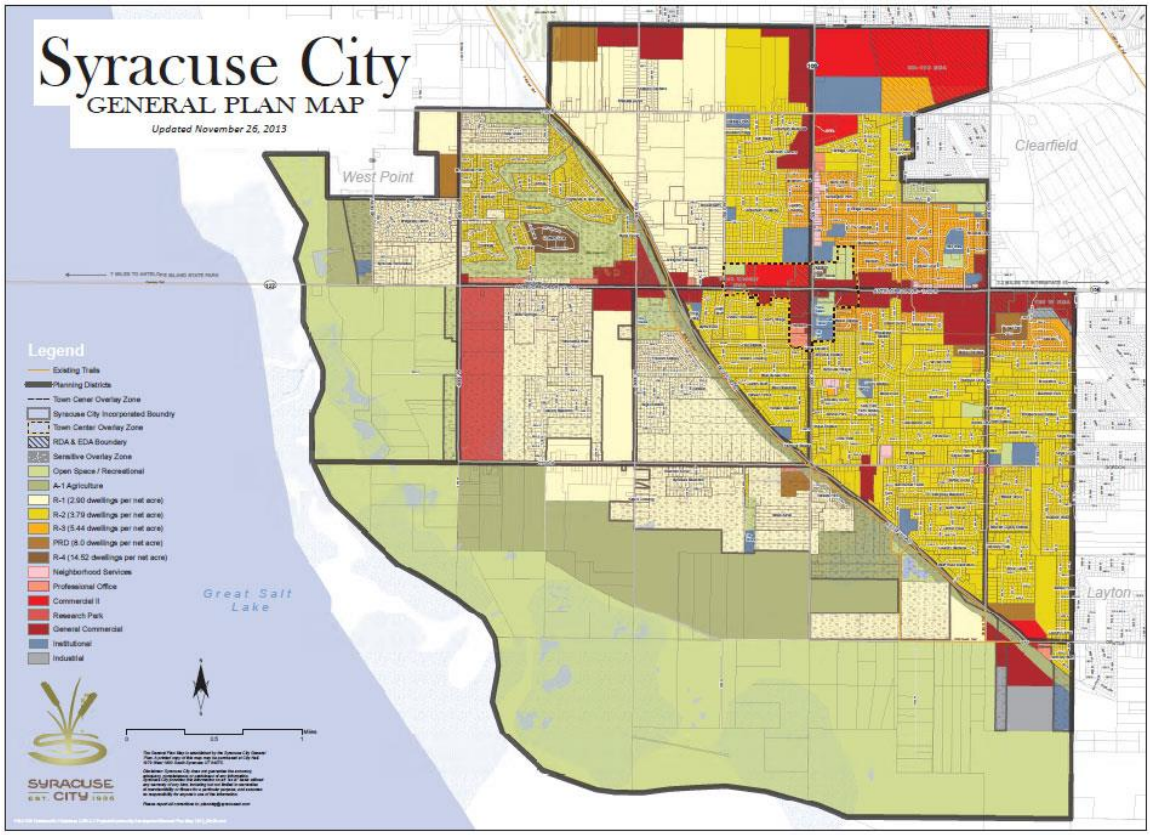
Current Zoning Map

As changes are made to the zoning in the city, the zoning map is periodically updated to reflect those changes. A copy of the zoning map can be found on the Syracuse City website,

Annexation

There are areas on the south and western borders of the current city boundaries that may be potential areas for annexation consideration at some future time.

Because most of these areas contribute to the openness of the community and provide a view of Antelope Island and the Great Salt Lake, prudence should be given to avoid development that may hinder this beauty. City and other resources are also a consideration due to the potential for burden on existing services to those areas. Any efforts to expand the corporate limits of the city should conform to the goals and vision of the city and take into consideration the ability to provide services to new residents without burdening existing residents and city resources. Any annexation consideration should also abide by state laws and codes. A substantial portion of the aforementioned area is within the floodplains and wetlands designation according to current mapping of the county. Any annexation must consider the ability to connect sewer services, which requires a gravity flow to the sewer district. The city is not interested in providing pumping stations nor do they want to enter into any arrangement that would entail private pumping services. Open land preservation should be the main consideration in all cases as is currently showing on general plan maps.



2013 General Plan Map, Showing the Declared Boundaries for Potential Annexation

Land Use

Purpose

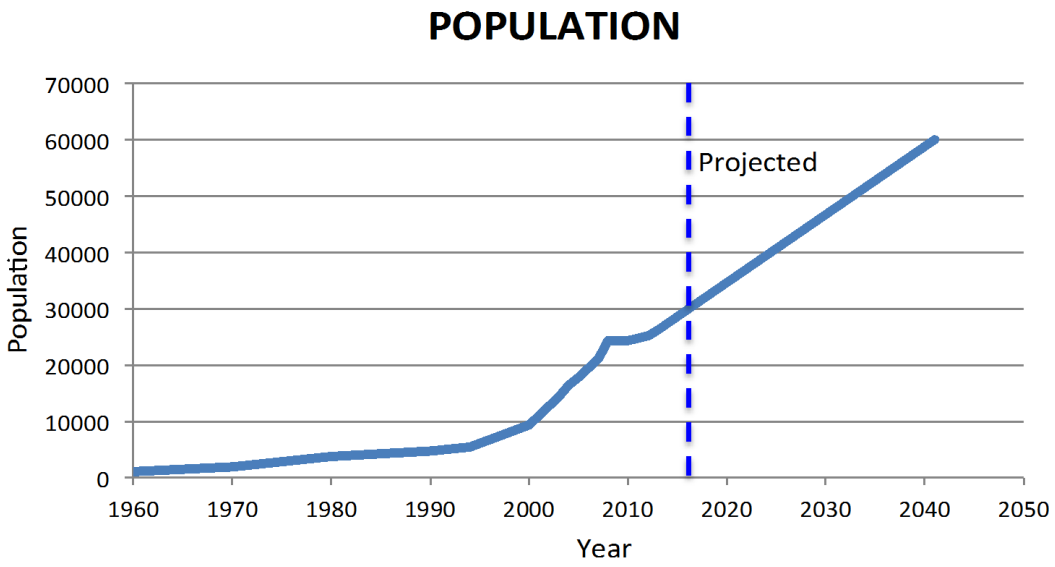
Land use planning specifies a range for population densities and commercial building intensity for each designated zone ordinance. Land use planning provides a basis for establishing future impacts of growth conditions and the need for capital investments, such as street improvements, parks and utilities.

Goals

The City needs to pay particular attention to the quality and type of commercial development that occurs along the 500 West to 3000 West section of Antelope Drive to ensure the Antelope Drive commercial corridor is developed in a manner that benefits the city and the residents.

The City needs to develop in a way to take advantage of any current tourist-related commercial opportunities that may arise along the West Davis Corridor and Antelope Drive. The City should work to ensure that this intersection is well planned and that any commercial developments meet the highest quality commercial design standards.

The City should maintain its current plan for a General Commercial and Business Park land use along most of the SR-193 corridor. This land use will allow the greatest flexibility of development.



Land Use-Residential

The majority of the existing land use and development in Syracuse City is single-family residential use. Recommendations for the General Plan regarding residential uses are as follows:

1. Single-family homes remain the predominant type of residential land use in the city.

2. Maintain high quality design standards throughout the city, ensuring quality growth of residential developments.

3. Preserve the family oriented atmosphere of the city.

Residential Zoning Density

Syracuse City's residential zoning ordinances are density driven, with a minimum allowable lot size, to provide developers with clear direction concerning all potential housing developments. There are several different residential zonings throughout the city, such as A-1, R-1, R-2, R-3, R-4, and PRD. Zoning density establishes the number of single-family residential building lots or dwelling units per gross acre and is shown in

Table 1.

Table 1: Dwelling Unit Density

Zoning	Density
A-1	Not to exceed 0.5 Dwelling Units/Gross Acre
R-1	Not to exceed 2.3 Dwelling Units/Gross Acre
R-2	Not to exceed 3.0 Dwelling Units/Gross Acre
R-3	Not to exceed 4.0 Dwelling Units/Gross Acre
R-4*	Inactive for future developments (14.52) Dwellings Units/Net Acre)
PRD	Not to exceed 6.0 Dwelling Units/Gross Acre

**R-4 Residential zoning is shown for historical reference only, to address the existing R-4 zones throughout the city, and is no longer allowed for developments within the city.*

Bonus Density Zoning

R-1 zones may receive a bonus density incentive for a subdivision when a common space amenity is added for the use of the residents or community. There are no bonus density incentives available for any other zones. Bonus densities are designed to help encourage the inclusion of common space amenities and open space that will be equally shared by those residents it impacts.

Non-Residential Land Use

As the population of Syracuse City continues to grow, the amount of commercial services necessary to support the resident's demands will increase. Such services include grocery, medical, banking, automotive as well as a host of other needs. Syracuse City should encourage the establishment and viability of robust commercial and professional services in well-planned commercial districts.

The following is a list of non-residential zoning allowed within the city:

- Professional Office
- Neighborhood Services
- General Commercial
- Industrial
- Business Park

Refer to Title X of the city zoning ordinances for more information on each of the zones. A link to the ordinance can be found on the city's website.

The Town Center

The physical location of the Town Center has been identified as the general area surrounding the intersection of Antelope Drive and 2000 West. A Master Plan design standard and development criteria have been established for the Town Center as a method of establishing the character of the Town Center.

As the City continues to grow and more commercial districts are developed, the need for a unique and distinct downtown district will become more critical. The design standards and development criteria that have been established in the Town Center Master Plan should be strictly adhered to as a way of ensuring the unique character of the Town Center does not erode and leave the City with just another commercial shopping area. All commercial development in the Town Center are subject to review by the Architectural Review Standards. All developments should be checked against the Town Center Master Plan document for strict compliance.

Syracuse continues to support and sustain the development of the City Town Center as a way to provide services for the community. The ~~City~~ Town Center Master Plan should be used as a tool to continue attracting commercial development and other services, while continuing to improve the city downtown area of the city.

Antelope Drive Commercial Corridor

Antelope Drive, between 500 West and 3000 West is currently planned for general commercial and office space that will in the long term add services and a needed tax base for the city. As Antelope Drive continues to be improved and widened to 3000 west, this corridor will evolve as a major commercial corridor in the City and eventually connect the Town Center with the future West Davis Corridor.

Future West Davis Corridor & Antelope Drive

Syracuse City identifies itself as the gateway to Antelope Island and the Great Salt Lake. That gateway is now represented by Antelope Drive as it leads west from Interstate-15.

SR-193 Corridor

The corridor along SR-193 in Syracuse between 1000 West and 3000 West represents an area with the highest future potential for commercial development within the City. UDOT plans to widen (to 100') SR-193 between I-15 and 3000 West. The portion from I-15 to 2000 West has been completed with the 2000 West to 3000 West section to be completed at a later time. With the completion of this roadway project, the land along the south side of SR-193 between 1000 West and 2000 West should become increasingly attractive to commercial developers.

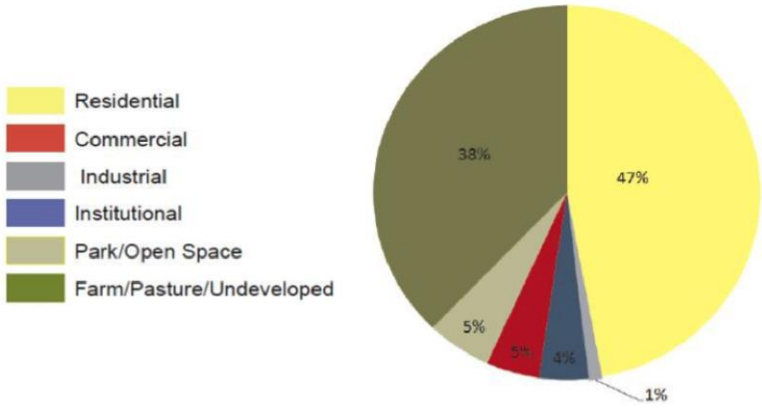
Commercial development along the city's shared boundary with Clearfield City along 1000 West between SR-193 and 700 South represents yet another commercial opportunity to Syracuse as this area is located adjacent to the Freeport Center. The opportunities in this area are Business Park, Commercial and Professional Office.

Future Land Use

Currently Syracuse is studying their park system and how to expand and utilize ~~how to utilize~~ them better. This includes developing a Regional Sports Park for competition sport leagues.

Land Use Area Tables

The chart below shows the percentage of existing land within the city currently for each of the major land use categories.



The following is a description of each major land use category defined on the chart:

A. Residential areas have a unique aerial footprint demarcated as having a primary residential structure and any garages or out buildings. Also, the area of landscaping and driveways were included in the category.

B. Commercial areas include parking areas, drive isles, commercial buildings, and landscaped areas.

C. Institutional land use areas include churches, city hall, the police station, the museum, the fire station, the recreation center, public works building, schools, and their respective parking and landscape areas.

D. The park and open space category includes all city parks, the cemetery, golf course, and the emigrant trail system.

E. The farm, pasture and undeveloped areas include land without structures or other significant improvements including, pastures, farm fields, and areas of native vegetation.

1. Economics

Introduction

Syracuse city has several sources of income that include property tax, sales tax, interest, service fees, fines and impact fees. The biggest budget issue for city continues to be the maintenance and improvements to infrastructure. This includes the anticipated cost impact of new residential development in the city as well as

maintaining the existing infrastructure. These include culinary water, secondary water, storm drains, sewer system, garbage collection, roads, street lighting, and parks, which are necessary for all residents. The city administers the budget, which may get adjusted periodically according to the projected future costs of infrastructure impacts.

The city strives to maintain between 5% and 25% general fund balance as a "rainy " day fund to cover any unforeseen circumstances that may occur. These circumstances include such things as an economic downturn to an unforeseen disaster. The administration is putting in place a fund balance policy that outlines the parameters for how and when the city council may execute and use the funds.

Goals

The goal of Syracuse is to encourage new businesses to city as a way to improve the revenue stream necessary to continue supporting infrastructure needs. The City maintains a 5-year capital improvement plan as a way of ensuring the infrastructure is properly maintained for the future.

Revenue

Growing communities need a variety of municipal and government services including but not limited to elementary, junior high and high schools, water and sewer infrastructure, parks and recreation facilities, road construction and maintenance, and police and fire protection. These services are generally paid for through local taxes such as property and sales taxes. Many studies have shown that residential properties alone generally do not generate the amount of property tax revenue needed to sustain the most basic and necessary municipal services. Much of the needed revenue to provide the highest quality service to the community comes from commercial property assessments as well as sales taxes generated from local commercial retail establishments. Because of this, Syracuse is striving to be a business friendly community that welcomes new opportunities within the city.

Budget and Expenditures

Each year the city administration provides the mayor and city council with a budget proposal that addresses the current and 5-year forecasted needs of the city. The budget is designed around the goal of maintaining or improving the current level of services provided by the different departments within the city. Whenever possible, efforts are made to not increase taxes or fees for the city provided services, so as not to cause an increase the burden to the citizens.

Transportation

Introduction

The effectiveness and functionality of the transportation system and how it services population growth has significant impact on the community of Syracuse. The City is developing and maintaining a transportation system that is efficient and complements the quality of life in Syracuse.

Goals

The most critical component of the development of the master transportation plan is to analyze the anticipated traffic generated within Syracuse City and surrounding area. The City ~~should model~~has modeled the overall traffic patterns as well as traffic that ~~will pass~~passes through the community. This analysis ~~should be~~has been done for all streets within the City including local, minor-major collectors and major arterial streets.

The City ~~should~~ continues to work closely with the Wasatch Front Regional Council (WFRC), which is the local Metropolitan Planning Organization (MPO), in order to plan for anticipated growth in and around Syracuse and provide input into the ~~regional~~ Regional ~~transportation~~ Transportation ~~plan~~ Plan (RTP). The RTP serves as the template for transportation development for both highways and public transit in the Wasatch Front Region through the year ~~2030~~2040. The City should continue to actively participate in all planning efforts with the MPO organization in order to promote the development of improved transportation facilities in the City and surrounding region.

West Davis Corridor - The city should continue to work with the Utah Department of Transportation (UDOT) on the alignment of the West Davis Corridor on the preferred route through the city and with the location of interchanges. Syracuse has participated and will continue to participate with UDOT in all of the planning, design and construction phases of this project. This corridor represents the largest impact to land use in the City as growth continues in the next 30 years. Planning must be done now and land uses identified that will maintain all of the principles, values and goals for Syracuse City as established in this document.

700 South Street - Since the construction of Syracuse High School, traffic along 2000 West and 700 South has increased dramatically. This roadway was widened between 2000 West and the easterly city boundary in the fall of 2014 with a turning lane and bike trails on both sides of the road. The City should continue to work closely with UDOT to look at improved traffic control options, including improvements to the signalization of 2000 West and 700 South.

2000 West Street - As UDOT moves forward with plans to widen 2000 West to the proposed 110-foot right-of-way the City should continue to participate with UDOT to ensure the widening of 2000 West proceeds in a timely, coordinated and safe

manner. At the time UDOT widens 2000 West north of 1700 South, the city should consider widening 2000 West south of 1700 South to the roundabout.[RW1]

SR-193 - With all of the growth that has occurred in northwest Davis County over the last ten years, UDOT has identified the SR-193 corridor between I-15 (700 South interchange in Clearfield) and the future West Davis Corridor as a key component of traffic management. In 2014, UDOT completed the construction of this 4 lane limited access highway from 700 South at Main Street in Clearfield to 2000 West in Syracuse. ~~Two~~ One north/south minor collector roads should be constructed to connect the SR193 south corridor to 700 South Street at approximately 2500 west. Another north/south collector has been constructed at 1550 West. ~~and 1500 west.~~ These improvements ~~would~~ provide access to SR193 for Syracuse residents and supply access to new commercial areas on the City's north boundary line with West Point. Future plans for SR-193 are to have it extend just beyond the West Davis corridor with access points at the ~~intersection.~~interchange.

Bluff Road - The extension of Bluff Road in a southeasterly direction in order to connect to Layton Parkway should be considered. This improvement would provide an alternate route to Layton Parkway and I-15 interchange as well as the commuter rail station in Layton. Syracuse City has already established an inter-local agreement with Layton City regarding both the Bluff Road and 500 West connections to Layton City and completion of these improvements in conjunction with this agreement should continue. This will also connect with the West Davis Corridor.

~~Hill Field Road~~500 West [RW2]- A new arterial street, Hill Field Road, is planned as part of the RTP and will provide access from Syracuse City to Interstate 15. It has been partially constructed into west Layton. Syracuse should continue to work with UDOT and Wasatch Front Regional Council to plan ultimate extension of this street, which will terminate in the vicinity east of 500 West. Syracuse City should coordinate with Layton City on this planning and development including the continuation and widening of 500 West.

1000 West - Once development of the adjacent land along 1000 West occurs, this street should be connected southward to 3700 South Street. Traffic control improvements at the south end of 1000 West, near the intersection of Bluff road and 1000 West should also be considered[RW3]

1700 South (Antelope Drive) and Marilyn Drive - With the completion of improvements to 1700 South, between 1000 West and 2000 West Syracuse in coordination with UDOT has identified the intersection of Marilyn Drive (1475 West Street) with 1700 South as the potential site for a future signalized intersection. Once the intersection meets warrant criteria established by UDOT, this signal should be constructed immediately. This new traffic signal will benefit the planned commercial land use proposed for the area and provide a safer means of pedestrian and vehicle access ~~into~~ for the Marilyn Acres subdivision.

3000 West - The intersection at 3000 west and Antelope ~~is being worked to include curb and gutter near the intersection and a light~~was widened for turning lanes in preparation for a traffic signal to help with the flow of traffic. The intersection of 3000 West and 700 South ~~is being modified to include a traffic circle~~now has a roundabout to help the flow of traffic.

Street Classification

The streets and roads within the city form a system that has two main functions:

1. Allow vehicles to move safely and efficiently, and
2. Allow access to property. Efficient traffic movement results from clear traffic lanes with minimum interference from side roads so that more volume and higher speeds can be maintained. Access to enclosed areas requires side movements, called side friction, to and from traffic lanes that interfere with efficient movement within the lanes. Streets are, therefore, classified by function and the characteristics of the function.

The Major Classifications for streets and roads are Arterial, Collector and Local. Arterial and Collector can be either Major or Minor

Arterial streets provide for movement of traffic through the city with as little interference as possible. They carry traffic at higher speeds, and there is limited access. They provide continuity throughout the city but do not penetrate identifiable neighborhoods.

Collector streets penetrate local neighborhoods and distribute traffic to local streets. They collect traffic from local streets, and channel traffic into the arterial roads. Use of collectors by through traffic should be discouraged.

Local streets are all streets not otherwise classified, and provide direct access to adjacent land and linkage to other streets. Through traffic movement is deliberately discouraged on these streets.

Transportation Plan

The City Master Transportation Plan is maintained by the Public Works Department and may be obtained through a Freedom of Information Request to the City.

Public Transportation

The Utah Transit Authority (UTA) will have an increasing role in transportation both to and from the city, and within the city proper. The City continues to work with the UTA to help provide the needed facilities and services.

Infrastructure

Introduction

The city provides amenities and public services that include:

- Emergency services
- Pressurized Culinary and Secondary water systems
- City-wide garbage and optional green waste pickup
- City-owned cemetery

Goals

The City continues to refine its Capital Improvement Plan in order to prioritize development of infrastructure and other capital improvement projects.

~~The city should set aside budget to add streetlights on existing streets and bring them into compliance with the current street lighting ordinance.~~

Public Facilities

Cemetery

The City currently has enough capacity with the land owned and operated as the City Cemetery. The City also purchased 20 additional acres for future expansion of the cemetery (see Planning District 1 below). While the City is not in immediate need of the land for expansion of the cemetery at this time, the City should reopen negotiations with Clearfield City for the eventual annexation of this land into Syracuse City.

Storm Drains

Storm water continues to be a challenge for the City to manage. However, the storm drain master plan has provided a valuable resource for storm drain planning as development has occurred. Due to rapid development over the past few years, as well as General Plan updates the City must update the storm water master plan to be sure the overall system will be sufficient for future storm flows. Davis County requires the City to provide storm water detention for development of the land. In order to control drainage of large storm events, the City should continue to pursue regionalized storm water detention facilities, rather than creating numerous small detention basins spread throughout the City. Regional detention creates a more efficient system for storm flows, as well as, to maintain and operate. Part of the Storm Water Plan should create regional detention sending areas with associated cost/benefit impact fees. Recent changes imposed on storm water discharge by the Environmental Protection Agency will substantially increase the cost of storm water pollution prevention. Implementation of discharge requirements should be accomplished so as to comply with the requirements outlined by the Federal government. The City imposed a storm drain utility fee to assist in funding a storm water management program and the implementation of "Best Management

Practices" to properly maintain a functioning and clean storm water collection system.

Culinary Water

~~The city recently drilled a well on Antelope Drive near the eastern boundary. With the development of that well, and other culinary water sources, the city has sufficient water to build out.~~ The city maintains a well and has other culinary water sources to provide water for the system. Although this is sufficient to serve the current population as well as some growth, the city will need to consider ways to expand water sources and storage as growth continues. The secondary water system has helped tremendously in conserving clean water supplies to adequately meet the needs of the city.

Secondary Water

The City's pressurized secondary water system is unique to towns in Davis County in that the water is owned by the city rather than purchased from supply sources. The city has invested in a large storage tank and reservoir on the east side of town and storage also includes a ~~storage pond~~reservoir at Jensen Nature Park . Other storage includes a ~~retention basin~~reservoir near Antelope Drive and Bluff Road and ~~claim~~ a water right on runoff water ~~at a storage basin~~in a canal on the east side of Freeport Center. Other future storage facilities should be pursued east of the city to assist with maintaining good pressure and also to provide sufficient capacity at build out. The City has a secondary water master plan that sets forth some of these planned improvements to meet the City's needs at build out. Impact fees have played an integral part in building and maintaining the infrastructure of the secondary water system. Future needs will need to be met with current utility charges and ongoing impact fees. Because of initial discussions ~~and agreements~~ with residents when the system was constructed, metering of the water to users ~~should~~ is not ~~be~~ being pursued. Water stockholders that developed their land were required to provide the water shares to the city without compensation with the understanding that the residents would be able to have access to adequate supply for irrigation, lawns and gardens. Current ~~policy~~ ordinance allows a maximum of one ~~and a half~~ acre~~s~~ in any lot with a home to be watered with secondary water. The practice of requiring contribution of water shares for development continues. The City should explore alternative sources of secondary water, as well as the use of water collected through the City's land drain system. The city should also encourage homeowners and developers to use low water landscaping and native plants. The city should take the steps necessary to better equalize the system pressure throughout the city.

Sanitary Sewer

Sanitary sewer lines are currently adequate for the population of the City, but there ~~will~~ may be a need to upsize City lines as population increases and to provide for additional full time maintenance and cleaning activities performed by the City. ~~The cost of this ongoing need can best be borne by development and associated impact fees.~~

The city has mapped out the Sanitary Sewer within the City as a way of management and to provide developers with the current and future capability of the system to service future development. The North Davis Sewer District is currently lining all of the district lines to upgrade and reduce maintenance of old system lines.

Street Lights

~~Policy of Syracuse City should be to establish and maintain a system of streetlights which are adequate for the safety and security of the residents of the City. To meet that end,~~ the City ~~should~~ has established an ordinance to locate street lights at all street intersections, within cul-de-sacs, and provide for spacing of additional lights to maintain ~~an adequate and secure community.~~safety to the traveling public. Developers ~~should be~~are required to cover the cost of installing street lamps within new subdivisions. Streetlights should be of a design to reduce light pollution. The city should continue to set aside budget to add streetlights on existing streets and bring them into compliance with the current street lighting ordinance.

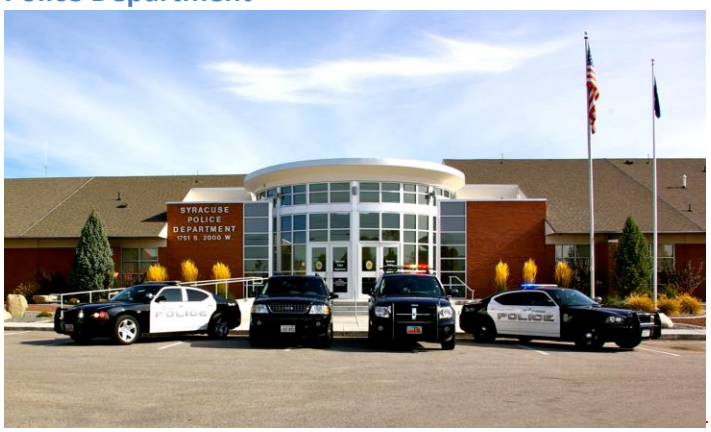
Fire Department

The City has full and part time personnel. Recently the city built a new state of the art facility that should accommodate needs of the city to build out.

The City Fire and Planning Departments should begin to investigate a possible location for a second fire sub-station to accommodate the new commercial and residential growth, in accordance with NSFPA1710 requirements. Land purchase for the site now could save the citizens of Syracuse significant money to purchase the land sooner than later.

Syracuse Fire Station

Police Department



Syracuse Police Department is staff with full-time police officers, which include administrative staff, patrol officers, school resources officers, and detectives~~The City staffed with full-time police officers, reserve officers and detective staff as well~~. The City has adopted a public safety impact fee that will benefit the community by funding the construction of public safety facilitis due to growth of the resident population.

Comment from the Police Chief
I am sure there is more to this than I understand, but aren't the PD and FD built with the assumption that the facilities will meet the needs of the city through build out? The section from the document says the impact fees WILL benefit the community by funding the construction of public safety facilities. That makes it sound like new buildings will be built someday. I am not saying that is incorrect; I have just never heard that. Can we use our patch instead of the picture? The picture has old cars and we haven't taken a photo yet with the new ones. If you prefer a picture, give me a deadline for when you need it and I will get working on picture with new cars

Parks and Recreation

Introduction

Parks and recreation are an important aspect to the Syracuse City community. They add tremendous benefits to the quality of life and enhance the lifestyles of our citizens. Syracuse has established a goal to provide quality parks and recreation with their related services and programs and has put in place a Parks Master Plan to fully document these goals. This section of the General Plan is provided as a summary to that document, the full Parks Plan should be reviewed for a more comprehensive understanding of the Parks and Recreation in Syracuse.

Goals

Syracuse has established some specific goal pertaining to parks and recreation. Some specific goals are listed below:

1. Provide a diverse network of parks, trails, and recreation facilities which affords all residents convenient access to a wide range of recreational and cultural opportunities:

- Establish a plan for the development and improvement of parks, open space corridors, trail systems and recreation facilities and services.
- Provide parks that are well dispersed throughout the city.
- Encourage the acquisition of property and the development of additional recreation facilities.
- Ensure that the City recreation facilities (parks, trails, etc.) are useful, attractive and well maintained.

- Create and apply park area standards of the Syracuse City Code to new development applications as a condition of final approval in order to obtain park areas and recreational sites that will accommodate new growth.

1. Create a Parks and Recreation Master plan that will assess the condition of existing parks and recreation facilities, assess the needs of the community and plan for the acquisition, development and improvement of future parks and recreation facilities. The Park land goal per 1000 population is 6.5 acres.

- All future major developments shall be planned with trail linkages to planned trail systems where applicable.
- Incorporate plans, programs and funding sources to meet the present and future recreational demands.
- Work with the Davis School District for the development and joint use of recreational facilities and parks.
- Maintain a Capitol Improvements Program, which incorporates a funding program for the construction of improvements to the City's recreational system.
- Promote and solicit the donation of land, recreation and park equipment and funding from available donors and recognize their support.
- Protect park and recreation areas from incompatible developments and uses on adjacent properties.
- Establish standards for park and recreation facility maintenance to ensure a well maintained facility and foster an attractive and safe recreational environment.

Community Center

This facility has the capacity to be used for basketball, volleyball, indoor jogging track, fitness venues, senior citizen activities, quilting guilds, crafts and other programs.

Existing Parks and Recreation

The parks and recreation facilities that are currently part of Syracuse City include the parks (amenities) list below:

- **Founders Park** (4 acres): 24 picnic tables, 2 boweries, 1 public restroom, baseball and softball, soccer, and football fields, 1 playground, and a skateboard park.
- **Stoker Park** (6 acres): 10 picnic tables, grills, 2 boweries, public restroom, playground, tennis courts, and volleyball.
- **Bluffridge Park** (5 acres): 1 public restroom, soccer field, and jogging path.
- **Canterbury Park** (5 acres): 8 picnic tables, 1 bowery, 1 public restroom, 2 soccer fields, jogging path, playground, and basketball.
- **Centennial Park** (4.7 acres): 3 picnic tables, Chloe's Sunshine playground, jogging path, and volleyball.
- **Fremont Park** (7 acres): 5 picnic tables, 1 bowery, 1 public restroom, soccer field, jogging path, playground, volleyball and trail access.
- **Legacy Park** (3.5 acres): 5 picnic tables, 1 bowery, public restroom, jogging path, playground, and a scenic pond.

- **Linda Vista Park** (6 acres): 7 picnic tables, public restroom, jogging path, and a playground.
- **Ranchettes Park** (1.5 acres): 1 small bowery, and a playground.
- **Jensen Nature Park** (20 acres): 33 picnic tables, 3 boweries, public restroom, jogging path, horseshoe pit, fishing, trail access, a pond.
- **Rock Creek Park** (10 acres): 9 picnic tables, 1 bowery, playground
- **Trailside Park**:

Future Parks and Recreation

As stated under the goals of this section, a Parks and Recreation Master Plan will soon be completed. The Parks and Recreation Master Plan will provide a proactive "road map" for guiding future planning, design, funding and implementation decisions. In addition to traditional parks and recreation facilities, trails and trail systems ~~would be included in~~ , the Parks and Recreation Master Plan~~. This plan~~ should include:

1.a.i.1. Physical status and current use of existing parks and recreation facilities and programs.
1.a.i.2. Current and projected park and recreation needs should be determined through the means of a citywide survey of city residents.
1.a.i.3. Proposed improvements to existing parks if needed with a schedule for funding and implementation.
1.a.i.4. Proposed new park and recreational facilities with a schedule for funding and implementation.
1.a.i.5. Park and recreation facility design standards.
1.a.i.6. Park and recreation programs assessment with implementation strategies.

1. Housing

Introduction

There are a mixture of housing styles and price ranges in Syracuse. These include family farms with homes on the property, large single family residential homes, smaller single family residential homes, clustered homes in planned communities and planned residential developments or multi family housing.

Goals

The city maintains housing ordinances zoning that are designed to provide developers with guidance that ensures housing that meets a variety of income levels within the city while maintaining a high standard of quality. The goal of the city is to continue to provide for that high standard.

Current Housing

A breakdown of the current acreage that has been developed with homes and the undeveloped acreage is shown in the table below.

January 2015 Residential Zoning Inventory

Residential Zoning	Developed (Acres)	Undeveloped (Acres)	Total (Acres)
R-1	878	973	1851
R-2	1540	381	1921
R-3	356	99	455
R-4	32	0	32
PRD	25	18	43
A-1	85	117	202
Total	2916	1588	4504

NOTE: These figures include areas currently annexed

Moderate Income Housing

Moderate-income housing is defined in the Utah Code as housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income of the metropolitan statistical area for households of the same size. With the number of established R-3 developments, the PRD's, the cluster subdivisions and the older smaller residential homes available, Syracuse exceeds the current established guidelines for moderate-income housing required through build out of the city

PLANNING COMMISSION AGENDA

November 17, 2015

Agenda Item # 7 General Plan Map Update

Summary

The General Plan Committee conducted a comprehensive review of the Syracuse City General Plan and has made a recommendation as shown in the draft General Plan Map.

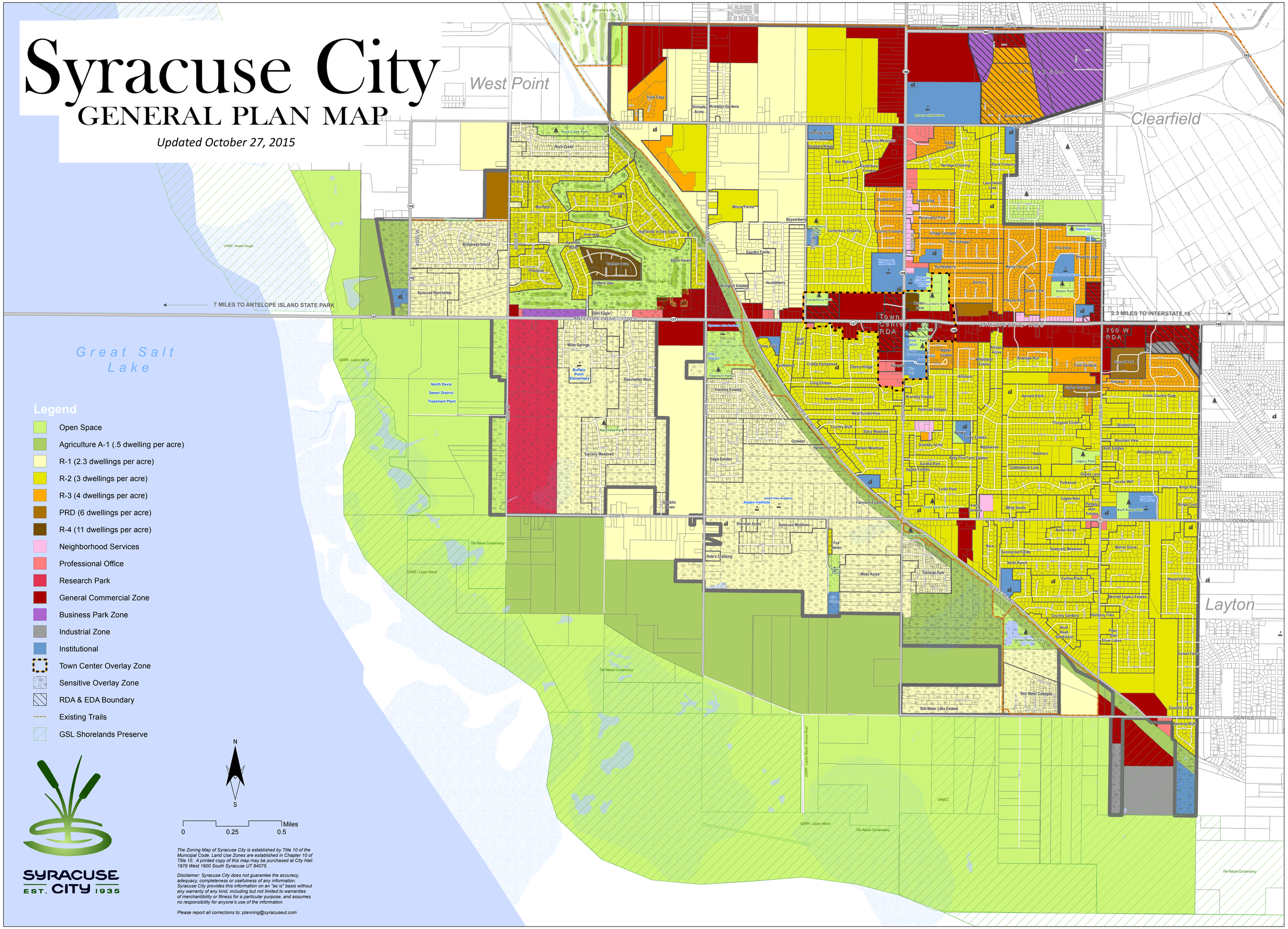
Attachments

- Current General Plan Map
- Draft General Plan Map

Syracuse City

GENERAL PLAN MAP

Updated October 27, 2015



SYRACUSE CITY EST. 1935

The Zoning Map of Syracuse City is established by Title 10 of the Municipal Code. Land Use Zones are established in Chapter 10 of Title 10. A printed copy of this map may be purchased at City Hall. 1979 West 1900 South Syracuse UT 84075.

Disclaimer: Syracuse City does not guarantee the accuracy, adequacy, completeness or usefulness of any information. Syracuse City provides this information on an "as is" basis without any warranty of any kind, including but not limited to warranties of merchantibility or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.

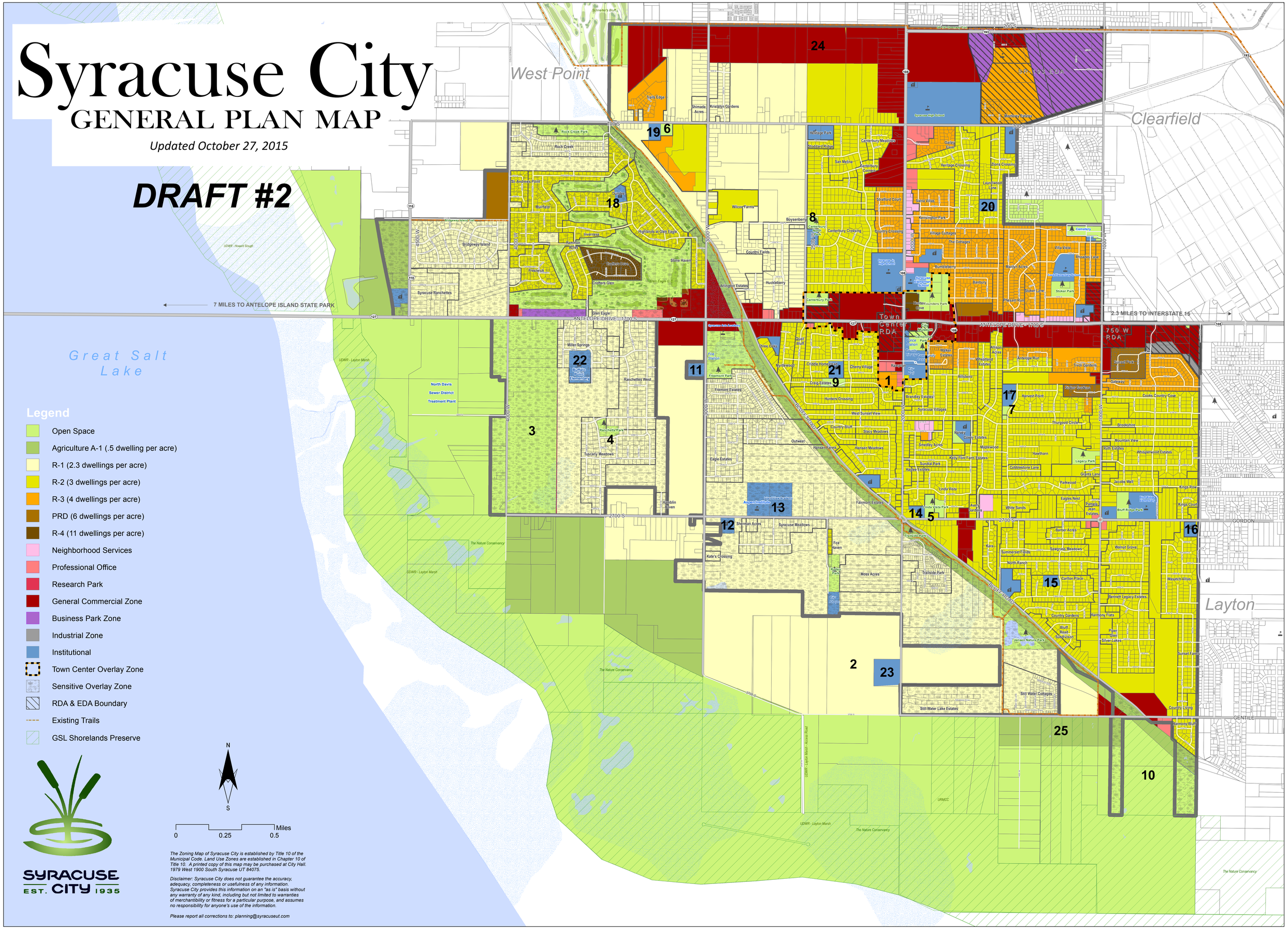
Please report all corrections to: planning@syracuseut.com

Syracuse City

GENERAL PLAN MAP

Updated October 27, 2015

DRAFT #2



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Please report all corrections to: planning@syracuseut.com

Id #	Approx. Address	Existing G.P. Zone	Proposed G.P. Zone
1	1972 S 2000 WEST	P.O.	R-3
2	3000 S 2000 W	A-1	R-1
3	2200 S 4000 W	Research Park	Open Space
4	2280 S Doral	R-1	Open Space
5	1800 W 2700 S	R-2	Open Space
6	3250 W 700 S	R-1	Open Space
7	2117 S 1475 WEST	R-2	Open Space
8	1250 S 2500 WEST	R-2	Open Space
9	2400 W CRAIG LN	R-2	Open Space
10	800 W Gentile	GC, Ind., Inst.	Open Space
11	1956 S 3000 WEST	R-1	Institutional
12	2887 W 2700 S	R-1	Institutional
13	2650 W 2700 S	R-1	Institutional
14	1870 W 2700 S	R-2	Institutional
15	3008 S 1200 W	R-2	Institutional
16	569 W 2700 SOUTH	R-2	Institutional
17	2024 S 1475 WEST	R-2	Institutional
18	3426 W AUGUSTA DR	R-2	Institutional
19	3267 W 700 SOUTH	R-1	Institutional
20	1112 S 1525 WEST	R-2	Institutional
21	2339 W 1900 SOUTH	R-2	Institutional
22	1924 S DORAL DR	R-1	Institutional
23	3500 S 2000 W	A-1	Institutional
24	2500 W 200 S	R-1, R-2	General Commercial
25	1200 W Gentile	Open Space	A-1

PLANNING COMMISSION AGENDA

November 17, 2015

Agenda Item # 8 **Title X: Metal Buildings**

Summary:

There has been discussion and concern over the appropriate regulation of steel buildings in PC. Some concerns expressed are that the nature of steel builing construction results in flat walls and '"boxy" building massing. When the standard vertical steel siding is applied to the exterior, building, facades can become monotonous and to some accounts '"cheap". Stafff has gathered the following information to assist in this discussion.

Attachments:

- Existing Architectural Review Committee Standards and Ordinance
- Steel Siding Examples
- Steel Building Examples
- Ninigret CC Text
- Commissioner Vaughan's Code Research
- Draft Ordinance Language

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

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

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

(Applicable to Commercial Buildings but not Industrial)

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

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

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

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

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

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

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

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

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

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

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

(C) Parking Location.

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

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

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

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

(5) Pedestrian circulation should be clearly delineated and separate from vehicle circulation. The use of landscaping, walkways, or decorative paving to delineate pedestrian circulation must be used. [Ord. 13-11 § 1.]

10.28.220 Industrial architecture.

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

(A) Architectural Form and Detail.

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

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

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

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

(B) Color and Materials.

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

(2) Large expanses of smooth material (e.g., concrete) must be broken up with reveals or changes in texture and color.

(3) Bright, contrasting colors should be used for small areas of building accents only.

(4) Design and colors of wall signs must be compatible with the main buildings on the site.

(5) Materials, design, and colors of monument signs must be compatible with the main buildings on the site.

(C) Accessory Buildings.

(1) The design of accessory buildings (e.g., security kiosks, maintenance buildings, and outdoor equipment enclosures) must be incorporated into and be compatible with the overall design of the project and the main buildings on the site.

(2) Temporary buildings are not to be located where they will be visible from adjoining public streets.

(3) Modular buildings must be skirted with material and color that is compatible with the modular unit and the main buildings on the site. [Ord. 13-11 § 1.]

10.28.230 Industrial landscape design.

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

(A) Landscape Design.

(1) Landscape design must follow an overall concept and link various site components together.

(2) Landscaped areas incorporate a three-tiered planting system: (a) grasses, ground covers, or flowers; (b) shrubs or vines; and (c) trees.

(3) The use of a variety of trees, especially in parking areas and pedestrian open space areas, is required.

(4) More intense landscaping and special landscape features are to be provided at major focal points, such as entries and pedestrian gathering areas.

(5) The front, public portions of buildings must be separated from parking areas by landscaping and pedestrian walkways.

(B) Walls and Fences.

(1) The colors, materials, and appearance of walls and fences, including walls for screening purposes, must be compatible with the overall design character/style of the development.

(2) Landscaping must be used in combination with walls and fences to visually soften blank surfaces.

(3) When security fencing is required adjacent to streets, it must consist of wrought iron, tubular

(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.

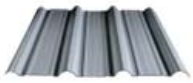
(C) Enforcement. The Land Use Administrator shall investigate any purported violation of performance standards; and, if necessary for such investigation, may request the Planning Commission to employ qualified experts. If, after public hearing and due notice, the Planning Commission finds that a violation 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.

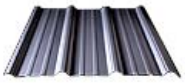
Developments within the ID zone are required to be reviewed by the Architectural Review Committee in accordance with Chapter 10.28 SCC, Architectural Review Committee and Design Standards. [Ord. 13-11 § 1.]

Wall Panel Systems

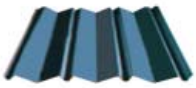
Standard Wall Panels



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.

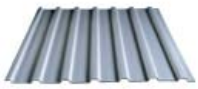


PBR Wall Panels
The PBR metal wall panel system may be used for roof and wall applications, including wall liner, mansard and soffit panel applications. This panel's deep ribs create an even-shadowed appearance. The area between the ribs is reinforced.



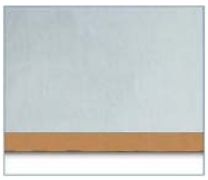
AVP Wall Panels
The AVP wall paneling system features metal panels for side walls designed to produce a decorative, smooth shadow line, creating a distinctive architectural effect with semi-concealed fasteners. Ribs are 1 ⅛ inches deep and major corrugations spaced 12 inches on center. AVP wall panels 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 indendical 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 ressembling 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 Stuco-embossed Mesa profile. The RWP II panel is the only insulated metal panel that utilized a through-fastened attachment.

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Metal Building Good Examples:

Windows

Awning

Material Change

Color Change

Wainscot

Pop Out

Varied Roofline

Accent Color/Columns

Glass

Landscaping

Metal Building Good Examples:

Metal Building Poor Examples:

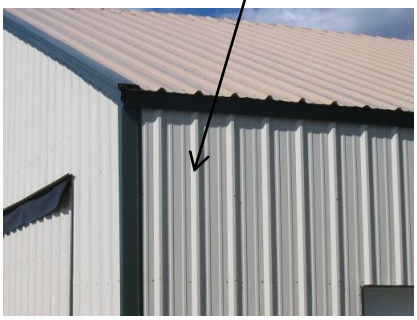
Exclusive use of steel panel

No Windows

No Landscaping

Long Expanses of 'Smooth' Material

No Material Variation



Poor Façade Articulation

No Roofline Variation

(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 x 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.

Taylorsville

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 maust 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.

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% of the front and street facing exterior walls must be finished with brick, architectural block, stone, or glass. Unfinished gray concrete block is not permitted. The use of non-insulated metal siding exclusively on any wall is prohibited. 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), metal wall panels, or other uniform material must be broken up with pop outs, recesses, or change in color and texture, every 100 feet.

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.

PLANNING COMMISSION AGENDA

November 17, 2015

Agenda Item # 9 **Code Amendment to Title VIII pertaining to Minor Subdivisions**

Background

This item is a prosed addition to Title 8 providing a Minor Residential Subdivision clause. This code would only apply to subdivisions of 10 lots or less. Staff is proposing to combine the application for preliminary and final approval into one step, thus reducing the expense of the development and staff time. A minor subdivision will be required to meet all regulations of City Code and the Engineering Standards and Regulations.

Attachments

- Proposed Code

8.30.35 MINOR RESIDENTIAL SUBDIVISIONS

(A) Purpose. In an effort to reduce the expense and time of development, minor residential subdivisions may be considered and approved under this section.

(B) This section does not modify or reduce requirements or standards for lots, infrastructure, or subdivisions, requirements for platting, or any other requirement or standard in this Code. Its sole purpose is to provide more expedient approval for minor residential subdivisions.

(C) Minor Residential Subdivision Requirements. To be considered a minor residential subdivision, the subdivision must meet all the following requirements:

1. The subdivision contains ten (10) or less lots;
2. The subdivision is not traversed by the mapped lines of a proposed street as shown in the city's general plan;
3. The subdivision is located in a zoned area; and
4. The subdivision is not part of an existing, previously platted subdivision. Changes to a platted subdivision are to be done by amending the previously-approved plat.

(D) Minor Residential Subdivision Application Procedure. The application procedure for a minor residential subdivision is:

1. Pre-Application Meeting. City staff shall review whether the subdivision meets the requirements of a minor residential subdivision and notify the developer of any requirements for necessary construction drawings.
2. Concept Plan Approval. The concept plan approval process for a minor residential subdivision shall follow that found in Chapter 8.20.
3. Final Minor Residential Subdivision Plan Approval Procedure. The final plan for a minor residential subdivision shall combine all requirements for both preliminary and final plan approval found in Title 8, into one application.

(E) The Planning Commission and the City Council shall process the proposed minor residential subdivision and consider it for approval in accordance with section 8.30.030 of this Code. All required signatures and conditions provided in that section apply to minor residential subdivisions.

8.10.010 Definitions.

"~~Small~~Minor subdivision" means the division of a tract or lot or parcel of land into two, but not more than ~~nine~~10, lots, plots, sites or other divisions of land for the purpose, whether immediate or future, of sale or of building development, wherein all such divisions front on an existing street.

"Specifications" is to be interpreted as rules and regulations.

"Street, arterial" means a street existing or proposed, which serves or is intended to serve as a major traffic way, as a controlled access highway, major street parkway or other equivalent term to identify those streets comprising the basic structure of the street plan.

"Street, local" means a street existing or proposed which is supplementary to a collector street and of limited continuity which serves or is intended to serve the local need of a neighborhood.

"Street, major collector" shall mean a street with a right-of-way of 72 feet, designated in the general plan to carry larger volumes of traffic to arterial streets.

PLANNING COMMISSION WORK SESSION AGENDA

November 17, 2015

Agenda Item # 1b **Potential Amendments to By-Laws**

Summary

During previous planning commission meetings, it has been requested that we consider some amendments to our by-laws, particularly addressing the ambiguous rules related to the number of votes needed for a measure to receive approval and the timing of votes for Council Chair.

I have gone through the by-laws and identified areas which could use clarification or amendment. To facilitate guided discussion, those topics are listed on the attached spreadsheet with potential direction for amendments.

I also received some direction for discussion items from Council Chair Vaughn, which are included on the chart.

Come prepared with any additional issues or topics which you would like to discuss as it relates to our by-laws.

Once I have received policy direction from you on these changes or any other issue which is raised, I will draft a red-line version for consideration at a regular business meeting or further work meeting.

Paul Roberts

2015 Planning Commission By-Laws Potential Amendments

Provision	Reference	Potential Amendments
Election of Chair/Vice-Chair	II.A	Move election to late June
Collection of documents provided by public or applicant during meeting	II.E	Make PC Secretary responsible to collect all documents
	IV.G	Require electronic or physical copy of any document presented to the commission by a member of the public or the applicant - powerpoint, exhibits, etc
Meeting Attendance	III.A	Objective standard; consequences
Conflict of Interest	III.B	Lockstep with state code?
		Define "an action" for purposes of section
		Define "discussion and voting"
Cancelation of meetings	IV	Permit cancelation or rescheduling of meetings by majority vote
		Cancelation of meetings due to lack of agenda items
Unscheduled meetings	IV.D	Narrow to "regular meetings" rather than "regularly scheduled meetings" (work)
Quorum	IV.F	Removal of "except where unanimous consent of all members is required."
Deadline for changes to items being considered for final action	IV	Set date for applicants, staff or commission members to submit information in order for it to be considered for an item scheduled for final action
Opportunity for applicant to address concerns raised by citizens during public hearing	IV.H	Provide opportunity between (f) and (g) for applicant to address issues raised by citizens during public hearing process
Voting - Majority or at least 4?	VI	Clarify that both a majority of the Commission and 4 votes is necessary for a motion to carry
		Recommend amendment to City Code providing that only majority of Commissioners in attendance is necessary
Specifics of report by committees	VII.D	Indicate that the Chair may request specific information in committees' progress reports
		Require committee recommendations and findings to be submitted in a combined document, if multiple drafts or recommendations are provided

SYRACUSE CITY
PLANNING COMMISSION
BYLAWS & RULES OF PROCEDURE

Approved by City Council on November, 29, 2011

I. PURPOSE AND SCOPE

These policies and procedures are designed and adopted for the purpose of guidance and direction to the members of the Syracuse City Planning Commission in the performance of their duties. The Planning Commission shall be governed by the provisions of all applicable State Statutes, City ordinances and these rules. Nothing in these rules shall be interpreted to provide independent basis for invalidating or in any way altering a final decision of the Commission unless otherwise provided by City Ordinance or State Law. Nor shall anything herein be construed so as to provide or create an independent cause of action for any person or entity.

The scope of the Planning Commission shall include Title III of the Syracuse City Ordinance.

II. ORGANIZATION.

A. Election of Chair and Vice-Chair. The Commission, at its first regular meeting in July of each year, shall elect a Chair and a Vice-Chair from the duly appointed members of the Commission by a majority of the total membership. The Chair and Vice-Chair may be elected to subsequent terms.

B. Duties of the Chair.

1. Preside and normally conduct meetings of the Commission and shall provide general direction for the meetings

2. Be a voting member of the Syracuse City Planning Commission

3. Approve the agenda prior to the meeting

4. Call the Commission to order, and proceed with the order of business

5. Announce the business before the Commission in the order in which it is to be acted upon

6. Receive and submit in the proper manner all motions and propositions presented by the members of the Commission

7. Put to vote all questions which are properly moved, or necessarily arise in the course of proceedings and to announce the result thereof

8. Inform the Commission, when necessary, or when referred to for that purpose, on any point of order or practice. In the course of discharge of this duty, the Chair shall have the right to call upon Legal Counsel for advice

9. Authenticate by signature when necessary, or when directed by the Commission, all acts, orders and proceedings of the Commission

10. Maintain order at meetings of the Commission

11. Move the agenda along, hold down redundancy, reference handouts and procedures in a sensitive way during meetings

12. Recognize speakers and commissioners prior to receiving comments and presentation of physical evidence, i.e., plans and pictures

13. Oversee all committees set up under the Planning Commission

C. Duties of the Vice-Chair. The Vice-Chair, during absence of the Chair, shall perform all the duties and functions of the Chair. In the event the Chair resigns or is removed from the Planning Commission, the Vice-Chair shall become the new Chair. The new Chair and/or Commission shall nominate a new Vice-Chair. The new Vice-Chair shall be approved by vote of the Planning Commission.

D. Temporary Chair. In the event of the absence or disability of both the Chair and the Vice-Chair, the senior member of the Commission in attendance shall serve as a temporary Chair to serve until the Chair or Vice-Chair shall return. In such event, the temporary Chair shall have all the powers and perform the functions and duties herein assigned to the Chair of the Commission.

E. Secretary. The Administrative Secretary shall serve as secretary of the Commission. The secretary shall have the following duties:

1. To give notice of all Planning Commission meetings

2. To keep and record the minutes of the proceedings of the Commission

3. To keep and record a permanent record file of all documents and papers pertaining to the work of the Commission and see that the Commission agendas and minutes are posted on the City website in a timely manner

4. To perform such other duties as may be required

III. DUTIES OF MEMBERS

A. Meeting Attendance. Every member of the Commission should attend the sessions of the Commission unless duly excused or unless unable to attend because of extenuating circumstances. Any member desiring to be excused will notify the secretary and/or the Chair. The secretary shall call the same to the attention of the Chair.

B. Conflict of Interest. A Planning Commissioner to whom some private benefit may come as the result of a Planning Commission action shall not be a participant in the action.

1. The private benefit may be direct or indirect; create a material or personal gain; or provide an advantage to relations, friends, or to groups and associations which hold some share of a person's loyalty. However, membership itself in a group or organization shall not be considered a conflict of interest as to Planning Commission action concerning such group or unless a reasonable person would conclude that such membership in itself would prevent an objective consideration of the matter.

2. A Planning Commissioner experiencing, in their opinion, a conflict of interest, shall declare that interest publicly, shall abstain from discussion and voting on the action, and may sit in the audience or be excused from the room during consideration of the action. That Commissioner shall not discuss the matter privately with any other commissioner.

3. When the Planning Commissioner is the applicant in a land use decision the Commissioner is allowed to present and discuss the application, but shall not participate in the voting decision of the Planning Commission. It is encouraged that the Planning Commissioner has an alternate party act on their behalf.

4. The vote of a Planning Commissioner deemed to be experiencing a conflict of interest, who fails to be disqualified, shall be disallowed.

5. A conflict of interest may exist under these bylaws although a Planning Commissioner may not believe an actual conflict does exist; therefore, a Planning Commissioner who has any question as to whether a conflict of interest exists under these bylaws shall raise the matter with the other Planning Commissioners. The matter may be tabled until such time that the City Attorney's Office can be contacted in order that a determination may be made as to whether a conflict of interest exists.

6. The requirements of Section 10-3-1301 et. Seq. Of the Utah Code, known as the "Municipal Officers' and Employees' Ethics Act", shall be adhered to. If a conflict exists between these policies, State law, or City ordinance, the strictest shall apply.

C. Gifts and Favors. Gifts, favors, or advantages must not be accepted if they are offered because the receiver holds a position of public responsibility. It is very important that Planning Commissioners be fair and impartial in their dealings with the public and that they serve all citizens equally. It is not enough to avoid favoritism. They should strive to avoid even the appearance of giving preference to one citizen or business over any other.

1. The value of a gift or advantage and the relation of the giver to public business should be considered in determining acceptability. Small gifts that come in the form of business lunches, calendars, or office bric-a-brac are often, not always, acceptable. In cases of doubt, refuse. In cases of marginal doubt, refuse.

2. Planning Commissioners should not accept gifts from outside agencies which may be competing or applying for City business, permits, or development decisions. Accepting gifts not only gives the appearance of favoritism, but may create an embarrassing and possible unlawful position for the City.

3. Items of small value such as calendars, pencils, etc. (usually to be considered $50 or less) with advertising or logos are acceptable, but larger items such as clothing, equipment for personal use, etc. should be politely declined.

D. Commissioner Removal. A Commission member may be permanently removed from the Planning Commission as outlined in City Code. Recommendation for such action may also be made by a majority vote of the Commission to the Mayor and may be based on any of the following:

1. Continuous unjustified non-attendance of Planning Commission work meetings and/or regular meetings.

2. Demonstrated inability or unwillingness to participate cooperatively as a working member of the Commission including, but not limited to, such actions as:

    a. Repeatedly showing a lack of preparation during meetings, or

    b. Repeated attempts to disrupt meetings; or

    c. Frequent votes contrary to the evidence presented for no apparent reason.

3. Failure to conduct oneself in a professional and competent manner appropriate to the position of Planning Commissioner.

4. Violation of the criminal laws, federal, state, or local.

5. A change in residency outside of Syracuse City.

6. Failure to abide by Syracuse City Human Resources Policies and Procedures.

E. Treatment of Information. It is important to discriminate between planning information that belongs to the public and planning information that does not.

1. Reports and official records of a public planning agency must be open on an equal basis to all inquiries.

2. Information considered private, controlled or protected, that is learned in the course of performing planning duties must be treated in confidence if specifically requested by the applicant or as dictated by Title X of the Syracuse City Municipal Code. Such information becomes public when an application for official action, such as a change in zone classification or approval of a plat, is submitted.

3. Information contained in studies that are in progress in a planning agency should not be divulged except in accordance with established agency policies on the release of its studies. A public planning agency is not required to share its thoughts publicly.

4. Prearranged private meetings between a Planning Commissioner and applicants, their agents, or other interested parties, are prohibited. Partisan information on any application received by a Planning Commissioner whether by mail, telephone, or other communication shall be made part of the public record.

5. Any member of the Commission may make a concurring or dissenting report or recommendation to the City Council whenever he/she deems advisable. Reports and recommendations must be submitted to City Council in a written format for inclusion in City Council documentation and materials.

IV. MEETINGS.

A. Place. All meetings of the Planning Commission shall be held in the City Council Chambers of City Hall, Syracuse, Utah, or at such other place in Syracuse City as the Commission may designate.

B. Regular Meetings. Regular meetings of the Planning Commission shall be held on the first and third Tuesdays of each month at the hour of 6:00 p.m.

C. Work Meetings. Work meetings may be held on the first and third Tuesdays of each month after the regular meeting.

D. Unscheduled Meetings. An unscheduled meeting may be held after consent of unanimous vote of the Planning Commissioners in attendance at a regularly scheduled meeting. An unscheduled meeting may not be held that has the appearance of giving preference to one citizen or business or may create an embarrassing and possible unlawful position for the City.

E. Joint Sessions. Joint sessions between Planning Commission and City Council may occur at the request of the Mayor and/or Council.

F. Quorum. Four members of the Commission shall constitute a quorum thereof for the transaction of all business except where unanimous consent of all members is required. Any member disqualified because of a conflict of interest shall not be considered when determining whether a quorum is constituted.

G. Content. Discussions in the meetings are to be limited to agenda items and issues reasonably related thereto. Comments or presentations by the public are to be limited to relevant issues. In order to ensure that the meetings proceed timely and orderly, the Chair may impose a time limit on those desiring to address the Commission. Any person who disrupts the meeting by exceeding a time limit, discussing irrelevant issues, or otherwise, may be removed at the direction of the Chair. Future agenda items may be added at the request of two or more Commissioners.

H. Order and Decorum.

1. Consideration of Agenda Items. The following procedures for consideration of business items on the agenda will normally be observed. However, the procedure may be modified by the chairman if necessary for the expeditious conduct of business.

    a. Chair introduces the agenda items.

    b. City staff is invited to provide comments and/or recommendations.

    c. Petitioner presents the proposal.

    d. Commissioners ask questions and seek clarification on issues presented.

    e. Petitioner is asked to be seated.

    f. If item includes a public hearing then public is invited to ask questions and seek clarification on issues presented.

    g. Commissioners discuss the proposal and ask for clarification as necessary.

    h. Chair requests a motion on the proposal.

    i. Upon motion and second, commissioners vote on the proposal. Any commissioner may, prior to casting a vote, explain the basis for his or her vote. The Commission may approve, deny, table, or approve with conditions the proposal before them.

I. Time. Meetings shall not exceed 9:00 p.m. unless extended through a two-thirds (2/3) majority vote of the Commission.

J. Additional Guidelines. In addition to these policies and procedures, the Commission may invoke additional guidelines as necessary to address issues as they arise so long as they are consistent with the nature and intent with the content herein.

V. MOTIONS.

A. Making of Motions. Any Planning Commissioner, but the Chair, may make or second a motion. Motions should state findings for denial or approval within the motion:

1. Motions should state findings at the beginning.

2. The staff reports should be in sufficient detail to assist Planning Commission in stating findings.

3. All motions should be repeated at the direction of the Chair

B. Second Required. Each motion of the Planning Commission must be seconded, except for the motion to adjourn a meeting; a motion that fails to receive a second shall fail.

C. Withdrawing a Motion. After a motion is stated by the Chair or read by the secretary, it shall be deemed in the possession of the Commission, but may be withdrawn at any time before decision or amendment by the unanimous consent of the Commission.

D. Motion to Table. A motion to table an agenda item for further study should be accompanied by specific reasons for continuing the matter and whenever possible, a specific date to rehear the matter is to be scheduled.

E. Amending Motions. When a motion is pending before the Commission, any member may suggest an amendment without a second, at any time prior to the Chair putting the motion to a vote. The amendment must be accepted by the author and the second of the motion in order to amend the stated motion. The author and the second may choose not to accept the amendment.

F. Amending Amendments to Motions. An amendment to a motion may be amended, no second required, at any time prior to the Chair putting the motion to a vote. The amendment must be accepted by the author and the second of the motion in order to amend the stated motion. The author and the second may choose not to accept the amendment

G. Substitute Motions. A substitute motion, which shall replace the original motion, may be made prior to a vote on the original motion.

H. To Rescind a Motion. A motion to rescind or make void the results of a prior motion may take place when the applicant and other persons directly affected by the motion have not materially changed their position in reliance on the Commission's action on the motion.

I. To Reconsider a Motion. To recall a previous motion for further evaluation and/or action, a motion for reconsideration may be made by a Commissioner who voted with the majority. The motion to reconsider must pass with a majority vote. If it is determined that the motion should stand as previously approved, no formal vote is necessary. If the former motion is to be amended or made void, the motion shall be put to a formal vote of the Commission. Motions to reconsider a previous motion must take place during the same meeting the motion was made or when the minutes containing that particular item are approved.

J. Motion to Open and Close Hearings is not required. The Chair will state when the public portion of the hearings are open and closed.

K. Motion to Recess. A motion shall be made to break for a specific purpose while also stipulating a specific time to reconvene the meeting. The time to reconvene must be during the same day as the meeting in which the motion to recess was made.

L. Motion to Adjourn. A motion to adjourn the meeting shall be made at the end of each Planning Commission meeting. No second to the motion to adjourn is required.

VI. VOTING.

Except as otherwise specifically provided in these rules, a vote of four (4) members of the Commission shall be required and shall be sufficient to transact any business before the Planning Commission.

A. Changing a Vote. No member shall be permitted to change his/her vote after the decision is announced by the Chair.

B. Tie Votes. Tie votes shall cause a motion to fail.

C. Conflict of Interest/Disqualification. See section III. B.

VII. COMMITTEES

Committees may be set up by the Planning Commission to enhance planning of specific areas of the city.

A. Scope and Duration. The Planning Commission Chair, with the consent of the Planning Commission, shall set the scope and duration of each committee at the inception of the committee.

B. Members. The Planning Commission Chair shall appoint members of the Planning Commission to serve as chair and vice-chair of each committee. Committee chair and vice-chair, including input from other Commissioners, shall select other members of the committee. Committee membership should not normally exceed 12 members, including chair and vice-chair. No more than two sitting Planning Commissioners may be appointed to a committee.

C. Purpose and Need Document. Each committee shall draft a Purpose and Need document and present it to the Planning Commission for approval within six weeks of the first committee meeting. Purpose and Need document should keep committee work within the scope laid out for the committee at inception. If a need to revise the scope exists, it shall be brought back to the Planning Commission for approval.

D. Progress Reporting. Committees shall report to the Planning Commission at intervals determined by the Planning Commission Chair. Committees shall not make reports to other entities, without first reporting to the Planning Commission and receiving permission.

E. Completion of Committee Tasking. At the completion of the assigned task or assigned duration, the committee shall present findings and recommendations to the Planning Commission. If committee was unable to complete task within assigned duration, the committee may request an extension from the Planning Commission.

VIII. AMENDMENTS.

These rules may be amended at any regular meeting of the Planning Commission by an affirmative vote of the Commission provided that such amendment has been presented in writing to each member of the Commission at least 48 hours preceding the meeting at which the vote is taken. Such amendments shall be submitted to the City Council for its approval before they shall take effect.

PLANNING COMMISSION AGENDA

November 17, 2015

Agenda Item # 2a. **Municipal Code Proposal Pertaining to a Noise Ordinance**

Background

Planning Commission has briefly discussed the potential for the City to adopt a noise ordinance. Commissioner Vaughan has done some research for the city and provided a proposal for discussion,

Attachments

- Proposed Code

Noise Ordinance

Submitted by Ralph Vaughan, 12Nov2015

For discussion purposes only

Section 1.1.1 **Sound Level Limits**

A. It shall be unlawful for any person to cause noise by any means to the extent that the one-hour average sound level exceeds the applicable limit given in the following table, at any location in Syracuse City on or beyond the boundaries of the property on which the noise is produced. The noise subject to these limits is that part of the total noise at the specified location that is solely to the action of said person.

TABLE OF APPLICABLE LIMITS

Land Use Zone	Time of Day	One Hour Average Sound Level (in decibles)
1. Residential R-1	7:00AM to 7:00PM	50
	7:00PM to 10:00PM	45
	10:00PM to 7:00AM	40
2. Residential R-2	7:00AM to 7:00PM	55
	7:00PM to 10:00PM	50
	10:00PM to 7:00AM	45
3. Residential R-3, R-4 and all other Residential	7:00AM to 7:00PM	60
	7:00PM to 10:00PM	55
	10:00PM to 7:00AM	50
4. All Commercial and Business/Professional	7:00AM to 7:00PM	65
	7:00PM to 10:00PM	60
	10:00PM to 7:00AM	60
5. Industrial including Agricultural	any time	75

B. The sound level at a location on a boundary between two zoning areas is the arithmetic mean of the respective limits for the two zoning areas.

C. This section does not apply to firework displays authorized by permit from the Syracuse Fire Department.

Section 1.1.2 **Motor Vehicles**

A. Off-Highway

1. Except as otherwise provided for in this article, it shall be unlawful to operate any motor vehicle of any type on any site, other than on a public street or highway as defined in the Utah Vehicle Code, in any manner so as to cause noise in excess of those noise level limits permitted for on-highway motor vehicles.

A. Nothing is this section shall apply to authorized emergency vehicles when being used in emergency situations, including blowing of sirens and/or horns.

Section 1.1.3 **Construction Noise**

A. It shall be unlawful for any person, between the house of 7:00PM of any day and 7:00AM of the following day, or on legal holidays as specified in Section XXX of the Syracuse Municipal Code, to erect, construct, demolish, excavate for alter or repair any building or structure in such a manner as to create disturbing, excessive or offense noise unless a permit has been applied for and granted beforehand by the (as yet uncreated post of) Noise Abatement and Control Administrator.

B. In granting such permit, the Administrator shall consider whether the construction noise in the vicinity of the proposed work site would be less objectionable at night than during daylight because of different population densities or different neighboring activities; whether obstruction and interference with traffic particularly on streets of major importance, would be less objectionable at night than during the day; whether the type of work to be performed emits noise at such a low level as to not cause significant disturbances in the vicinity of the work site; the character and nature of the neighborhood of the proposed work site; whether great economic hardship would occur if the work were spread over a longer time; whether proposed night work is in the general public interest; and he shall prescribe such conditions, working times; types of construction equipment to be used, and permissible noise levels as he deems to be required in the public interest.

C. Except as provided in subsection D hereof, it shall be unlawful for any person, including Syracuse City, to conduct any construction activity so as to cause, at or beyond the property lines of any property zoned residential, an average sound level greater than 75 decibels during the 12-hour period from 7:00AM to 7:00PM.

D. The provisions of subsection C of this section shall not apply to construction equipment used in connection with emergency work, provided the Administrator is notified with 48 hours after commencement of work.

Section 1.1.4 **Refuse Vehicles and Parking Lot Sweepers**

No person shall operate or permit to be operated a refuse compacting, processing or collection vehicle or parking lot sweeper between the hours of 7:00PM to 7:00AM unless a permit has been applied for and granted by the Administrator.