# Syracuse City
# Planning Commission Meeting
# November 3, 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 Rackham
   - Pledge of Allegiance by Commissioner Moultrie
   - Adoption of Meeting Agenda
2. **Meeting Minutes** October 6, 2015 Regular Meeting and Work Session (tabled from last meeting)
   October 20, 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** IPW Fabrication, located at 1052 W 450 S, Industrial Zone
5. **Public Hearing, Site Plan Approval** Pacific Steel, located at 404 S 4080 W, Industrial Zone
6. **Adjourn**

## Work Session

1. **Department Business**
   a. City Council Report
   b. City Attorney Updates
   c. Upcoming Agenda Items
2. **Discussion Items**
   a. General Plan
   b. General Plan Map
   c. Code Amendment Minor Subdivisions
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 3, 2015

**Agenda Item # 2** **Meeting Minutes**

**October 6, 2015 Regular and Work Session**
(tabled from last meeting)

**October 20, 2015 Regular and Work Session**

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

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|---|---|---|
| **Present:** | Commission Members: | Ralph Vaughan, Chairman<br>TJ Jensen<br>Curt McCuistion<br>Troy Moultrie<br>Greg Day |
| | City Employees: | Jenny Schow, Planner<br>Noah Steele, Planner<br>Paul Roberts, City Attorney<br>Stacy Adams, Admin Professional |
| | City Council: | Councilman Mike Gailey |
| | Excused: | Commissioner Dale Rackham |
| | Visitors: | Adam Bernard Andrew Sherman |

5:59:09 PM

**1. Meeting Called to Order:**

Invocation was given by Commissioner Thorson. The Pledge of Allegiance was led by Commissioner McCuistion.

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

6:01:05 PM

**2. Meeting Minutes:**

**July 21, 2015 Regular Meeting & Work Session**

COMMISSIONER MCCUISTION MADE A MOTION TO APPROVE REGULAR AND WORK SESSION MEETING MINUTES FOR JULY 21, 2015. COMMISSIONER JENSEN SECONDED THE MOTION. ALL WERE IN FAVOR, MOTION CARRIED UNANIMOUSLY.

**August 4, 2015 Regular Meeting & Work Session**

COMMISSIONER JENSEN MADE A MOTION TO APPROVE REGULAR AND WORK SESSION MEETING MINUTES FOR AUGUST 4, 2015 WITH AMENDMENTS. COMMISSIONER MCCUISTION SECONDED THE MOTION. ALL WERE IN FAVOR, MOTION CARRIED UNANIMOUSLY.

**September 1, 2015 Regular Meeting & Work Session**

COMMISSIONER MCCUISTION MADE A MOTION TO APPROVE REGULAR AND WORK SESSION MEETING MINUTES FOR SEPTEMBER 1, 2015. COMMISSIONER JENSEN SECONDED THE MOTION. ALL WERE IN FAVOR, MOTION CARRIED UNANIMOUSLY.

**September 15, 2015 Regular Meeting & Work Session**

COMMISSIONER JENSEN MADE A MOTION TO APPROVE REGULAR AND WORK SESSION MEETING MINUTES FOR SEPTEMBER 15, 2015. COMMISSIONER MOULTRIE SECONDED THE MOTION. ALL WERE IN FAVOR, MOTION CARRIED UNANIMOUSLY.

6:03:29 PM

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

None

6:04:35 PM

**4. Public Hearing - Rezone** Andrew Sherman, from R-1 to Neighborhood Services, property located at 1317 S 2000 W

Planner Steele stated this is a rezone from R-1 to Neighborhood Services, this is to the north of Syracuse Elementary school on the east side of the road and the applicant is currently running his business out of the old Mia Design building on the corner of 2000 W and Antelope and with the widening of 2000 W, he has been looking for a new location of his business and he has been shopping around for a couple of years and have discussed many different alternatives for his business and he found a home located at 1317 S 2000 W that he feels would work for his small business. He can use the existing structure and just remodel for his new office as well as some improvements to the site for parking, lighting and signage to make it more of a commercial nature. The existing zoning R-1 did not allow for office use, the general plan is showing neighborhood services, he is just requesting a change in zoning. Planner Steele sated he has received around a

half dozen phone calls of surrounding residents wondering, concerned residents asking what was going on in their backyard, is an office tower going to be built. They were invited to come to the public hearing and voice their concerns and what might be built there in the future and permitted uses that would be allowed at that location. The applicant's plans right now are to convert the existing structure into his office.

6:07:58 PM

Commissioner Jensen stated that they did have a public hearing last meeting and due to noticing requirements they are continuing the public hearing again for tonight's meeting and they did hear some input from some neighbors and explained the purpose of the neighborhood zone and why it was created. It was created specifically for situations like this where a business might locate inside of a neighborhood and the City did not want them to put a business structurer in there, wanted to make sure whatever what there was in harmony with the adjacent residential.

6:08:57 PM

Commissioner Jensen asked Andrew Sherman if he had talked to any residents since the last meeting, he stated he talked to them after at the last meeting and their major concern was Pandora's box, once the zone is changed, what can happen after he sells he property. Most of the residents have no idea of what is happening to 2000 W and the scale of that expansion, it's going to be the size of Antelope Drive basically and don't think they understand what is going to be happening on their street. The residents' concerns were once it gets turned to commercial so to speak then anything can happen there.

6:10:00 PM

Commissioner Jensen stated that was the reason for changing most of the lots along 2000 W to Neighborhood Services was in anticipation of the road expansion. Commissioner Jensen asked the applicant if he was going to be doing any major modifications to the existing house, he stated interior only. Commissioner Jensen stated the main thing he is concerned with is that the look of the neighborhood doesn't change much. Andrew Sherman stated it is a historic property and so his goal is to respect and honor that just like he did with the current property he is at.

6:11:09 PM

Commissioner Vaughan asked staff in regards to the two colored maps before them, the pink is showing on the general plan map, everything on that side of the street is preplanned for Neighborhood Services and on the map directly above it on the zoning map the property is currently zoned as R-1 residential with a requested change to Neighborhood Services, what about the balance of the other properties along this are they going to be zoned Neighborhood Services as well.

6:12:16 PM

Planner Steele stated looking at the overall character of the neighborhood will this create an island of commercial out there and the rest is residential. Looking to the south by the elementary school there is an assisted living planned and the nature of schools with the higher traffic is not necessarily residential and a few other home based businesses along that road and as the widening happens that whole corridor will be much less friendly to having frontage on the road and living there.

6:13:06 PM

Commissioner Vaughan asked if staff or any other owners have initiated any requests to go to Neighborhood Services at this point, Planner Steele stated no.

6:13:22 PM

Commissioner Vaughan asked if there were any updates from UDOT on the 2000 W project. Planner Steele stated he had spoken to Randy Jefferies the UDOT representative for the project and he had provided some spot mapping and in short believe they are still working on engineering but do not know the exact alignment of which homes will be taken out.

6:14:01 PM

Andrew Sherman stated he had spoken with Randy Jefferies they have already started approaching residents regarding purchasing of those properties, moistly on the west side of the road, north of the junior high, many of those homes on the west side will be demolished for the expansion because most of the homes on the east side are historic properties that they are trying to avoid. The engineering firm has already contacted the applicant and UDOT wants him out of his building the first part of the year. Mr. Sherman stated this is the first Neighborhood Services, he will be the first one, there are no other businesses along there north of where he is that are like this, he's the guinea pig.

6:15:22 PM

Commissioner Jensen stated that from what the applicant described it sounds like they are doing something similar to what they did when they widened down Antelope, rather than try to purchase properties on both sides they took all the properties on the south side and left the north properties intact, that was just easier, the fact that they are favoring the west side, that east side is going to be some pretty valuable exposure once that road expands.

6:16:07 PM

Commissioner Vaughan wanted to know if the applicant knew the UDOT had planned for major expansions on that road and his property would be dramatically affected. Andrew Sherman stated he spoke with Randy Jefferies prior to purchasing the property and he stated that piece of property would be relatively unaffected and the majority of changes would be to the west side of the road. Commissioner Vaughan asked the applicant about the two major structures

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currently on the property, which one is he planning on using as his office. Andrew Sherman stated the house will be used as his business office there is a barn which he plans to store his camping gear and lawnmower.

6:17:19 PM

Public Hearing opened.

6:17:26 PM

Public Hearing closed.

6:17:30 PM

Commissioner Jensen stated it meets the general plan.

6:17:40 PM

COMMISSIONER JENSEN MADE A MOTION TO RECOMMEND APPROVAL, TO THE CITY COUNCIL, TO REZONE PROPERTY LOCATED AT 1317 S 2000 W FROM R-1 TO NEIGHBORHOOD SERVICES, SUBJECT TO ALL APPLICABLE REQUIREMENTS OF THE CITY'S MUNICIPAL CODES. SECONDED BY COMMISSIONER THORSON. ALL WERE IN FAVOR, MOTION CARRIED UNANIMOUSLY.

6:18:29 PM

**5. Adjourn.**

COMMISSIONER JENSEN MADE A MOTION TO ADJOURN INTO WORK SESSION. COMMISSIONER MOULTRIE 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 6, 2015, at 6:00 p.m., in the Conference Room, 1979 West 1900 South, Syracuse City, Davis County, Utah.

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|---|---|---|
| **Present:** | Commission Members: | Ralph Vaughan, Chairman<br>TJ Jensen<br>Curt McCuistion<br>Troy Moultrie<br>Greg Day |
| | City Employees: | Jenny Schow, Planner<br>Paul Roberts, City Attorney<br>Stacy Adams, Admin Professional |
| | City Council: | Councilman Mike Gailey |
| | Excused: | Commissioner Dale Rackham |
| | Visitors: | Adam Bernard Andrew Sherman |

6:20:24 PM

1. **Department Business:**

Planner Schow stated in an attempt to reduce the packet and focus on the items that had outstanding items to work on, reduced the codes that were inserted, everything that they have gone over in the past that did not have changes or needed to be discussed was not included in the packet and is ready to go. Hoping after one last work session all the remaining items they can have one more public hearing at the next meeting and make a motion on all of it together.

Planner Schow stated there are no new applications for subdivisions, but there are a few site plans applications that the Commission will be seeing in the next couple of meetings. There is a lot of inquiry on new subdivision developments but no applications have been submitted as of yet. No new home occupations or conditional use permits that need review. So this is a good time to be doing code amendments and get them wrapped up before they start getting a lot of applications coming in.

6:23:16 PM

2. **Commissioner Reports:**

Commissioner Jensen stated he attended the last City Council meeting and they had a couple of very interesting presentations, one was from Wasatch Integrated Waste, they have replaced both the burners and doing some upgrades to the facility itself, essentially adding some equipment that will allow them to recycle the waste stream directly as it comes into the plant, sorting the recyclables out of the waste, streamline the process so it works a little better, trying to extend the life of the existing landfill for another 15 years and with the upgrades another 20-30 years.

Commissioner Jensen stated another item the Council discussed was the efficiency audit that came out, it is a lengthy document and made note that some of the departments due to their workload are understaffed, so they are looking into making some workforce changes or other ideas. The efficiency audit report is included in the City Council packet for the last meeting.

Commissioner Jensen stated the Davis County Trails committee did not meet since the last Commission meeting. Commissioner Jensen stated at the annual WFRC conference he attended a panel discussion regarding long term planning committees, the panel recommended the City would have a committee that the purpose would be to look at the City's long term plans/planning and start to develop a long term targets that the City would like to complete at which time and outline all the projects, not just road projects, but improvements to the Community Center and those types of things. Map those out and then get community input to see what is important to the City and using that to come up with a strategic plan. The Mayor or the Planning Commission could initiate the strategic plan initiative, once the City has a long term strategic plan to fall back on then they have very fixed concrete goals, they can identify which projects will get done when and develop a long term plan, makes it a lot easier for staff and the Council because they can use that as their bible.

Commissioner Jensen stated he also attended a panel on the water situation in Utah. Essentially all the existing water resources in Utah are 100% allocated. There are no new water blocks that people can forward, they are either going to have to get a lot more efficient with water use or develop more resources. According to the panel it would cost Utah 19 billion worth of additional investments they would have to make, assuming no push back from environmentalists, because some of those recourses they would be looking to be developed maybe stocking lakes and nature conservancy may have concerns. Going forward we need to be a lot more cognizant that our water resources are finite and we've hit the point where we're using all the ones that have been developed and if we're going to go forward we're going to have to be creative with water use or making significant investments to develop more, even if we develop those additional resources by 2060 Utah's population's essentially is going to be doubled. It was a sobering panel and definitely one as Planning Commissioners we don't think about much but essentially our developers have to come up with water for their secondary water, our culinary water situation in Syracuse is in pretty good shape right now but going forward it is going to

become harder and harder to maintain our current lifestyle where people just water lawns willy nilly and don't really think about where the water comes from because the lake is certainly receding in recent years partially because of the drought and because most of the water that used to go into the lakes that can be captured is being used.

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Commissioner Vaughan stated a couple things in purview of Planning Commission because of the input and regulation of signs but have noticed with the upcoming political season that is rapidly upon us there has already been signs erected throughout the City and there has already been comment on the City website and in Social Media in regards to signs being taken down already. One string of signs noticed in a couple places where the City has been removing political signs for propositions that are posted, but noticed that the removal of the signs from the verge strip between the curb and the sidewalk has been uneven and not the same enforcement throughout the City. As an example of the signs that were in front of the Jr. High School on 2000 W about a half dozen signs, yet the identical sign in the same number is in front of Bluff Elementary School on 2700 S and wondering if it can be mentioned to code enforcement over controlling that, that there needs to be equal enforcement on the signs, particularly when they are political in nature.

Planner Schow stated she will pass the message along to code enforcement, because of the large quantities of illegal signs in the City at the time, the approach has been to begin with the ones that the City has received complaints on. It's not necessarily a matter of unfair treatment, it's just a starting place as he moves through the City, that's where he has been instructed to start with the first complaints received and that is just due to the large quantity of signs that have popped up through the City that do not meet City regulations. Planner Schow will make sure to follow up and continue to apply the code fairly across the City. Commissioner Vaughan stated when it comes to political signs there is a certain amount of sensitivity between candidates and issues that are before the public.

Commissioner Jensen stated that the 6 remaining candidates have been pretty good about keeping their signs where they are allowed and have been very responsible about where they are placing their signs and the City likes to keep the park strip clear of sign per the ordinances. Commissioner Jensen asked if code enforcement had been moved back to Planning. Planner Schow stated yes it has been moved back to Planning and it is a little bit of a time consuming process to shift it between the departments especially as it is coming from the police department, and the CED department doesn't have access to the police records and how it was being tracked, so there is some degree of our code enforcement officer doing a lot more leg work in doing research in what has been done in the last couple of years. He has been given the instruction to start with complaints first and then to work from there. If you see something, even a direct call into him or to staff and can get it over to him as well.

Commissioner Vaughan stated as Commissioner Jensen had mentioned in regards to the types of projects the Commission is bringing to the attention of Council in discussion in regards to budget items and things that are going to be done. In the larger cities in Utah and it's pretty much a common pattern across the United States, to refer to a lot of these projects as capital improvement projects and it is relatively common although not done in the City yet. When the City Council is responding to statements by engineering and public works in regards we have so much money to do so many projects that they prepare a report recommending their order of preference and importance. After the report is prepared and the Planning Commission also has a chance to have some input on it, acting solely as an advisory body to the City Council, where the Planning Commission has a chance to look at it and knowing what we know about planning issues ones that might be efficacious in making recommendations to the City on that. In other Cities this coincides with release CBDG community development block grants that are sometimes given to municipalities and other jurisdictions in regards that happens to be the largest amount of free Federal money that comes in and that makes it very nice.

6:36:52 PM

3. **Upcoming Agenda Items:**

Commissioner Jensen stated there is a bunch of stuff that isn't moving forward and have been short staffed up until recently. They've been talking for a long time about conditional uses and trying to simplify that code and figure out why the current items are earmarked as conditional use, that is something that has been put on the back burner many times and unfortunately that is one that impacts our residents on a regular basis. The City Council, actually the Planning Commission gets most of the conditional uses these days and staff handles the minor ones. It would be responsible of the Planning Commission as soon as they wrap up residential zonings and general plan to put the conditional use issue to bed, since we've been talking about it for two years now.

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4. **Discussion Items: Municipal Code Title X Amendments pertaining to residential zoning**

Planner Schow stated she listed only the codes that still had changes and moved it to a work session hoping to get the last ones complete and final and then can do a public hearing on all of them, bring them all to the next meeting for an action item and move everything together. The remaining codes and one new one, which is noticing and that was another reason why wanted to talk about it all at once and not have to notice that one code, simplify.

10.20.070 zoning map and text amendments, these were the changes that were submitted by Commissioner Jensen, after reviewing it with the City Attorney, it appeared that the intent was to break them out so there was text and there was map, but they seemed to be the exact same requirements. One item that was new was item E-6, such changes shall be consistent with the current general plan.

Commissioner Jensen stated the reason he broke those into two separate categories is when they are talking about changing the language of the zones themselves that general plan tends to be a City wide change and trying to notify the adjacent properties is a little hard, as an example R-2 zone pervades the entire City so making changes to the Title is a little different than making changes to the map, and made some subtle difference by breaking them into two separate

categories. If the other Commissioners like the way it is now it's up to the Commission, they are slightly different review standards for each, when we change the zone title it impacts the entire City if we make a change to a piece of property that generally effects the people within 300 feet of that property, so it's a little different.

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Commissioner Vaughan asked if these were items that are being discussed or were discussed by the general plan committee or are these separate items that Commissioner Jensen is bringing up, this is the first time hearing of these and generally they get submitted for the agenda. Commissioner Jensen stated Commissioner Rackham forgot to submit these along with the other things, but they did discuss this with the committee. Commissioner Vaughan stated if they came from the committee then the committee should be the one that is submitting them. Commissioner Vaughan asked Commissioner Jensen if he was on the committee. Commissioner Jensen stated as a Commissioner he can submit stuff as well, he is a Planning Commissioner, as a Planning Commissioner that is within his right. Commissioner Vaughan stated to correct him if he is wrong when he was Chairman, this was a committee he established. Commissioner Jensen stated yes. Commissioner Vaughan stated as far as he knows the committee has expired in time and never submitted a final report. Commissioner Jensen stated the final report was submitted by Commissioner Rackham gave a verbal report about what the committee came up with and submitted the materials. Commissioner Vaughan asked if that was the final report of the committee. Commissioner Jensen stated yes, the committee is dissolved at this point. Commissioner Vaughan asked if the item he is mentioning now is in that report. Commissioner Jensen stated it was supposed to be included in that report but Commissioner Rackham did not get everything submitted. Commissioner Vaughan stated again it is on the agenda and it is the first time he is hearing about it. Commissioner Jensen stated no, it was in the packet a couple of weeks ago, they discussed it. Commissioner Vaughan stated one of the things he believes the Chairman is responsible for is setting the agenda items and this is something he was not aware was going to be set on the agenda, trying to keep things by Robert's Rules of Order, do not mind having a discussion on these things but if they are going to be on, they have to be scheduled through the agenda correctly and notice given to all of the members of the Commission, rather than having an item set for discussion in advance.

6:43:25 PM

Planner Schow stated the changes that were submitted by Commissioner Jensen were included in a previous packet, they were not made as redlines to the code and this is the first time she has had time to convert it over, from looking at it, it appeared that essentially it was just adding the one change, which was added at 6 and then breaking it down separately. Previously they didn't maybe read through it or address it, it has been on a previous packet though. It does fall in line with the general plan amendments, it is a pretty simple change that they could take a look at tonight and maybe see if the Commission agrees with it or disagree with it and if there is validity in breaking it down into text changes verses map changes and if there is enough difference between them to actually do that or if they are just making the code longer.

6:44:46 PM

Commissioner Jensen stated the other thing is that they started making text changes to the section that by definition changes the general plan because the general plan makes the assumption that the R-1 zone is a certain way and certainly they can change things within that zone, that zone as it was envisioned when the general plan was put together, the Commission may be looking at changing some things. Some of those changes may meet the general plan but with text amendments thinks need a little more leeway on, as far as the map that is the main one they want to make sure that gets tightened up a little bit because a lot of residents when they come to the City, they look at the general plan and more specifically the general plan map and they expect that to be what is going to be in their neighborhood. That was what the committee was more concerned about, they could be considered together but thought there were some subtle difference between the two things that needed to be called out.

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Commissioner Vaughan stated has staff received a copy of all of the recommendations or a final report from the general plan committee, an actual tangible document. Planner Schow stated this was the document they had received. Commissioner Vaughan asked if just the statues, no discussion of them, how they were obtained, who wrote them, why certain things were taken out and any other discussion of the particular item, we just have suggested changes and nothing else. Planner Schow stated it was her understanding it came through Commissioner Jensen on behalf of the committee. As she has read through them with the City Attorney it appeared as if they were basically breaking it out and duplicating it and only adding one new thing. This was in the 9-15-15 packet, not sure if everyone felt like there was enough change that it was okay to go with it, it wasn't redlined.

6:47:09 PM

Commissioner Jensen stated the only redline was changing 'a' to 'an', everything else is the same, all the stuff in blue got added, that is the existing language with the blue added, so don't know if you want to call it a redline copy but that was the only change. Commissioner Vaughan stated one of the reasons he asked this, if there was any other supporting documentation for this because in looking at what they have before them in the packet, he has not seen an explanation of what red, red with a line through it or blue means as far as anyone who wants to pick up this document and peruse it, it is somewhat confusing on what the code is, if it's black, what the blue is, the good stuff and the red means the hot stuff and the stuff with the red line through it means we changed our minds and don't like this.

Planner Schow stated the easiest thing would be to discuss it right now and decide whether or not the Planning Commission feels like this text amendment is. Commissioner Vaughan stated they need to be as clear as possible; there is no more important singular document in this City than the general plan. Planner Schow agreed. Commissioner

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Vaughan stated if there is anything that needs to be crystal clear by everybody that deals with it, has to be the general plan. Planner Schow stated what the recommendation on this code was prior to converting it into a redline copy of the code, did not fully understand the concept of what was going on, basically the code says a decision to amend, the text of this title or the zoning map is a matter of legislative discretion by the City Council and not controlled by any one standard, however in making amendment the City Council should consider. What this recommendation is saying that, it wants the Council to apply these items to either a text amendment or a zoning map amendment. Planner Schow's understanding is the committee was recommending that we break that out and say for a text amendment the Council should consider these things, for a zoning map amendment the Council should consider these things, didn't really see a big difference and that it needed to be broken to out for the two different items, the only addition added in blue was, 'such changes shall be consistent with the current general plan', that is what Commissioner Jensen is explaining what the reasoning was for breaking them down.

6:49:16 PM

Planner Schow asked Commissioner Jensen what the difference are, everyone could vote on that. Commissioner Vaughan asked who wrote the blue, staff or committee or Commissioner Jensen or who. Planner Schow stated staff did not. Commissioner Jensen stated that came from him and that was based on discussions with the committee. Commissioner Day stated he thinks it is a great addition and would be supportive of that. Planner Schow asked Commissioner Day to clarify number 6 or breaking them out. Commissioner Day stated number 6 the way it is listed in the packet. Planner Schow asked Commissioner Jensen to clearly tell them exactly which items were different and how and why for text verses map. Commissioner Jensen stated essentially it is C & D under the first part, generally the language covers multiple areas of the City so if they are making those changes they need to look at those areas of the City that those zones fall in when making those decisions and the other one which is essentially new, talks specifically about overlay zones, more specific which was the intent. The idea being that we want to make sure that when they are making changes to like R-1, R-3 or commercial that they are looking at the character of the existing developments that are governed by those texts, that is the major change, the other stuff is essentially a duplication of the other section. The second part 4 standards they look at with the general plan, with the map being a hard one, it used to be 5 things, now being 4 things, and one looked like it didn't apply which is why he reduced it to 4.

6:52:53 PM

City Attorney Roberts stated it sounds like he is saying under subsection 2 and subsection 3, want to make sure with any text amendment it is not only consistent with the overall character of existing development in the vicinity of a subject property but also any property that is already subject to the zone text. Commissioner Jensen stated correct. City Attorney Roberts stated if the Commission would like they could add in a little bit of language at the back end of 2 and 3 that just makes it clear that is to be the case, it would be a clause at the end of both of those that could be added pretty easily. Commissioner Vaughan asked if the City Attorney has had a chance to review this document, the City Attorney stated yes. Commissioner Vaughan asked if he saw any problems right off the bat for them. Commissioner Vaughan stated he admires Commissioner Jensen's ability to write in planning language, very few people know how to write an ordinance the way before them, if this came from the committee he is really impressed by the committee that is able to write an ordinance as clear as they way that this is, especially if it passes the muster of the City Attorney and wondering where it came from, is this from the committee, the committee came up with this. Commissioner Jensen stated this was based on the committee's discussion, the committee specifically discussed this and what they wanted and he had to put it into language for the committee and he did send it to Commissioner Rackham and unfortunately he forgot to include that along with the other stuff from the committee, the committee did get a chance to review those.

6:54:42 PM

Commissioner Day stated he feels like they are high centered on this issue. In an effort to try to get through this and not sure what they need to do, just feel like they are high centered on this and sort of debating issues, he prefers they move on at a more expeditious rate. Commissioner Vaughan stated it is a shame that Commissioner Rackham isn't here as a chairman of that committee he would have been the perfect person to go through and give that to them because he was at every meeting and is quite familiar with every word, phrase and thought that was had on this. Part of the complication to this is he doesn't know if everyone on the Commission had heard this, but in the most recent City newsletter the Mayor announced that he is going to be holding public hearings to receive input from the general population on the general plan and in his thinking of the way that we do major revisions especially to the most important document, is you hear first from the citizenry to get their ideas, what they are interested in talking about, interested in changes and then run it through a committee or a sub body or staff to review what those things that can be done and then after those are done to have those written up in a such a format and be presented to the Planning Commission for their consideration on this. This process is running out of sequence and normally the way it is done is they had a committee, they had several meetings, a year and a half of meetings, very smart minds on that committee that were there and looking at the output from other meetings and now some of the stuff that they have done possibly may be over ridden by citizen input, hearings held by the Mayor and or other people on the staff, don't know if staff has been appraised of this other than typing it up for the City newsletter and then to be brought back as opposed to the idea of us bringing a general plan to the City Council to have them look at it and then simultaneously we have citizen committees being held to review the same document it just did not seem like a good way to do the public business.

6:57:32 PM

Commissioner Jensen stated first off wanted to point out the general plan committee those meetings were open, they were advertised, everybody was invited to attend those meetings if they were interested. There was some talk about essentially doing a suret (sp) where people would come in and talk about the existing general plan and they didn't have a lot of interest in that at that time, worrying about citizenry, no one was really all that interested. The intent of the general plan committee was to submit a completed document or submit the recommendation to the Planning Commission, which has been done and then from there the Planning Commission would look at those recommendations and decide what they want to do with them. If the Mayor wants to form a committee on the general plan that is certainly within his purview but as far as the recommendation of the Planning Commission we have two choices. We can basically say that we refuse to review the committee's recommendations and submit those to City Council or say this is what the committee recommended with the Planning Commission's input and they can use it for a starting point for when they open the general plan for citizen review and don't think they are necessarily opposed to each other, the citizenry needed something to look at and the general plan committee provided this. Unfortunately we didn't have the citizen input that we would have liked to have had, but that is not to say that we still can't get it. If the Mayor is going to move forward with this in benefit to the committee members that put in the year worth of hard work in these recommendations at the very least they do need to go to the City Council and then City Council can decide what to do with them from there.

6:59:21 PM

Commissioner Day stated this is a very tired subject, they have been talking about it for very, very long, feel like they are trying to heard cats tonight in that sediment why don't we just pause, do not want to sit there another 2 hours and debate to debate, either they have the recommendations, we go through them, we discuss them or they push pause, trying to facilitate the discussion here tonight.

6:59:54 PM

Commissioner McCuistion stated the general plan as he understands, is not in the packet tonight. The general plan text, we've gone through and is assumed to be ready to go to the City Council for the Mayor to take to the public, what they are looking at are ordinances in Title X and specific text in those ordinances, it refers to the general plan but the general plan and the discussion about changes to the general plan aren't even in the packet. The general plan to his understanding is ready to go to the public for their comments just like described the committee gave them some suggestions on the general plan, they have incorporated and or changed and it is ready to go. They are going through some more Title X texts that are ordinances, the committee and the Commission to go through the Cluster and a few remaining. So he would like to go through the ordinance text that they have in front of them, the general plan isn't even in the packet.

7:00:57 PM

Commissioner Jensen stated he thinks at this point, this recommendation has been put forth, if he Commission wants to go with the suggestions of Planner Schow maybe take a straw poll if they want to recommend this that is up to the Commission as a whole. As far as everything else in there it is ready to go, only has one other minor change and wants to talk about when they get to Cluster, doesn't have any other changes and thinks they have a lot of good work there and that the recommendation other than this one issue is ready to go.

7:01:31 PM

Commissioner Day offered the first vote on the straw poll, he would go with Planner Schow's recommendation. Commissioner Moultrie seconded. Commissioner McCuistion agreed. Commissioner Thorson agreed.

7:01:44 PM

Planner Schow stated the general plan that was submitted by the committee that they have seen is under review by staff, the Mayor wants to schedule a series of Town Hall meetings for the residents, so staff is working on comments of the general plan that was submitted and then they will all be presented together with Town Hall meetings so they can ensure that the public does have opportunity to input and then when a document is put together with the committee recommendation, staff recommendations and the public's recommendations then it will come back to the Planning Commission for review and then eventually move on to the City Council.

7:02:50 PM

Commissioner Jensen stated he does have an issue with that because the general plan does definitely follow to the purview of the City Council so he would highly recommend because it was eluded that several Commissioners have submitted some suggested changes to the existing document and think those changes the Commissioners have suggested do need to be put forward for the public. Short circuiting the Planning Commission out of this process is a bad idea and think the recommendations from the various Commissioners on the text that was submitted to this body in previous packets think that should be part of the public's consideration.

7:03:36 PM

Planner Schow stated no one is trying to skirt around the Planning Commission when staff has had sufficient chance to make comments and reviews that, it will come back to you, but in addition they also want to get public comment before it moves on. Commissioner Jensen stated he is not saying they move it on, but he would certainly like to see the Commissioner recommendations be included in those Town Halls. Planner Schow stated they will.

7:03:57 PM

Planner Schow stated moving on to Cluster, the items that were changed have the tracking bubbles on the right, so anything that was changed, should have that on the right hand side. This change was a recommendation by our Director

to remove the word 'imaginative'. No objections. The next change has been in there multiple times but they haven't actually addressed it. Adverse effects on adjacent properties was noted to be a little bit vague. City Attorney Roberts stated his comment looking at that if they are requiring them to prevent any adverse effects that is pretty broad, that is kind of vague, maybe say mitigate adverse effects or something like that so it is not saying you cannot adversely effect, anyone could say the project is diminishing the value of their property and that is an adverse effect.

7:05:16 PM

Commissioner Jensen stated he cannot speak for Commissioner Rackham but knows he certainly tried to put this to words, he thinks the word mitigate the adverse effects of adjacent properties would work. The reason they were trying to leave that as fairly strong is the idea is that Cluster is still a conditional use, so that is giving them the language to allow them to oppose those conditions, that is why they wanted to make sure it is strong enough that they can talk about the effects but certainly don't want to lock out the developer in the process. City Attorney Roberts stated when dealing with conditional uses it is all about mitigation, so that would make him more comfortable if they could put mitigate adverse effects. No objections.

7:06:04 PM

Planner Schow stated the next change was on the development shall provide 50% open space, a minimum of 10% of the open space shall be common space. No objections.

7:06:33 PM

Planner Schow stated the next one simplified, open space may include agriculture areas, recreation areas and the wetland preserve. Commissioner Jensen stated he is trying to envision a farmer selling off his 10 acres and trying to hang onto 4 acres for farm land basically, wondering if anyone would actually do that. If someone is trying to setup a ranchette with horse property but not thinking as far as the Cluster is concerned not sure about an agriculture Cluster brings a lot of questions which is that open space is supposed to be kind of for the benefit of all the residents but if it an agriculture use then it for the benefit of really one person or one family or one business, should they include agriculture.

7:08:12 PM

Planner Schow asked if the open space supposed to be maintained by the HOA. Commissioner Jensen stated it would be the HOA or the farm owner. Looking at the map and the remaining R-1 wondering if anyone is going to farm in that area, he is not all that optimistic about it. Commissioner Day stated he doesn't see that type of application occurring. City Attorney Roberts stated community gardens are pretty popular especially in urban areas, so if there was a development like this and they wanted to keep a large swab of it agricultural, there could be a community garden there. Commissioner Jensen agreed that would be a common use and makes sense. Commissioner Day stated he does not see someone buying property from a farmer to develop it and let the farmer continue farming, do not think the developer would buy the property, maybe something they are overthinking. Commissioner Jensen stated maybe change it to agricultural uses, but not for farm land. Commissioner Day states he thinks they should just leave it as written, it is impossible to forecast every scenario and almost fruitless.

7:10:22 PM

Planner Schow asked regarding open space if not used for agriculture or wetland preserve, then it is required that it needs to be fully landscaped, does that in turn automatically make it common space then. Commissioner Jensen stated do they need to mention maintenance, should be developed and maintained with approved amenities. Planner Schow stated if that was the intent if they City wanted to accept it as a park, where the HOA wouldn't have to own and maintain it.

7:12:18 PM

Planner Schow stated next item sidewalks and park strips, where they had the open discussion on how to handle this, met with the City Engineer to discuss right of ways in the City's standard right of way requirements. This one is a little bit tricky. The changes that were added, one sidewalk shall be a minimum of 5 feet wide and meet the minimum ADA standards, the City is moving their standard to 5 feet wide. Park strips shall be a minimum of 10 feet wide, the Planning Commission wanted it to be a total of 15 feet, and this makes it simple and clear. Meandering sidewalks shall be no closer than 5 feet to the back of curb. Commissioner Jensen stated when it becomes a meandering sidewalk, how are they measuring the park strip, cause it goes from 10 feet to 5 feet to 10 feet. Planner Schow stated the side walk would meander in the 10 foot park strip so it would at no point go closer than 5 feet. Commissioner Jensen sated the idea was that the park strip, the grass strip, is supposed to be 10 foot wide, as long as it is a 15 foot right of way including a 5 foot sidewalk. Commissioner Day asked if they are requiring meandering, because meandering is a terrible idea. Planner Schow stated no, it is an option. Commissioner Day stated it is a terrible idea and if the City accepts those, it is a terrible idea. Commissioner Jensen just wanted to make sure the language stated that correctly. Planner Schow it was changed because the City is changing their standard sidewalk to 5 feet wide. Commissioner Jensen asked Commissioner Day if he was saying meandering sidewalks are bad for maintenance. Commissioner Day stated yes, when people walk they walk in a straight line and ruins the grass, when you plow, you plow in a straight line, for practical and all intents and purposes meandering sidewalks area bad idea. If they are not required, then they won't see them. Commissioner McCuistion stated it should be an option but not very many people do it, it is a nice feature and ads some visual interest for an architect, engineers would fight it. Commissioner Day asked how many school children are actually going to ride their bike like that, they are going to go straight, we are belaboring this way too much, the way it is written is fine. Commissioner Jensen stated they could add optional to the language.

7:17:54 PM

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Commissioner Jensen stated he has a simple additional to K, would like to add bike paths to trails system/walking paths, they want to encourage bike paths as well and that would give the developer more options. Planner Schow stated she could add that. Commissioner Jensen stated that if they are in a situation where it doesn't tie in with the City trails plan but maybe a bike path might be an amenity they want to do.

7:18:48 PM

Planner Schow stated next change was a question from the CED Director, can all units be identical. Commissioner Jensen stated they want to make sure there are three or four different options, they could be identical within the subset, but there needs to be a subset. Commissioner McCuistion stated not a bunch of the same ones in a row. Commissioner Day stated it is fine the way it is. Planner Schow she will leave it the way it is.

7:19:27 PM

Planner Schow stated do they want to request material samples with the applications, they don't require Cluster to go to the architecture review committee and comment from the Director. Commissioner Jensen stated in their last discussion that maybe it was a PRD or talked about that going in front of the ARC, but that never went anywhere. Commissioner McCuistion stated they are not going to look at material samples. Planner Schow stated the Council adopted the architectural review ordinance without requiring the Cluster and the PRD and multifamily to go to the ARC. Commissioner Day stated he is good with the slide shows that show the concepts, but they do not need to require it.

7:20:43 PM

Planner Schow stated she put in her staff report a crazy recommendation, this is completely up to the Commission but if they are only allowing Cluster in the R-1 zone, how would they feel just making it a density increase as an allowed use as long as they are meeting all of these regulations. The requirements are set in order to get the bonus density, it is only allowed in that one zone, it is making it a conditional use permit, they have never added any kind of extra conditions what so ever, it is just an extra step for staff to have to make them apply for the permit and bring it through. The majority of time it has come the Commission at preliminary, even seen it at final.

7:22:22 PM

Commissioner McCuistion stated he would rather developers not see the option for Cluster unless they are looking for them and leave it out of the R-1 and have it as separate zone, you'll get developers in R-1 trying to mix. Planner Schow stated from what they are seeing the majority that are coming through are wanting Cluster in the R-1. Commissioner Jensen stated under the current regime as Planner Schow pointed out if it is a conditional use they can allow it, they would just impose conditions, unless it is such a use there is no way you can mitigate the adverse effects, at that point maybe they could deny it, but that is such a high bar that would never get met. If they wanted to limit Cluster specifically instead would make Cluster an overlay zone which would overlay all of the R-1 and essentially they would have to apply for a Cluster with essentially a zone change, not sure if it gives the City any more authority the only thing we could do is get a development agreement out of it. City Attorney Roberts stated if they are looking at restricting Cluster it makes a lot of sense to have it be its own zone, because the zone changes, the legislative act, they have no sort of property interest or any sort of expectation that that zone change will occur. If they have something as a conditional use then assuming they can put it in and mitigate those adverse impacts of the development, they get the approval and if we deny the approval then they go to court and judge tells us they got the approval. Looking at the Cluster subdivision it felt more like a zone than a conditional use, a conditional use is limited noise, sound, other sort of nuisance and adverse effects. In this case they are giving it a density bonus, so it makes sense to either put it into the R-1 as a bonus or have it be its very own zone where they have to apply for it and they have to convince both the Commission and the Council that it is a good idea.

7:25:40 PM

Commissioner Jensen asked about making it an overlay zone how would that change it. City Attorney Roberts stated making it an overlay zone that is available and they could apply for it. That would be a legislative act, it would be a zone change, they would have to apply for it, the one problem that they potentially have is with the amendment with the general plan that they cannot deviate from the general plan map that could be a problem especially because it would also restrict zone map changes. Commissioner Jensen stated was asking if they make it a Cluster overlay zone on top of the R-1 then that could be included in the general plan map and just basically R-1/Cluster overlay, but if it is over all the zones, struggle with once it is on the general plan they kind of have to give it to them unless they have a good reason not to even if it is an overlay not sure if it gives them any more authority or not. Commissioner Day stated how do they struggle with that, if it is on the general plan, how do they struggle with giving it to them if it is on the general plan. Commissioner Jensen stated if they are trying to stop Clusters unless we want, his ideas on this and if as Planner Schow stated that everyone is looking at R-1 Cluster right now, don't think that is a bad thing and the reason is because it is preserving 50% open space and the density is no worse than the R-3 on the other 50%, so the overall density is still R-1 because it basically just doubles the density on half the acreage, but think they are gonna get a much better looking product out of an R-1 Cluster than they have now, as it stands now it is not a bad thing. What happened with Still Water is a completely different thing but think that the way that Cluster is written now, it is a product that they would want, they might want to start thinking about preserving some open space in Syracuse and this would be the zone to do it with.

7:28:00 PM

Commissioner Vaughan stated in 10.08.010 purpose, we have stricken agricultural, yet we have retained agricultural in 10.60.080 when defining Cluster bonus. Planner Schow stated that was an error and will fixed in R-1. City Attorney Roberts stated when it comes to where do they put this Cluster, it is up to the Commission to decide is this something that

is a desirable use or is it something that they really don't like. If it is something they don't like it, why include it at all. Commissioner Day stated they need to keep it as it is currently written as a conditional use within an R-1. City Attorney Roberts stated with the understanding that as long as a developer can come and meet the reasonable conditions then it is a permitted use essentially. Commissioner Day stated the problem they foresee is that they will never change the general plan to put Cluster on a piece of property, it will never happen. If it is made into its own zone then it is not in compliance with the Commission is moving on the general plan, they will never designate property on the general plan as Cluster, will not happen. So if the body wants to have a Cluster it has to be contained within the R-1 zoning as an conditional use, so they have the ability to mitigate it.

7:30:40 PM

Planner Schow stated she can agree with Commissioner Day on where the body is moving with the general plan that this is probably is the easiest way. Commissioner Moultrie stated leave it like it is. Commissioner McCuistion stated Commissioner Day makes a good point. Commissioner Jensen stated as the zone is written now doesn't think it is going to be a big issue. Trying to keep green way within the rest of the R-1 zone, where people can enjoy the open space and this zone accomplishes that.

7:31:57 PM

Commissioner Vaughan stated he thinks it is a fine line when they talk about not allowing something to happen, there are ways to work things in such a way that might be difficult or because someone lacks imagination but there have been areas just an example duplex, there might be some people who hate duplexes and wouldn't want to see one on the face of the earth but according to fair housing act, we cannot say they cannot have duplexes, but there are ways to write the code in such a way that they are still permitted but they have to jump through a number of hoops to make them palatable to this Commission to a City Council and populous, same thing with a Cluster subdivision, they may hate cluster subdivisions but they cannot specifically legislate by passing a code against them, they might be facing the same decision on R-4 at some later date. Some people dislike R-4, the word apartment, but on the other hand they cannot say that there cannot be any apartments, just ways to work around it, just need to be careful in how they structure that.

7:33:23 PM

Commissioner Jensen stated he disagrees a little bit with him on that when talking about duplexes are one thing, but they do not have to allow Cluster subdivisions in the City if they do not want them. They can very easily take it out of the code and that would be the end of it. In fact at one point the City did exactly that but they were talked into putting it back in and unfortunately they did it so quickly that they ended up with Still Water and it is not necessarily completely a bad development but there are number of Commissioners who feel that really abused the purpose of the Cluster zone and they have tightened that up considerably. Wondering if staff has the ability to research within the next couple of weeks, that R-4 is included in the recommendations, curious to see what density the developments that are currently R-4 ultimately achieve, don't think they achieve 14.52, if staff could provide a maximum density number for existing R-4s, that is the number they should include.

7:34:37 PM

Planner Schow asked if they could do a quick straw poll if the Commission is okay with a CUP. None opposed. Planner Schow stated no more changes, she will bring a back a clean copy for the next meeting. Planner Schow stated if she can figure out what actual densities achieved she will bring those figures. Commissioner Jensen stated if it lower than 11, he would like to lower it to whatever maximum density was achieved within a whole number. Planner Schow stated the biggest thing here was that they were just making the decision whether to add the R-4 so that they had zoning regulations for the current zones but not allow it, in doing that, this is what the code would look like with just the basic changes. Commissioner Jensen stated he does like the red text. Planner Schow stated changing the density to gross and stating this zoning shall not be permitted for new development and is only applicable to the existing R-4 zones on the zoning map. Commissioner Vaughan asked if this would be a time to discuss rezoning those prior R-4 properties to match or meet current zoning, before getting into the changes, is to find out the basic philosophy would be of the Planning Commission as to whether or not they should reinsert the zone. Planner Schow stated those were the only minor changes to the R-4 zone, the rest is the same code as was before, so either way there are no other changes to review. The discussion is definitely whether or not to readopt R-4 or re-zone.

7:36:37 PM

Commissioner Jensen stated the closet zone they would have is PRD but think that the Council would ask for R-3. The thing he likes about readopting the zone it is not going to require a lot of public noticing, if they go to change an existing zone then they have to notice all the effected properties within 300 feet of those properties, so there is an expense that goes along with a zone change, this would just be advertised as general public notice that they are adding a new zone, but they don't have to notice the entire City individually, it is more cost effective to do it this way.

7:37:19 PM

Commissioner McCuistion agrees and in addition the contention that they would have from people being rezoned. Commissioner Day agrees as well. Planner Schow stated the thing that is nice in zoning is, the Commission has the right to say no, so even if they miss that in the red, which staff will surely point out to anybody who seeks and application for this zone, regardless the Commission has the purview to say no anyway. Commissioner McCuistion stated Planner Schow's wording is great. Commissioner Jensen stated he likes the wording a lot and good job. Commissioner Vaughan asked the City Attorney are there any legal precedence or distinguishing items on this as far as having or not having an R-4. City Attorney Roberts stated the most important thing is that property have zoning text attached to it, without that there

is significant danger of unfavorable uses locating there. The general rule in zoning is if it is not prohibited, it is allowed. It is important to get those parcels governed by zoning texts, whether it is done through R-4 or through a zone change are both legal ways to do it, it would be fine anyway. Commissioner Vaughan asked if there was any time that someone could say that a body like the Commission is dragging their feet or delating something or would this be something that would have to be acted on within say 90 days, 180 days or 360 days. City Attorney Roberts asked what actions he was referring to. Commissioner Vaughan stated as far as adopting this, reinserting R-4, if they chose not to reinsert R-4, in what period of time would they have to rezone those prior properties. City Attorney Roberts stated he doesn't think there is a time limit to be in there, but anyone who has a parcel there would be able to apply for any number of uses that would not be compatible with the neighborhood, so that would be unwise, it would be better to move on it. Commissioner Vaughan stated based upon what their surrounding zoning is. City Attorney Roberts stated there might be some restrictions but a lot of uses could go in there, there could be commercial uses, industrial uses, if the zoning code doesn't prohibit it, they can put it there, there might be some specific uses disallowed but it is very crucial that some text be attached to it, either through R-4 or through a zone change, that needs to be happen pretty quickly to avoid that type of situation.

7:40:04 PM

Commissioner Vaughan stated what he was asking for is to suggest the best way that they avoid a landmine. Commissioner McCuistion stated is to get this done quickly. City Attorney Roberts stated putting the text in is fine, that is a good way to do it, the other way would be to change the zone, both ways area acceptable. Commissioner Jensen asked Commissioner McCuistion and Moultrie, if they want to do R-4 or something else. Commissioner McCuistion stated he remembers discussing this at length in at least 2 different occasions and they always come back to this same and when it comes before us and then we debate it again for another half an hour, he is fine with the way it was written, that is how he told them to do it last time. Commissioner Day stated our monthly discussion on R-4 always turns out that way, so let's just leave it for now. Commissioner Jensen advised the City Attorney they have two other zones that are hanging out there right now, open space recreational and institutional, any examples he could bring forward so they could look at those at some point, so they can actually codify those zones. City Attorney Roberts asked if those were on the zoning map and there is no text underlying it. Commissioner Jensen stated yes, there are no text to the two zones. City Attorney stated they can bring some language for proposed uses. Commissioner Jensen stated there is no immediate hurry but if that zone was somewhere else he wouldn't mind seeing it. Commissioners Day stated he doesn't think anyone is going to rezone their property to open space. Commissioner Jensen stated no, but if they have an open space zone on their property, as it stands right now, they could build anything they want on it, which is why they need to restrict it. Commissioner Day questioned that they have zoned things without text. Commissioner Jensen stated they have two zones that do exactly that. Commissioner Day stated they zoned it and it didn't have text. Commissioner Jensen stated the previous Planning Commission did, usually the institutional gets changed once a church gets put in or whatever or a school, it gets changed but they have never actually defined that zone.

7:42:18 PM

Planner Schow stated they will put together text and bring that to the Commission. Commissioner Vaughan stated if they like R-4, he compliments staff on reinserting it back in and it is up to the Commission to refine what they have before them in the best possible way on behalf of the City. Commissioner Jensen stated he thinks they are ready to send those forward.

7:42:39 PM

**Discussion Items: Municipal Code Title X Amendments pertaining to noticing**

Planner Schow stated noticing requirements the City Attorney did the changes on them, updating to comply with State code 10.9a and did provide a link if anyone wanted to read through them. City Attorney Roberts stated he was asked at a previous meeting to put in some language dealing with the open amendment period as he was looking through the noticing, it was a bit confusing and kind of lengthy so he reorganized it and made better categories and easier to read. Going through the State code and made sure it is complaint with the State code. Under subsection 3 the major conditional use permit application, State code doesn't actually require a specific 3rd party notice for that meeting or hearing, it has traditionally been the practice to do that as well as site plans for the City, it is not required by State code. One concern with having the public noticed with a site plan review is a lot of people will show up and just oppose the use and there is no use in doing that because they will just be frustrated because they are there to decide the use, it is already in a permitted area, so let's not specifically send letters to people and get them thinking they can oppose a use. The same could be said for major conditional uses the only difference there is they might have some neighborhood concerns, concerned about a driveway or vehicle traffic which could be taken into consideration. Make sense to make sure that the people who are going to be impacted by the conditional use get a chance to come and let the Commission know their concerns. It is important for the Planners or myself who is here to start out the presentation by letting people know this is a conditional use so this is essentially allowed, the question is what restrictions is the Commission going to put on it to make sure that it doesn't have a negative impact on the residents. Under subsection G, sub 2, the general plan open amendment period requires the 90 day noticing provision and it is the same in subsection C which means it would be put in the newspaper, on the public notices website, mail notices to the affected entities and put up in 3 locations in the City or on the webpage. This makes it easier to read and staff to apply it also, which will have a chart but made more sense to lay it out this way.

7:46:24 PM

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Commissioner Jensen asked on the clean version, sub A-1, at least 3 days prior to the meeting, is that something new. City Attorney Roberts stated that is from State code regarding land use issues, so it might be something new to this code. Commissioner Jensen stated it used to be 24 hours, but is okay if that is what is in the State code. Commissioner Day stated it is great and provides a lot of clarity that perhaps has been lacking.

7:47:56 PM

Commissioner Jensen stated he has another item he wanted to bring up that he gets shot down each time he has brought it up something a lot of citizens and myself tend to agree with that when a public hearing is posted the materials that are associated with that public hearing should be available on the City website and staff has fought him on that because of timing requirements but as far as he is concerned and the citizens he has talked to if that means they have to delay an applicant two weeks so be it, it is just for that one public hearing, but they have a lot of public people comment to him personally and in meetings that they get the notice, but they have no idea what the notice addresses, it just says there is a zone change but it doesn't give any idea what is being proposed but they don't have a frame of reference to research. Planner Schow stated doesn't quite know where the fight is coming from staff, all of the information that is submitted to the Commission is also available to the public at the same time. Commissioner Jensen stated that doesn't come out until the Friday before the meeting, the public hearing was advertised 10 days in advance, but citizens go to the City website there is no information at that time when they see the public hearing, they have to wait until the packet comes out which can be 24 hours before the meeting and that has caused a lot of concern among some of the resident he has spoken with. Planner Schow stated the packet has never come out 24 hours before the meeting. Commissioner Jensen stated it could. Planner Schow stated there have been amendments, but there are generally very minor.

7:49:45 PM

City Attorney Roberts stated under State code the City doesn't have to provide the packet at all. Commissioner Jensen stated he knows but Syracuse should set itself to a higher standard. City Attorney Roberts stated if he wanted to have a higher bar that is his prerogative. Commissioner Jensen stated he was just bringing it up for the benefit of the body. Planner Schow stated that might be something to address with the Planning Director if he wants to change procedures for the department that would be something to discuss with him directly. Commissioner Day stated that should be something that should be brought up outside this meeting, that discussion. Commissioner Jensen stated essentially the residents have been disappointed on multiple times, which is why he is bringing it up, which is why the residents would like to get in that 10 day period, there is no reason that, they might have to delay an application for one meeting that they couldn't be included in a public meeting. Commissioner Vaughan stated one possible solution might be a separate section where Panning Department has control over a section of the City website, the official City website, to make sure that at least their documents, their notifications are put up in a timely fashion, because there are portions of the website Planner Schow stated our department is responsible for the Planning Commission information on the website, Stacy and I both manage that and Noah as well. Commissioner Vaughan stated it might be nice if they had it some place on the front page where they pick up the bottom 2 inches of the front page or they have a major heading on the left column. Planner Schow stated this might be something that may be addressed with the CED Director. Commissioner Day stated staff is trying their best on this, don't think there is an intentional thing or any implication that there is an intentional thing, it is just not quite accurate, there may be instances where things may have been brought up later to submit, but maybe this needs to be brought up off line outside of this meeting. Commissioner Vaughan stated clearly it is not intentional. Commissioner Jensen stated whether it is intentional or not it is a concern of our citizens. Commissioner Day stated whether or not it should be brought up offline, his interaction with staff has always been great. Commissioner Jensen stated that they are changing noticing now so if they are requiring materials associated with the public hearing shall be posted on the City website at the time of noticing, this would be the time to do it, this would be the section that they would amend. Planner Schow wanted to point out real quickly that materials for the Planning Commission are posted to the City website as a direct link and done the exact same way as the City Council, if it is a change it needs to go to the Director. Commissioner Jensen stated the City Council would be ultimate arbiter on this anyway. Commissioner Vaughan stated at the bottom of the primary page there where the public notices is, if the Planning Department had control of that section it might make it a little bit easier then notice is being given properly. Planner Schow stated that is the link to the Utah Public Notices website that both the Planning Commission and City Council post to and then in addition to that we do put the public notices on the Planning Commission webpage ad well as the City Council put them on the City Council webpage. It is very taxing to have them on the front page itself, it is far more organized and people have a way to go back and find them easier, rather than have it pop up for a short time on the front page and then change, so this is a way to always have access to them regardless of how long it has been. Commissioner Jensen stated they could do both. Commissioner Vaughan agreed it is nice to have both, it is his experience that 50% of the population wants to find it the easiest possible way. Planner Schow stated she would be happy to do it however the Director wants it set up so this is something that could be brought up with him, and will pass it along. Commissioners Jensen stated the way they are doing it is the way they are doing it but some other Cities do post their public notices on their front page, we have the links which is fine, but they will actually put the text, they include that on the front page. Commissioner Day stated his thought process on public hearing, the people that come and the people that are complaining are those that are mad, so regardless what we do no matter how simple we make it there are going to come here and say that we are not transparent, currently the information is specifically available on the website and we can try and try, but if they have problems they should be brought up to the Director and have a better way, but we as the Planning Commission don't dictate the City website. Commissioner Jensen stated this is being forwarded as a suggestion right now it is something we wouldn't codify.

Commissioner Day stated correct and just occupying time that probably doesn't need to be occupied, so if you have a problem just bring it up with the Director and get that resolved. Planner Schow stated she would certainly pass it along.

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Planner Schow stated if they are good with all the code she will notice a public hearing for everything listed on there, include every single one of those redline copies in the next packet and be prepared for them to make a motion. Commissioner Day thanked staff for all they do. Planner Schow stated for future reference and the hard part as they do code amendments if the recommendation come from the Commission as a body but City staff does the leg work and types up the changes rather than having them submitted and then staff trying to figure out what it is. It has been done the previous way in the past and would like to keep to that and not start setting a precedence of having individual Commissioners submitting code amendments, it is hard and confusing and kind of taxing, so if there is no opposition if they could work through them, direct staff as a body and then staff would make the changes for the Commission and bring them back. Commissioner Jensen stated he does not want to restrict the Commission in that way but it is up to the Chairman, he is the one who controls the agenda. Commissioner Vaughan stated excellent job Planner Schow, very difficult and have done a very good job with the presentation.

7:57:44 PM

5. **Adjourn**

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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.

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

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**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.

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**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.

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

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.

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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.

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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.

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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.

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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.

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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.

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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.

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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.

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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.

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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.

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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.

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

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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.

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

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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.

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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.

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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.

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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.

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

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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

DRAFT

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: _____

DRAFT

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<br>Dale Rackham, Vice Chair<br>TJ Jensen<br>Curt McCuistion |
| | City Employees: | Jenny Schow, Planner<br>Paul Roberts, City Attorney<br>Noah Steele, Planner<br>Stacy Adams, Admin Professional |
| | City Council: | Councilman Mike Gailey<br>Councilman Craig Johnson |
| | Excused: | Commissioner Greg Day<br>Commissioner Troy Moultrie<br>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**

# PLANNING COMMISSION AGENDA

November 3, 2015

**Agenda Item # 4** **IPW Site Plan Review** (1052 West 450 South)

**Summary**

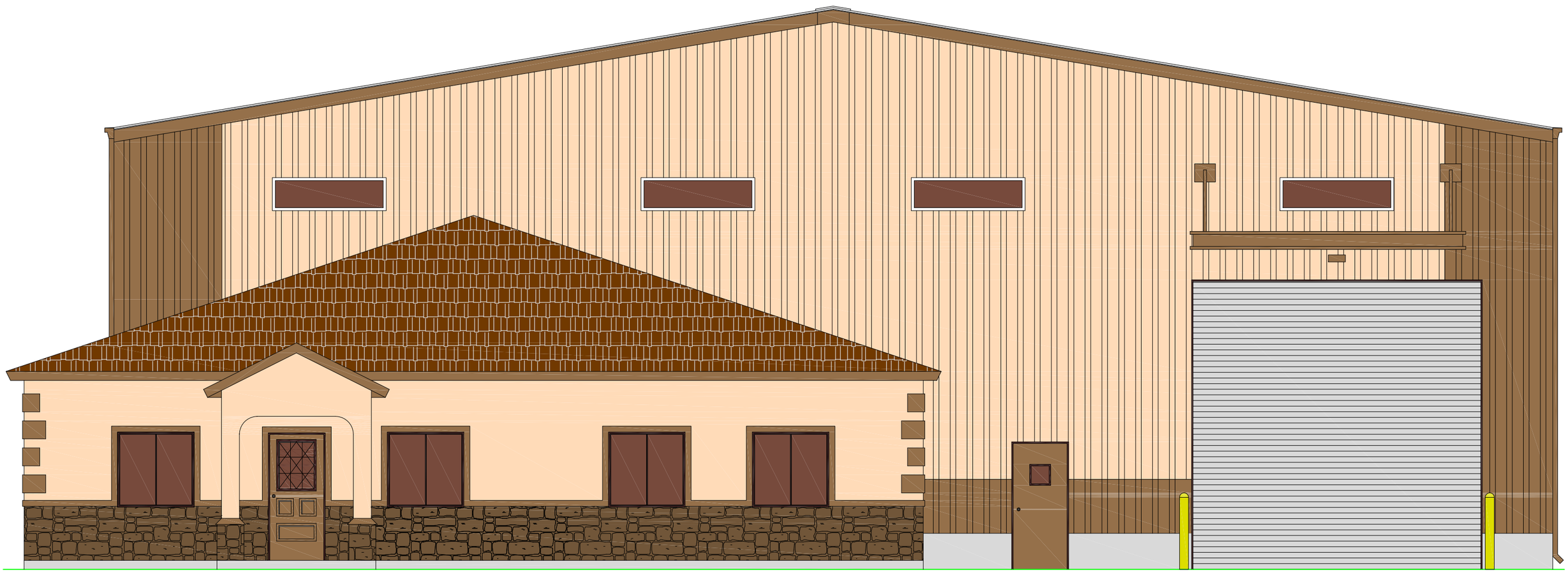
IPW Fabrication (Industrial Piping and Welding) is requesting site plan approval for a 18,500 sq ft. shop and office building. The building will be located in the Ninigret Industrial Subdivision. They also have plans to build a 5,712 sq ft. office building in the future on the same lot. Their lot is 7.19 acres. Staff has reviewed the plans and has found, to the best of their knowledge, that it meets the requirements of all applicable ordinances.

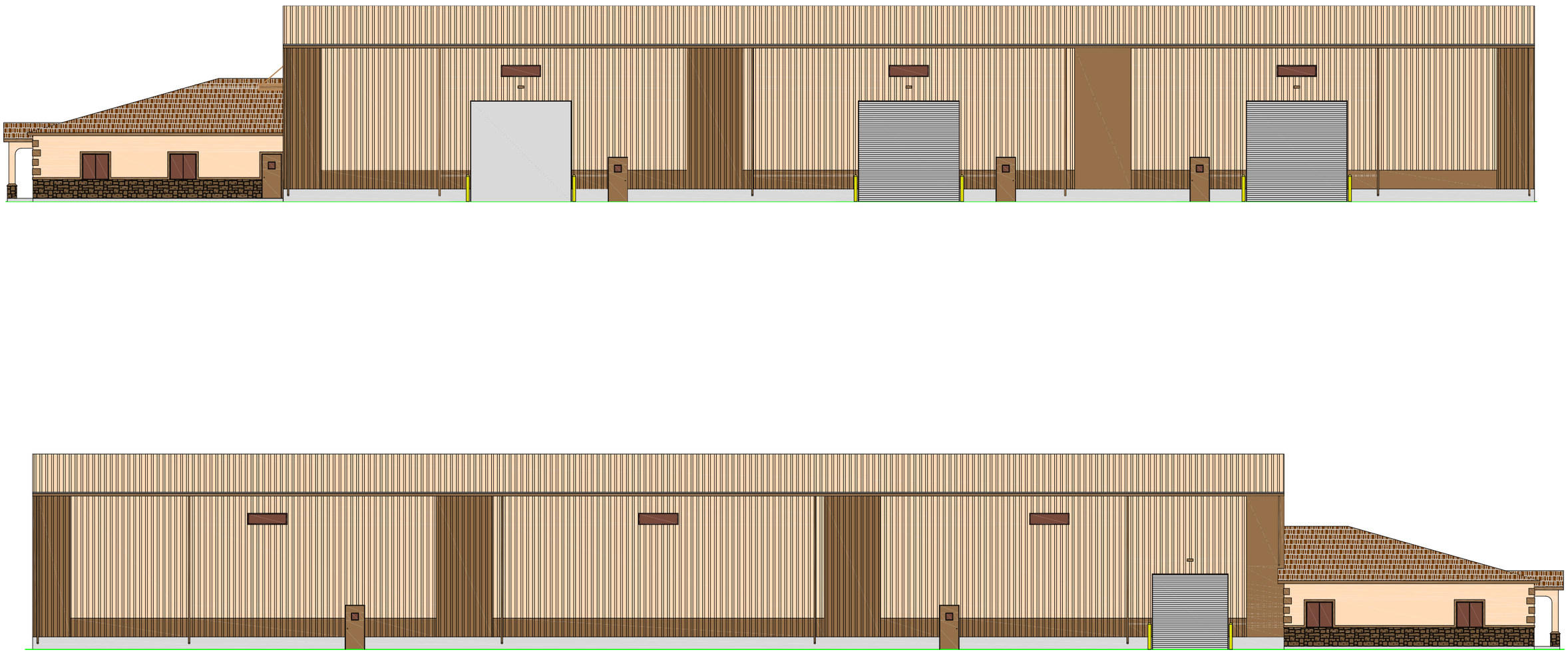
**Attachments**

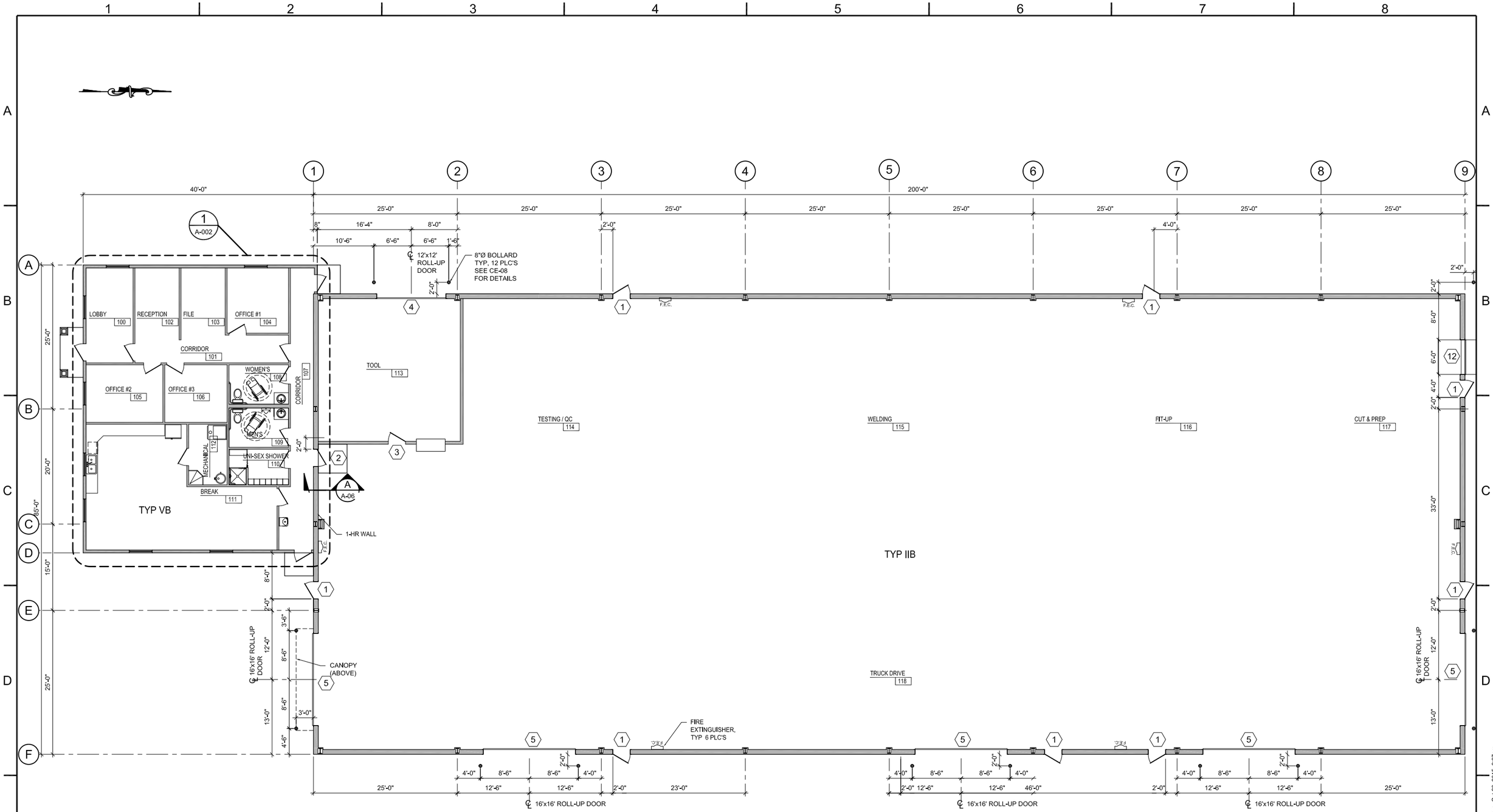
- Proposed Plans
- Performance Standards
- Planner Review
- Engineer Review
- Fire Review

**Suggested Motions:**

**Grant**
I move to recommend approval, of the site plan for IPW Fabrication located 1052 West 450 South, (and to the condition(s) that…)
**Deny**
I move to recommend denial, of the site plan for IPW Fabrication located 1052 West 450 South based on…
**Table**
I move to table discussion of the site plan for IPW Fabrication located 1052 West 450 South until….








## FABRICATION SHOP FLOOR PLAN

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

STATE OF UTAH
MICHAEL S. ANDERSON
No. 7093546-0301
LICENSED ARCHITECT

| REV | DESCRIPTION OF REVISION | DATE | BY | CHK | APP | REFERENCE DRAWING | REFERENCE DRAWING |
|---|---|---|---|---|---|---|---|
| B | REVISED PER CITY COMMENTS | 10/28/15 | GWH | MA | BM | | |
| A | ISSUED FOR SITE PLAN SITE PERMIT | 9/23/15 | GWH | MA | BM | | |

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IPW OFFICE BUILDING
1068 WEST 450 SOUTH STREET
FABRICATION SHOP
FLOOR PLAN

DRAWN BY: G.HAMBLIN
DESIGNED BY: G.HAMBLIN
CHECKED BY: M.ANDERSON
APPROVED BY: B.MCKEE

RISUN TECHNOLOGIES
357 WEST 6160 SOUTH
TEL: (801) 281-2929
MURRAY, UTAH 84107
FAX: (801) 281-8787

150408

SCALE: 1/8" = 1'-0"
DATE: 4/03/15
DRAWING NO.: 150408-A-001
REV.: B

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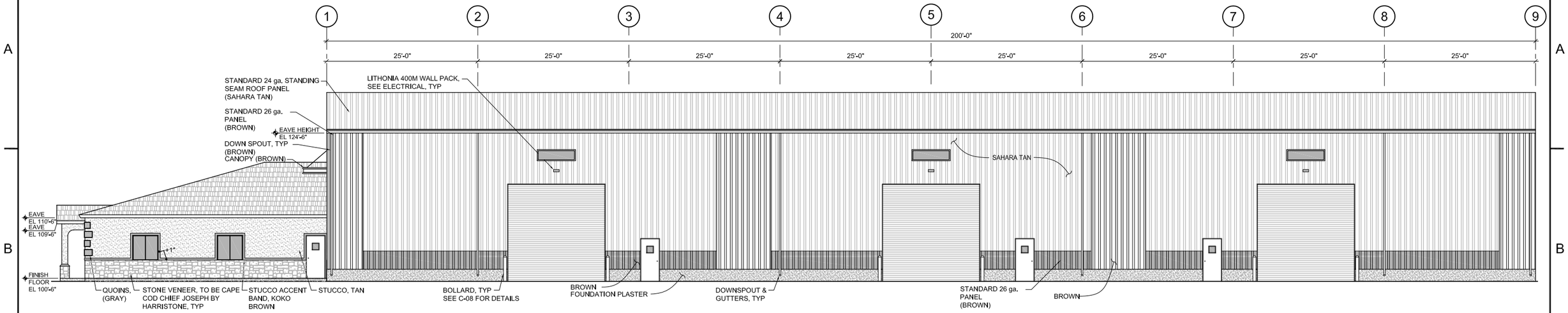
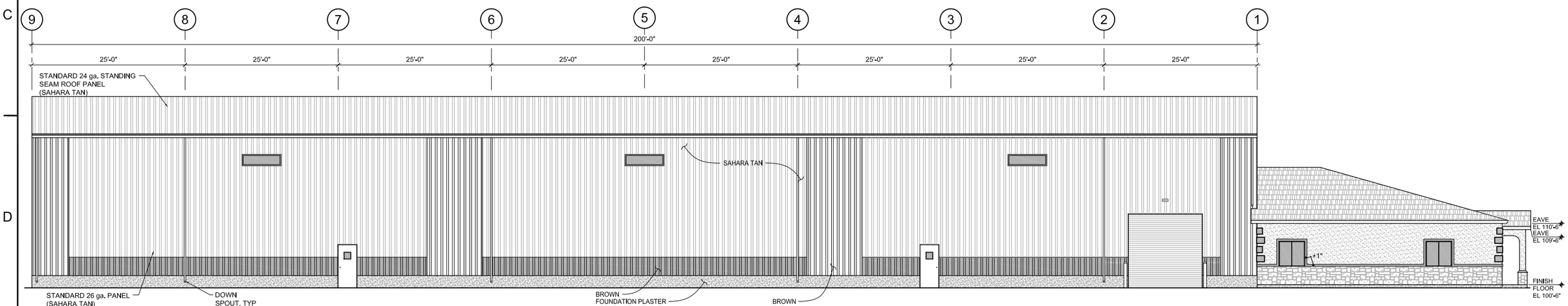



## FABRICATION OFFICE EAST ELEVATION

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




## FABRICATION OFFICE WEST ELEVATION

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

STATE OF UTAH
MICHAEL S. ANDERSON
No. 7093546-0301
LICENSED ARCHITECT

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| B | REVISED PER CITY COMMENTS | 10/22/15 | GWH | MA | BM | | |
| A | ISSUED FOR SITE PLAN SITE PERMIT | 9/23/15 | GWH | MA | BM | | |

IPW OFFICE BUILDING
1068 WEST 450 SOUTH STREET
FABRICATION SHOP
NORTH AND SOUTH ELEVATIONS

DRAWN BY: G.HAMBLIN
DESIGNED BY: G.HAMBLIN
CHECKED BY: M.ANDERSON
APPROVED BY: B.MCKEE

RISUN TECHNOLOGIES
357 WEST 6160 SOUTH
TEL: (801) 281-2929
MURRAY, UTAH 84107
FAX: (801) 281-8787

150408

SCALE: 1/8" = 1'-0"
DATE: 4/03/15
DRAWING NO.: 150408-A-003
REV.: B

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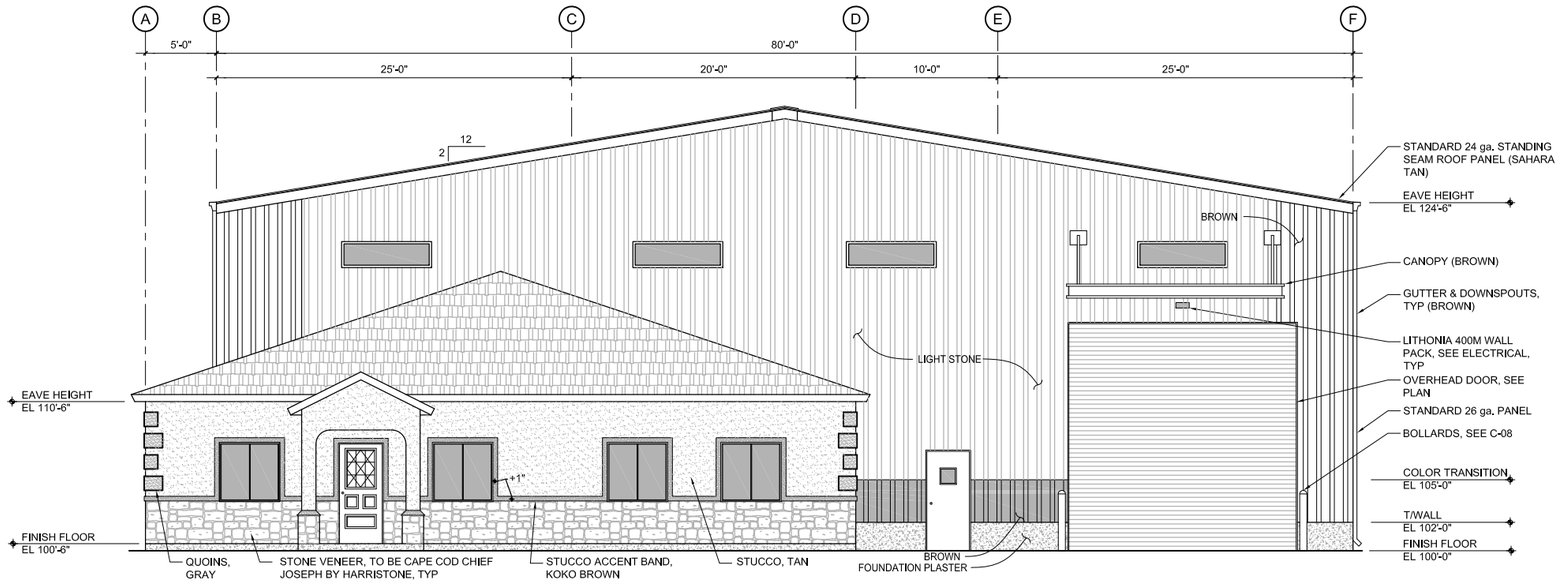


## FABRICATION OFFICE SOUTH ELEVATION

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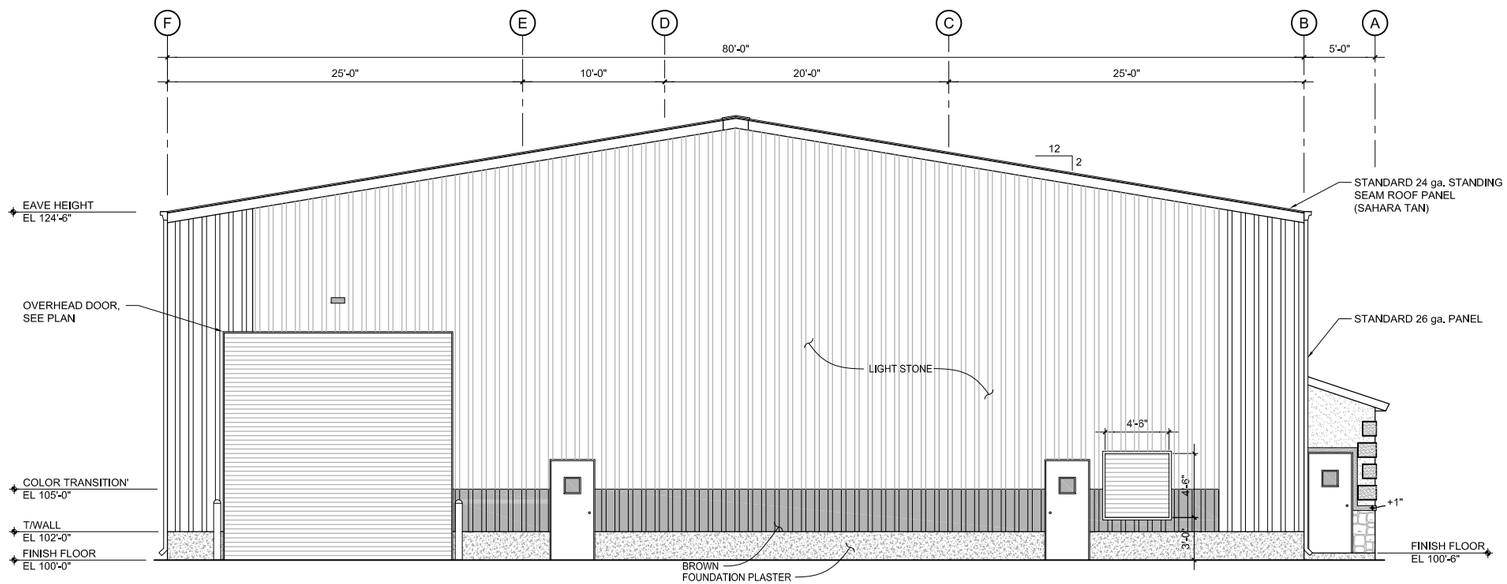


## FABRICATION OFFICE NORTH ELEVATION

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

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| A | ISSUED FOR SITE PLAN SITE PERMIT | 9/23/15 | GWH | MA | BM |

REFERENCE DRAWING | REFERENCE DRAWING

IPW OFFICE BUILDING
1068 WEST 450 SOUTH STREET
FABRICATION SHOP
EAST AND WEST ELEVATIONS

DRAWN BY: G.HAMBLIN
DESIGNED BY: G.HAMBLIN
CHECKED BY: M.ANDERSON
APPROVED BY: B.MCKEE

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357 WEST 6160 SOUTH
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150408

SCALE: 3/16" = 1'-0"
DATE: 4/03/15
DRAWING NO. 150408-A-004
REV. B

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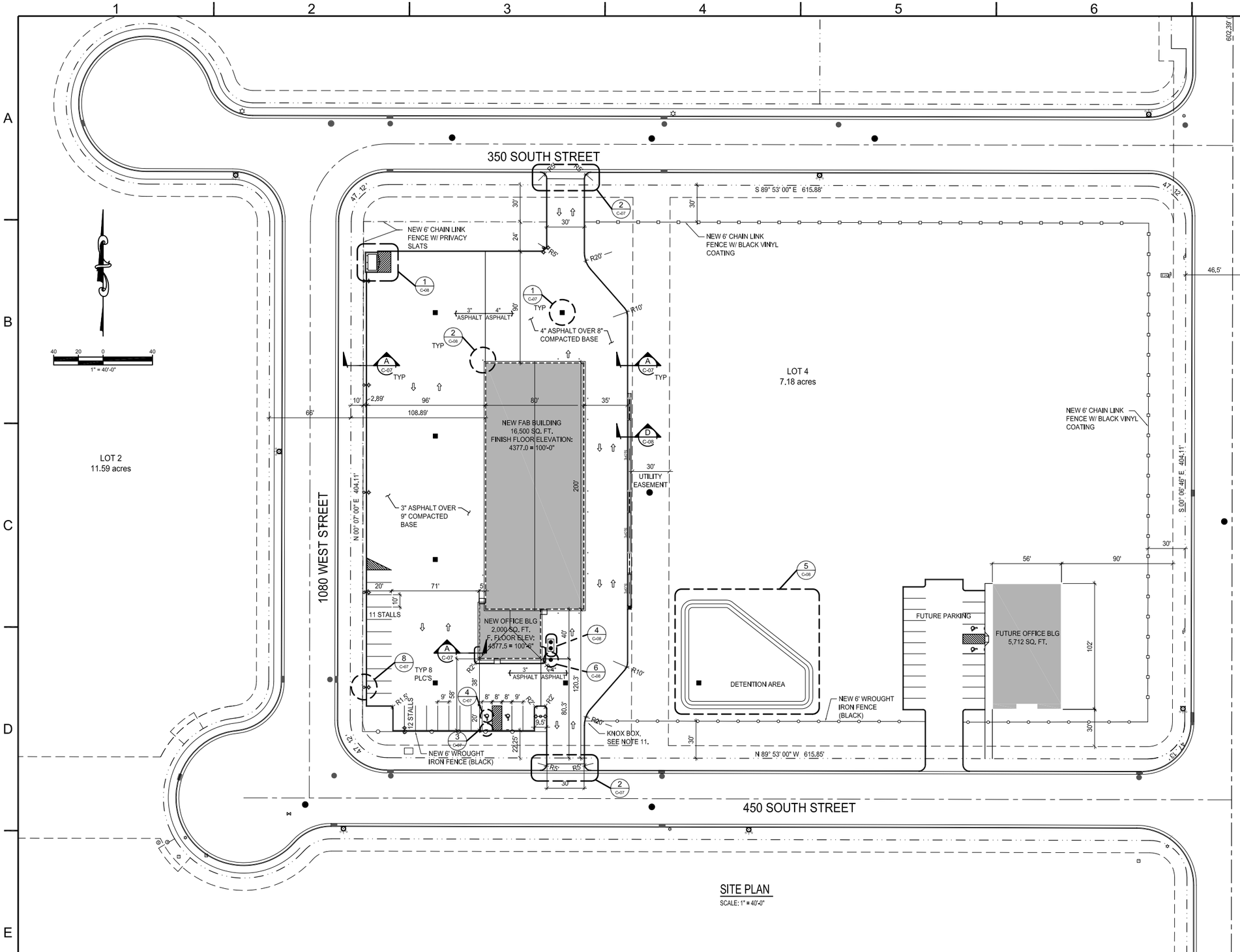


SITE PLAN

SCALE: 1" = 40'-0"

## LEGEND

| | EXISTING | NEW |
|---|---|---|
| NATURAL GAS | GAS | GAS |
| SANITARY SEWER | SS | SS |
| CULINARY WATER | WTR | WTR |
| FIRE WATER | | FW |
| UNDERGROUND POWER | UP | UP |
| OVERHEAD POWER | OP | OP |
| STORM SEWER | SD | SD |
| (2) 4" PHONE & DATA PVC CONDUIT | | DATA |
| FINISH GRADE | | 00.00 |
| 1' CONTOUR LINE | 00 | 00 |
| 5' CONTOUR LINE | 00 | 00 |
| FENCE | | X / O |
| OUTDOOR/PARKING LIGHT (DOUBLE) - LITHONIA KAD-250M | | |
| OUTDOOR/PARKING LIGHT (SINGLE) - LITHONIA KAD-250M | | |
| FIRE HYDRANT | | |
| VALVE BOX | | V |
| WATER METER | | |
| GAS METER | | GM |
| BOLLARD | | |

## GENERAL NOTES

1. FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH LOCAL CODES AND UTILITY COMPANY REQUIREMENTS.
3. CONTRACTOR VERIFY THE SERVICEABILITY OF EXISTING UTILITY LINES TO BE CONNECTED TO.
4. VERIFY THE POWER REQUIREMENTS, SIZE CONDUITS AND CONDUCTORS ACCORDINGLY.
5. FIELD VERIFY THE LOCATION OF TIE-INS FROM EXISTING UTILITIES PRIOR TO COMMENCING WORK.
6. LIGHTING IN PARKING LOT TO BE HIGH PRESSURE SODIUM OR APPROVED EQUAL.
7. ALL CONSTRUCTION SHALL COMPLY WITH NORTH DAVIS SEWER DISTRICT CONTRACT DOCUMENTS AND TECHNICAL STANDARDS.
8. PROVIDE A FENCE/GATE MOUNTED KNOX BOX. KNOX-VAULT 4510 SERIES WITH TAMPER SWITCH, OR EQUAL.

## SITE TABULATIONS:

| | |
|---|---|
| SITE AREA TABULATION: | |
| TOTAL SITE AREA | 313,309 S.F. (7.19 ACRES) |
| GROSS BUILDING AREA (PERMITTED) | 18,500 S.F. (5.90%) |
| GROSS BUILDING AREA (FUTURE) | 5,712 S.F. (1.82%) |
| WALKS & PAVEMENT AREA (PERMITTED) | 64,318 S.F. (20.53%) |
| WALKS & PAVEMENT AREA (FUTURE) | 8,780 S.F. (2.8%) |
| LANDSCAPE AREA REQ'D | 31,331 S.F. (10%) |
| LANDSCAPE AREA PROVIDED: | 230,501 S.F. (73.57%) |
| MANICURED LANDSCAPE PROVIDED: | 73,707 S.F. (23.5% 1.69 ACRES) |
| PARKING REQUIREMENT: | |
| PARKING STALLS REQ'D | 23 STALLS (1.25 / 1,000 S.F. GROSS) |
| TOTAL PARKING PROVIDED: | 23 STALLS |
| PROPOSED CONSTRUCTION | TYPE II-B |

Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
JOEL T. JORGENSEN
#8430076-2202
STATE OF UTAH

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF RISUN TECHNOLOGIES. ALL DESIGNS AND OTHER INFORMATION ON THE DRAWINGS ARE FOR THE USE OF THE SPECIFIED PROJECT AND SHALL NOT BE USED OTHERWISE WITHOUT EXPRESSED WRITTEN PERMISSION OF RISUN TECHNOLOGIES. CONTRACTORS SHALL VERIFY AND RE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS. SHOP DETAILS SHALL BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH VARIATIONS.

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| 1 | REVISED PER CITY COMMENTS | 10/28/15 | GWH | JTJ | BM | | |
| 0 | ISSUED FOR PERMIT | 9/23/15 | GWH | JTJ | BM | | |

IPW OFFICE BUILDING
1068 WEST 450 SOUTH STREET
FABRICATION SHOP
SITE PLAN

DRAWN BY: G.HAMBLIN
DESIGNED BY: G.HAMBLIN
CHECKED BY: J.JORGENSEN
APPROVED BY: B.MCKEE

RISUN TECHNOLOGIES
357 WEST 6160 SOUTH
TEL: (801) 281-2929
MURRAY, UTAH 84107
FAX: (801) 281-8787

SCALE: 1" = 40'-0"
DATE: 4/03/15
DRAWING NO.: 150408-C-001
REV.: 1

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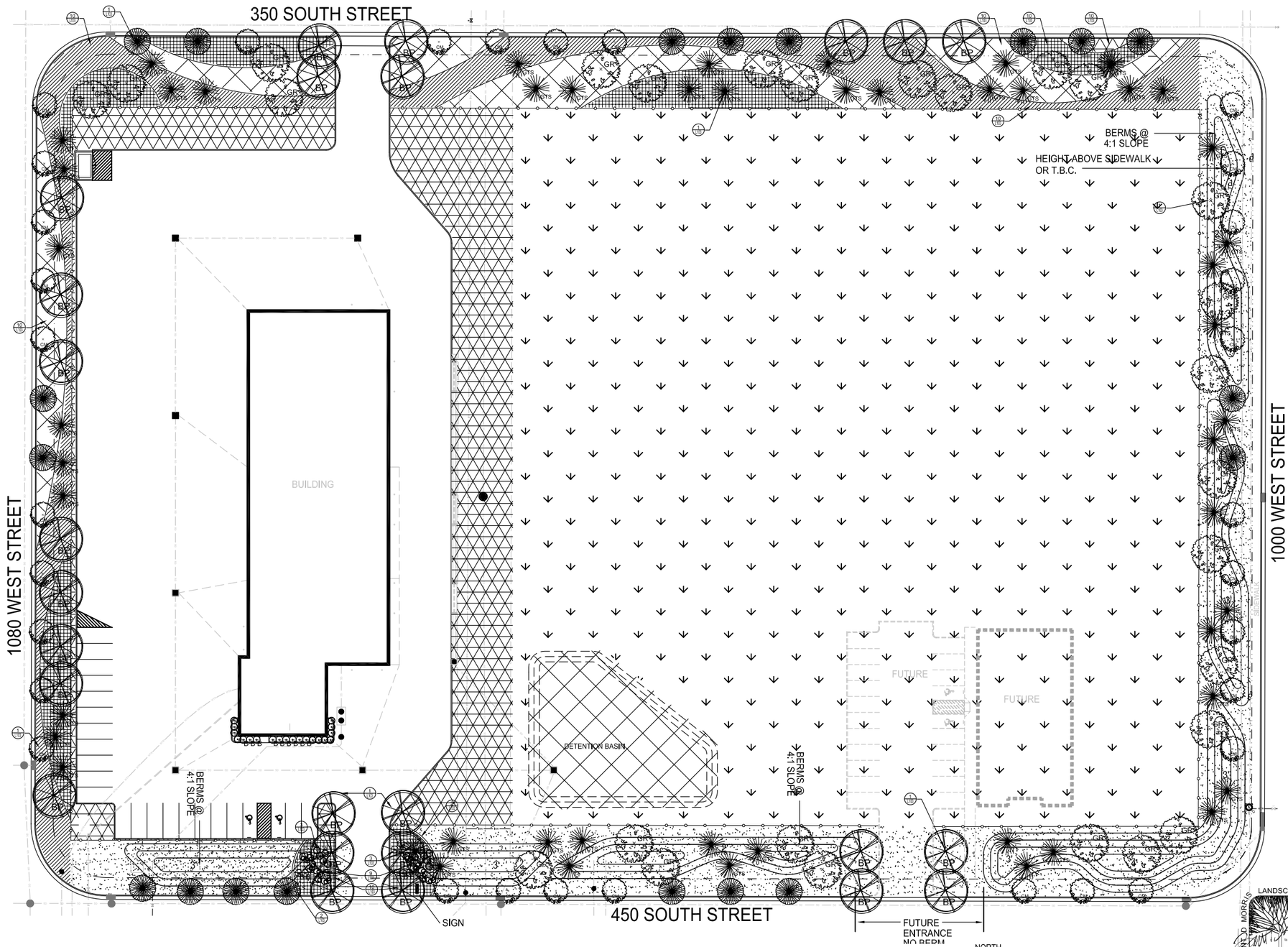



## LEGEND of SYMBOLS

| QTY | SYMBOLS | DESCRIPTION |
|---|---|---|
| 11,952 S.F. | | 2" DIA GRAVEL MULCH<br>COLOR: SILVER BLEND<br>MFG. "WEDOROX.COM" |
| 20,777 S.F. | | 1" DIA GRAVEL MULCH<br>COLOR: AUTUMN DAYBREAK<br>MFG. "WEDOROX.COM" |
| 19,398 S.F. | | 7" DIA GRAVEL MULCH<br>COLOR: SUMMER STORM<br>MFG. "WEDOROX.COM" |
| 8,471 S.F. | | 2" - 3" DIA GRAVEL MULCH<br>COLOR: PURE CINNAMON<br>MFG. "WEDOROX.COM" |
| 33,886 S.F. | | SOD |
| 148,444 S.F. | | NATIVE GRASSES |

| Botanical Name | Common Name | % by Weight |
|---|---|---|
| Agropyron dparlum 'Sodar' | Streambank Wheatgrass | 20% |
| Bromus Inermis 'Manchar' | Smooth Brome | 23% |
| Bromus marginatus 'Regar' | Regar Mtn Brome | 10% |
| Fescue ovlna | Durlscula Hard Fescue | 10% |
| Fescue ovlna | Sheep Fescue | 20% |
| Fescue Idahoensis | Idaho Fescue | 5% |
| Lollum annua | Annual Ryegrass | 10% |
| Trifollum repens | White Dutch Clover | 2% |

Total #/acre ..... 250-300 LBS PER ACRE - OR 7.0 lbs / 1000 s.f.

| QTY | SYMBOLS | DESCRIPTION |
|---|---|---|
| 52 | | GOLDEN TIPPED SPRUCE |
| 27 | | KWANZAN CHERRY |
| 32 | | COLUMNAR MAPLE |
| 25 | | BRADFORD FLOWERING PEAR |
| 19 | | GOLDENRAIN TREE |
| 156 | TOTAL TREES @ 15 / 100 L.F. | |
| 19 | | "KNOCK OUT" ROSE |
| 21 | | KARL FORRESTOR GRASS |
| 20 | | 3' - 5' DIA. LANDSCAPE BOULDERS |

# PLANTING PLAN

SCALE : 1" = 30'

LANDSCAPE ARCHITECT
BRENT D. MORRIS
105710-5301
brent morris associates landscape architects
1074 Hartwood Drive Murray, Utah 84107
phone 801-264-0054 email: bmdesign@xmission.com

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF RISUN TECHNOLOGIES. ALL DESIGNS AND OTHER INFORMATION ON THE DRAWINGS ARE FOR THE USE OF THE SPECIFIED PROJECT AND SHALL NOT BE USED OTHERWISE WITHOUT EXPRESSED WRITTEN PERMISSION OF RISUN TECHNOLOGIES. THE CONTRACTOR, SUB-CONTRACTOR AND SUPPLIERS ARE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS. SHOP DETAILS SHALL BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH VARIATIONS.

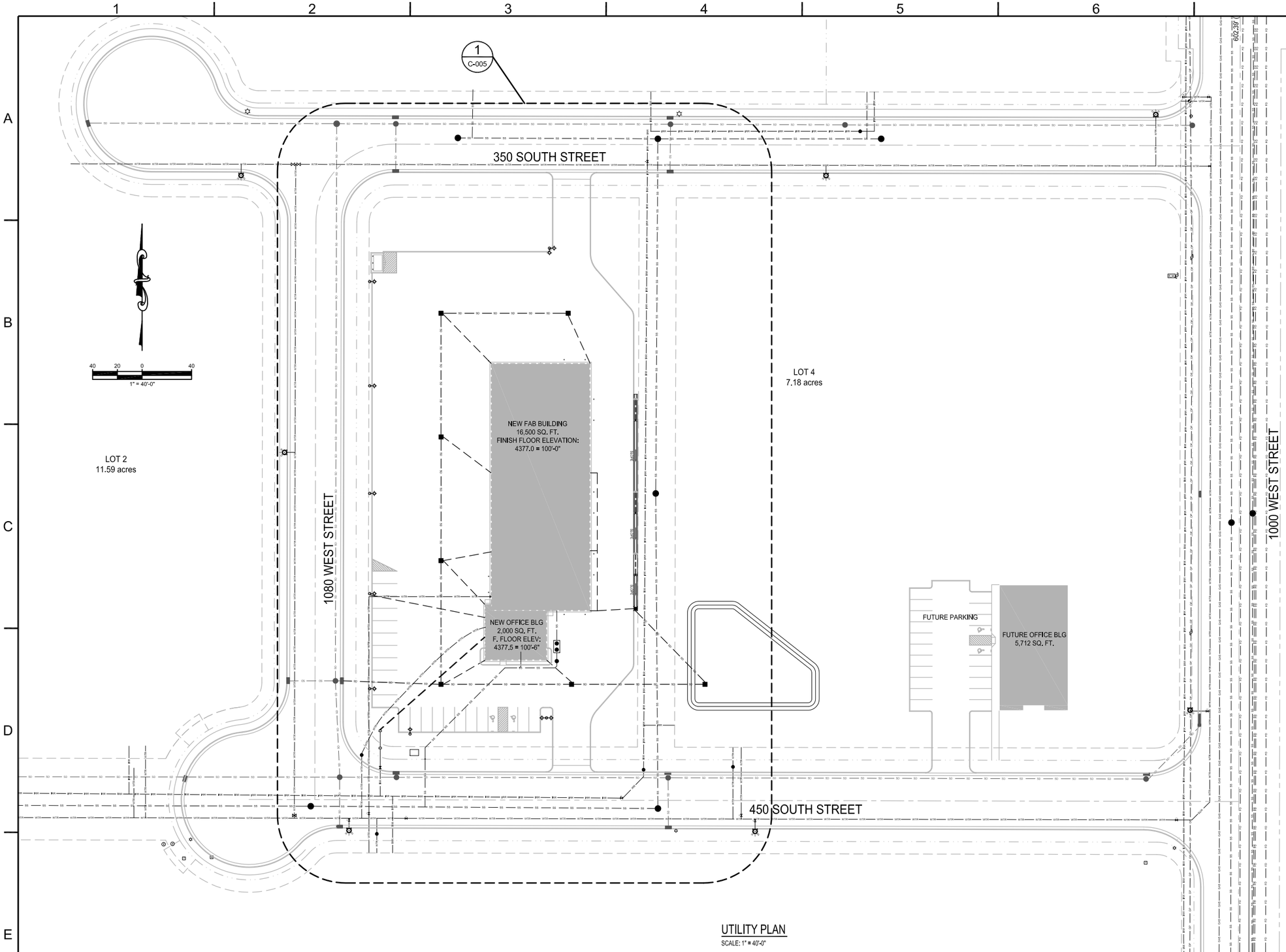
| REV | DESCRIPTION OF REVISION | DATE | BY | CHK | APP | REV | DESCRIPTION OF REVISION | DATE | BY | CHK | APP | REFERENCE DRAWING | REFERENCE DRAWING |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

IPW OFFICE BUILDING
XXX 450 SOUTH STREET
FABRICATION SHOP
SITE PLAN

DRAWN BY: B. MORRIS
DESIGNED BY: B. MORRIS
CHECKED BY:
APPROVED BY:

RISUN TECHNOLOGIES
357 WEST 6160 SOUTH
TEL: (801) 261-2928
MURRAY, UTAH 84107
FAX: (801) 261-5787

SCALE: 1" = 30'-0"
DATE: 22OCT15
DRAWING NO.: 150408-L101
REV: A




## UTILITY PLAN

SCALE: 1" = 40'-0"

## LEGEND

| | EXISTING | NEW |
|---|---|---|
| NATURAL GAS | GAS | GAS |
| SANITARY SEWER | SS | SS |
| CULINARY WATER | WTR | WTR |
| FIRE WATER | | FW |
| UNDERGROUND POWER | UP | UP |
| OVERHEAD POWER | OP | OP |
| STORM SEWER | SD | SD |
| (2) 4" PHONE & DATA PVC CONDUIT | | DATA |
| FINISH GRADE | | 00.00 |
| 1' CONTOUR LINE | 00 | 00 |
| 5' CONTOUR LINE | 00 | 00 |
| FENCE | X | |
| OUTDOOR/PARKING LIGHT (DOUBLE) | | |
| OUTDOOR/PARKING LIGHT (SINGLE) | | |
| FIRE HYDRANT | | F.H. |
| VALVE BOX | | V |
| WATER METER | | WM |
| GAS METER | | GM |

NOTE:

1. ALL CONSTRUCTION OF CULINARY AND SECONDARY WATER TO BE IN ACCORDANCE WITH SYRACUSE CITY STANDARDS AND SPECIFICATIONS.

2. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.

3. ALL CONSTRUCTION SHALL COMPLY WITH THE NORTH DAVIS SEWER DISTRICT DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.

4. FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.

811 Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
JOEL T. JORGENSEN
#8430076-2202
STATE OF UTAH

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| REV | DESCRIPTION OF REVISION | DATE | BY | CHK | APP | REFERENCE DRAWING | REFERENCE DRAWING |
|---|---|---|---|---|---|---|---|
| 1 | REVISED PER CITY COMMENTS | 10/28/15 | GWH | JTJ | BM | | |
| 0 | ISSUED FOR PERMIT | 9/23/15 | GWH | JTJ | BM | | |

IPW OFFICE BUILDING
1068 WEST 450 SOUTH STREET
FABRICATION SHOP
SITE UTILITY PLAN

DRAWN BY: G.HAMBLIN
DESIGNED BY: G.HAMBLIN
CHECKED BY: J.JORGENSEN
APPROVED BY: B.MCKEE

RISUN TECHNOLOGIES
357 WEST 6160 SOUTH
TEL: (801) 281-2929
MURRAY, UTAH 84107
FAX: (801) 281-8787

150408

SCALE: 1" = 40'-0"
DATE: 4/03/15
DRAWING NO.: 150408-C-004
REV.: 1

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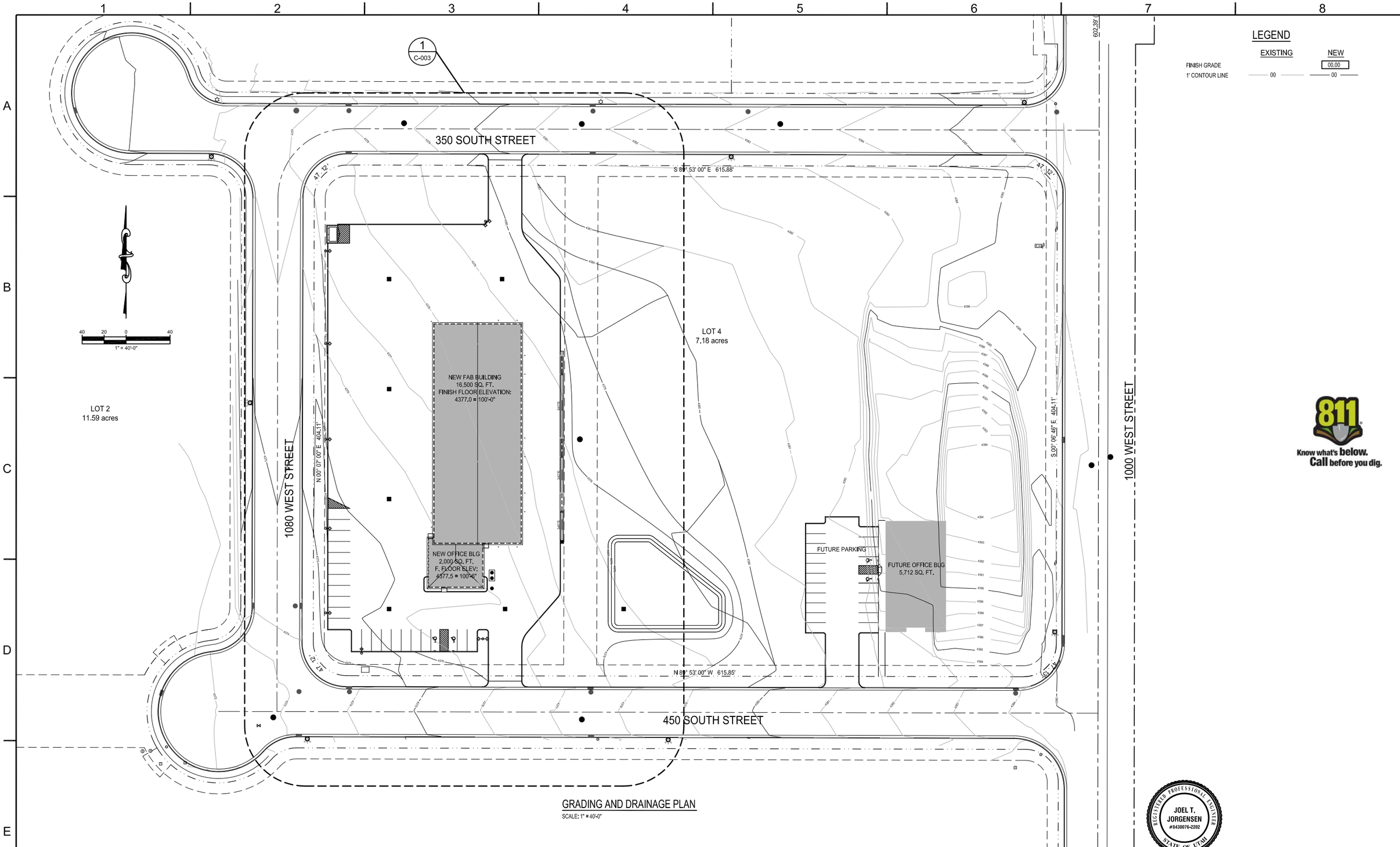


GRADING AND DRAINAGE PLAN

SCALE: 1" = 40'-0"

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| REV | DESCRIPTION OF REVISION | DATE | BY | CHK | APP | REV | DESCRIPTION OF REVISION | DATE | BY | CHK | APP | REFERENCE DRAWING | REFERENCE DRAWING |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | 1 | REVISED PER CITY COMMENTS | 10/28/15 | GWH | JTJ | BM | | |
| | | | | | | 0 | ISSUED FOR PERMIT | 9/23/15 | GWH | JTJ | BM | | |

IPW OFFICE BUILDING
1068 WEST 450 SOUTH STREET
FABRICATION SHOP
SITE GRADING AND DRAINAGE

DRAWN BY: G.HAMBLIN
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150408

SCALE: 1" = 40'-0"
DATE: 4/03/15
DRAWING NO.: 150408-C-002
REV.: 1

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*IPW*

**INDUSTRIAL**
**PIPING AND**
**WELDING LLC**

# Industrial Performance Standard prepared for Syracuse City

**Company Background** – IPW was established in 1996 and is still under the same management. We are an industrial general contractor that specializes in mechanical systems. We fabricate and install piping systems for a wide variety of industries and clients. We also have excavation equipment and do site and civil work.
We are environmentally considerate and have not received citations from any governmental authority. We are active in keeping our facilities, projects, workspaces, clean and in compliance with regulations.

**Syracuse facility –** The new facility in Syracuse Utah will be our company headquarters, consolidating all of our operations in one central location. This location will be the site of a fabrication shop, main office, and a yard to store equipment.

**Fabrication Process –** Basically we receive material from various suppliers of pipe, fittings, pipe hangers, ect. We then take the pipe and cut it into lengths that are needed and install the fitting (elbows, tee's, flanges, o-let's, etc.). These joints can be made through various process like welding, threading, soldering, etc. IPW specializes in the welding so that is the main process we use. We will then do all of our testing and inspection and load them on a truck and ship them to a job site. So in an essence we build giant erector sets so when the piping gets to a site they just need to put it together.

**Noise** – Most of the time the loudest piece of equipment will be a forklift. Activities inside of the shop won't be noticeable from outside of the shop.

| Equipment Description | Measured dBA @ 50ft. |
|---|---|
| Forklift | 80 |
| Air Compressor | 78 |
| Excavator | 81 |
| Backhoe | 78 |
| Man Lift | 75 |
| Pickup Truck | 75 |
| Welder | 74 |
| Pneumatic Tools | 85 |
| Mobile Crane | 83 |

**Fire Hazards**

- Oxygen and Acetylene cylinders
  - Cylinders are stored outside. They will be stored in compliance with code.
- Paint, oil, fuel, etc.
  - Paint stored in a Flammables storage cabinet inside
  - Oil stored in a Flammables storage cabinet inside
  - Fuel stored in a double containment vessel outside.

P.O. Box 95924 South Jordan, Utah 84095-0924 Phone (801) 561-0786 Fax (801) 561-0839

- All are stored where they will not come in contact with sparks, open flame, or other ignition sources.

- Building Material
  - Being in an industry that produces flames, sparks, and hot objects we have selected a metal building. Any insulation that could potentially come in contact with an ignition source will be covered to provide a barrier.

**Chemicals –** Any chemicals we might use are found in the typical home garage.

- All chemicals on site will have material data sheets readily available.
- Fuel
  - We may install bulk fuel storage (500 gallons) in the future. If we do this we will install secondary containment to ensure fuel cannot be spilled on the ground.
- Paints, De-Greasers, Lubricants, etc.
  - These items are stored inside in a flammable storage cabinet in small quantities.

**Fumes –** We don't have any processes that produce odors or smells

- Welding Fumes
  - Welding fumes will be captured by a fume extraction system that filters the air before recirculation into the shop or exhausting outside.

**Radiation**

- Non Destruction Testing
  - In our industry welds are radiographed to insure quality. This is done by a 3rd party that is certified and registered with the state of Utah. They barricade the surrounding area so nobody can get in the area during their work process. They also monitor the area for radiation levels. Safe distance from the radiation source while they are testing a weld is about 100'.

# Planner - Site Plan Review – IPW

# 1068 West 450 South

*Completed by Noah Steele, Planner on 10/16/15*

**Recommendation:** City staff recommends that the planning commission examine this site plan review. The ordinance text is provided in the left column for reference. The right column contains review comments. Please pay extra attention to items highlighted in yellow

| | |
|---|---|
| **Date Application and Plan Submitted to City:**<br>(Must be at least two weeks prior to the next planning commission meeting) | October 8th, 2015 |
| **Fees Paid:** | $2,839.14 |
| **SYRACUSE CITY ORDINANCE** | **PLANNER REVIEW COMMENTS** |
| **10-4-090: SITE PLAN REVIEW. (Ord. 08-07)** | |
| 1. A complete application shall be submitted to the office of the Community Development Department in a form established by the Department along with any fee established by the City's schedule of fees. Each application shall consist of one (1) plan set of 22 inch x 34 inch (22" x 34") drawings in addition to three (3) plan sets of 11 inch x 17 inch (11" x 17") drawings. The application and plan sets shall include at a minimum the following documents and information: | 1. Complete application submitted. |
| (a) A plan set cover sheet showing the entire site plan including a title block showing the name, address, and phone number of the applicant, designer, engineer and any other professionals that contributed to the production of the plans and drawings. The cover sheet shall also include the name (if applicable) and address of the proposed project, and date of preparation of the plans and drawings. A general vicinity map shall be inset on this sheet. | (a) Cover sheet received. |
| (b) A detailed boundary survey sheet showing the following information:<br>i. The location and width of existing and proposed abutting streets.<br>ii. All property and lot lines.<br>iii. Existing and proposed easements and dedications, adjacent property owners and holding strips.<br>iv. The location of all existing and proposed structures on the property, including the building height and any provisions to screen roof-based mechanical equipment, and the location of existing structures on adjoining properties.<br>v. The location of existing fencing and significant existing trees and shrubbery.<br>vi. The location of off-street parking, driveways, loading facilities, and hard-surfaced areas.<br>vii. The location of existing and proposed curb, gutter, and sidewalk, curb cuts. If property abuts a state highway, the applicant must obtain approval of the Utah State Department of Transportation Right-of-Way Engineer for location of curb, gutter, and sidewalk. The Utah Department of Transportation must also approve location and number of curb | (b) Boundary survey sheet received. –Please show graphic scale. Text says 1"=10' but drawing is 1"=40'.<br>Drawings Updated |

| | |
|---|---|
| entrances. | |
| viii. The location of refuse container(s). Trash collection sites shall be within an area enclosed by a fence or wall at least six (6) feet in height and impervious to sight, adequate to conceal such facilities from adjacent property and the street. (Ord. 06-17) | Vii. Shown on plan |
| ix. The location of vehicular and pedestrian access and circulation including all existing and proposed traffic, pedestrian and road safety signs. | |
| (c) A detailed utilities site plan showing the following information: | |
| i. The location and size of all existing or proposed utilities that will provide service to the project (including location of nearest fire hydrants) consistent with design standards approved by the City. | (c) Utilities site plan received. |
| (d) A detailed landscaping site design plan that shows the following information: | |
| i. Proposed landscaping including identification of plant species and fencing in enough detail that the Planning Commission can review the screening and aesthetic qualities. | (d) Landscape plan received.<br>i. Meets requirement |
| ii. Irrigation sprinkler designs indicating the location and service size of secondary water connections. Except in a General Commercial zone, the site shall have a minimum ten (10) percent of the total lot area landscaped. | |
| iii. Location and design of all exterior lighting. No one shall install or allow such lighting to operate in any way that permits the rays of light to penetrate beyond the property on which such light emanates. | iii. Location provided. Lighting fixture design not provided.<br>Added light info on C-01 Legend and attached spec sheets to this email. |
| iv. Data table showing parcel, building, landscaping, parking areas and percentages, and number of parking stalls required and provided. | iv. Meets Requirement |
| (e) Floor Plans and Elevations including exterior finishes and colors. | |
| (f) Required engineer drawings for on- and off-site improvements as directed by the City Engineer. | (e) Floor plans and elevations included. Elevation drawing labels wrong: "Fabrication Office South Elevation" should be East, North is West…etc. Updated |
| (g) Traffic study and Geotechnical study as directed by the City Engineer. | (f) See city engineer review. |
| (h) Each sheet shall be signed and stamped by a Professional Engineer. (Ord. 08-11) (Ord. 09-09) | (g) See city engineer review.<br>(h) Meets requirements |
| (E) Standards for Approval. The City staff may provide advisory comments to the applicant prior to scheduling the site plan on the Planning Commission Agenda. Staff comments will not guarantee or imply approval of any portion of the site plan. | |
| The following standards shall apply to the approval of a site plan. | |
| 1. The entire site shall be developed at one time unless a phased development plan is approved. | 1. Two phases proposed. Since not all detail is provided for second phase, plan will have to be amended when they are ready to develop. |
| 2. A site plan shall conform to applicable standards set forth in this Title. In addition, consideration shall be given to the following: | |
| (a) Considerations relating to traffic safety and traffic congestion: | |
| i. effect of the site development plan on traffic conditions on abutting streets and neighboring land uses, both as existing and as planned; | |
| ii. layout of the site with respect to location and dimensions of vehicular and pedestrian entrances, exits, driveways, and walkways; | ii. No pedestrian walkways provided. |
| iii. arrangement and adequacy of off-street parking facilities to prevent traffic congestion and compliance with the provisions of City ordinances regarding the same; | |
| iv. location, arrangement, and dimensions of truck loading and unloading facilities; | |
| v. vehicular and pedestrian circulation patterns within the boundaries of the development; | |
| vi. surfacing and lighting of off-street parking facilities; and | vi. Lighting not shown on plan |
| vii. provision for transportation modes other than personal motor vehicles, including such alternative modes as pedestrian, bicycle, and mass transit. | vii. Bike rack recommended |
| (b) Considerations relating to outdoor advertising: | |
| i. compliance with the provisions of Chapter 9 of this Title. Sign permit applications shall be reviewed and permits issued as a separate process. Action may be taken simultaneously with or following site plan review. | i. Sign locations not shown on plan. |
| (c) Considerations relating to landscaping: | |

| | |
|---|---|
| i. location, height, and materials of walls, fences, hedges, and screen plantings to provide for harmony with adjacent development, or to conceal storage areas, utility installations, or other unsightly development;<br>ii. planting of ground cover or other surfaces to prevent dust and erosion;<br>iii. unnecessary destruction of existing healthy trees;<br>and<br>(d) Considerations relating to buildings and site layout:<br>i. the general silhouette and mass, including location on the site and elevations, in relationship to the character of the district or neighborhood and the applicable provisions of the General Plan; and<br>ii. Exterior design in relation to adjoining structures in height, bulk, and area openings, breaks in facade facing on the street, line and pitch of roofs, the arrangement of structures on the parcel, and appropriate use of materials and colors to promote the objectives of the General Plan relating to the character of the district or neighborhood.<br>(e) Considerations relating to drainage and irrigation:<br>i. the effect of the site development plan on the adequacy of the storm and surface water drainage; and<br>ii. the need for piping of irrigation ditches bordering or within the site.<br>(f) Other considerations including, but not limited to:<br>i. buffering;<br>ii. lighting;<br>iii. placement of trash containers and disposal facilities; and<br>iv. location of surface, wall and roof-mounted equipment.<br>(F) Provision of Curb, Gutter, and Sidewalk. The applicant for site plan approval for multiple dwellings, commercial or industrial structures, and all other business or public and semi-public buildings requiring motor-vehicle access shall provide high back curb, gutter, and sidewalks along the entire property line which parallels any road or street except for entrances to the property as approved by the Land Use Authority, at which places the applicant shall provide curb cuts in place of high back curb. (1991) (Ord. 06-17) | i. Meets requirements<br><br>iv. None shown<br>(F) Development agreement with Ninigret has allowed sidewalk on other side of the street only |
| **10-6 GENERAL LAND USE** | |
| **10-6-060: MISCELLANEOUS REQUIREMENTS AND PROVISIONS**<br>(B) Visibility at Intersections.<br><br>(D) Outdoor Storage and Waste Disposal. …above-grade waste disposal areas, shall be enclosed by a fence or wall at least six (6) feet in height and impervious to sight that is adequate to conceal such facilities from adjacent properties and the street. Such wall or fence shall be constructed and maintained in such a way and of such materials as to be pleasing to the sight from the street. No one shall deposit materials or wastes upon any property in such form or manner that may allow the same to transfer off such property by natural causes or forces. All materials or wastes, which might cause fumes or dust or constitute a fire hazard or may be edible by or otherwise attractive to rodents or insects, shall not be stored outdoors unless put in closed containers. No one may store junk, building materials, debris, junk vehicles, or commercial equipment in any yard or other open space except as specifically permitted herein. | (D) Meets requirements |
| **10-6-070: Shade Trees**<br>(B) Street Tree Species. The following list constitutes the official species of trees that property owners may plant on land lying between property lines on either side of all streets within the City. No one shall plant any other species as street trees, other than those included in this list, without written permission of the City Forester who may approve the planting of other tree species at his discretion. (2000) (Ord. 08-07)<br>(C) Spacing. The spacing of street trees will be in accordance with the three (3) species-size classes listed above, and no one may plant trees closer together than the following: small trees, thirty (30) feet; medium trees, forty (40) feet; and large trees, fifty (50) feet; except that special plantings designed or approved by a landscape architect are exempt from | (B) No street trees proposed |

| | |
|---|---|
| these spacing requirements. (Ord. 08-07)<br>(D) Distance from Curb and Sidewalk. The distance trees may be planted from curbs or curb lines and sidewalks will be in accordance with the three (3) species-sized classes listed above, and no one may plant trees closer to any curb or sidewalk than the following: small trees, two (2) feet; medium trees, three (3) feet; and large trees, four (4) feet.<br>(E) Distance from Street Corners and Fire Hydrants. No one may plant a street tree closer than thirty-five (35) feet from any street corner, measured from the point of nearest intersecting curbs or curb lines. No one may plant a street tree closer than ten (10) feet from any fire hydrant.<br>(F) Utilities. No one may plant street trees, other than those species listed as small trees, under or within ten (10) lateral feet of any overhead utility wire or over or within five (5) lateral feet of any underground water line, sewer line, transmission line, or other utility. | |
| **10-6-080: BUFFER YARDS.**<br>(A) Purpose. The buffer yard is a unit of land, together with the planting required thereon, to ameliorate nuisances between adjacent land uses or between a land use and public road. Both the calculated amount of land and the type and amount of planting specified for each buffer yard required by this Chapter shall insure they do, in fact, function as buffers. Buffer yards shall separate different land uses from each other in order to eliminate or minimize potential nuisances such as dirt, litter, noise, glare of lights, signs and unsightly buildings or parking areas or to provide spacing to reduce adverse impacts of noise, odor, or danger from fires or explosions.<br>(B) Location of Buffer Yards. Buffer yards shall be located on the outer perimeter of a lot or parcel adjacent to a different use and shall extend along the entire boundary of the property adjacent to that use. Fencing associated with buffer yards shall be located on property lines except as described in paragraph G | (A) Buffering provided along street. Surrounded by other industrial |
| **CHAPTER 8 OFF STREET PARKING**<br>PURPOSE. The purpose of this Chapter is to provide regulations for off-street parking and loading and sufficient access to such facilities for each type of land use so as to reduce street congestion and traffic hazards and prevent the need to park on public streets.<br>**10-8-030: General Provisions**<br>Off-street parking shall comply with the following requirements:<br>(A) Off-Street Parking Space Required. Any use of land or main building or structure in the City shall provide sufficient off-street parking spaces, as outlined in this Chapter, along with adequate provisions for ingress and egress by standard-size automobiles and adequate loading facilities at the time anyone establishes a use or erects a building.<br>(B) Location of Off-Street Parking. Parking areas, as required by this Chapter, shall be hard surfaces located on the same lot as the main building or structure. However, in cases other than a dwelling where, due to size or location, the land owner cannot provide the required parking on-site, they may provide such parking on other property not more than three hundred (300) feet from the nearest point of the main parcel, provided the off-site location would not require persons to cross a public street. (Ord. 08-07)<br>(C) Prohibited Locations. It shall be unlawful to park a motor vehicle, trailer, or boat in a front yard area, as defined in Section 10-2-040, on any residential property or on areas not improved for parking. No one shall develop any portion of a front yard, as required in this Title, as a public parking area in conjunction with a permitted multi-family, commercial, or industrial use without approval by the Planning Commission at site plan review. No one shall pave or improve any portion of a required front yard, other than driveways leading directly to or adjacent to a garage, so as to encourage or make possible the parking of vehicles therein. | (C) Parking in front yard |
| **10-8-040: MINIMUM AND MAXIMUM PARKING SPACES.**<br>Each land use as listed below shall provide the required off-street parking. For any use not listed, the requirements for the most similar use listed shall apply. The Land Use Authority shall determine which listed use is most similar. In special cases where there is not a similar use, the Land Use Authority, in consultation with the developer, shall establish the | |

| | |
|---|---|
| minimum and maximum parking space requirement.<br>-Manufacturing uses, research, wholesale Per one thousand (1,000) square feet floor area (excluding floor space used exclusively for storage) min 1.25, max 3 | Required: 23 Provided: 23 |
| **10-8-050: OFF-STREET LOADING**<br>(A) Off-Street Loading Required. For every building or part thereof having a floor area of ten thousand (10,000) square feet or more which is to be occupied by a commercial or industrial use, to or from which deliveries are regularly made by motor vehicle, the property owner shall provide and maintain on the same lot with the building at least one (1) off-street loading space. In buildings larger than ten thousand (10,000) square feet, the property owner shall provide a second loading space for the next thirty thousand (30,000) square feet or fraction thereof plus one (1) additional loading space for each increment of forty thousand (40,000) square feet thereafter.<br>(B) Size of Off-street Loading Space. Each loading space shall be not less than fourteen (14) feet wide, twenty-five (25) feet long, and fourteen (14) feet high.<br>(C) Location of Loading Space. Required loading spaces may occupy any required yard except the front yard. The design and arrangement of the loading space shall be such that no part of the space would permit loading or unloading or service from a public street or sidewalk. No loading space shall be located closer than fifty (50) feet from a residential boundary except when screened by a six- (6) foot wall or solid fence. (Ord. 06-17) | (1) Required: 2 Provided: 3 |
| **10-8-060: ACCESS TO OFF-STREET PARKING AND LOADING SPACES.**<br>(A) Ingress and Egress. All uses shall provide adequate ingress and egress as follows:<br>2. Commercial and industrial uses shall have a maximum of one (1) driveway approach for each one hundred (100) feet of public street frontage. Said driveway approaches shall be no more than thirty-five (35) feet in width nor less than sixteen (16) feet (for one-way traffic).Where a proposed driveway approach and associated paving in the public right-of-way in asphalt, concrete or any other impervious surface will encase, cover or in any way come into contact with any public utility located in the public right-of-way the property owner shall provide adequate expansion joints in the paving surface as to allow ease of access to such public utilities. In such cases where this situation exists, in addition to the required excavation permit, the property owner shall submit a design detail for protecting the allowed access of any utilities that may be affected by the proposed excavation work. (Ord. 08-07)<br>(B) Spacing. Driveway approaches shall not be located closer to each other than one hundred (100) feet in all commercial and industrial zones. (Ord. 08-07)<br>(C) Distance from Intersections. No residential driveway approach shall be located closer than twenty (20) feet to the intersection of two (2) streets. This measurement shall be made along the front property lines/street right-of-way lines to the point of intersection of the two (2) lines. For commercial and industrial uses and apartments with seventeen (17) or more parking spaces, the driveway approach shall be no closer than forty (40) feet to the intersection of two (2) streets. | Meets requirements |
| **10-8-070: PARKING DEVELOPMENT, STANDARDS, AND MAINTENANCE.**<br>(A) Size. Each off-street parking space shall be no less than nine (9) feet by twenty (20) feet, except as otherwise provided.<br>(C) Handicapped Parking. All buildings and uses on the site shall have appropriate means of access for disabled persons. Said access shall meet the requirements of the building code and all standards of the Americans with Disabilities Act shall be followed in order to provide safe and convenient access for the disabled. (Ord. 06-17) (Ord. 06-27)<br>(D) Surfacing. All public parking areas, private multi-family residential parking areas, with five (5) or more vehicles and private industrial parking areas with three (3) or more | Meets requirements |

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| parking spaces (including driveways and loading spaces) shall have asphalt or concrete paving, appropriate bumper guards so cars do not project across sidewalks or property lines, and striping to provide the orderly arrangement and movement of vehicles. (Ord. 08-07)<br>(E) Drainage. All parking areas as described in Section 10-8-070(D) above shall have proper grading for drainage and provisions for curb, gutter, and waterways as submitted in an accepted site plan approved by the City Engineer. (Ord. 06-17)<br>(F) No Backing onto Public Streets. The design of all parking areas described in Section 10-8-070 shall eliminate the need for vehicles to back out into a public street. (Ord. 08-07)<br>(G) Screening and Landscaping. As a condition of approval at the site plan review stage, the Land Use Authority may require all public and private parking areas, except single- and two- (2) family dwellings, to have effective screening, such as fencing or landscaping. (Ord. 08-07)<br>(H) Lighting. The arrangement of lighting used to illuminate any off-street parking area shall reflect the light away from adjoining property in residential districts as per Chapter 8 of this Title. (Ord. 06-17)<br>(I) Design of Parking Area. All parking areas shall comply with the standards set forth in the Table of Parking Standards at the end of this Chapter. | (E) See City Engineers review.<br><br>(F) Meets requirement.<br><br>(G) Landscape screening provided. Change fencing type to the following: North side: Chain link with privacy slats, East side: Vinyl coated chain link, South & West sides: ok as proposed.<br>Updated on drawing C-01<br><br>(H) No lighting information provided<br>See previous comments |
| **10-24 ID INDUSTRIAL DEVELOPMENT ZONE** | |
| **Purpose.** (10-24-010)<br>The purpose of this Zone is to provide for industrial, manufacturing, and certain compatible commercial uses and to protect such uses from encroachment of uses adverse to their operation and expansion. (1991) | This use meets the purpose of the zone |
| **Permitted Uses** (10-24-020) | Permitted: (G) Manufacturing, compounding, processing, milling, assembling, testing, or packaging (of the following products):<br>(1) Apparel. (2) Fabricated metal products (not including primary metals industries). (3) Food products. (4) Stone, clay, and glass. |
| **Minimum Lot Standards** (10-24-040)<br>(A) Lot Area: No minimum requirement<br>(B) Lot Width: As required by site plan review<br>(C) Front Yard: Thirty (30) feet<br>(D) Side Yards: As required by site plan review<br>(E) Rear Yard: As required by site plan review<br><br>All lots shall be subject to the general landscape requirements as prescribed in the „Buffer Classification Requirements‟ table found in the "Buffer Yards‟ section of this Title. (Ord. 08-11)<br>(F) Building Height: one hundred (100) feet for buildings more than two hundred (200) feet from the zone boundary. | (A)7.19 Acres<br>(B) 615'<br>(C) 80''<br>(D) 71'<br>(E) 144'<br><br>This lot is adjacent to industrial zones on all four sides and buffering is not required except along street.<br><br>(F) Height is 24' 6"'. Max height is 100' |
| **Off-Street Parking And Loading** (10-24-050)<br>Off -street parking and loading shall be provided as specified in Chapter 8 of this Title unless the Planning Commission requirements exceed those of Chapter 8.(1991) (Ord. 08-07) | See off street parking requirements section above. |
| **10-24-060: SIGNS.**<br>Signs permitted in this Zone shall be those allowed in industrial zones by Chapter 9 of this Title.(1991) | A conditional use permit must be obtained before sign installation. |
| **10-24-070: SPECIAL PROVISIONS**<br>(A) Landscaping. All lots, parcels, or sites shall have a minimum ten (10) percent of the total area landscaped, including all required front yards, and permanently maintained in good condition. | (A) Approximately 22% provided |

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| (B) Industrial Performance Standards. The following performance standards shall ensure that all industries will provide necessary modern control methods to protect the City from hazards and nuisances; set objective, quantitative standards for the maximum tolerated levels of frequently-hazardous or annoying emissions; and protect any industry from arbitrary exclusion or persecution based solely on the characteristics of that type of industry's past uncontrolled operation.<br><br>1. General<br>(a) No one shall use or occupy any land or building devoted to uses authorized by this Chapter in any manner so as to create a dangerous, injurious, noxious, or otherwise objectionable fire, explosive, or other hazard; noise or vibration; smoke, dust, odor, or other form of air pollution; heat, cold, dampness, glare, electrical, or other disturbance; liquid or solid refuse or waste; or other substance, condition, or element in such a manner or in such an amount as to affect adversely the surrounding area or adjoining premises. The foregoing are hereinafter referred to as "dangerous or objectionable elements." | |
| (b) In addition to meeting other application requirements for site plan approval or a conditional use permit, parties seeking approval for an industrial use shall include in the application a description of the proposed machinery, products, and processes to be located at the development. The application shall include an investigation and report from a qualified consultant outlining all possible environmental impacts the industrial use may have. The cost of such expert report shall be borne by the applicant. | (b) Please provide a report detailing the hazard or nuisance risks. (For example "Description of proposed machinery/processes…, The machines inside the building produce xyz amounts of noise, pollution, emissions, vibration, etc. From outside the building xyz amounts of x hazard can be expected. From x distance, said hazards can/cannot be detected. Trucks coming/leaving the site produce xyz. Methods that will be deployed to protect the city from xyz hazards are … and the tolerated levels to be expected should be ….<br><br>Owner to provide |
| 2. Dangerous and Objectionable Elements<br><br>(a) Noise. No use shall emit or cause the emission of sound from a stationary source such that the one hour equivalent sound level $L_{eq}$ of resultant sound measurement, at the lot line of the establishment or use, exceeds, by 6 dba or more, the one hour equivalent sound level ($L_{eq}$ ) caused by ground transportation as estimated for that point of measurement and that time of day, pursuant to FHWA-RD-77-108 Highway Traffic Noise Prediction Model or by other techniques at least as accurate. The sound level measuring instrumentation shall conform with ANSI S1.4-1971 Type 1 and compatible measurement procedures, according to ANSI S1.13-1971, with the following adjustments:<br><br>i. Adjustment for Temporal and Tonal Characteristics of Sound. If the sound has a pronounced audible-tonal quality, such as a whine, screech, buzz, or hum, or an audible cyclic variation in sound level, such as beating or other amplitude modulation, the measured sound level shall increase by 5 db to allow for more subjective response to the sound.<br><br>ii. Quasi-Steady Impulsive Sound. Where the sound is of a repetitive impulse nature, providing a steady reading using the "slow response" setting on the sound level meter, the measured value shall increase by 10 db to allow for more subjective response to the sound.<br><br>Only one of the paragraphs (i) or (ii) may apply to qualify for an adjustment. In a case where both paragraphs apply, paragraph (ii) takes precedence. No use shall emit, cause, or permit the emission of sound of an impulsive nature from a stationary source such that it results in an impulsive sound level at a point of measurement in excess of 80 db or, in a one hour equivalent level ($L_{eq}$ ), exceeding that one hour equivalent level ($L_{eq}$ ) caused by ground transportation as estimated for that point of measurement and that time of day, pursuant to FHWARD-77-108 or equivalent method.<br><br>(b) Vibration. No use shall create or permit a vibration (other than from transportation facilities or temporary construction work) that is discernible without instruments at the points of measurement specified in Subsection 10-24-070(B)2(a). (Ord. 08-07)<br><br>(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 (1) volume of odorous air to four | |

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| (4) volumes of clean air at the points of measurement specified in Subsection 10-21-7(B)2(a) 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. (Ord. 08-07)<br><br>(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.<br><br>(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. (Ord. 08-07)<br><br>(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.<br><br>(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. (1991) | |
| **10.28 - Architectural Review Committee.**<br>10.28.210 Industrial Site Planning - Site planning considers how the various components of a development (e.g., buildings, circulation, parking, open space, etc.) relate to adjacent streets and existing development, and how the various components relate to each other within the development site.<br>(A) Building and Facilities Location. The main elements of a well-designed industrial site include:<br>(1) Controlled site access with appropriate maneuvering areas for trucks separated from general vehicle circulation<br>(2) Employee parking areas located apart from loading and service areas<br>(3) Convenient public access and short-term visitor parking at the front of the building<br>(4) Screening of storage, work areas, and mechanical equipment and buffering of adjacent land uses<br>(5) Emphasis on a well-designed main building entry and landscaping<br>(6) Site elements, such as buildings, parking, driveways, and outdoor activities, should be arranged to emphasize the more aesthetically pleasing components of the site (e.g., landscaping and superior architectural features) and disguise less attractive elements (e.g., service facilities, outside storage, equipment areas, and refuse enclosures) through proper placement and design of buildings, screen walls, and landscaping.<br>(7) Industrial and warehouse development must be screened and buffered from any adjacent uses that are less intensive in compliance with the code. Intensified landscaping, increased setbacks, and appropriate building location will be utilized as a means of providing adequate separation between land uses of varied intensity.<br>(8) Noise generating functions must be located in a way that minimizes any impact on adjacent nonindustrial properties. Sound attenuation walls should be used where appropriate to mitigate/reduce noise.<br>(9) The number of site access points are to be located at distances from street intersections that will minimize points of potential vehicle conflict, especially between automobiles and trucks. | (5) Main building entry needs landscaping<br>(6) Add landscaping in front of blank facades<br>Added, see C-01 (landscape plans to follow) |

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| (10) Primary entry drives for automobiles, especially visitors, must be enhanced with: ornamental landscaping, low-level decorative walls, monument-type signs, or decorative paving to emphasize site access locations.<br>(B) Vehicular Circulation.<br>(1) Site access and internal circulation must promote safety, efficiency, convenience, and minimize conflict between trucks and other vehicles. Appropriate maneuvering and stacking areas for trucks should be a primary consideration in the overall design of the circulation system.<br>(2) Uses where trucks are anticipated, such as distribution centers, should be planned to accommodate safety and maximize visibility for both truck maneuvering and other traffic.<br>(3) The design and location of loading areas and dock facilities must minimize the interaction between trucks and other automobiles. Access to loading and delivery areas must be separated from parking areas.<br>(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. | (10) Looks good<br><br>(3) Access to parking and loading areas not separate |
| (C) Parking Location.<br>(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.<br>(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.<br>(3) Visitor parking spaces should be located to produce the shortest route of travel to a building entrance.<br>(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.<br>(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.] | (1) Parking in front but not 'expansive'<br><br>(4) Pedestrian walkway not provided because there is no sidewalk on that side of the street<br><br>(5) No pedestrian separation provided by main entry. Add curb & gutter or bollards and planter beds. added landscape, see c-01 ~~(landscape plans to follow)~~ |
| 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.<br>(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.<br>(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.<br>(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.<br>(4) Primary building entries must be readily identifiable and well defined through the use of projections, recesses, columns, roof structures, or other design elements. | (1) Not applicable<br><br>(2)Varying building height accomplished with office portion<br><br>(3)Add features to facades to add interest and reduce visual mass<br>see A-03 and A-04 for modified elevations |
| (B) Color and Materials.<br>(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.<br>(2) Large expanses of smooth material (e.g., concrete) must be broken up with reveals or changes in texture and color.<br>(3) Bright, contrasting colors should be used for small areas of building accents only.<br>(4) Design and colors of wall signs must be compatible with the main buildings | (2) Break up large expanses of blank facades<br>see A-03 and A-04 for modified elevations |

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| on the site.<br>(5) Materials, design, and colors of monument signs must be compatible with the main buildings on the site. | |
| (C) Accessory Buildings.<br>(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.<br>(2) Temporary buildings are not to be located where they will be visible from adjoining public streets.<br>(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.] | Not applicable |
| 10.28.230 Industrial landscape design.<br>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.<br>(1) Landscape design must follow an overall concept and link various site components together.<br>(2) Landscaped areas incorporate a three-tiered planting system: (a) grasses, ground covers, or flowers; (b) shrubs or vines; and (c) trees.<br>(3) The use of a variety of trees, especially in parking areas and pedestrian open space areas, is required.<br>(4) More intense landscaping and special landscape features are to be provided at major focal points, such as entries and pedestrian gathering areas.<br>(5) The front, public portions of buildings must be separated from parking areas by landscaping and pedestrian walkways. | (4) Add landscaping around main entry see previous comment<br><br>(5)Add pedestrian separation to the front of building see previous comment |
| (B) Walls and Fences.<br>(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.<br>(2) Landscaping must be used in combination with walls and fences to visually soften blank surfaces.<br>(3) When security fencing is required adjacent to streets, it must consist of wrought iron, tubular steel, or similar material supported by masonry piers. | Development agreement with Ninigret for chain link |
| (C) Outdoor Lighting.<br>(1) The design and location of outdoor lighting fixtures must preclude direct glare onto adjoining property and streets in compliance with the development code. Illumination devices must be installed, directed, and shielded to confine light rays within the property.<br>(2) Outdoor lighting (e.g., location, height, and number) must be designed to foster security. Site and building entries must have enhanced illumination to increase visibility and safety. | No lighting detail provided see previous comment |
| (D) Refuse Storage and Utility Equipment.<br>(1) Refuse storage areas should be located at the rear of the development and screened from public view in compliance with the development code.<br>(2) If refuse storage areas, fuel tanks, generators, and fire check safety valves cannot be located out of public view, the design of refuse storage areas should incorporate architectural screening elements and landscaping compatible with the design of buildings and landscaping on the site. | Meets requirements |
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SYRACUSE CITY EST. 1935

# Industrial Piping & Welding

450 South & 1000 West

Engineer Site Plan Review

*Completed by Brian Bloemen on September 30, 2015*

Below are the engineering comments for the site plan review of the Industrial Piping and Welding Fabrication Building.

1. North Davis Sewer District will approve all grease traps.
2. Correct the drawing scales. Completed
3. No outlet to the City's storm drain main is shown on the plans. This is shown on C05, South/West side of property
4. A detention basin maintenance agreement is required. Owner to complete
5. An oil water separator is required on the storm drain prior to entering into the City's system. Added "snout" on CB-05, see section "B" on C-07
6. A secondary booster pump is required. shown on L-104 and called out on C-05 South/West corner.

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

Sincerely,

Brian Bloemen, P.E.
City Engineer

TO: Community Development, Attention: Noah Steele
FROM: Jo Hamblin, Fire Marshal
RE: IPW

DATE: October 13, 2015

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

1. The minimum fire flow requirement can vary based upon the type of buildings built in commercial area. Provide documentation that the water system will provide adequate fire flow through the Syracuse City Engineering Department.

2. Fire hydrants and access roads shall be installed prior to construction of any buildings. All hydrants shall be placed with the 4 ½" connection facing the point of access for Fire Department Apparatus. Number and distribution of hydrants shall be spaced according to table C105.1 of the 2012 IFC. Provide written assurance that this will be met.

3. Prior to beginning construction of any buildings, a fire flow test of the new hydrants shall be conducted to verify actual fire flow for this project. The Fire Prevention Division of this department shall witness this test and shall be notified a minimum of 48 hours prior to the test.

4. The plans indicate a fire suppression system will be used please indicate the location of fire line and its size on the plans. Also show where the riser room will be located in the building with the FDC location.

Have shown fire line and FDC on drawing C-05

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

# PLANNING COMMISSION AGENDA

November 3, 2015

**Agenda Item # 5** **Pacific Steel Site Plan Review** (404 South 1080 West)

**Summary**

Pacific Steel is requesting site plan approval for a 103,380 sq ft. industrial and office building. The building will be located in the Ninigret Industrial Subdivision. Their lot is 11.58 acres. Staff has reviewed the plans and has found, to the best of their knowledge, that it meets the requirements of all applicable ordinances.

**Attachments**

- Proposed Plans
- Performance Standards
- Review Comments Summary

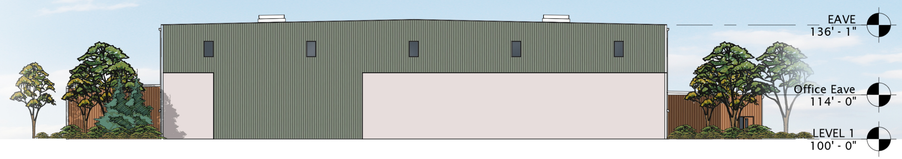
**Suggested Motions:**

**Grant**
I move to recommend approval, of the site plan for Pacific Steel located at 404 South 1080 West, (and to the condition(s) that…)
**Deny**
I move to recommend denial, of the site plan for Pacific Steel located at 404 South 1080 West based on…
**Table**
I move to table discussion of the site plan for of the site plan for Pacific Steel located at 404 South 1080 West until….

PACIFIC STEEL & RECYCLING

# Pacific Steel - Storage & Distribution Facility

GSBS ARCHITECTS

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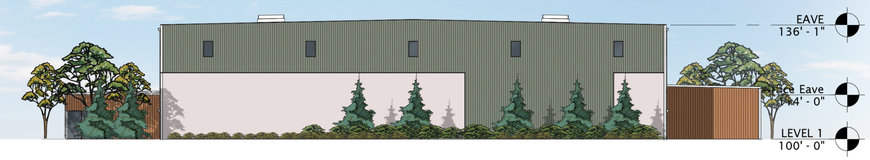
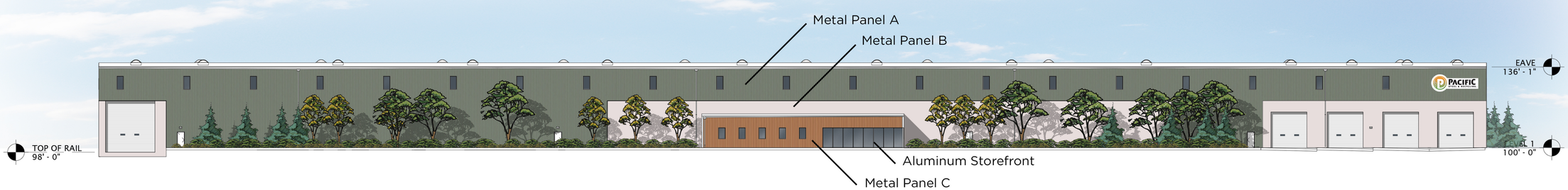
A3.1
## WEST ELEVATION




3
A3.1
## EAST ELEVATION

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A3.1
## SOUTH ELEVATION

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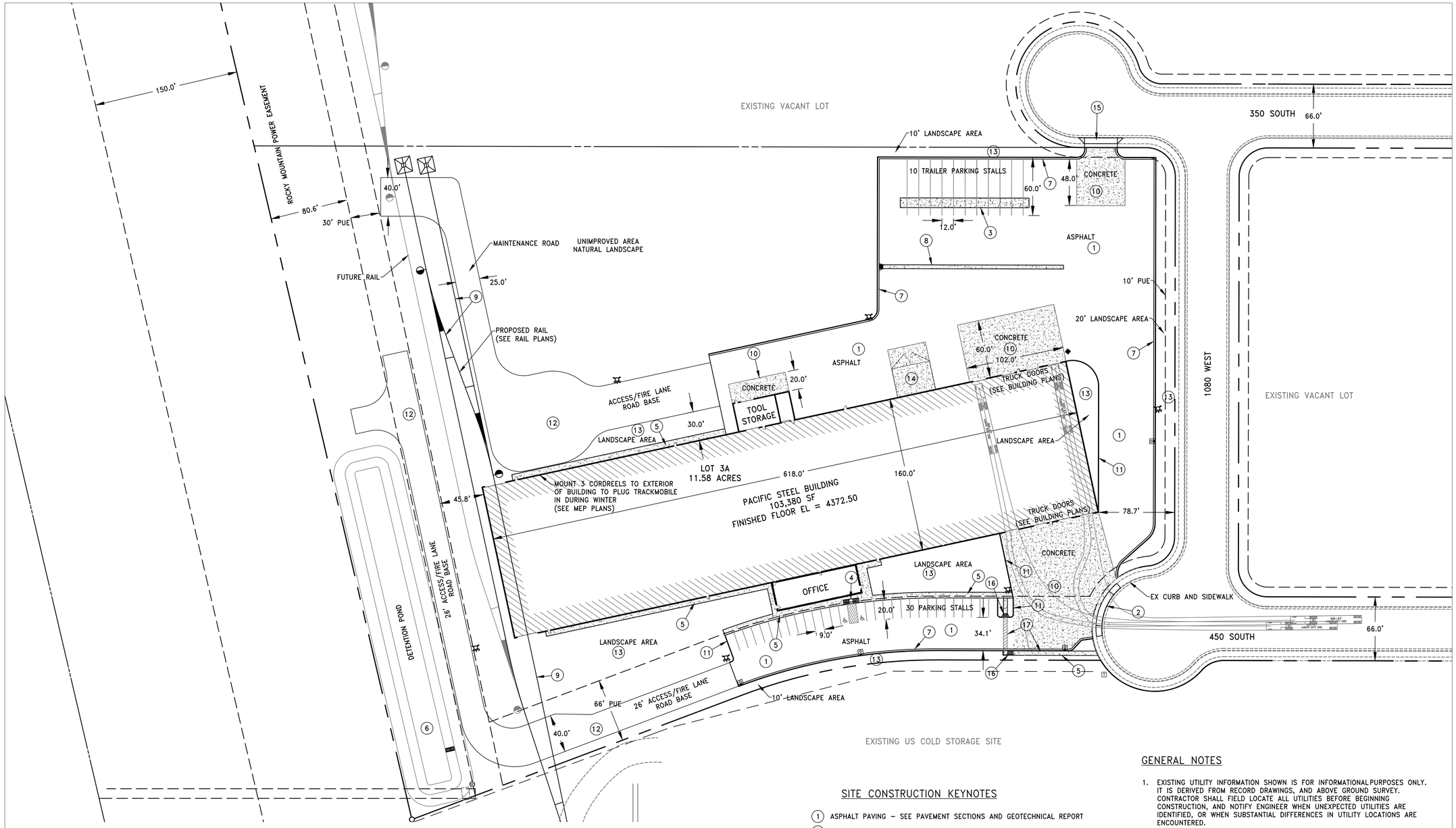
## NORTH ELEVATION

# Pacific Steel - Storage & Distribution Facility




## LEGEND

| | |
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| | EXISTING CURB AND GUTTER |
| | PROPOSED CURB AND GUTTER |
| | PROPOSED CURB WALL |
| SD | EXISTING STORM DRAIN |
| W | EXISTING WATER LINE |
| OHE | EXISTING POWER |
| G | EXISTING GAS LINE |
| 4235 | EXISTING CONTOUR (5' INTERVALS) |
| 4234 | EXISTING CONTOUR (1' INTERVALS) |
| | PROPERTY BOUNDARY LINE |
| FNC | PROPOSED FENCE |
| | PROPOSED FIRE HYDRANT |
| | EXISTING FIRE HYDRANT |
| | PROPOSED RAIL |

## SITE INFORMATION

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| BUILDING | 104,460 SF | 20.7% |
| PAVEMENT/WALKS | 118,970 SF | 23.6% |
| LANDSCAPING | 50,061 SF | 10.0% |
| UNIMPROVED AREA | 229,028 SF | 45.7% |
| TOTAL SITE AREA: | 504,453 SF (11.58 ACRES) | 100.0% |

## PARKING INFORMATION

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| MANUFACTURING (EXCLUDES STORAGE/EQUIPMENT AREAS): | 14,176 SF | (17.72 STALLS REQ'D, 1.25 PER 1,000 SF) |
| OFFICE SPACE: | 2,518 SF | (6.30 STALLS REQ'D, 2.5 PER 1,000 SF) |
| PARKING STALLS PROVIDED: | 30 STALLS | (24 STALLS REQ'D) |
| ACCESSIBLE STALLS PROVIDED: | 2 STALLS | (2 STALLS REQ'D, 26 TO 50 TOTAL STALLS) |

## PROPERTY DESCRIPTION

ADDRESS: 404 SOUTH 1080 WEST
TAX PARCEL:
ZONE: INDUSTRIAL ZONE

## SITE CONSTRUCTION KEYNOTES

1. ASPHALT PAVING – SEE PAVEMENT SECTIONS AND GEOTECHNICAL REPORT
2. 35' CONCRETE DRIVEWAY APPROACH WITH SIDEWALK (PER APWA PLAN NO. 221) 10' WIDE STAMPED COLORED CONCRETE ON SIDES WITH MOUNTABLE CURB.
3. 10' WIDE CONCRETE TRUCK DOLLY PAD (SEE DT–1)
4. ADA ACCESSIBLE RAMP – MAX. SLOPE 1:12 (8.33%) MAX. CROSS SLOPE 1:50 (2.00%) (PER APWA PLAN NO. 236 – EXAMPLE 5)
5. CONCRETE SIDEWALK (PER APWA PLAN NO. 231)
6. STORMWATER DETENTION POND
7. 24" CURB AND GUTTER – TYPE E (PER APWA PLAN NO. 205)
8. 4' CONCRETE WATERWAY (PER APWA PLAN NO. 211)
9. PROPOSED RAIL (SEE RAIL PLANS BY OTHERS)
10. CONCRETE PAVING – SEE PAVEMENT SECTIONS AND GEOTECHNICAL REPORT
11. TYPE P CURB (PER APWA PLAN NO. 209)
12. FIRE APPARATUS ACCESS ROAD (PER IFC 2012 APPENDIX D)
13. LANDSCAPE AREA – SEE LANDSCAPE PLANS
14. TRASH/RECYCLING ENCLOSURE AREA – CONCRETE SURFACE WITH 6' SLATTED CHAINLINK FENCE AND DOUBLE WIDE GATES FOR ACCESS TO ALL CONATAINERS
15. CONCRETE DRIVEWAY APPROACH WITH SIDEWALK (PER APWA PLAN NO. 221)
16. ADA ACCESSIBLE RAMP – MAX. SLOPE 1:12 (8.33%) MAX. CROSS SLOPE 1:50 (2.00%) WITH REQUIRED LANDINGS
17. ADA ACCESSIBLE ROUTE – MAX. SLOPE 5.00%, MAX. CROSS SLOPE 1:50 (2.00%) WITH REQUIRED LANDINGS

## GENERAL NOTES

1. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM RECORD DRAWINGS, AND ABOVE GROUND SURVEY. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES BEFORE BEGINNING CONSTRUCTION, AND NOTIFY ENGINEER WHEN UNEXPECTED UTILITIES ARE IDENTIFIED, OR WHEN SUBSTANTIAL DIFFERENCES IN UTILITY LOCATIONS ARE ENCOUNTERED.
2. CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL AND ELECTRICAL DRAWINGS.
3. ALL NEW CONSTRUCTION TO BE DONE IN ACCORDANCE WITH AMERICAN PUBLIC WORKS ASSOCIATION (APWA) AND SYRACUSE CITY STANDARDS.

## ELEVATIONS KEY

EL 0.00' = EL 4300.00'
EXAMPLE: 70.50' = 4370.50'
(FOR CIVIL PLANS ONLY)

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N

0 50 100 150
Scale in Feet

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REVISIONS:

FINAL DESIGN

12-6-15
No. 8706815
COLBY CRAIG ANDERSON
STATE OF UTAH

# PACIFIC STEEL STORAGE & DISTRIBUTION FACILITY

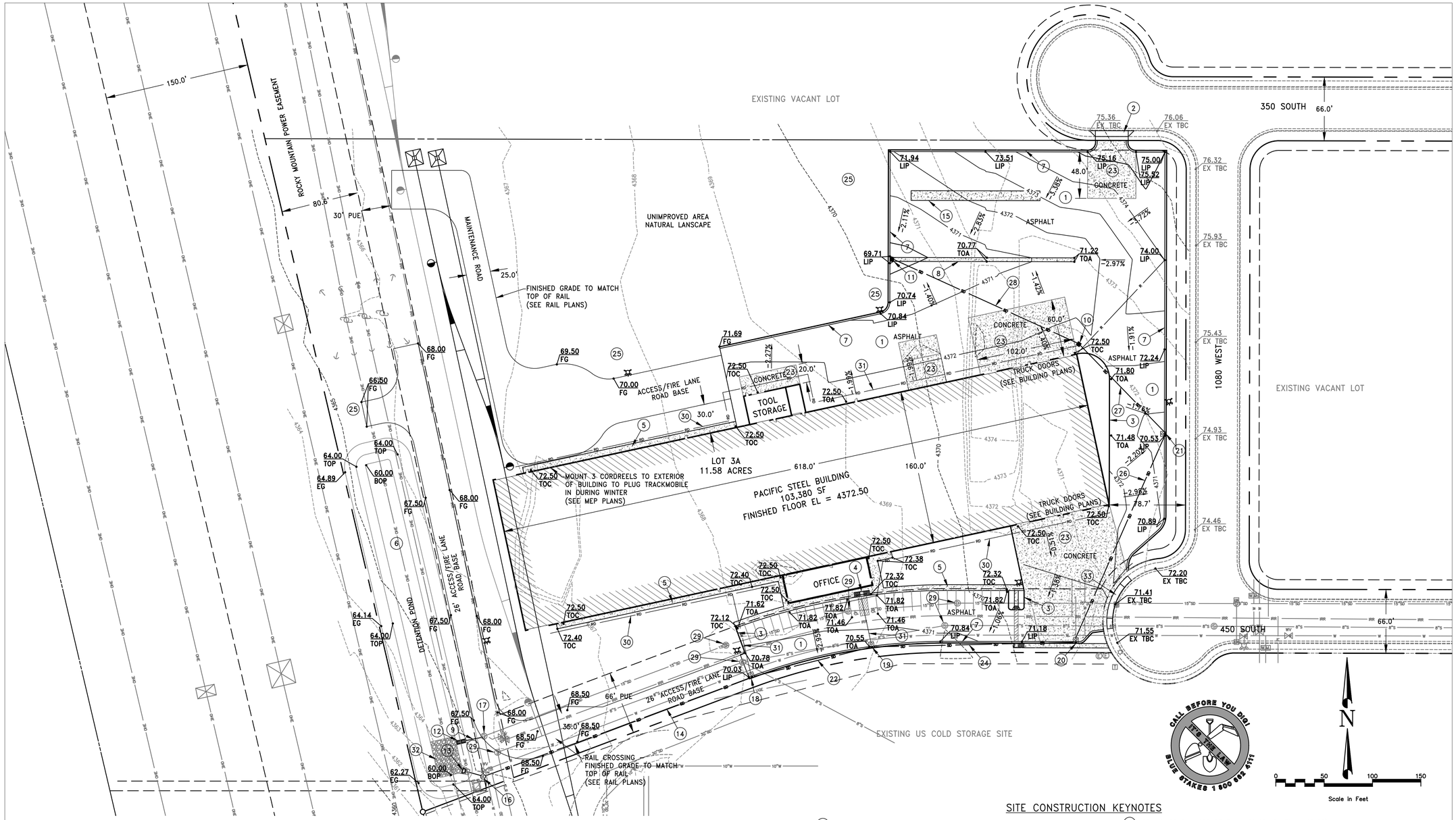
404 SOUTH 1080 WEST
SYRACUSE CITY, UTAH 84075

2850 WEST 900 SOUTH
SALT LAKE CITY, UTAH 84101

| | |
|---|---|
| OWNER PROJECT NO.: | Client Project # |
| GSBS PROJECT NO.: | 2015.017.00 |
| ISSUED DATE: | 10/06/2015 |

SITE PLAN

ST–1




## LEGEND

| | | |
|---|---|---|
| EXISTING CURB AND GUTTER | DIRECTION OF DRAINAGE | |
| PROPOSED CURB AND GUTTER | TOP OF ASPHALT | TOA |
| PROPOSED CURB WALL | LIP OF CURB | LIP |
| EXISTING STORM DRAIN | EXISTING GROUND | EG |
| EXISTING WATER LINE | FLOWLINE | FL |
| EXISTING POWER | TOP BACK OF CURB | TBC |
| EXISTING GAS LINE | TOP OF GRATE | TOG |
| EXISTING CONTOUR (5' INTERVALS) | TOP OF CONCRETE | TOC |
| EXISTING CONTOUR (1' INTERVALS) | LANDSCAPE | LS |
| PROPERTY BOUNDARY LINE | FINISHED GRADE | FG |
| PROPOSED FIRE HYDRANT | BACK OF WALK | BOW |
| EXISTING FIRE HYDRANT | FINISHED GRADE | FG |
| PROPOSED RIDGELINE | TOP OF POND | TOP |
| PROPOSED STORM DRAIN | BOTTOM OF POND | BOP |

## ELEVATIONS KEY

EL 0.00' = EL 4300.00'
EXAMPLE: 70.50' = 4370.50'
(FOR CIVIL PLANS ONLY)

## STORMWATER DATA

PIPE SIZING CALCULATIONS ARE BASED ON THE 10 YEAR STORM EVENT
(Tc = 15 MINUTE, I = 2.18 IN/HR, C = 0.82)

POND CALCULATIONS ARE BASED ON THE 50 YEAR – 24 HOUR STORM EVENT, AND AN ALLOWABLE RELEASE RATE OF 0.2 CFS/ACRE:

DETENTION POND
PEAK INFLOW = 20.70 CFS
PEAK OUTFLOW = 2.32 CFS (ALLOWABLE = 2.32 CFS)
REQUIRED STORAGE = 21,979 CUBIC FEET *(PROVIDED = 34,157 CUBIC FEET)
PEAK WATER ELEVATION = 4363.00
ORIFICE DIAMETER = 7.92 INCHES
FREEBOARD = 1.0' MINIMUM

*POND IS OVERSIZED FOR FUTURE DEVELOPMENT OF SITE

## GRADING NOTES

1. REMOVE ALL PLANT MATERIALS AND TOPSOILS PRIOR TO PLACEMENT OF STRUCTURAL FILL. THE NON-ENGINEERED FILL MAY REMAIN UNDER PAVEMENTS IF PROPERLY PREPARED AS SPECIFIED BY GEOTECHNICAL ENGINEER (SCARIFIED, MOISTURE PREPARED, AND RECOMPACTED TO THE STRUCTURAL FILL REQUIREMENTS)
2. CONTRACTOR SHALL FIELD VERIFY ALL ELEVATIONS OF EXISTING IMPROVEMENTS PRIOR TO DOING ANY WORK. NOTIFY OWNER AND ENGINEER OF ANY DISCREPANCIES BETWEEN PLANS AND EXISTING CONDITIONS.
3. GRADE ALL AREAS IN SUCH A WAY AS TO AVOID LOW SPOTS AND STANDING WATER FROM STORM EVENTS AND IRRIGATION WATERING.

## SITE CONSTRUCTION KEYNOTES

1. ASPHALT PAVING – SEE PAVEMENT SECTIONS AND GEOTECHNICAL REPORT
2. CONCRETE DRIVEWAY APPROACH (PER APWA PLAN NO. 221)
3. TYPE P CURB (PER APWA PLAN NO. 209)
4. ADA ACCESSIBLE RAMP – MAX. SLOPE 1:12 (8.33%) MAX. CROSS SLOPE 1:50 (2.00%) (PER APWA PLAN NO. 236 – EXAMPLE 5)
5. CONCRETE SIDEWALK (PER APWA PLAN NO. 231)
6. STORMWATER DETENTION POND (SEE CALCULATIONS TABLE THIS SHEET)
7. 24" CURB AND GUTTER – TYPE E (TYPICAL ALL, PER APWA PLAN NO. 205)
8. 4' CONCRETE WATERWAY (PER APWA PLAN NO. 211)
9. 18" RCP SD PIPE (S = 2.38%, L = 18')
10. 3'x3' CATCH BASIN (GRATE EL = 71.17 , FL EL = 62.63)
11. 3'x3' CATCH BASIN (GRATE EL = 69.61 , FL EL = 63.15)
12. STORMWATER CONTROL STRUCTURE (SEE DT-1)
13. 30" RCP SD PIPE WITH FLARED END SECTION (S = 0.50%, L = 20')
14. 30" RCP SD PIPE (S = 0.26%, L = 290', CLASS V UNDER RAIL)
15. 10' WIDE CONCRETE TRUCK DOLLY PAD (SEE DT-1)
16. 5' SD MANHOLE WITH SNOUT (RIM EL = 66.00, FL EL = 60.10 (PIPE), SUMP PER SNOUT MANUFACTURER REQUIREMENTS)
17. EX SD MANHOLE (FL EL = 59.17) CONNECT NEW SD PIPE (FL EL = 59.37), RAISE LID TO PROPOSED FG ELEVATION AND REMOVE UNUSED NE 8" INVERT
18. SD COMBO BOX (GRATE EL = 69.93, FL EL = 60.86)
19. SD COMBO BOX (GRATE EL = 70.45, FL EL = 61.18)
20. SD COMBO BOX (GRATE EL = 71.40, FL EL = 61.70)
21. SD COMBO BOX (GRATE EL = 70.43, FL EL = 62.31)
22. 24" RCP SD PIPE (S = 0.25%, L = 127')
23. CONCRETE PAVING – SEE PAVEMENT SECTIONS AND GEOTECHNICAL REPORT
24. 24" RCP SD PIPE (S = 0.25%, L = 206')
25. GRADE AT A 3:1 TO EXISTING GROUND
26. 24" RCP SD PIPE (S = 0.25%, L = 230')
27. 24" RCP SD PIPE (S = 0.25%, L = 126')
28. 24" RCP SD PIPE (S = 0.25%, L = 208')
29. EX MANHOLE – ADJUST RIM TO NEW FINISHED GRADE ELEVATION
30. CONNECT ROOF DRAINS TO STORM DRAIN SYSTEM (8" PVC, MIN. COVER = 2', SLOPE = 0.60%). CLEANOUTS EVERY 100' AND AT ALL BENDS. CONNECT TO TRUCK AREA FLOOR DRAINS IN BUILDING.
31. CONNECT ROOF DRAINS TO STORM DRAIN SYSTEM (12" PVC, MIN. COVER = 2', SLOPE = 0.50%). CLEANOUTS EVERY 100' AND AT ALL BENDS.
32. INSTALL 6'-9" RIPRAP TO DISSIPATE FLOW AND PREVENT EROSION. INSTALL TO 3' ON EITHER SIDE OF OUTLET AND 1' ABOVE OUTLET.
33. 35' CONCRETE DRIVEWAY APPROACH WITH SIDEWALK (PER APWA PLAN NO. 221) 10' WIDE STAMPED COLORED CONCRETE ON SIDES WITH MOUNTABLE CURB.

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REVISIONS:

FINAL DESIGN

REGISTERED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
STATE OF UTAH

# PACIFIC STEEL STORAGE & DISTRIBUTION FACILITY

404 SOUTH 1080 WEST
SYRACUSE CITY, UTAH 84075

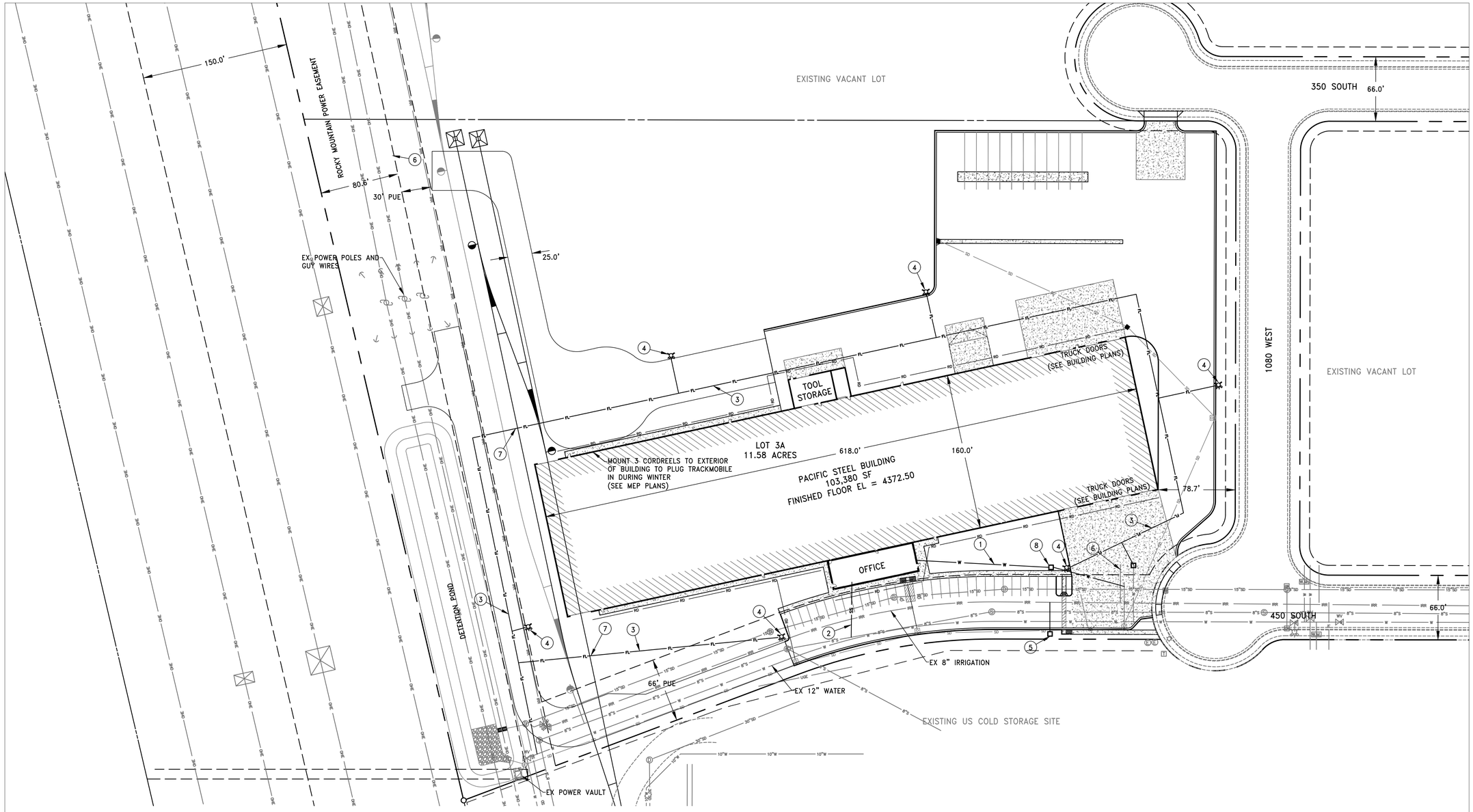
PACIFIC STEEL

2850 WEST 900 SOUTH
SALT LAKE CITY, UTAH 84101

| | |
|---|---|
| OWNER PROJECT NO.: | Client Project # |
| GSBS PROJECT NO.: | 2015.017.00 |
| ISSUED DATE: | 10/06/2015 |

GRADING AND DRAINAGE PLAN

GD–1




## LEGEND

- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED CURB WALL
- EXISTING STORM DRAIN
- EXISTING WATER LINE
- EXISTING POWER
- EXISTING SEWER
- EXISTING GAS LINE
- EXISTING CONTOUR (5' INTERVALS)
- EXISTING CONTOUR (1' INTERVALS)
- PROPERTY BOUNDARY LINE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED FIRE LINE
- PROPOSED WATER LINE
- PROPOSED SEWER LATERAL
- EXISTING IRRIGATION LINE

## SITE CONSTRUCTION KEYNOTES

1. CULINARY WATER LINE (SEE NOTE 4)
2. 6" PVC SEWER LATERAL (SEE NOTE 3)
3. FIRE LINE – INSTALL 8" DR-14 C-900 PVC WITH 4' MINIMUM COVER WITH THRUST BLOCKS (PER APWA PLAN NO. 561, SEE NOTE 7)
4. FIRE HYDRANT ASSEMBLY WITH BOLLARDS (PER APWA PLAN NO. 511)
5. 2" IRRIGATION WATER SERVICE LATERAL (STUB BEHIND NEW CURB) INSTALL BOOSTER PUMP AS REQUIRED BY CITY.
6. REMOVE EX IRRIGATION WATER SERVICE LATERAL PER CITY REQ'S
7. INSTALL CASING PER UPRR STANDARDS WHERE UTILITY CROSSES UNDER RAIL
8. CULINARY WATER METER AND VAULT WILL BE SUPPLIED AND INSTALLED BY CITY. RELOCATE TO LANDSCAPE AREA.

## ELEVATIONS KEY

EL 0.00' = EL 4300.00'
EXAMPLE: 70.50' = 4370.50'
(FOR CIVIL PLANS ONLY)

## GENERAL CONSTRUCTION NOTES

1. THE LOCATION OF EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY AND THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.
2. IF IT IS NECESSARY TO CUT THE EXISTING ASPHALT OR REMOVE ANY OTHER HARD SURFACES, ALL SURFACES WILL BE RESTORED PER CITY REQUIREMENTS. CONTRACTOR SHALL SUBMIT AND RECEIVE APPROVAL ON ENCROACHMENT PERMIT AND TRAFFIC CONTROL PLAN PRIOR TO COMMENCING WORK IN THE PUBLIC ROW. CONTRACTOR SHALL NOTIFY OWNER AND/OR CITY PRIOR TO BEGINNING WORK.
3. 6" PVC SDR 35 SANITARY SEWER LINE WILL BE INSTALLED WITH A MINIMUM SLOPE OF 1.00% AND WITH A MINIMUM COVER OF 3'. LATERAL SHOULD ENTER BUILDING BELOW FOOTING. CONTRACTOR TO FIELD VERIFY ELEVATIONS AND SLOPE. CONNECT TO EXISTING SEWER MAIN PER CITY REQ'S. VERIFY ELEVATION AND SLOPE OF EXISTING SEWER. NOTIFY ENGINEER IF LATERAL CANNOT BE INSTALLED AS SPECIFIED.
4. INSTALL 2" TYPE "K" COPPER WATER LINE WITH ALL NECESSARY BENDS AND ELBOWS PER SYRCUSE CITY STANDARDS AND SPECIFICATIONS. CITY TO SUPPLY AND INSTALL METER AND VAULT.
5. CONTRACTOR SHALL COORDINATE ALL UTILITY CONNECTIONS WITH UTILITY OWNERS PRIOR TO BEGINNING WORK.
6. CONTRACTOR SHALL FIELD VERIFY ALL ELEVATIONS OF EXISTING IMPROVEMENTS PRIOR TO DOING ANY WORK. NOTIFY OWNER AND ENGINEER OF ANY DISCREPANCIES BETWEEN PLANS AND EXISTING CONDITIONS.
7. HOT TAP REQUIRED FOR WEST FIRE LINE CONNECTION TO WATER MAIN. CONTRACTOR SHALL VERIFY THAT WATER LINE IS INSTALLED UNDER THE RAIL AS REQUIRED BY THE RAIL PLANS AND RAIL ENGINEER.
8. CONTRACTOR SHALL ENSURE ALL UTILITIES ARE INSTALLED AS REQUIRED UNDER THE PROPOSED NEW AND FUTURE RAIL WITH PROPER CASINGS AND CLEARANCES MET.
9. CONTRACTOR SHALL RAISE ALL VALVES, BOXES, RIMS AND ALL OTHER EXISTING FEATURES TO FINISHED GRADE ELEVATIONS AND PROTECT IN PLACE AS REQUIRED BY CITY.

## UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND SURVEY TIES AND/OR EXISTING UTILITY DRAWINGS AND VERBAL EXPLANATIONS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT POSITION INDICATED, ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION MADE AVAILABLE TO HIM. BEFORE DIGGING, CONTACT EACH UTILITY ENTITY SO THAT THEY MAY MARK THEIR LOCATIONS ON THE GROUND. THE SURVEYOR OR ENGINEER IS IN NO WAY RESPONSIBLE FOR ANY DAMAGE THAT OCCURS TO UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.

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N

0 50 100 150
Scale in Feet

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REVISIONS:

FINAL DESIGN

REGISTERED PROFESSIONAL ENGINEER
10-6-15
No. 8706815
COLBY CRAIG ANDERSON
STATE OF UTAH

# PACIFIC STEEL STORAGE & DISTRIBUTION FACILITY

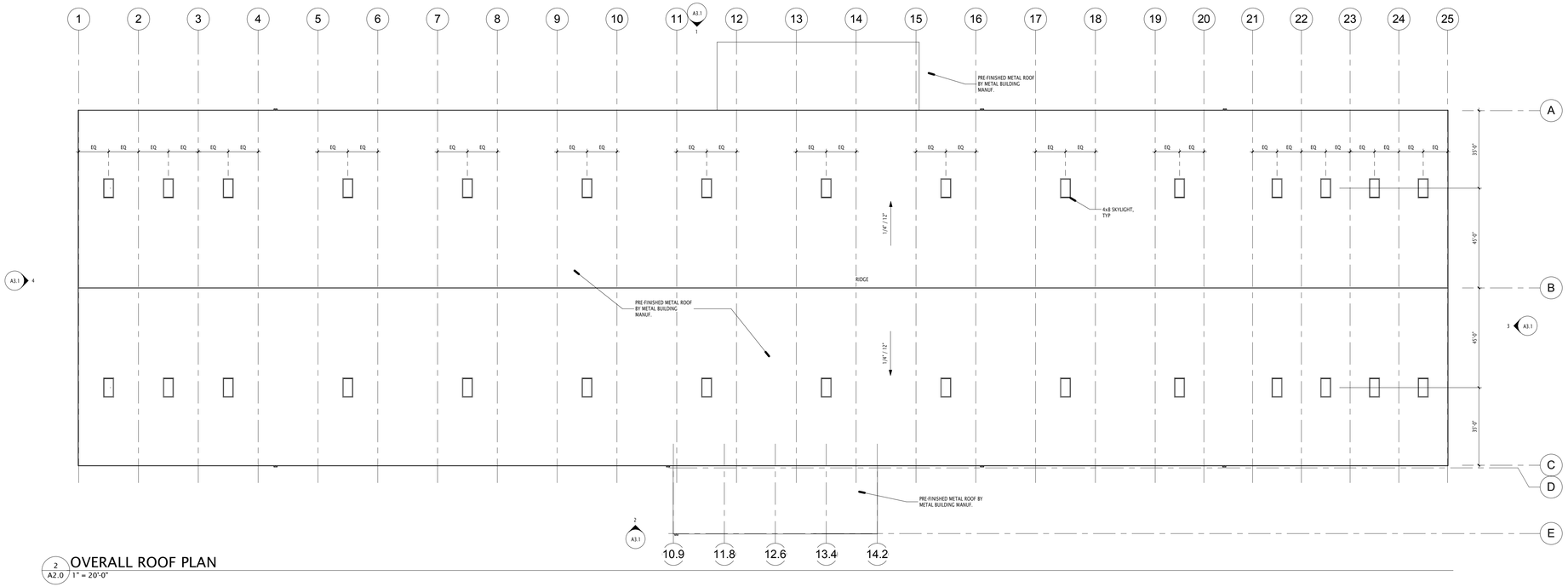
404 SOUTH 1080 WEST
SYRACUSE CITY, UTAH 84075

2850 WEST 900 SOUTH
SALT LAKE CITY, UTAH 84101

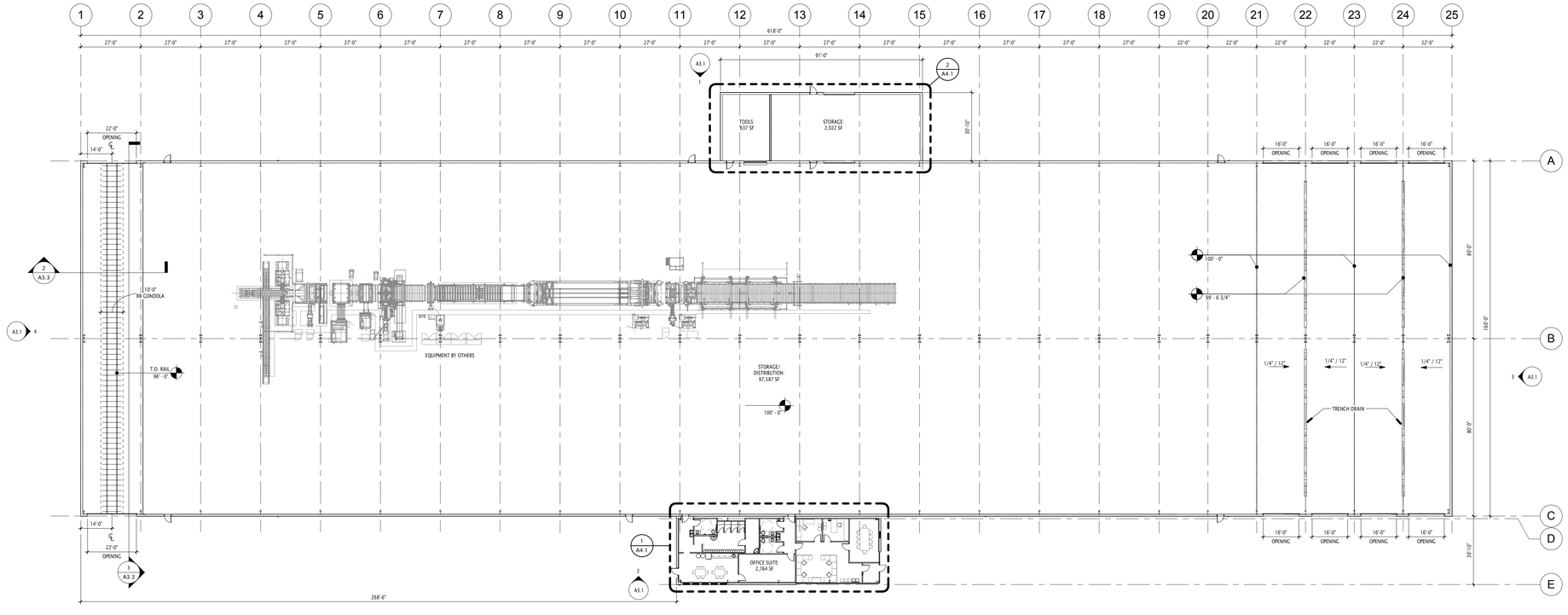
| | |
|---|---|
| OWNER PROJECT NO.: | Client Project # |
| GSBS PROJECT NO.: | 2015.017.00 |
| ISSUED DATE: | 10/06/2015 |

UTILITY PLAN

UT-1




2 A2.0 OVERALL ROOF PLAN
1" = 20'-0"




1 A2.0 OVERALL PLAN
1" = 20'-0"

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REVISIONS:

| | | |
|---|---|---|
| 1 | 04/13/15 | ADDENDUM 1 |

DESIGN DEVELOPMENT

PROJECT NORTH

# PACIFIC STEEL STORAGE & DISTRIBUTION FACILITY

404 SOUTH 1080 WEST SYRACUSE CITY, UTAH 84075

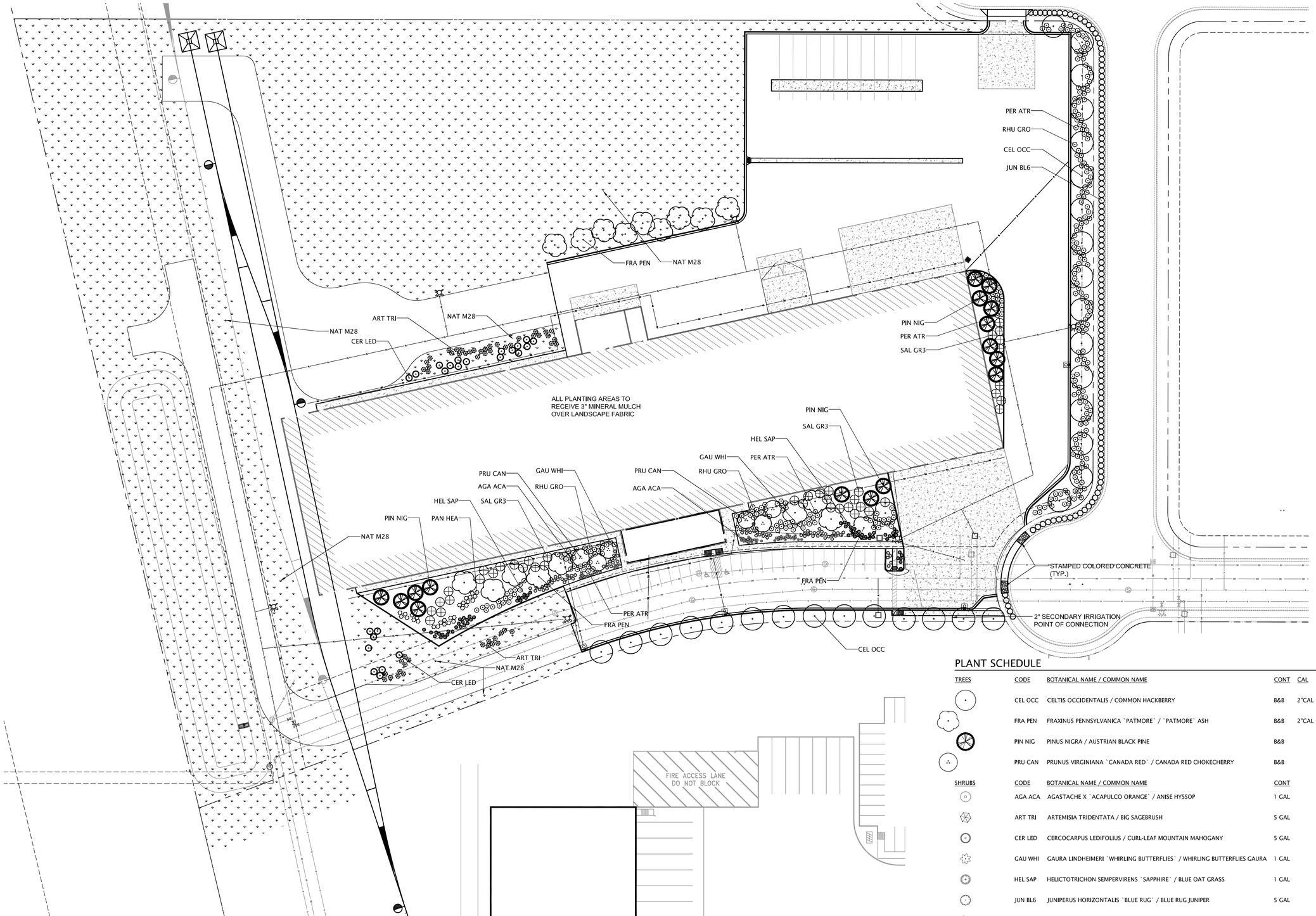
**PACIFIC STEEL**

2850 WEST 900 SOUTH
SALT LAKE CITY, UTAH 84101

**OWNER PROJECT NO.:**
**GSBS PROJECT NO.:** 2015.017.00
**ISSUED DATE:** 10/28/2015

**OVERALL FLOOR & ROOF PLAN**

**A2.0**




## PLANTING PLAN

SCALE: 1"=40'

1
L1.0

## PLANT SCHEDULE

| TREES | CODE | BOTANICAL NAME / COMMON NAME | CONT | CAL | SIZE |
|---|---|---|---|---|---|
| | CEL OCC | CELTIS OCCIDENTALIS / COMMON HACKBERRY | B&B | 2"CAL | |
| | FRA PEN | FRAXINUS PENNSYLVANICA `PATMORE` / `PATMORE` ASH | B&B | 2"CAL | |
| | PIN NIG | PINUS NIGRA / AUSTRIAN BLACK PINE | B&B | | 6-7` |
| | PRU CAN | PRUNUS VIRGINIANA `CANADA RED` / CANADA RED CHOKECHERRY | B&B | | 10-12` |

| SHRUBS | CODE | BOTANICAL NAME / COMMON NAME | CONT |
|---|---|---|---|
| | AGA ACA | AGASTACHE X `ACAPULCO ORANGE` / ANISE HYSSOP | 1 GAL |
| | ART TRI | ARTEMISIA TRIDENTATA / BIG SAGEBRUSH | 5 GAL |
| | CER LED | CERCOCARPUS LEDIFOLIUS / CURL-LEAF MOUNTAIN MAHOGANY | 5 GAL |
| | GAU WHI | GAURA LINDHEIMERI `WHIRLING BUTTERFLIES` / WHIRLING BUTTERFLIES GAURA | 1 GAL |
| | HEL SAP | HELICTOTRICHON SEMPERVIRENS `SAPPHIRE` / BLUE OAT GRASS | 1 GAL |
| | JUN BL6 | JUNIPERUS HORIZONTALIS `BLUE RUG` / BLUE RUG JUNIPER | 5 GAL |
| | PAN HEA | PANICUM VIRGATUM `HEAVY METAL` / BLUE SWITCH GRASS | 1 GAL |
| | PER ATR | PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE | 1 GAL |
| | RHU GRO | RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC | 5 GAL |
| | SAL GR3 | SALIX PURPUREA `GREEN DICKS` / WILLOW | 5 GAL |

| GROUND COVERS | CODE | BOTANICAL NAME / COMMON NAME | CONT |
|---|---|---|---|
| | NAT M28 | NATIVE SEED MIX / FOOTHILLS MIX | SEED |

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REVISIONS:

LICENSED LANDSCAPE ARCHITECT
DAVID G. GARCIA
NO. 5403489-5301
Signature
5/15/16
Renewal Date
Date
STATE OF UTAH

# PACIFIC STEEL STORAGE & DISTRIBUTION FACILITY

404 SOUTH 1080 WEST
UTAH 84075
SYRACUSE CITY,

**PACIFIC STEEL**

2850 WEST 900
SOUTH
SALT LAKE CITY,
UTAH 84101

DRAWN BY:
CHECKED BY:
OWNER PROJECT NO.:
GSBS PROJECT NO.: 2015.017.00
ISSUED DATE: 10.28.15

**PLANTING PLAN**

**L1.0**

**MEMORANDUM**

| | | | | | |
|---|---|---|---|---|---|
| **To:** | Noah Steel, Planner<br>Syracuse City | **Subject:** | Industrial<br>Performance Report | **Date:** | October 29, 2015 |
| **From:** | Brock Peterson | **Project:** | Pacific Steel | **Copies:** | |

The owner has stated the following regarding the process equipment:

Heavy Gage Cut-To-Length Line:

The line is designed to process steel coils .500″ thick with widths up to 96″ wide. The max coil weight on the machine is 80,000 lbs. The main purpose of the line is to unwind or uncoil steel coils and cut to them to a certain length. This line has two forms of leveling devices to ensure that the finish cut parts are flat and stay flat. The first method of leveling is Dual Roller Levelers. The material passes through a series of rolls to make the steel flat; however, trapped internal stresses remain in the material. Even though the material looks flat, it is still prone to spring back or warping once the finished sheet is laser cut or goes through subsequent shearing operations. To overcome this problem, the line is supplied with a second type of leveling device called a Stretch Leveler. A Stretch Leveler stretches the material sufficiently to exceed the yield point in all the fibers of the strip from top to bottom and from edge to edge, thus equalizing internal trapped stresses throughout the material. This not only makes the material flat, but ensures that the material will stay flat. After the material is thread through the line and is leveled, it is then fed into the Shear. Our system measures the part length desired and cuts the material to that length. Once cut, the material enters the Drop Stacker where finished parts are neatly stacked onto a table. Finally, the finished parts are rolled away on Roller Conveyors ready to be packaged.

1. There are no emissions.
2. There are no hazardous materials or substances stored or used in the facility.
3. Decibel levels standing next to the process machinery range from 95 to 98.
4. There are two hydraulic power units. The main power unit is a 385 gallon unit and the unit for the Stretcher Leveler is rated for 330 gallons.

In addition, 4 drive-thru truck bays are planned at the east end of the building for loading sheet goods onto flatbed trucks for distribution to downstream fabricators. Some raw material will be delivered to the building via flatbed truck and will utilize these same truck bays. Trucks are loaded inside the building and are covered outside the building in the north maneuvering yard.

At the far-wast end of the building, a single rail spur passes through the building. This is the primary method for receiving raw materials in the form of coiled steel as referenced above. The coils are removed from the rail cars via a 40 ton crane and placed in a queuing line for processing on the gage cut-to-length leveling line. A separate rail spur bypasses the building and is used for staging rail cars.

A total of 4 overhead bridge cranes service the building, 2 in each bay running longitudinally the entire length of the building. Each bay has one 40 ton and one 30 ton crane sharing the same crane rails. These cranes enable Pacific to move raw coils and finished sheet goods from the rail spur to the truck bays for shipping and all staging and storage points in between.

Fork lifts and coil transfer carts will also be active inside the building. The fork lifts are used to move dunnage and pallets and to arrange and store sheet goods after processing. Some loading of material onto trucks will also be handled by the forklifts. The coil transfer carts are used to manipulate the coils at the feed end of the gage cut-to-length leveling line.

**Planning Department Comments:**

1. Please provide location and design of all exterior lighting. Response: Lighting and Photometric plan is included with the revised package.

2. There is a tree that is too close to the fire hydrant on 1080 w. Needs to be 10' away. Response: Landscaping has been adjusted to provide required clearance to the fire hydrant.

3. Main driveway is too wide and appears that there may be two driveways right next to each other. 10.8.060 (A).2 - industrial uses shall have a maximum of one (1) driveway approach for each one hundred (100) feet of public street frontage. Said driveway approaches shall be no more than thirty-five (35) feet in width nor less than sixteen (16) feet (for one-way traffic). Response: The south cul-de-sac entrance has been revised to a single 35' wide drive entrance.

4. Provide fencing location and detail along with controlled site access information. Response: No fencing or site access control is planned for the project.

5. Need "Industrial Performance Standards" report detailing the potential sources of nuisance or hazards, description of machinery/processes, and methods that will be deployed to protect the city from said hazards. 10.24.070 (B). Response: Please see enclosed "Industrial Performance Standards" report.

6. Additional entry enhancements needed. 10.28.210(a)10 "Primary entry drives for automobiles, especially visitors, must be enhanced with: ornamental landscaping, low-level decorative walls, monument-type signs, or decorative paving to emphasize site access locations." Response: Additional landscaping enhancements have been added at the south (Main) cul-de sac entrance.

7. Car and Truck entry must be separate - 10.28.210(B)10 - " The design and location of loading areas and dock facilities must minimize the interaction between trucks and other automobiles. Access to loading and delivery areas must be separated from parking areas." Response: The south entrance and truck access configuration has been modified to minimize interaction between truck and automobile traffic. Additional separation has been provided between the west truck door and the sidewalk that connects the public street to the office entrance.

8. Need to add sidewalk between front door and public sidewalk that is separate from vehicle circulation. 10.28.210.(C)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. 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." Response: Revised and expanded sidewalk with delineated cross walk area has been added to connect the main public building access to the public sidewalk.

**Fire Comments:**

1. The aerial fire apparatus access road will be on the north side of the building. The road will meet the requirements of the 2012 IFC appendix D section D105. The access road shall be located no further than a maximum of 30 feet from the building. All plants located in between the access road and the building shall not interfere with aerial access to the roof. These items have been discussed on 10/14/2015 with GSBS Architects over the plans and they said they would make the changes. Response: The north fire access road has been relocated to 30' of the building, and the landscape plan has been modified to eliminate conflict with the fire department access.

**Engineering Comments:**

1. All existing valves shall be raised/lowered to finish grade. Response: All existing valves will be raised lowered to finish grade. This detail will be included in the building permit plans.

2. A detention maintenance agreement is required: Response: Understood and agree.

3. The culinary water meter must be relocated out of the pavement. Response: Culinary water meter will be located in a designated area in the landscape area as shown on the revised UT-1 Utility Plan.

4. The detention pond must be sized for a 100 year storm event. Response: Understood and agree.

5. All sidewalks through drive approaches must be a minimum of 6" thick. Response: Understood and agree.

6. Due to high culinary pressures in the area, it is recommended that the fire line be a minimum of DR-14 C-900. Response: Understand. Will further evaluate as part of the construction drawing development.

7. A secondary booster pump is required. Understand and agree that a secondary booster pump is required for the irrigation system.

# PLANNING COMMISSION WORK SESSION AGENDA

November 3, 2015

**Agenda Item # 2a General Plan 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 attached draft.

**Attachments**

- Proposed General Plan Draft

# 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."*

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# 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

## 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

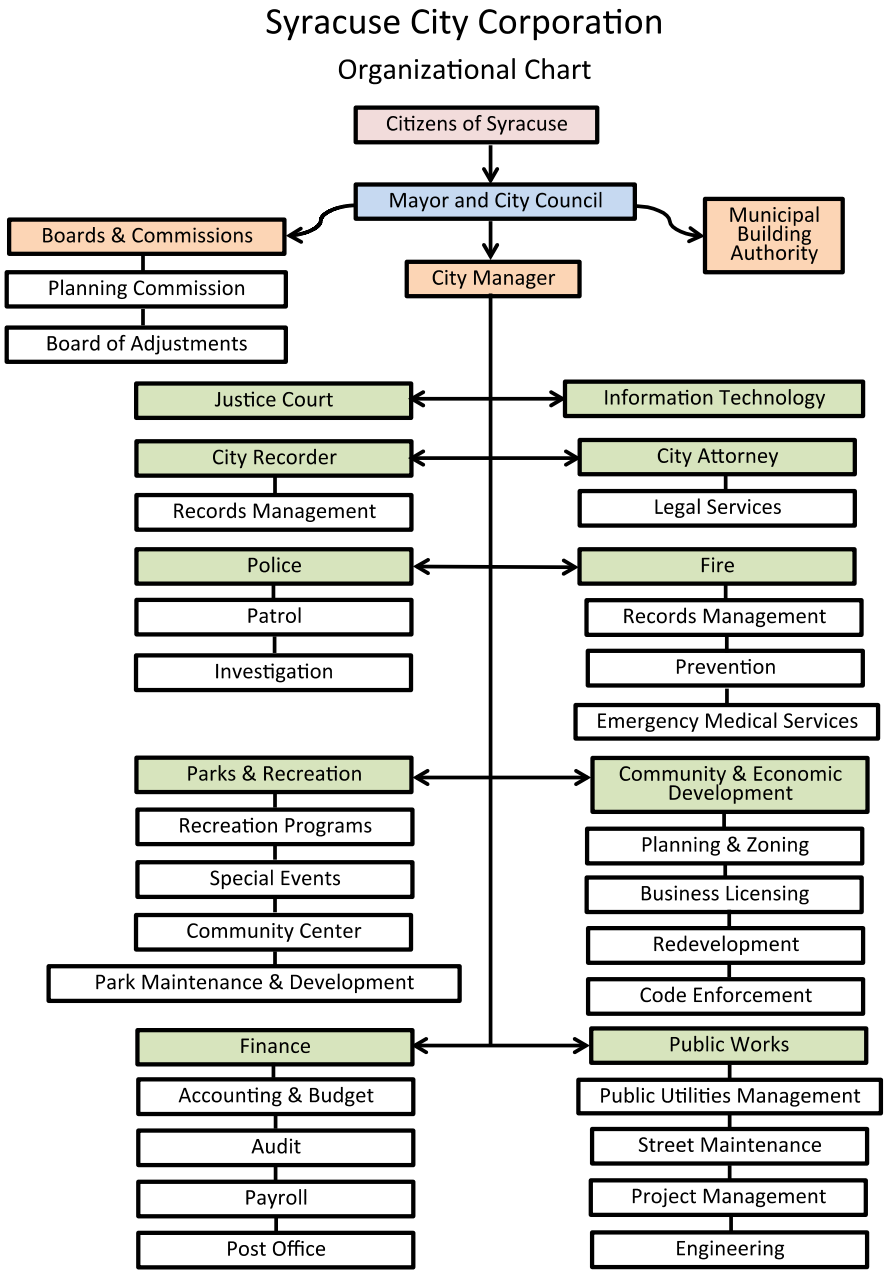
To request an amendment to the General Plan or General Plan Map, an applicant must show that any amendment:

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. The chart below shows the organization of the City, with the Planning Commission having responsibility for reviewing and updating the General Plan.



# 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.

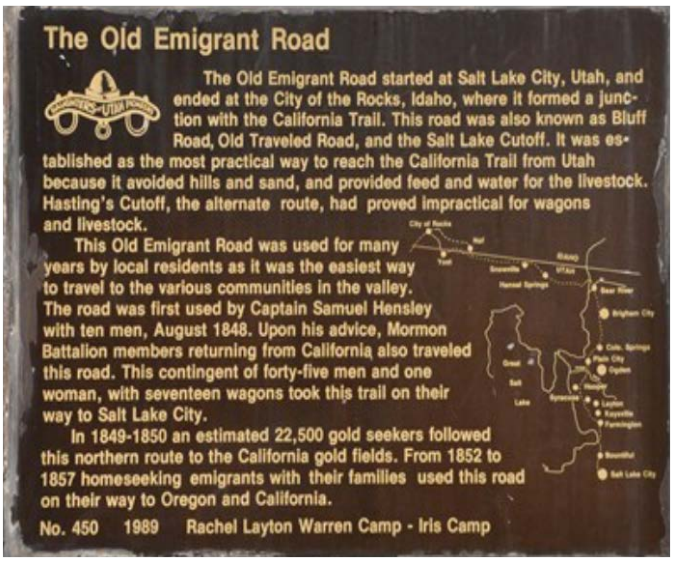
2. Ordinances should restrict unsightly or hazardous land use elements in any prominent locations and should ensure visual and physical buffers when such land uses are necessary.

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.

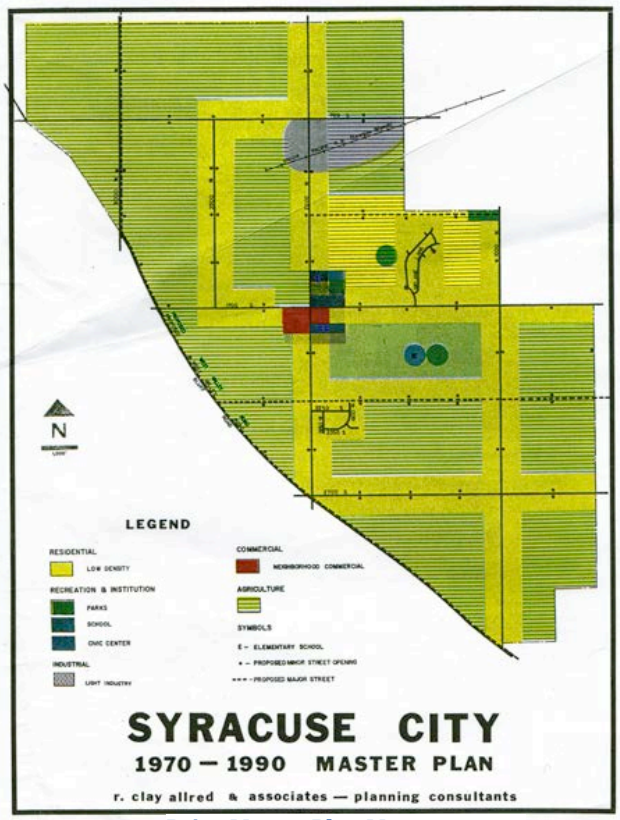
World War II brought changes; jobs were plentiful, many farmers worked their farms part-time, taking full-time jobs at Hill Air Force Base or the Naval Supply Depot. One hundred and twenty (120) Syracuse young men served in the armed forces.

### 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.

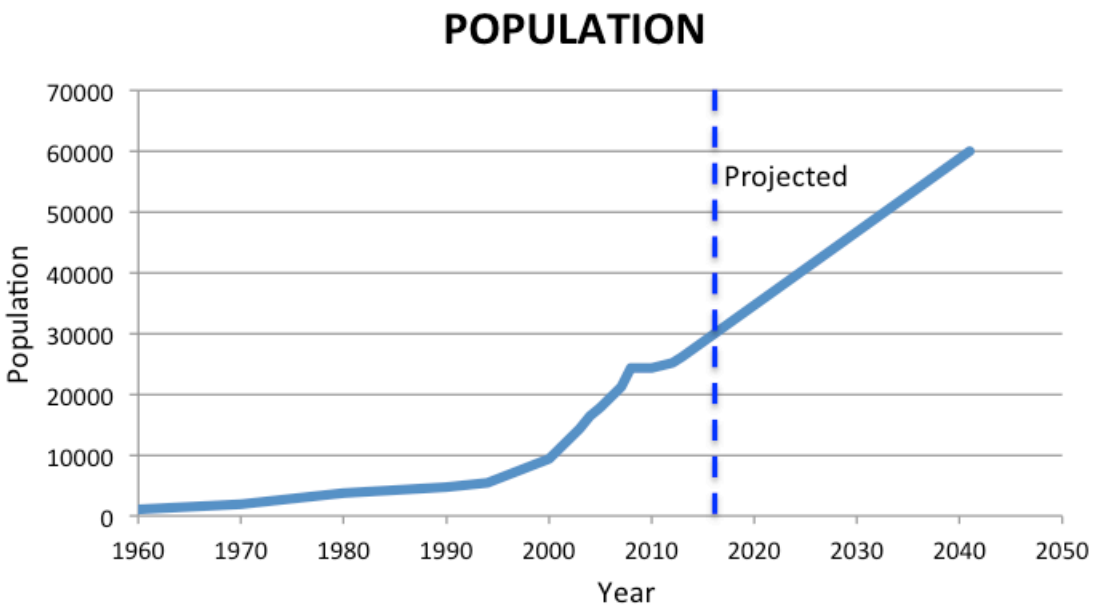
After World War II, agriculture in Syracuse evolved, with tractors replacing horses. Tomatoes, peas, and sugar beets were gradually phased out; but alfalfa, grain, corn, string beans, and onions still played an important role. As more and more agricultural land gave way to housing projects and businesses;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



Prior Master Plan Map

## 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

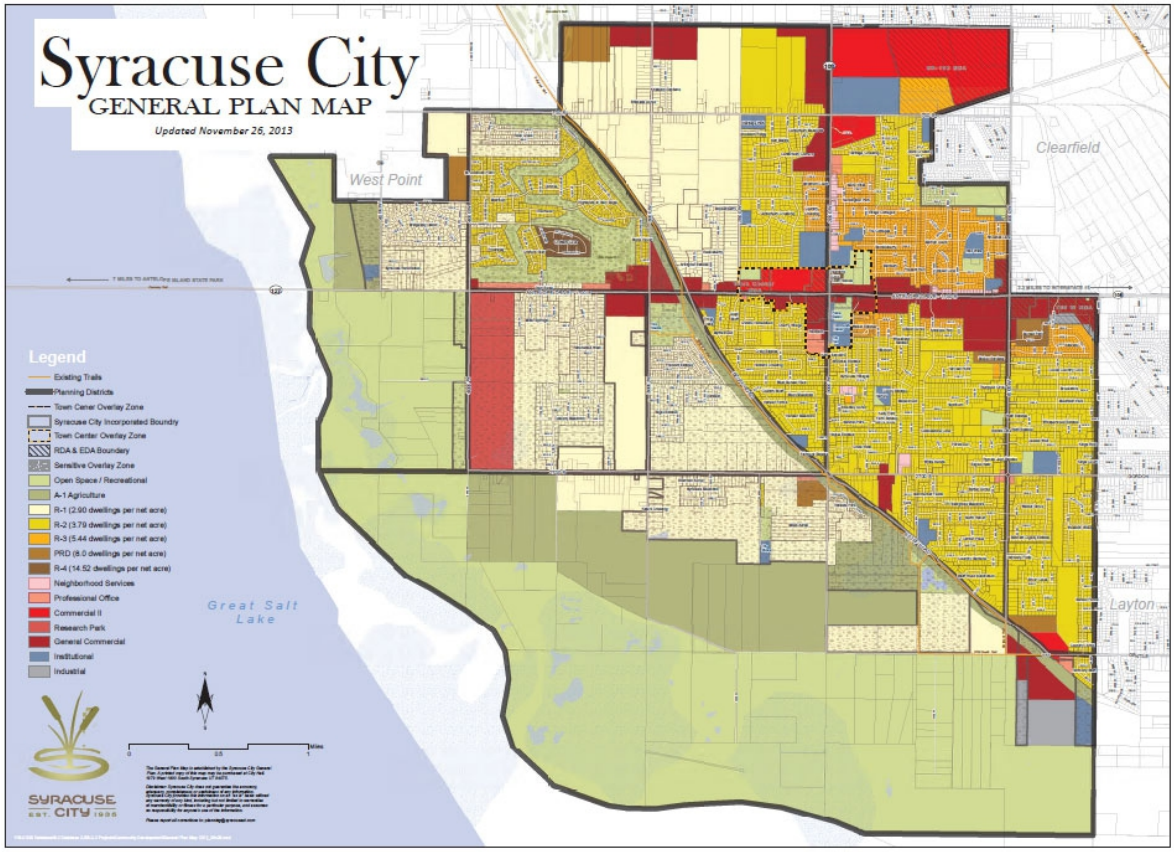
For the purpose of creating a manageable plan, the City's General Plan is subdivided into 10 planning districts. These districts are identified on the map associated with this plan. A copy of the map can be found on the Syracuse City website. The General Plan Map is opened for review every two years. 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.

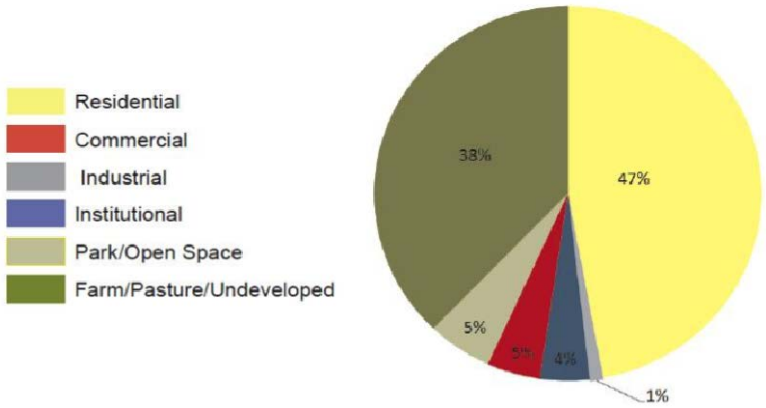
Commercial development along the city's shared boundary with Clearfield City along 1000 West between SR-193 and 700 South represents yet another commercial opportunity to Syracuse as this area is located adjacent to the Freeport Center. The opportunities in this area are Business Park, Commercial and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

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.

**Acknowledgements**

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Mayor Terry Palmer

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

**Planning Commission**
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- Ralph Vaughan (Chairman, 2015-2016)
- Greg Day
- Trevor Hatch
- Curt McCuistion
- Troy Moultrie
- Dale Rackham
- Grant Thorson

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- Troy Moultrie (Vice Chair)
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- Dave Jones
- Pat Zaugg
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- Gary Pratt
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**The North Davis Sewer District**
- Kevin Cowan, District Manager

# PLANNING COMMISSION WORK SESSION AGENDA

November 3, 2015

**Agenda Item # 2b 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

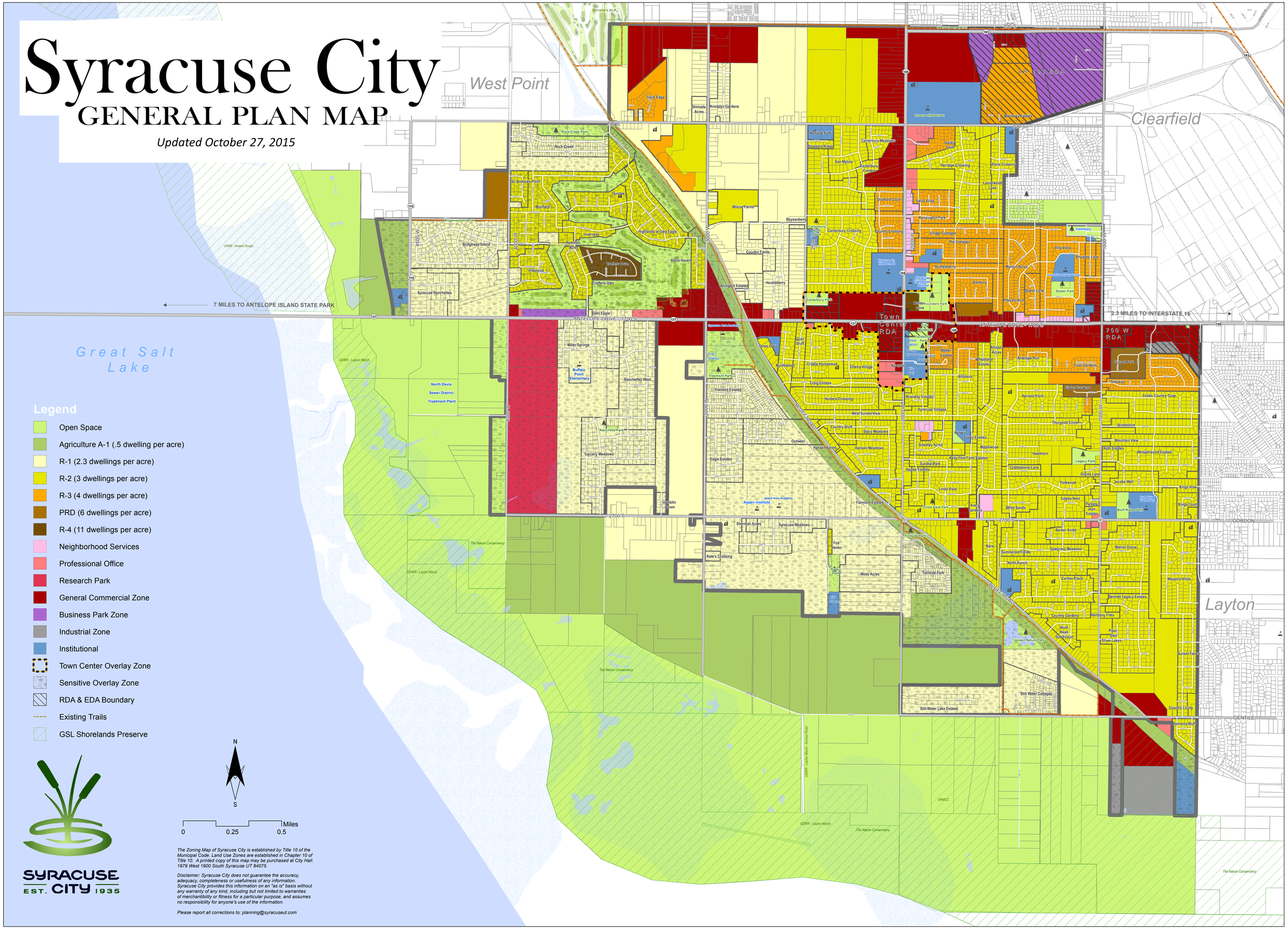
**Attachments**

- 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.*

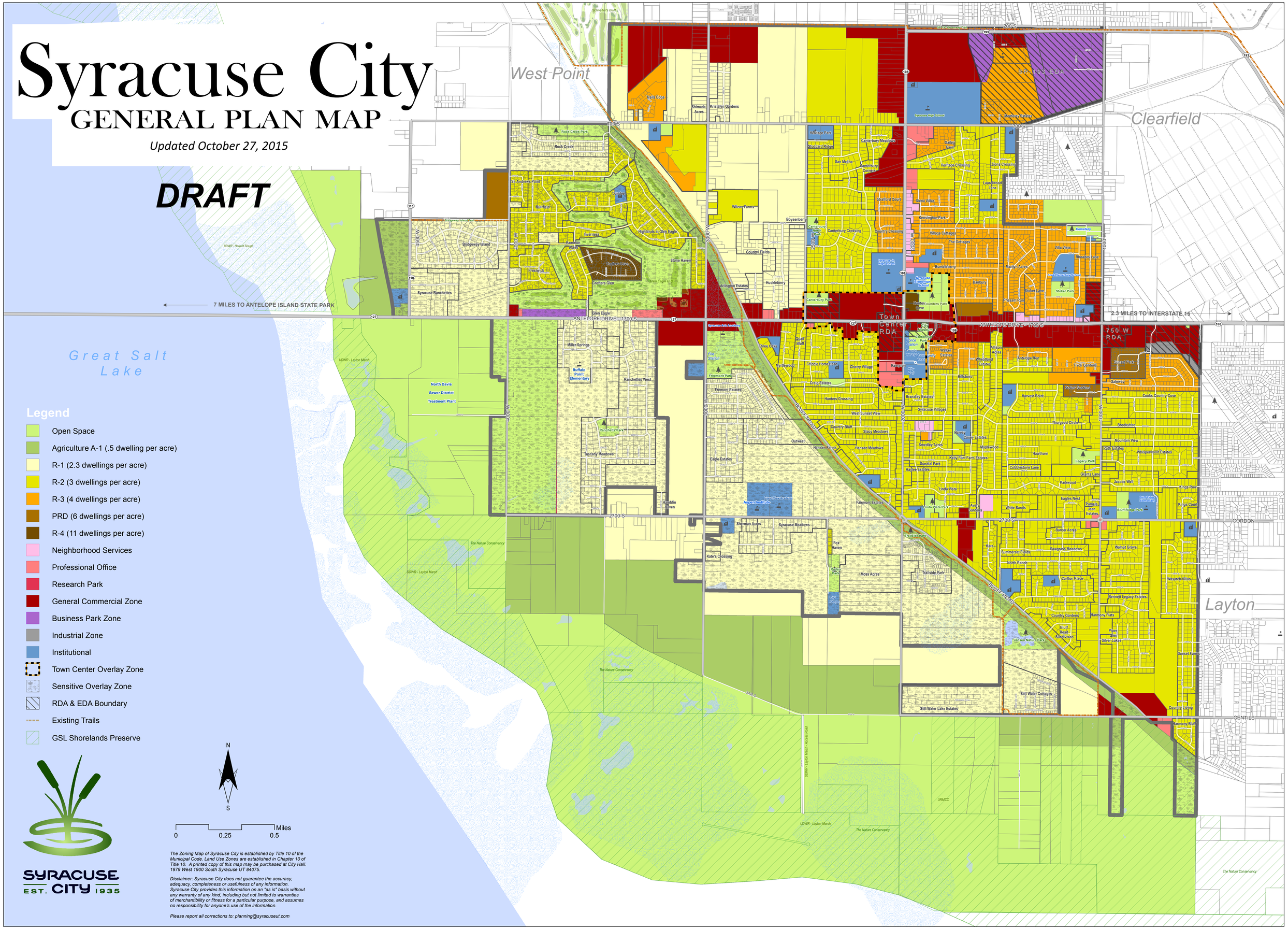
*Please report all corrections to: planning@syracuseut.com*

# Syracuse City

## GENERAL PLAN MAP

*Updated October 27, 2015*

**DRAFT**

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# PLANNING COMMISSION WORK SESSION AGENDA

November 3, 2015

**Agenda Item # 2c** **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
- Proposed Code Amendment

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 less than ten (10) 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.