



Syracuse City Planning Commission Meeting May 5, 2015

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

Regular Meeting Agenda

PLANNING COMMISSIONERS

CHAIR

T.J. Jensen

VICE CHAIR

Ralph Vaughan

Curt McCuiston

Dale Rackham

Greg Day

Trevor Hatch

Troy Moultrie

1. **Meeting Called to Order**
 - Invocation or Thought
 - Pledge of Allegiance
 - Adoption of Meeting Agenda
2. **Meeting Minutes:**
April 7, 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. **General Plan** GC General Commercial to R-3 Residential **and Rezone** from A-1 Agriculture to R-2 and R-3 Residential, Keller property located at 1975 S 1000 W.
5. **Final Subdivision**, Elmore Plaza, located at 1000 W Gordon (2700 S), P-O Zone.
6. **Site Plan**, Elmore Plaza, located at 1000 W Gordon (2700 S), P-O Zone.
7. **Site Plan**, Strong Storage, located at 575 W 1700 S, Industrial Zone.
8. **Adjourn**

Work Session

1. **Department Business**
2. **Commissioner Reports**
3. **Upcoming Agenda Items**
4. **Discussion Items**
 - a. Concept Plan, Keller Property located at 1975 S 1000 W, R-2 and R-3 Zone.
 - b. Rezone from A-1 Agriculture to R-1 Residential, property located at approximately 1950 S Doral Dr.
 - c. Title X code amendments pertaining to metal buildings in the industrial zone
 - d. Title X code amendments pertaining to the land use matrix.
5. **Adjourn**

NOTE

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

CERTIFICATE OF POSTING

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



PLANNING COMMISSION

AGENDA

May 5, 2015

Agenda Item # 2 May 5, 2015 Meeting Minutes

Attachments

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

Suggested Motions:

Grant

I move to approve the meeting minutes dated April 21, 2015 for the regular meeting and work session planning commission meeting, as amended...

Deny

I move to deny the meeting minutes dated April 21, 2015 for the regular meeting and work session planning commission meeting with the finding...

Table

I move to deny the meeting minutes dated April 21, 2015 for the regular meeting and work session planning commission meeting until ...

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

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on April 21, 2015, at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present:

Commission Members:	TJ Jensen, Chairman		
	Ralph Vaughan, Vice-Chairman		
	Curt McCuiston		
	Dale Rackham		
	Trevor Hatch		
	Greg Day		
City Employees:	Noah Steele, Planner		
	Jackie Manning, Admin Professional		
	Jo Hamblin, Deputy Fire Chief		
City Council:	Mike Gailey		
Excused:	Jenny Schow, Planner		
	Troy Moultrie, Commissioner		
	Brian Bloemen, City Engineer		
Visitors:	Taylor Brinkerhoff	Natalie Leui	Kanchana Don
	Ramesh Premaje	Tanner Kofoed	Lucas Rowell
	Jenny Hatch	Urrel Arreaga	Kathia Arreaga
	Hugh Parke	Matt Yeates	Ray Zaugg
	Patt Zaugg		

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1. **Meeting Called to Order:**

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

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

[6:03:47 PM](#)

2. **Meeting Minutes:**

April 7, 2015 Regular Meeting

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

April 7, 2015 Work Session

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

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

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

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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.

No public comments were made.

[6:05:41 PM](#)

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

Planner Steele summarized a staff memo that explained:

This request is for the modification of a conditional use permit to upgrade an existing childcare permit from 8 to 14 children. The applicant has made arrangements to hire a second employee and can provide off street parking per city code.

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

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

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

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

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

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

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

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

89 [6:15:49 PM](#)

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

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

93 [6:17:26 PM](#)

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

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

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

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

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

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

117 [6:21:24 PM](#)

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

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

120 This project is one building condominiumized. The single building is being subdivided with 2 different owners. Planner
121 Steele stated the plan has been redlined and will reappear for site plan review and for final at the next meeting. He stated
122 he addressed the concerns with the applicant, as expressed by the Planning Commission at the April 7, 2015 Work
123 Session Meeting. He stated they reviewed landscaping and the site triangle. The City Engineer is currently reviewing the
124 right in and right out only request, to see if it is feasible.
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126 [6:23:06 PM](#)

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

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

130 [6:24: 25 PM](#)

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

135 [6:25:00 PM](#)

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

137
138 Planner Steele summarized a staff memo from the Community Development Department that explained:

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

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

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

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

152 [6:30:34 PM](#)

153 Public hearing open.

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

156 [6:31:03 PM](#)

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

164 [6:32:47 PM](#)

165 Public Hearing Closed.

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

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

176 [6:42:37 PM](#)

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

186 [6:43:53 PM](#)

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

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

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

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

Per City Code 8.30.030 (C) Approval of final plats by the City Council will extend for a period of 12 months. If work or subsequent action by the developer to proceed with off-site construction does not occur within the 12-month period following initial approval, the plat and construction drawings must be resubmitted and become subject to re-approval under the latest City ordinances and specifications.

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

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

[6:46:26 PM](#)

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

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

[6:50:05 PM](#)

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

[6:50:54 PM](#)

8. **Adjourn.** Chairman Jensen returned to the dias.

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

TJ Jensen, Chairman

Jackie Manning, Admin Professional

Date Approved: _____

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

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

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

6:59 PM

1. **Department Business:**

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

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

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

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

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

7:05 PM

2. **Commissioner Reports:**

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

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

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

7:11 PM

3. **Upcoming Agenda Items:**

Upcoming agenda items were discussed with department business.

7:12 PM

64 4. **Discussion Items:**

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

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

71 Planner Steele summarized a staff memo that explained:

72
73 ***Factual Summation***

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

76 Subdivision Name: To be determined

77
78 Pre-Application Meeting: March 4, 2015

79 Current Zoning: A-1 Agricultural

80 General Plan: R-2 Residential and General Commercial

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

82 Total Area: 18.58 Acres

83 R-2 10.07

84 R-3 8.56

85 Net Developable Acres: 14.86 acres

86 R-2 8.56

87 R-3 6.84

88 R-2 Density Allowed: 32 lots

89 Requested: 27 lots

90 R-3 Density Allowed: 37 lots

91 Requested: 23 lots

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

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

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

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

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

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

115 **7:26 PM**

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

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

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

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

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

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

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

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

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

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

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

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

159 **8:05 PM**

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

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

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

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

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

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

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

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

8:21 PM

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

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

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

8:26 PM

5. **Adjourn.**

DRAFT



PLANNING COMMISSION WORK SESSION AGENDA

May 5, 2015

Agenda Item # 4

General Plan Amendment and Rezone

Factual Summation

Please review the following information. Any questions regarding this agenda item may be directed at Jenny Schow, City Planner.

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

Attachments:

- General Plan
- Zoning Map
- Letter of Intent

Summary

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

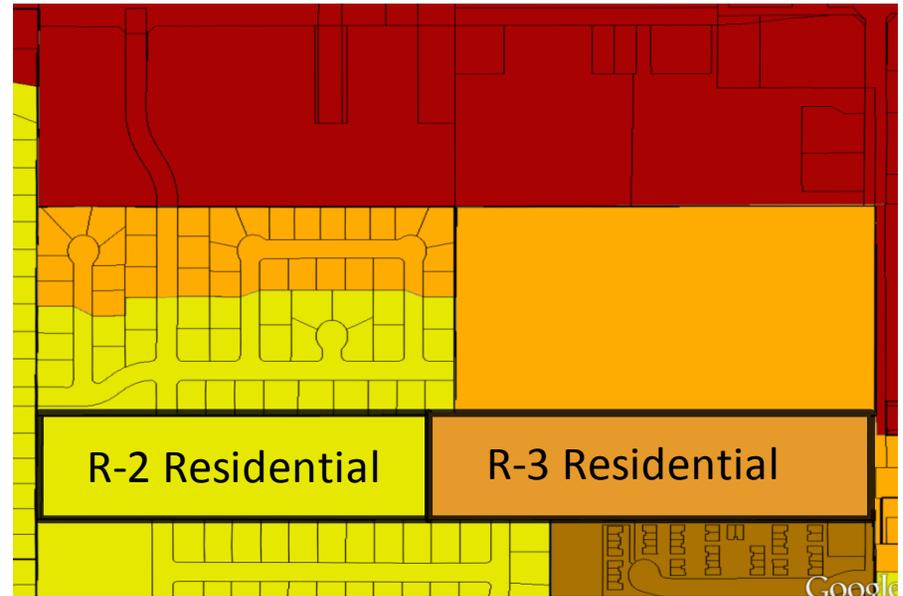


General Plan Request Keller Property 1975 S 1000 W



Existing General Plan Map

General Plan Request



- | | | | |
|---|------------------------------------|---|--------------------------|
|  | Agriculture A-1 |  | Commercial II |
|  | R-1 (2.90 dwellings per net acre) |  | General Commercial Zone |
|  | R-2 (3.79 dwellings per net acre) |  | Industrial Zone |
|  | R-3 (5.44 dwellings per net acre) |  | Town Center Overlay Zone |
|  | PRD (8.0 dwellings per net acre) |  | Sensitive Overlay Zone |
|  | R-4 (14.52 dwellings per net acre) |  | RDA & EDA Boundary |
|  | Professional Office | | |



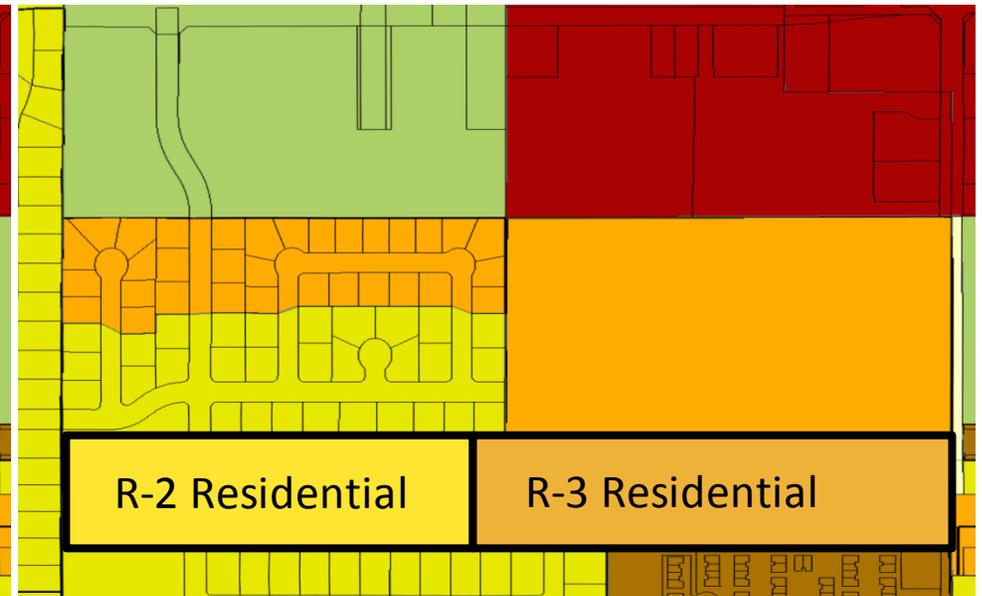
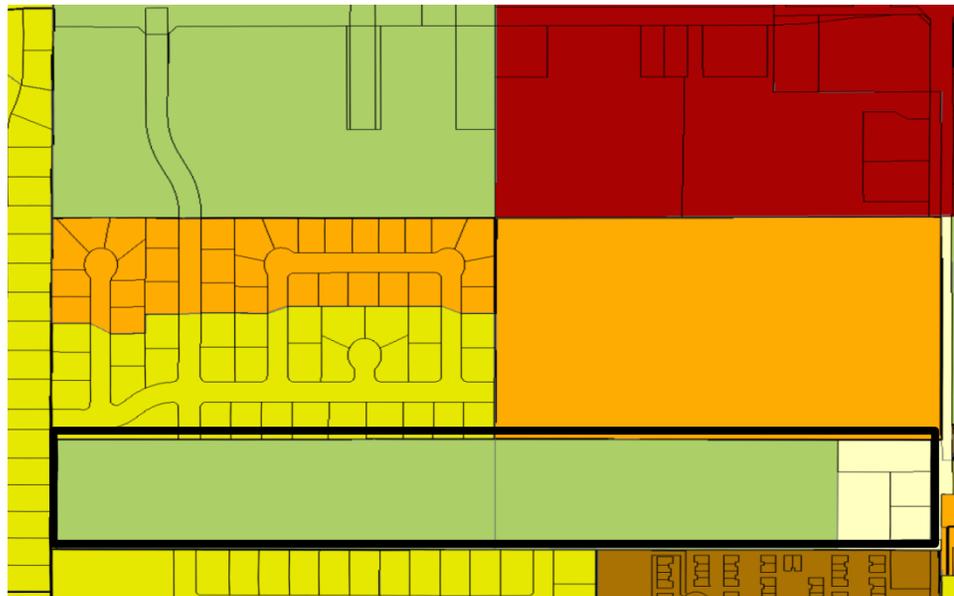
Rezone Request

Keller Property 1975 S 1000 W



Existing Zoning Map

Proposed Zoning Request



- | | |
|------------------------------------|--------------------------|
| Agriculture A-1 | Neighborhood Services |
| R-1 (2.90 dwellings per net acre) | General Commercial Zone |
| R-2 (3.79 dwellings per net acre) | Industrial Zone |
| R-3 (5.44 dwellings per net acre) | Town Center Overlay Zone |
| PRD (8.0 dwellings per net acre) | Sensitive Overlay Zone |
| R-4 (14.52 dwellings per net acre) | RDA & EDA Boundary |
| Professional Office | |

March 26, 2015

Jenny Schow
Syracuse City Community Development
1975 West 1900 South
Syracuse, UT 84075

RE: The Keller Property located at 1975 South 1000 West

The requested, potential use of the property is to create an R-2 and R-3 residential subdivision on approximately 18.58 acres.

The General plan has been modified to remove the General Commercial portions, currently on the plan, north and south of the parcel. The request would bring the zones of the property in compliance with the surrounding parcels.

The development will connect existing right-of-way stub roads on the north and south boundaries and allow an easterly connection to 1000 West through the development. Utilities are stubbed to the boundary and have the capacity to serve the development.



PLANNING COMMISSION

AGENDA

May 5, 2015

Agenda Item # 5 Elmore Plaza Final Subdivision Review
(Tyler Elmore, located at 2700 S 1000 W, P-O zone.)

Factual Summation

The property owner plans to build a one story office building and sell the two halves of the building. Each half of the one building will be on its own 'lot'. The parking and landscape areas will remain as common space.

The subdivision has been reviewed at the following meetings: pre-application meeting on 3/18/15, Planning Commission work session on 3/31/15 City Council work session on 4/7/15, and Planning Commission held a public hearing and approved the preliminary plan on 4/21/15.

Any questions regarding this agenda item may be directed at Noah Steele, City Planner.

Attachments:

- Aerial
- Subdivision Plat
- Staff Reports

Suggested Motions:

Grant

I move to recommend approval, to the City Council, of the Final Subdivision for Elmore Plaza, for Tyler Elmore located at 2700 S 1000 W., P-O zone, subject to all applicable requirements of the City's municipal codes and staff reports.

Deny

I move to recommend denial, to the City Council, of the Final Subdivision for Elmore Plaza, for Tyler Elmore, located at 2700 S 1000 W, P-O zone, based on...

Table

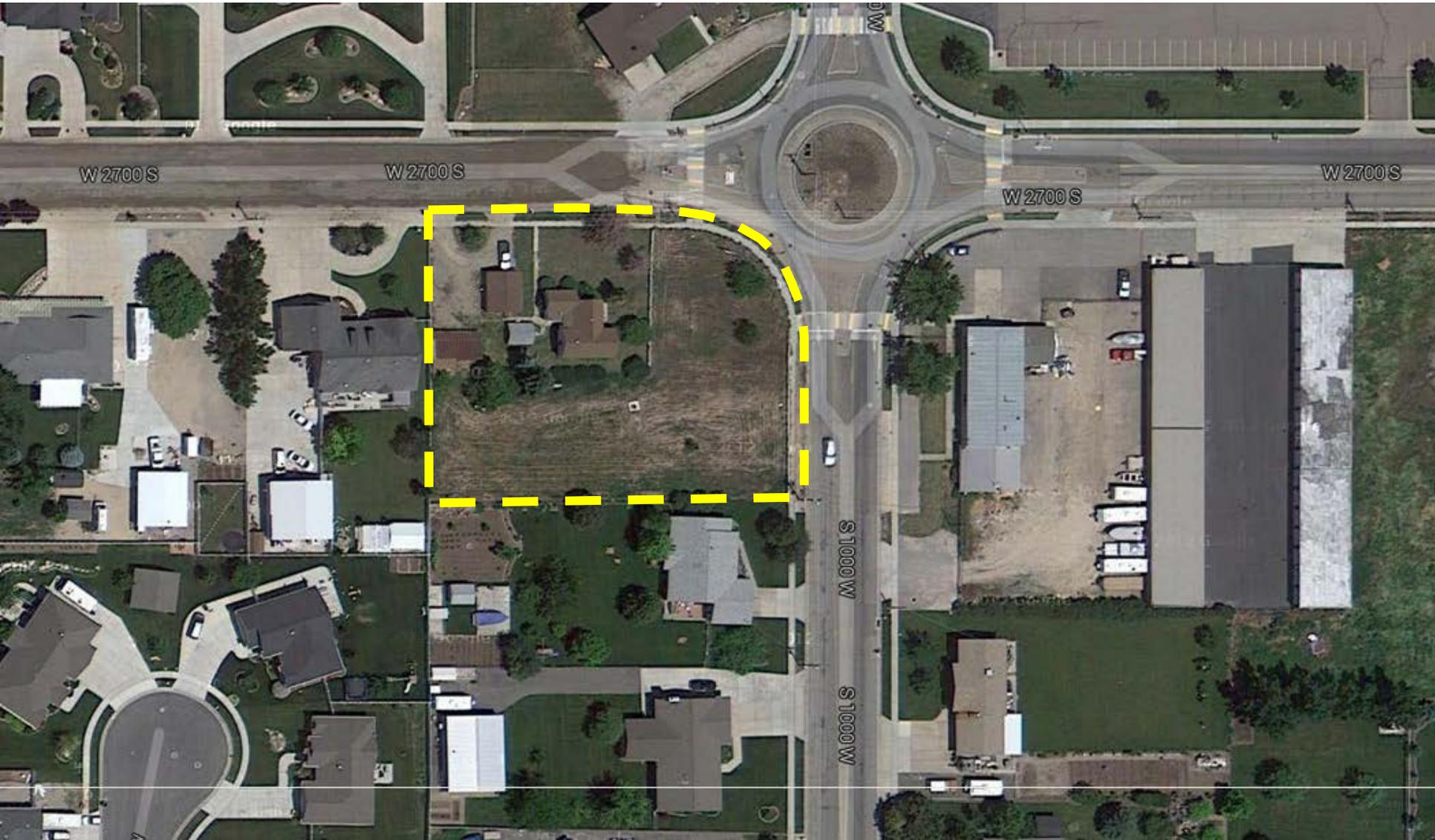
I move to table discussions pertaining to the Final Subdivision for Elmore Plaza, for Tyler Elmore, located at 2700 S 1000 W, P-O zone, until/in order to....



SYRACUSE
EST. CITY 1935

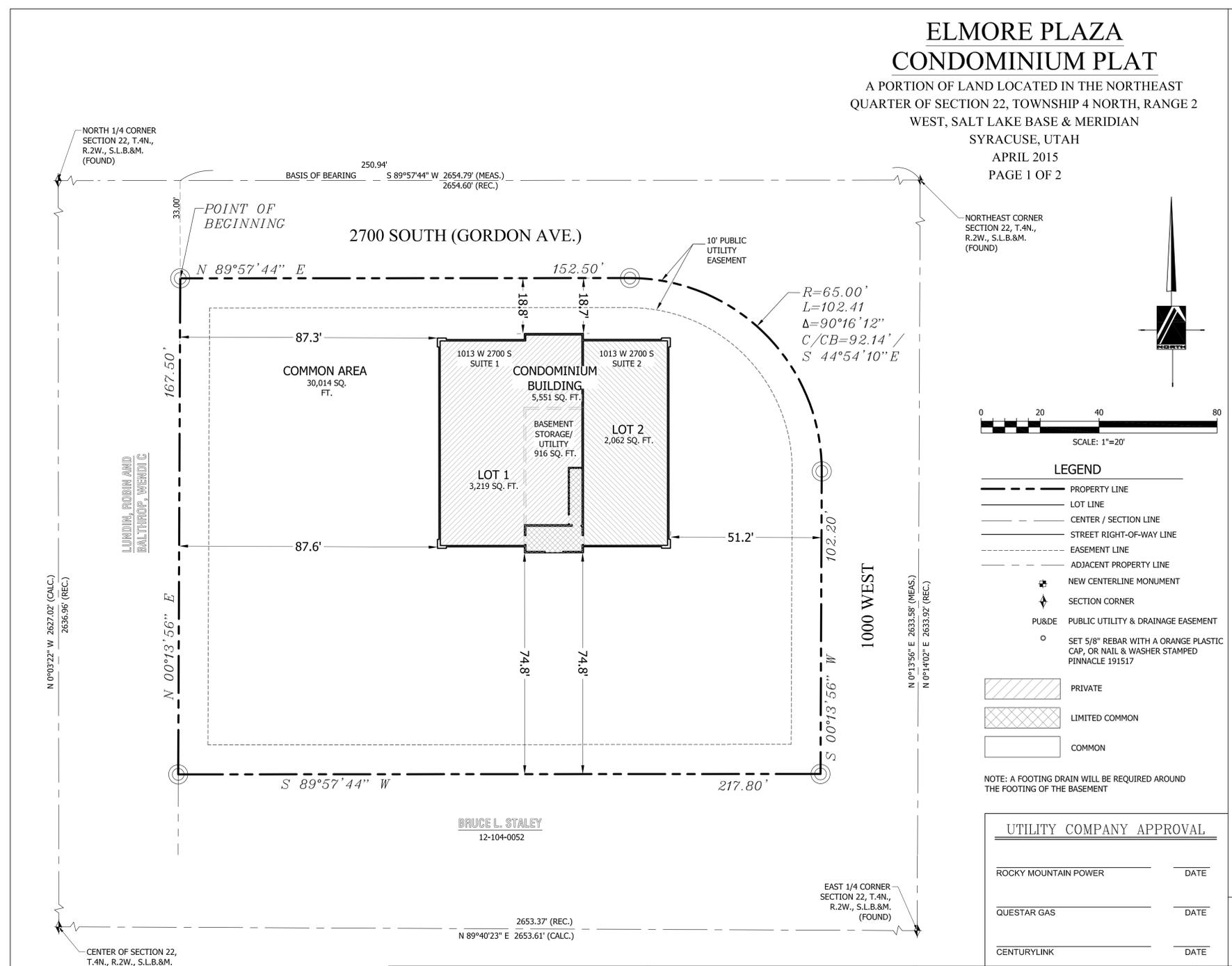
Proposed Elmore Plaza

Location: 2700 South 1000 West



ELMORE PLAZA CONDOMINIUM PLAT

A PORTION OF LAND LOCATED IN THE NORTHEAST
QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2
WEST, SALT LAKE BASE & MERIDIAN
SYRACUSE, UTAH
APRIL 2015
PAGE 1 OF 2



SURVEYOR'S CERTIFICATE

I, STEPHEN J. FACKRELL DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 191517 AS PRESCRIBED UNDER LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, HEREAFTER TO BE KNOWN AS: ELMORE PLAZA CONDOMINIUM PLAT AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS MEET FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTH LINE OF 2700 SOUTH STREET SAID POINT BEING LOCATED SOUTH 89°57'44" WEST ALONG SECTION LINE 250.94 FEET AND SOUTH 33.00 FEET FROM THE NORTHEAST SECTION CORNER MONUMENT LOCATED AT THE INTERSECTION OF 2700 SOUTH STREET AND 1000 WEST AND RUNNING THENCE:
NORTH 89°57'44" EAST ALONG SAID SOUTH LINE 152.50 FEET TO A POINT OF CURVATURE;
THENCE SOUTHEASTERLY ALONG THE ARC OF A 65.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°16'12" A DISTANCE OF 102.41 FEET (CHORD BEARS: S 44°54'10" E 92.14') TO A POINT OF TANGENCY AND THE WEST LINE OF 1000 WEST STREET;
THENCE SOUTH 00°13'56" WEST ALONG THE WEST LINE SAID 1000 WEST STREET 102.20 FEET;
THENCE SOUTH 89°57'44" WEST 217.80 FEET;
THENCE NORTH 00°13'56" EAST 167.50 FEET TO THE POINT OF BEGINNING.

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

DATE _____ STEPHEN J. FACKRELL
LICENSE NO. 191517

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT _____, THE _____ UNDERSIGNED OWNER() OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO COMMERCIAL CONDOMINIUM UNITS AND COMMON AREAS, HEREAFTER KNOWN AS ELMORE PLAZA CONDOMINIUM PLAT, DO HEREBY DEDICATE, GRANT AND CONVEY FOR PERPETUAL USE OF THE PUBLIC ALL PUBLIC UTILITY EASEMENTS OVER AND ACROSS COMMON AREA TO SYRACUSE CITY.

IN WITNESS WHEREOF _____ HAVE HEREUNTO SET _____ THIS _____ DAY OF _____ A.D. 20____.

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF DAVIS)
ON THE ____ DAY OF ____ A.D., 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF DAVIS IN SAID STATE OF UTAH, THE SIGNER () OF THE ABOVE OWNER'S DEDICATION, ____ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT _____ SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC
RESIDING IN DAVIS COUNTY

ELMORE PLAZA CONDOMINIUM PLAT

A PORTION OF LAND LOCATED IN THE NORTHEAST
QUARTER OF SECTION 22, TOWNSHIP 4 NORTH,
RANGE 2 WEST, SALT LAKE BASE & MERIDIAN

 2720 North 350 West, Suite #108 Phone: (801) 773-1910 LAYTON, UT 84041 Fax: (801) 773-1925	DAVIS COUNTY RECORDER ENTRY NO. _____ FEE PAID _____ FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20____ AT _____ IN BOOK OF OFFICIAL RECORDS PAGE _____ _____ DAVIS COUNTY RECORDER BY _____ DEPUTY RECORDER
---	---

CITY ATTORNEY'S APPROVAL APPROVED THIS _____ DAY OF _____, 20____, BY THE SYRACUSE CITY ATTORNEY. _____ SYRACUSE CITY ATTORNEY	PLANNING COMMISSION APPROVAL APPROVED THIS _____ DAY OF _____, 20____, BY THE SYRACUSE CITY PLANNING COMMISSION. _____ SYRACUSE CITY PLANNING COMMISSION	CITY ENGINEER'S APPROVAL APPROVED THIS _____ DAY OF _____, 20____, BY THE SYRACUSE CITY ENGINEER. _____ SYRACUSE CITY ENGINEER	CITY COUNCIL APPROVAL APPROVED THIS _____ DAY OF _____, 20____, BY THE SYRACUSE CITY COUNCIL. ATTEST: _____ SYRACUSE CITY RECORDER _____ SYRACUSE CITY MAYOR
--	--	--	---

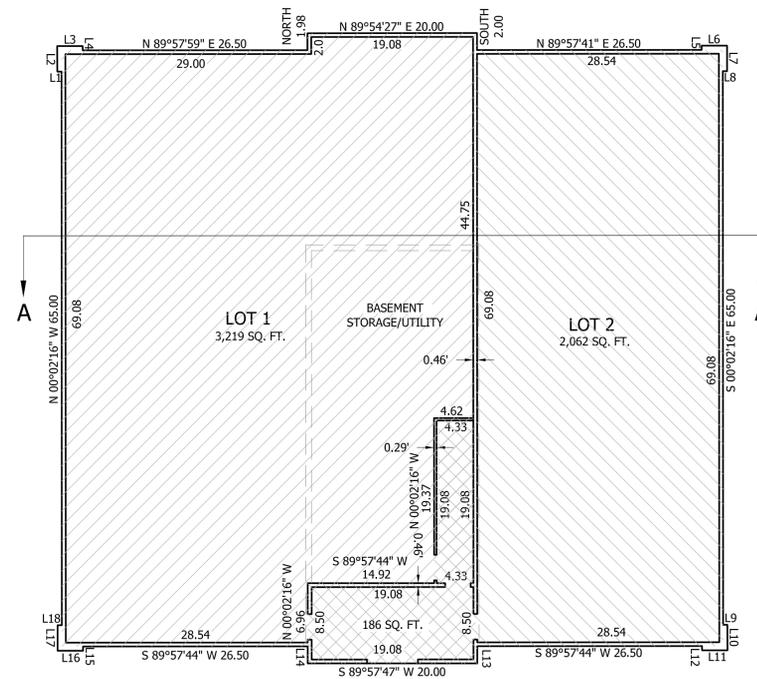
ELMORE PLAZA CONDOMINIUM PLAT

A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 22,
TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN

SYRACUSE, UTAH

APRIL 2015

PAGE 2 OF 2



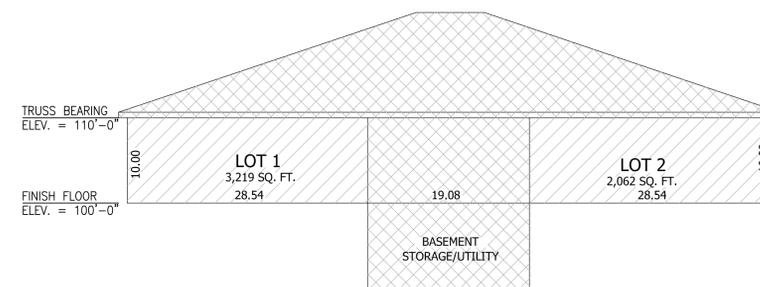
LINE	LENGTH	BEARING
L1	0.50	S89°57'44\"W
L2	3.00	N00°02'16\"W
L3	3.00	N89°57'40\"E
L4	0.50	S00°02'02\"E
L5	0.50	N00°02'16\"W
L6	3.00	N89°57'44\"E
L7	3.00	S00°02'16\"E
L8	0.50	S89°57'44\"W
L9	0.50	N89°57'44\"E
L10	3.00	S00°02'16\"E
L11	3.00	S89°57'44\"W
L12	0.50	N00°02'16\"W
L13	2.00	S00°02'13\"E
L14	2.00	N00°02'16\"W
L15	0.50	S00°02'16\"E
L16	3.00	S89°57'44\"W
L17	3.00	N00°02'16\"W
L18	0.50	N89°57'44\"E



VICINITY MAP



	PRIVATE
	LIMITED COMMON
	COMMON



SECTION A-A

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE
PAID _____ FILED FOR RECORD
AND RECORDED THIS _____
DAY OF _____, 20____ AT
_____ IN BOOK _____
OF OFFICIAL RECORDS PAGE _____

DAVIS COUNTY RECORDER

BY _____
DEPUTY RECORDER

PINNACLE
Engineering & Land Surveying, Inc.
2720 North 350 West, Suite #108 Phone: (801) 773-1910
LAYTON, UT 84041 Fax: (801) 773-1925



SYRACUSE
EST. CITY 1935

Subdivision Preliminary Plan Review

Subdivision: Elmore Plaza

Date: 4/28/15

Completed By: Noah Steele, City Planner

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

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

Other	
1.	None

Conditional Items of Final Plan Approval for Preconstruction	
1.	Construction Drawing Prints and PDF files
2.	Schedule a preconstruction meeting
3.	Bond estimate using the City template
4.	Final Inspection Fees as calculated in the approved bond estimate
5.	Offsite Improvement Agreement
6.	BMP Facilities Maintenance Agreement
7.	Streetlight Agreement
8.	SWPPP NOI
9.	SWPPP City Permit

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



Elmore Plaza Condominium Plat

1000 West & 2700 South

Engineer Preliminary Plan Review

Completed by Brian Bloemen on April 15, 2015

Below are the engineering comments for the preliminary plan review of the Elmore Plaza Condominium Plat. The site plan improvements will be reviewed upon submission and are not included in this review.

Plat:

1. A 10' PUE is required around the perimeter of the subdivision.
2. The bearing to the point of beginning is labeled incorrectly.
3. The cord for the curve is labeled incorrectly.
4. Hatch the tenant spaces differently and relabel them Lot 1 and Lot 2.
5. Remove public streets from the owner's dedication.
6. A footing drain will be required around the footing of the basement.
7. Bearings are required on all of the interior walls on page 2. Verify the distances as some are conflicting.
8. Add page numbers and the date.

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



PLANNING COMMISSION

AGENDA

May 5, 2015

Agenda Item # 5 Elmore Plaza Site Plan

Factual Summation

Syracuse City staff has conducted a site plan review for Elmore Plaza. Any questions regarding this agenda item may be directed at Noah Steele, City Planner.

Attachments:

- Site Plan
- Planner Review
- Engineer Review
- Fire Review

Suggested Motions:

Grant

I move to approve the Site Plan Application for Elmore Plaza, located at 2700 S 1000 W., subject to all applicable requirements of the City's municipal codes (and to the condition(s) that...)

Deny

I move to deny the Site Plan Application for Elmore Plaza, located at 2700 S 1000 W, based on...

Table

I move to table discussions pertaining to the Site Plan Application for Elmore Plaza, located at 2700 S 1000 W, until....

ELMORE PLAZA SURVEY

A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN SYRACUSE, UTAH NOVEMBER 2013

SURVEYOR'S CERTIFICATE

I, STEPHEN J. FACKRELL DO HEREBY DEPOSE THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 191517 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND REPRESENT THAT I HAVE MADE A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY.

STEPHEN J. FACKRELL DATE
LICENSE NO. 191517

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO RE-ESTABLISH THE BOUNDARY OF THE HEREON DESCRIBED PARCEL IN ORDER TO SUBDIVIDE THE PARCEL FOR DEVELOPMENT. THE BASIS OF BEARING FOR THIS SURVEY WAS SOUTH 09°09'08" EAST BETWEEN THE NORTH QUARTER AND THE NORTHEAST QUARTER CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. BOUNDARY LINES HAVE BEEN RE-ESTABLISHED BASED ON THE FOLLOWING: THE WEST LINE WAS ESTABLISHED BASED ON THE DEED CALL TO THE FENCE. THE NORTH LINE WAS SECTIONAL LESS THE ROAD RIGHT OF WAY WIDTH WITH THE SOUTH LINE BEING THE SAME AT THE DEED DISTANCE. THE EAST LINE WAS SECTIONAL LESS THE ROAD RIGHT OF WAY WIDTH AND THE NORTHEAST CORNER HAS BEEN RE-ESTABLISHED BASED ON A DEED RECORDED AT THE COUNTY RECORDERS OFFICE LOCATED AT ENTRY 244962 BOOK 4772 PAGES 647-651. CORNERS FOR THIS PROPERTY NOT FOUND WERE SET WITH A 5/8" REBAR, TWO FEET IN LENGTH AND PLASTIC CAP, OR NAIL AND WASHER, STAMPED "PINNACLE."

THE UTILITY INFORMATION SHOWN ON THIS PLAT IS BASED ON ABOVE GROUND STRUCTURES AS OBSERVED BY THE SURVEYOR IN THE FIELD AS WELL AS INFORMATION PROVIDED TO THE SURVEYOR. NO FURTHER INVESTIGATIONS OF EXISTING UTILITIES WERE PERFORMED; THEREFORE THE SURVEYOR IS NOT RESPONSIBLE FOR THE REPRESENTATION OR OMISSION OF SUCH INFORMATION ON THIS PLAT. CONTACT BLUE STAKES IF ANY DIGGING, EXCAVATION OR CONSTRUCTION IS INTENDED.

INFORMATION OBTAINED BY THE SURVEYOR FOR THE PERFORMANCE OF THIS SURVEY CONSISTED OF UTILITY LOCATIONS, PLATS RECORDED AT THE OFFICE OF THE DAVIS COUNTY RECORDER, PARCEL IDS, AND OTHER DOCUMENTS AVAILABLE AT THE DAVIS COUNTY RECORDER'S OFFICE.

PARCEL 12-104-0108 (DEED)

A PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN; BEGINNING AT A POINT WHICH IS SOUTH 89°57'44" WEST 33 FEET ALONG THE SECTION LINE & SOUTH 0°14'02" WEST 33.00 FEET FROM THE NORTHEAST CORNER OF SECTION 22 & RUNNING THENCE SOUTH 0°14'02" WEST 157.80 FEET TO THE POINT OF BEGINNING; THENCE NORTH 0°14'02" WEST 157.80 FEET; THENCE NORTH 89°57'44" EAST 217.80 FEET TO THE POINT OF BEGINNING.

CONTAINS - 0.837 ACRES.

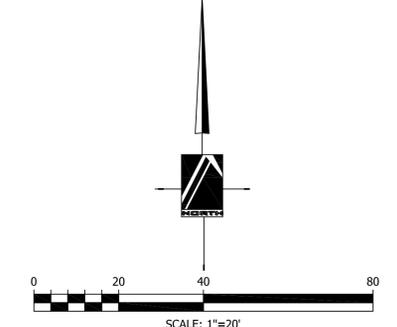
LEGAL DESCRIPTION (AS-SURVEYED)

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF 2700 SOUTH STREET SAID POINT BEING LOCATED SOUTH 89°57'44" WEST ALONG SECTION LINE 250.94 FEET AND SOUTH 33.00 FEET FROM THE NORTHEAST SECTION CORNER MONUMENT LOCATED AT THE INTERSECTION OF 2700 SOUTH STREET AND 1000 WEST AND RUNNING THENCE: NORTH 89°57'44" EAST ALONG SAID SOUTH LINE 152.50 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 65.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°16'12" A DISTANCE OF 102.41 FEET (CHORD BEARS: S 44°54'07" E 92.14') TO A POINT OF TANGENCY AND THE WEST LINE OF 1000 WEST STREET; THENCE SOUTH 00°13'56" WEST ALONG THE WEST LINE SAID 1000 WEST STREET 102.20 FEET; THENCE SOUTH 89°57'44" WEST 217.80 FEET; THENCE NORTH 00°13'56" EAST 167.50 FEET TO THE POINT OF BEGINNING.

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

BENCHMARK

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



LEGEND

- NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE
- | | | | |
|---------|-------------------------|---|---|
| ---T--- | EX. TELEPHONE LINE | ⊙ | SET 5/8" REBAR WITH A ORANGE PLASTIC CAP, OR NAIL & WASHER STAMPED PINNACLE ENG. & LAND SURV. |
| ---G--- | EX. GAS LINE | ⬆ | SECTION CORNER |
| ---W--- | EX. CULINARY WATERLINE | ⬆ | MONUMENT |
| --- | EXISTING | ⬆ | EX. SPOT ELEVATION |
| IRR | IRRIGATION | ⬆ | EG CONTOUR LINE |
| WV | WATER VALVE | ⬆ | EXISTING ASPHALT |
| FH | FIRE HYDRANT | | |
| SDMH | STORM DRAIN MAN HOLE | | |
| SSMH | SANITARY SEWER MAN HOLE | | |
| SDCB | STORM DRAIN CATCH BASIN | | |
| WM | WATER METER | | |

NORTH 1/4 CORNER SECTION 22, T.4N., R.2W., S.L.B.&M. (FOUND)

2700 SOUTH (GORDON AVE.)

BENCHMARK ELEV. = 4211.10

NORTHEAST CORNER SECTION 22, T.4N., R.2W., S.L.B.&M. (FOUND)

$$D=90^{\circ}16'12''$$

$$R=65.00'$$

$$L=102.41'$$

$$C/CB=92.14' / N 44^{\circ}54'07''W$$

SYRACUSE INVESTMENTS L.L.C. CONTAINS- 36,481 SQ. FT. / 0.837 AC. (AS-SURVEYED) 0.837 AC. (DEED)

LUNDIN, ROBIN AND BALTHROP, WENDI C

12-104-0116

N 0°03'22" W 2627.02' (CALC.) 2636.96' (REC.)

CONTROL POINT #178 FOUND REBAR AND CAP STAMPED 3077

BRUCE L. STALEY 12-104-0052

BARBER ACRES PH. 4 LOT 26

JONATHAN M. HANSEN

CENTER OF SECTION 22, T.4N., R.2W., S.L.B.&M. (NOT FOUND)

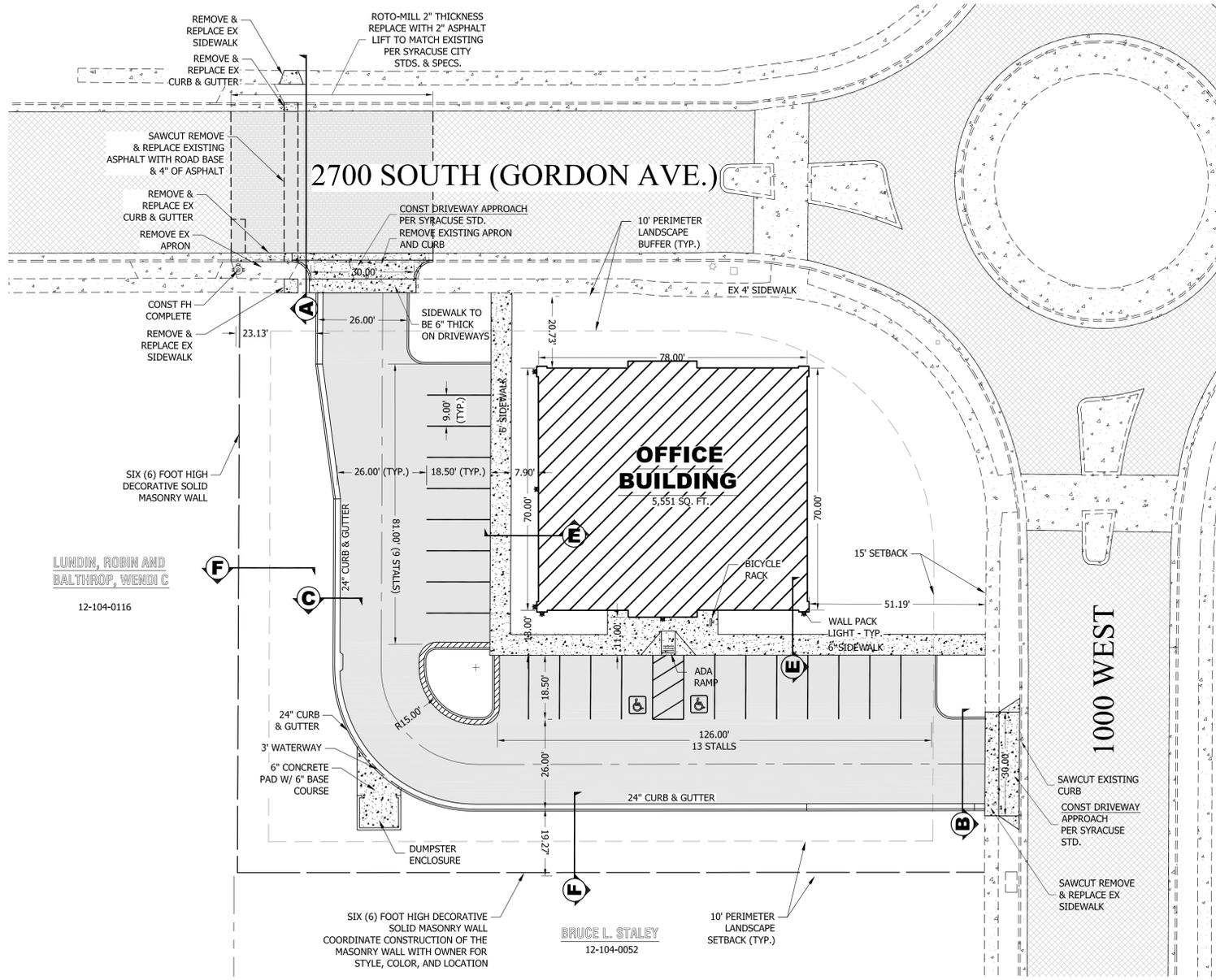
EAST 1/4 CORNER SECTION 22, T.4N., R.2W., S.L.B.&M. (FOUND)

PINNACLE
Engineering & Land Surveying, Inc.
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2720 North 350 West, Suite #108 Layton, UT 84041
Phone: (801) 773-1910 Fax: (801) 773-1925

ELMORE PLAZA
BOUNDARY, TOPOGRAPHIC, & UTILITY SURVEY
FOR: SYRACUSE INVESTMENTS L.L.C.
2700 SOUTH 1000 WEST
SYRACUSE, UTAH
JOB# 06-137

DATE	REVISION	BY	DATE
6/2/08			
11/20/13			
12/02/13			
12/02/13			

SHEET #	DESIGNED BY	DRAWN BY	APPROVED BY
2	JC/TW	CF/SPB	SPB/SD
OF			SJF
11			



SIRE AREA LIGHTING
 SITE AREA LIGHTS TO BE TWF1 100 M
 CONTOUR SERIES WALL MOUNTED LUMINAIRES
 (http://www.lithonia.com/commercial/twf.html#JrCGoJdICQ)
 LIGHTS TO BE MOUNTED ON THE FACE OF THE
 BUILDING AS DIRECTED BY THE ARCHITECT.

DUMPSTER NOTES
 SEE ARCHITECTURAL PLANS FOR
 ADDITIONAL DUMPSTER DETAILS.
 DUMP PAD SHALL BE 6" REINFORCED
 CONCRETE (W) #3 @ 18" OC EACH WAY MIN
 ON 6" AGGREGATE BASE (ROAD BASE)

ADA REQUIREMENTS
 ALL ADA FACILITIES SHALL MEET CURRENT ADA
 STANDARDS.

LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

---	BOUNDARY LINE
---	CENTERLINE
---	EASEMENT LINE
---	SETBACK LINE
---	NEW IRRIGATION LINE
---	NEW LAND DRAIN
---	NEW STORM DRAIN
---	NEW SANITARY SEWER
---	NEW SECONDARY WATERLINE
---	NEW CULINARY WATERLINE
---	EX. IRRIGATION LINE
---	EX. LAND DRAIN
---	EX. OVERHEAD POWER LINE
---	EX. STORM DRAIN
---	EX. SANITARY SEWER
---	EX. SECONDARY WATERLINE
---	EX. TELEPHONE LINE
---	EX. GAS LINE
---	EX. CULINARY WATERLINE
---	SECTION CORNER
---	MONUMENT
---	CONTROL POINT
---	EX. SPOT ELEVATION
---	EG CONTOUR LINE
---	FG CONTOUR LINE
---	EXISTING ASPHALT
---	CONST. ASPHALT & BASE PER X-SECTION
---	CONST. CONC. CURB WALL PER X-SECTION
---	CONST. CONC. C&G PER X-SECTION
---	CONST. CONC. SIDEWALK PER X-SECTION

BENCHMARK

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

CALL BLUESTAKES

@ 1-800-662-4111
 AT LEAST 48 HOURS
 PRIOR TO COMMENCING
 ANY CONSTRUCTION

PARKING TABULATION

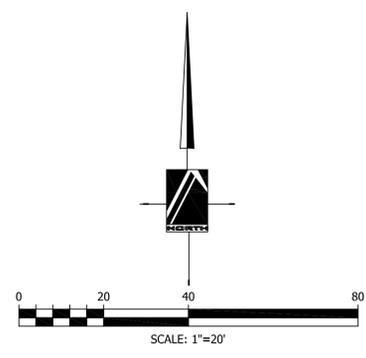
TOTAL PARKING REQ'D	14 STALLS MIN/25 STALLS MAX
PARKING PROVIDED	22 STALLS

SITE AREA TABULATION

BUILDING	5,551 SQ. FT.	0.127 ACRES	15.6 %
IMPROVEMENTS	13,896 SQ. FT.	0.319 ACRES	39.1 %
LANDSCAPING	16,118 SQ. FT.	0.370 ACRES	45.3 %
TOTAL AREA	35,565 SQ. FT.	0.816 ACRES	100.00 %

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE SOUTH LINE OF 2700 SOUTH STREET SAID POINT BEING LOCATED SOUTH 89°57' 44" WEST ALONG SECTION LINE 250.94 FEET AND SOUTH 33.00 FEET FROM THE NORTHEAST SECTION CORNER MONUMENT LOCATED AT THE INTERSECTION OF 2700 SOUTH STREET AND 1000 WEST AND RUNNING THENCE: NORTH 89°57'44" EAST ALONG SAID SOUTH LINE 152.50 FEET TO A POINT OF CURVATURE;
 THENCE SOUTHEASTERLY ALONG THE ARC OF A 65.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°16'12" A DISTANCE OF 102.41 FEET (CHORD BEARS: S 44°54'07" E 92.14') TO A POINT OF TANGENCY AND THE WEST LINE OF 1000 WEST STREET;
 THENCE SOUTH 00°13'56" WEST ALONG THE WEST LINE SAID 1000 WEST STREET 102.20 FEET;
 THENCE SOUTH 89°57'44" WEST 217.80 FEET;
 THENCE NORTH 00°13'56" EAST 167.50 FEET TO THE POINT OF BEGINNING.
 CONTAINING: 35,564 SQ. FT. OR 0.816 ACRES



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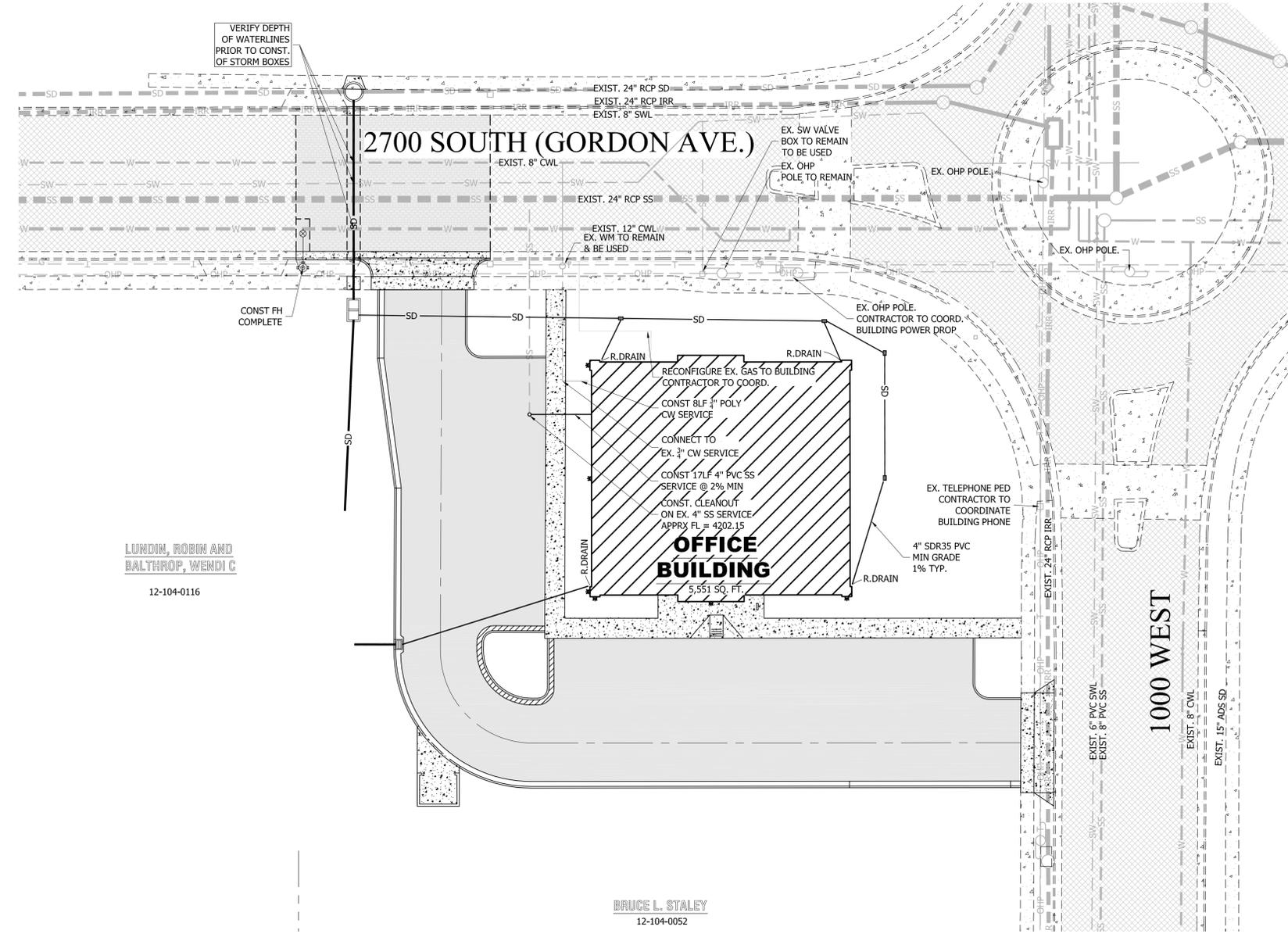
ELMORE PLAZA
 SITE PLAN
 FOR: SYRACUSE INVESTMENTS L.L.C.
 2700 SOUTH 1000 WEST
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SJF	12/02/13

SHEET # 5 OF 11



LUNDIN, ROBIN AND BALTHROP, WENDI C
12-104-0116

BRUCE L. STALEY
12-104-0052

WATER LINE LOOPING REQUIREMENTS
IN THE EVENT A CULINARY OR SECONDARY WATER MAIN NEEDS TO BE LOOPED, RESTRAINED JOINT FITTINGS AND CONCRETE THRUST BLOCKS SHALL BE USED.

- FIRE DEPARTMENT REQUIREMENTS**
1. THE MINIMUM FIRE FLOW REQUIREMENT IS 2000 GALLONS PER MINUTE. THIS IS BASED ON 5,551 SQ. FT. TYPE V-B CONSTRUCTION. CONFIRM FLOW CAPACITY WITH 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 4.5" CONNECTION FACING THE POINT OF ACCESS FOR THE FIRE DEPARTMENT APPARATUS.
 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. ALL FIRE APPARATUS ACCESS ROADS SHALL BE A MINIMUM ALL-WEATHER, DRIVEABLE AND MAINTAINABLE SURFACE. THERE SHALL BE A MINIMUM CLEAR AND UNOBSTRUCTED WIDTH OF NOT LESS THAN 26 FEET AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES. DEAD END ROADS CREATED IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED TURN-AROUND

LEGEND

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- IRR - EX. IRRIGATION LINE
- LD - EX. LAND DRAIN
- OHP - EX. OVERHEAD POWER LINE
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BENCHMARK

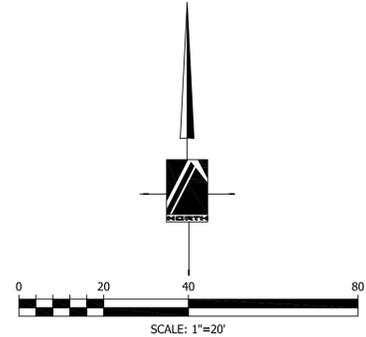
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FIXTURE COUNT

FIXTURE	COUNT	UNITS PER FIXTURE	TOTAL UNITS
LAVATORY	12	1	12 UNITS
FLUSH TANK TOILET	4	3	12 UNITS
DRINKING FOUNTAIN	4	1	4 UNITS
URINAL	4	1	4 UNITS
TOTAL FIXTURE UNITS			32 UNITS

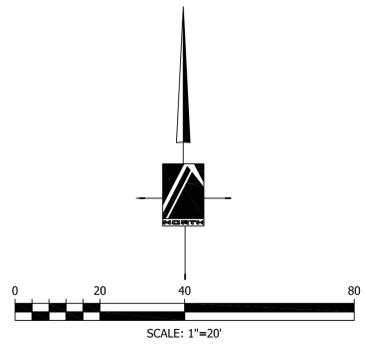
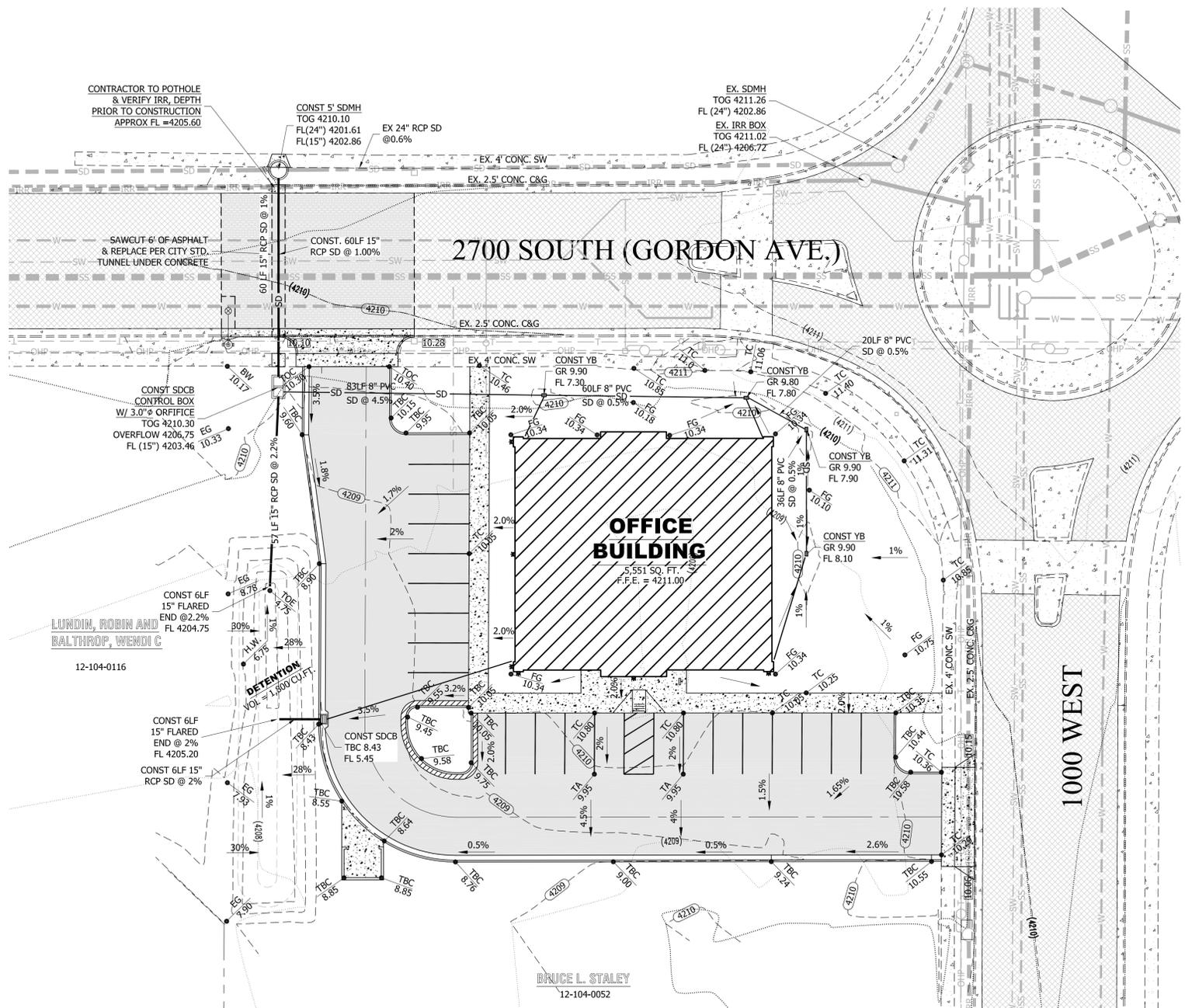


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ELMORE PLAZA
UTILITY PLAN
FOR: SYRACUSE INVESTMENTS L.L.C.
2700 SOUTH 1000 WEST
SYRACUSE, UTAH
JOB# 06-137



SHEET #	DATE	REVISION
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DETENTION BASIN MAINTENANCE
 A DETENTION BASIN MAINTENANCE AGREEMENT SHALL BE SIGNED FOR THE PRIVATE DETENTION BASIN.

SURVEY GRADE VERIFICATION
 BENCHMARK IS: FOUND MONUMENT LOCATED AT THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN. ELEVATION = 4211.10. HOWEVER, CONTRACTOR SHALL VERIFY A MINIMUM OF THREE ON-SITE GRADES PRIOR TO CONSTRUCTION.

Detention and Orifice Sizing Worksheet

Area & Permeability				C
Building	5,551 sq.ft.	15.6%	0.13 Acres	0.90
Improvements	13,896 sq.ft.	39.1%	0.32 Acres	0.85
Landscape	16,118 sq.ft.	45.3%	0.37 Acres	0.15
Total	35,565 sq.ft.	100.0%	0.82 Acres	0.54
Allowable Discharge		0.2 cts/Acre		
Q _{out}		0.163 cts		
Analysis				
50-year				
Time (min.)	Rainfall Intensity (in/hr)	Cumul. Runoff (cf)	Allowable Discharge (cts)	Required Storage (cf)
5	5.64	747	49	698
10	4.29	1,136	98	1,038
15	3.55	1,410	147	1,263
30	2.39	1,899	294	1,605
60	1.48	2,352	588	1,764
120	0.84	2,669	1,176	1,494
180	0.58	2,765	1,764	1,001
360	0.33	3,146	3,527	0
720	0.20	3,813	7,054	0
1440	0.11	4,195	14,108	0
			Required Detention	1,764 cf
Orifice Calculations				
Orifice Equation $Q = C_d A (2gh)^{0.5}$				
Desired Outflow		0.16	cts	
Detention Overflow Elevation		4206.75	ft	
Orifice Elevation		4203.5	ft	
h		3.25	ft	
C _d		0.62	square shoulder orifice required	
Calculated Orifice Area		2.62	in ²	
Calculated Orifice Diameter		1.83	in	
Orifice Diameter for Construction		3.00	in	

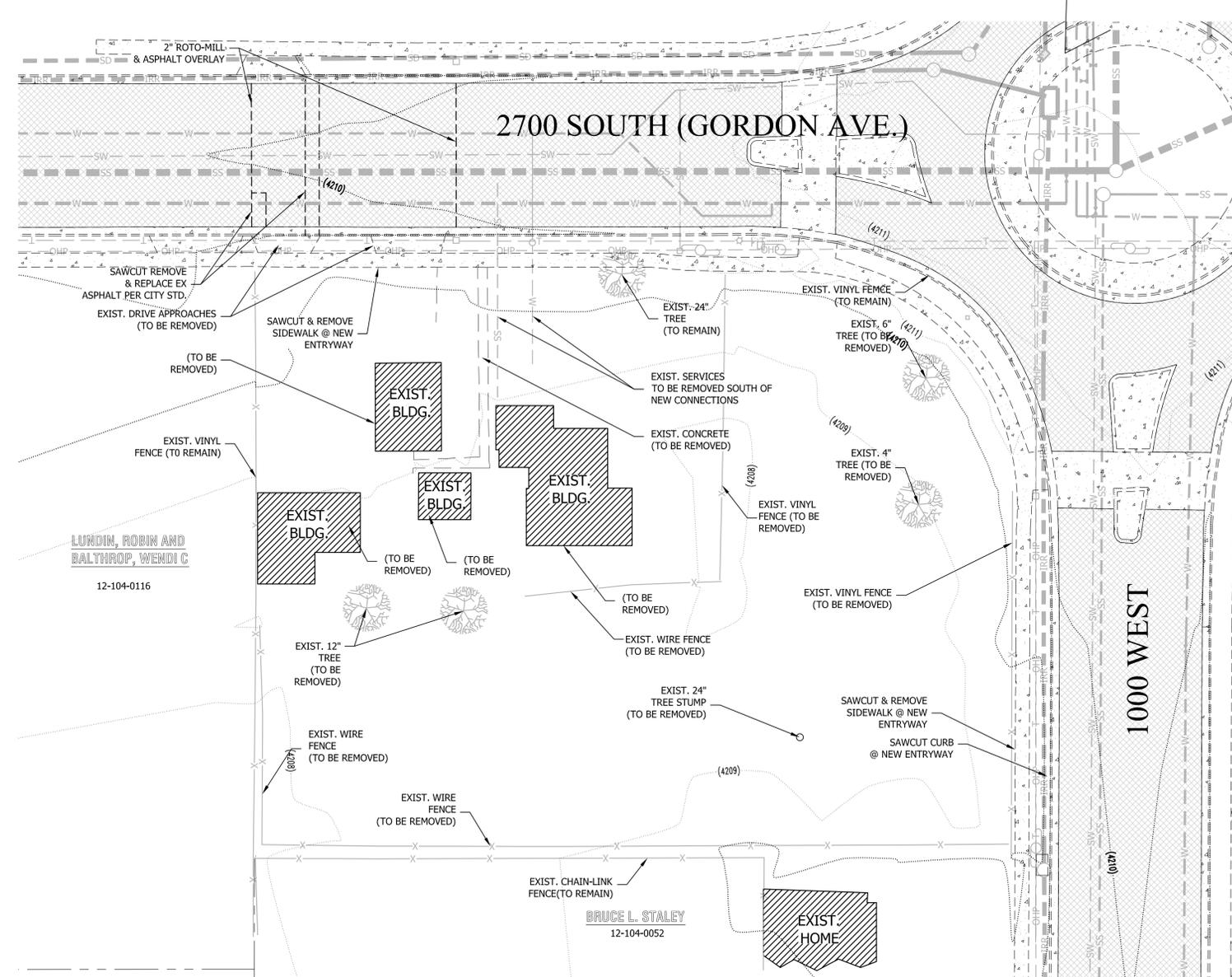
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ELMORE PLAZA
 GRADING PLAN
 FOR: SYRACUSE INVESTMENTS L.L.C.
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SHEET # 7 OF 11



LUNDIN, ROBIN AND
BALTHROP, WENDI C
12-104-0116

BRUCE L. STALEY
12-104-0052

DEMOLITION NOTES

1. CONTRACTOR TO LEGALLY REMOVE & DISPOSE OF ALL EXTRANEOUS UTILITIES, STRUCTURES, IMPROVEMENTS & DEBRIS ON THE SITE PRIOR TO CONSTRUCTING THE IMPROVEMENTS SHOWN ON THIS PLAN.
2. SAID DEMOLITION MAY INCLUDE, BUT IS NOT LIMITED TO UTILITY SERVICES AS WELL AS ASPHALT, CONCRETE, FENCES, TREES, SHRUBS & OTHER DELETERIOUS MATERIALS ON THE SITE. CONTRACTOR TO COORDINATE OVERHEAD POWER REMOVAL AND/OR REPLACEMENT WITH ROCKY MOUNTAIN POWER AND ALSO REMOVAL AND/OR REPLACEMENT OF EXISTING GAS WITH QUESTAR GAS.
3. SAID DEMOLITION EXCLUDES UTILITY MAINS UNLESS SPECIFICALLY SHOWN ON THIS PLAN.
4. SAID DEMOLITION EXCLUDES PUBLICLY OWNED STREET IMPROVEMENTS UNLESS SPECIFICALLY SHOWN ON THIS PLAN.

DEMOLITION NOTES

5. SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
6. CONTRACTOR IS TO COORDINATE ALL PERMITS, FEES & INSPECTIONS AS REQUIRED BY ANY AGENCY HAVING JURISDICTION.
7. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ONE APPROACH TO SITE. THE APPROACH SHALL BE DESIGNATED BY THE GENERAL MANAGER.
8. CONTRACTOR TO VERIFY WITH DEVELOPER PRIOR TO REMOVAL OF ANYTHING ON SITE OR ADJACENT TO THIS SITE.

LEGEND

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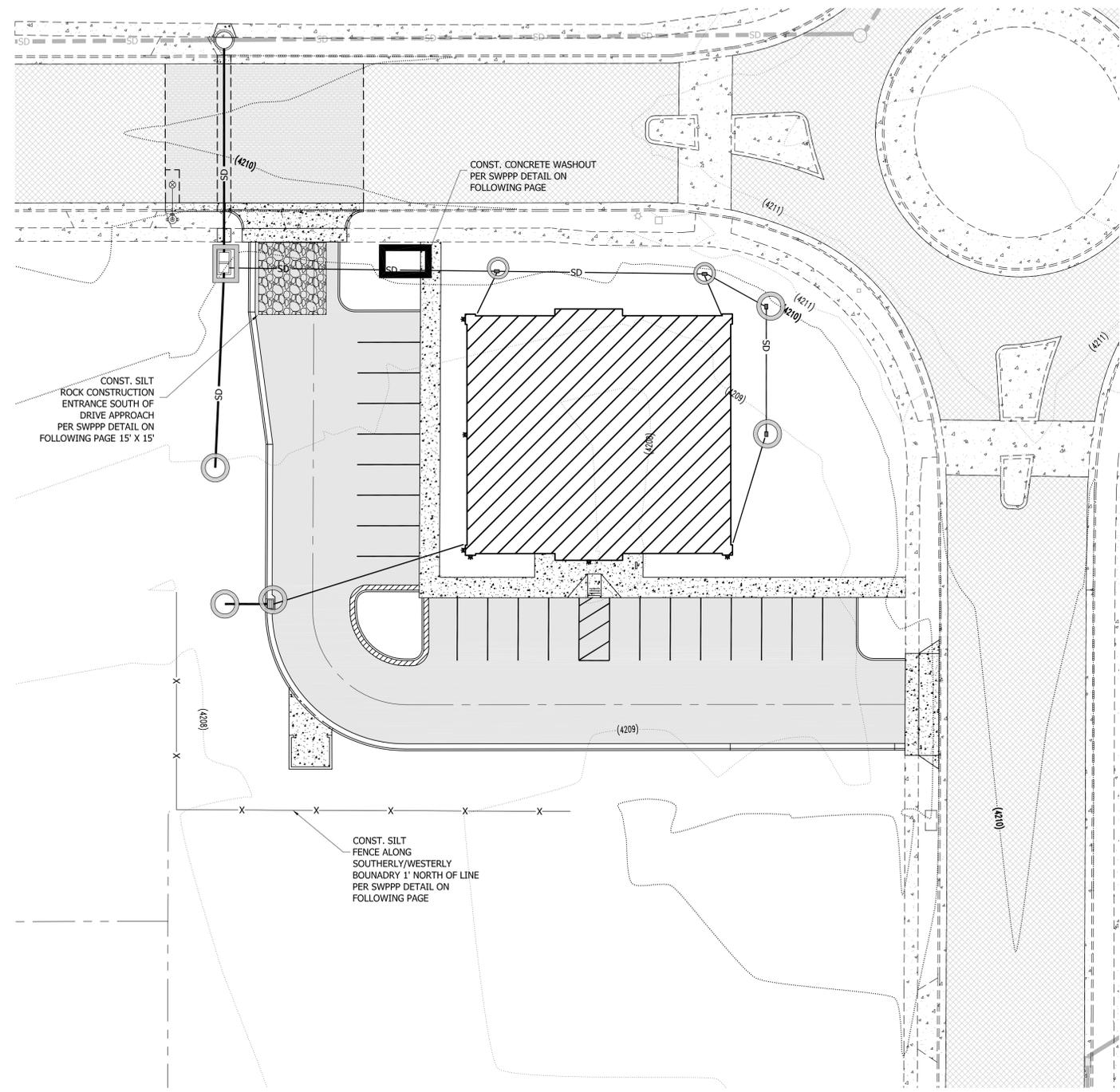
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SHEET # 8 OF 11



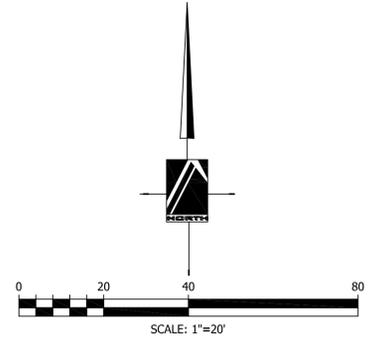
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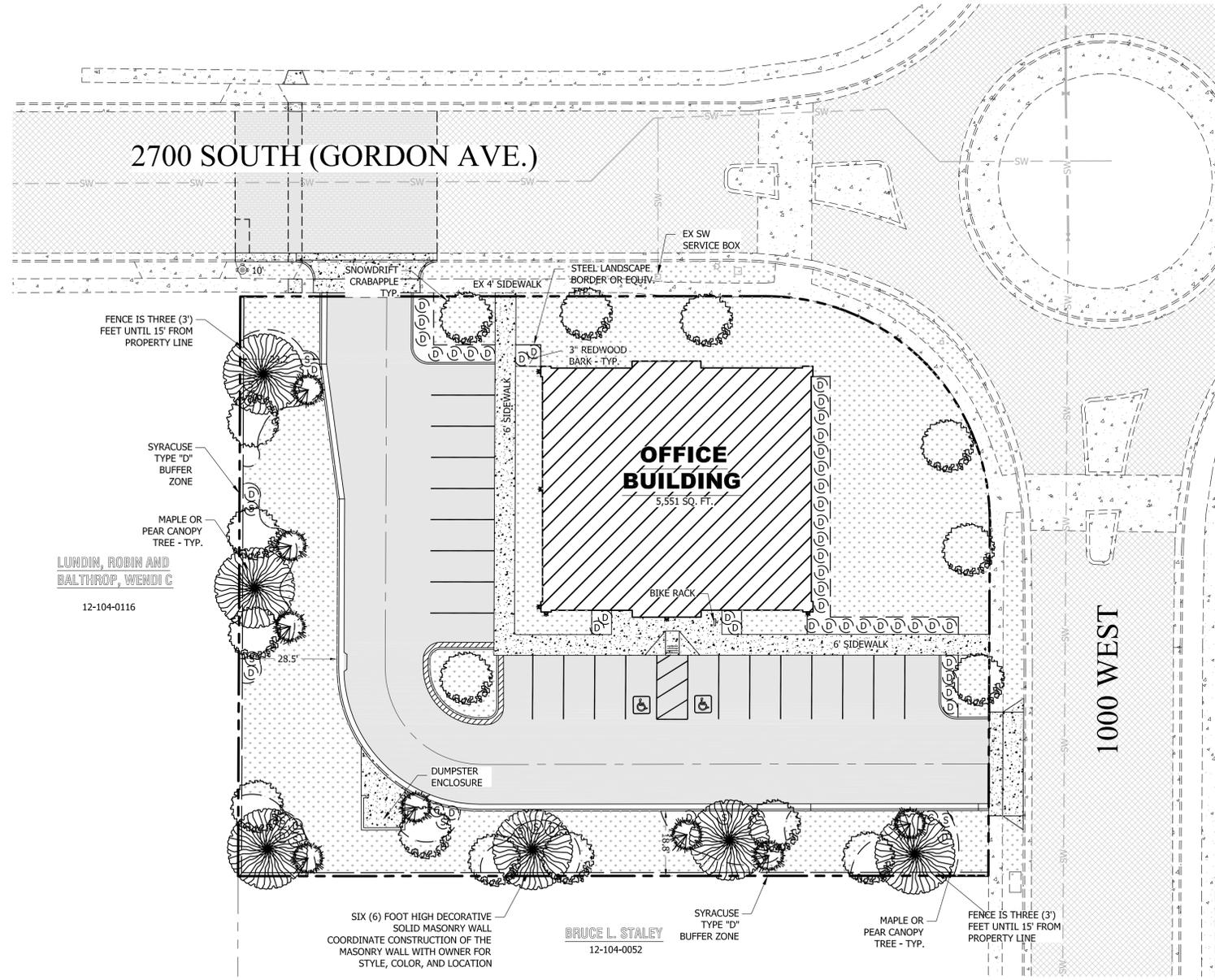
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ELMORE PLAZA
 STORM WATER POLLUTION PREVENTION PLAN
 FOR: SYRACUSE INVESTMENTS L.L.C.
 2700 SOUTH 1000 WEST
 SYRACUSE, UTAH
 JOB# 06-137



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11	12/02/13		SJF	



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

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

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

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

GRASS

LEGEND

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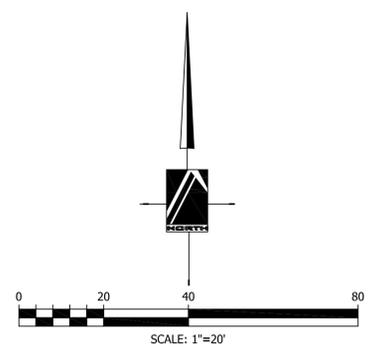
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LANDSCAPING	16,118 SQ. FT.	0.370 ACRES	45.3 %
TOTAL AREA	35,565 SQ. FT.	0.816 ACRES	100.00 %

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTH LINE OF 2700 SOUTH STREET SAID POINT BEING LOCATED SOUTH 89°57' 44" WEST ALONG SECTION LINE 250.94 FEET AND SOUTH 33.00 FEET FROM THE NORTHEAST SECTION CORNER MONUMENT LOCATED AT THE INTERSECTION OF 2700 SOUTH STREET AND 1000 WEST AND RUNNING THENCE: NORTH 89°57'44" EAST ALONG SAID SOUTH LINE 152.50 FEET TO A POINT OF CURVATURE;
THENCE SOUTHEASTERLY ALONG THE ARC OF A 65.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°16'12" A DISTANCE OF 102.41 FEET (CHORD BEARS: S 44°54'07" E 92.14') TO A POINT OF TANGENCY AND THE WEST LINE OF 1000 WEST STREET;
THENCE SOUTH 00°13'56" WEST ALONG THE WEST LINE SAID 1000 WEST STREET 102.20 FEET;
THENCE SOUTH 89°57'44" WEST 217.80 FEET;
THENCE NORTH 00°13'56" EAST 167.50 FEET TO THE POINT OF BEGINNING.
CONTAINING: 35,564 SQ. FT. OR 0.816 ACRES



PINNACLE
Engineering & Land Surveying, Inc.
Layton • West Bountiful • Mount Pleasant • St. George
2720 North 350 West, Suite #108 Layton, UT 84041
Phone: (801) 773-1910 Fax: (801) 773-1925

ELMORE PLAZA
LANDSCAPE PLAN
FOR: SYRACUSE INVESTMENTS L.L.C.
2700 SOUTH 1000 WEST
SYRACUSE, UTAH
JOB# 06-137

DATE	REVISION	BY	DATE
6/2/08		JC/TW	
11/2013		CF/SPB	
04/16/15		SPB/SD	
12/02/13		SJF	

SHEET # 11 OF 11



Site Plan Review – Elmore Plaza 2700 South 1000 West

Completed by Noah Steele, Planner on 4/16/15

Recommendation: City staff recommends that the planning commission examine this site plan review. Please pay specific attention to items highlighted in yellow.

Summary: The applicant is requesting approval of a site plan for an approximately 5,551 square foot medical office facility.

Date Plan Submitted to City: (Must be at least two weeks prior to the next planning commission meeting)	12/9/2013 & 4/15/15
Date Application Form Submitted:	12/9/2013 & 4/15/15
Date Fee Paid: (8-2-4)	12/9/2013 4/15/15
Zoning	PO-Professional Office
General Plan	PO – Professional Office
CITY ORDINANCE TEXT	PLANNING REVIEW OF COMPLIANCE
<p>10-4-090: SITE PLAN REVIEW. (Ord. 08-07)</p> <p>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:</p> <p>(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.</p> <p>(b) A detailed boundary survey sheet showing the following information:</p> <p>i. The location and width of existing and proposed abutting streets.</p> <p>ii. All property and lot lines.</p> <p>iii. Existing and proposed easements and dedications, adjacent property owners and holding strips.</p> <p>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</p>	<p>1. Complete application submitted.</p> <p>(a) Cover sheet received.</p> <p>(b) Boundary survey sheet received.</p>

<p>structures on adjoining properties.</p> <p>v. The location of existing fencing and significant existing trees and shrubbery.</p> <p>vi. The location of off-street parking, driveways, loading facilities, and hard-surfaced areas.</p> <p>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 entrances.</p> <p>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)</p> <p>ix. The location of vehicular and pedestrian access and circulation including all existing and proposed traffic, pedestrian and road safety signs.</p> <p>(c) A detailed utilities site plan showing the following information:</p> <p>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.</p> <p>(d) A detailed landscaping site design plan that shows the following information:</p> <p>i. Proposed landscaping including identification of plant species and fencing in enough detail that the Planning Commission can review the screening and aesthetic qualities.</p> <p>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.</p> <p>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.</p> <p>iv. Data table showing parcel, building, landscaping, parking areas and percentages, and number of parking stalls required and provided.</p> <p>(e) Floor Plans and Elevations including exterior finishes and colors.</p> <p>(f) Required engineer drawings for on- and off-site improvements as directed by the City Engineer.</p> <p>(g) Traffic study and Geotechnical study as directed by the City Engineer.</p> <p>(h) Each sheet shall be signed and stamped. (Ord. 08-11) (Ord. 09-09)</p> <p>(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.</p> <p>The following standards shall apply to the approval of a site plan.</p> <p>1. The entire site shall be developed at one time unless a phased development plan is approved.</p> <p>2. A site plan shall conform to applicable standards set forth in this Title. In addition, consideration shall be given to the following:</p> <p>(a) Considerations relating to traffic safety and traffic congestion:</p> <p>i. effect of the site development plan on traffic conditions on abutting streets and neighboring land uses, both as existing and as planned;</p> <p>ii. layout of the site with respect to location and dimensions of vehicular and pedestrian entrances, exits, driveways, and walkways;</p> <p>iii. arrangement and adequacy of off-street parking facilities to prevent traffic congestion and compliance with the provisions of City ordinances regarding the same;</p> <p>iv. location, arrangement, and dimensions of truck loading and unloading facilities;</p> <p>v. vehicular and pedestrian circulation patterns within the boundaries of the development;</p> <p>vi. surfacing and lighting of off-street parking facilities; and</p> <p>vii. provision for transportation modes other than personal motor vehicles, including such alternative modes as pedestrian, bicycle, and mass transit.</p>	<p>(c) Utilities site plan received.</p> <p>(d) Landscape plan received. Plan modified to address concerns from the planning commission about trees in the site triangle. Trees were moved back out of the park strip to allow better visibility.</p> <p>j. Meets requirements. Applicant revised original plans to conform to ordinance.</p> <p>ii. 43% of the site is landscaped and meets the 10% requirement</p> <p>iii. Meets requirements</p> <p>iv. Meets requirement.</p> <p>(e) Floor plans and elevations included.</p> <p>(f) See city engineer review.</p> <p>(g) See city engineer review.</p> <p>(h) Meets requirements</p> <p>1. Meets requirements</p> <p>ii. Building entrance is oriented at the rear of the building and is connected by a pedestrian sidewalk.</p> <p>vii. A bike rack is provided at the entrance.</p>
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<p>(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.</p> <p>(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; ii. planting of ground cover or other surfaces to prevent dust and erosion; iii. unnecessary destruction of existing healthy trees; and</p> <p>(d) Considerations relating to buildings and site layout: 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 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.</p> <p>(e) Considerations relating to drainage and irrigation: i. the effect of the site development plan on the adequacy of the storm and surface water drainage; and ii. the need for piping of irrigation ditches bordering or within the site.</p> <p>(f) Other considerations including, but not limited to: i. buffering; ii. lighting; iii. placement of trash containers and disposal facilities; and iv. Location of surface, wall and roof-mounted equipment.</p> <p>(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)</p>	<p>i. Meets requirements. Applicant revised original plans to conform to ordinance.</p> <p>ii. Meets requirements. Applicant revised original plans to conform to ordinance. iii. Two large pine trees and multiple other trees will be removed. Plant and material recycling and salvaging recommended.</p> <p>ii. The building façade provides many windows, breaks, and roof pitches and seems to be attractively designed.</p> <p>i. See engineering review</p> <p>iii. Dumpster enclosure is located in the southwest corner of property. (F) See engineering review</p>
<p>10-17-010: Professional Office Purpose: The purpose of this Zone is to provide appropriate locations for the development, maintenance, and protection of professional and administrative establishments. The regulations of this Zone shall promote a quiet environment for business administration, professional/medical, and government activities, free from the congestion and traffic of the usual commercial business district. The Professional Office Zone is intended to provide a buffer or transition along minor or major collector streets adjoining residential neighborhoods. To this end, the regulations permit professional office buildings, medical, and appropriate non-automobile oriented financial facilities primarily for the service of the area residents. The intensity of development of such a district shall reflect its environmental setting with building height and coverage generally similar to and harmonious with those of neighboring residential districts. (Ord. 08-07)</p>	<p>This use meets the purpose and intent of this zone.</p>
<p>10-17-020: Permitted Uses (A) Administrative and executive offices, (G)Medical and other health facilities</p>	<p>This use is allowed in this zone.</p>
<p>10-17-040: Minimum Lot Standards (A) Lot Area: Minimum of half (.50) an acre to maximum of ten (10) acres (B) Lot Width: One hundred (100) feet (C) Front Yard: Fifteen (15) feet (D) Side Yards: As required by site plan review (E) Rear Yard: As required by site plan review (F) Building Height: The height of buildings over thirty-five (35) feet may be equal to the horizontal</p>	<p>(A) This lot is .837 acres (B) Lot width is 217 ft. (C) Building set back 21 ft (D) Side yards are 51 ft (E) Rear yard is 76 ft. (F) Proposed building height is 22' on one story.</p>

distance from the nearest zone boundary line. Buildings thirty-five (35) feet high or less may be located within ten (10) feet of the Zone boundary line. In determining height, exclude uses not for human occupancy, such as chimneys, flagpoles, church towers, and similar structures.	The site plan meets the minimum lot standards.
10-17-050: Distance Between Buildings In this Zone, where there is more than one (1) office building constructed on a site, there shall be a minimum distance between structures of at least twenty (20) feet.	Not applicable.
10-17-060: Off-Street Parking And Loading Off -street parking and loading shall be provided as specified in Chapter 8 of this Title.	See off street parking requirements review.
10-17-070: SIGNS. Signs permitted in this Zone shall be those allowed in professional office zones by Chapter 9 of this Title.	No sign details shown
<p>10-17-080: SPECIAL PROVISIONS.</p> <p>(A) Landscaping. In this Zone, the following landscaping requirements shall include:</p> <ol style="list-style-type: none"> 1. Ten (10) feet of landscaping along frontage areas not occupied by drive accesses 2. A sprinkling system and plantings with substantial live plant material for the purpose of buffering, screening, and beautifying the site (Plant maturity landscaping should represent, as a minimum standard, compatibility with surrounding developed properties and uses with permanent maintenance by the owner or occupants) 3. A minimum buffer of ten (10) feet adjacent to residential zoning 4. A landscaped area of five (5) feet adjacent to off-street parking within required yard areas providing it does not abut residential zoning or uses (Landscaping in areas adjacent to residential uses shall be according to buffering requirements per Chapter 6 of this Title) (Ord. 08-07) <p>5. Landscaping installed in all park strips to the same standards as other on-site landscaping as well as a minimum of two (2) trees per every fifty (50) feet of frontage (Asphalt, paving stones, or brick or concrete paving in place of landscaping between the sidewalk and curb is prohibited)</p> <p>6. Landscaping covering at least fifteen (15) percent of the development site. Landscaping shall be installed within four (4) months of occupancy and maintained in good condition</p> <p>(B) Fencing. Where the site abuts a residential zone, a six- (6) foot high decorative texture solid-masonry wall shall be located along the property line. All fencing must comply with Chapter 6 of this Title. (Ord. 08-07)</p> <p>(C) Trash Storage. A screened or otherwise enclosed area, or outside area designated for a trash dumpster or other trash-control device, shall be an integral part of the on-site buildings to keep the trash out of public view and prevent litter from scattering throughout the area. The building materials for dumpster enclosures shall be similar to those of the primary-use building. (Ord. 08-07)</p> <p>(D) Lighting. The following provisions shall apply to installation, maintenance, and operation of outdoor lighting in this Zone:</p> <ol style="list-style-type: none"> 1. All lights shall have shields to direct all light toward the earth's surface and away from reflective surfaces. 2. Light fixtures or lamps shall have shields or shades to direct incident rays away from all adjacent property. 3. Lights on poles shall not be taller than the building whose area they illuminate nor taller than fifteen (15) feet, whichever is shorter. 4. Any facilities requiring floodlights may not arrange the light(s) in such a way that it will shine towards roadways, onto adjacent residential property or residential use property, or into the night sky. 5. The placement of any light fixture shall be in such a manner that no light-emitting surface is visible from any residential area when viewed at ground level. 6. The level of lighting shall not exceed half- (0.5) foot-candles at any residential property line or one- (1.0) foot candles at any nonresidential property line. 7. Any canopy structure used at a business office location must have recessed lights with diffusers that do not extend below the surface of the canopy. 8. Any luminaire on a pole, stand, or mounted on a building must have a shield, an adjustable reflector, and a non-protruding diffuser. (Ord. 06-17) 	<ol style="list-style-type: none"> 1. Meets requirements 2. Meets requirements. Applicant revised original plans to conform to ordinance. 3. Rear yard is adjacent to R1 and meets this requirement 4. Meets requirements. 5. Meets requirements. Applicant revised original plans to conform to ordinance. <p>(B) Meets requirements</p> <p>(C) Meets requirements</p> <p>(D). Light fixture specs provided</p>
Chapter 10 GENERAL LAND USE	

<p>10-6-010 (A) Building Lot for Building Required The erection of every building, except those housing public uses, public utilities, accessory and temporary uses, and those buildings used in conjunction with agriculture, parks and playgrounds, or other uses expressly exempted, shall be erected on a "Building Lot" that shall be designated and continuously maintained for principal buildings and their accessory buildings. Except for dwelling groups as specifically authorized in this Title, not more than one (1) dwelling structure shall occupy any one (1) building lot.</p>	<p>(A) Meets requirement</p>
<p>10-6-070: Shade Trees 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) (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 these spacing requirements. (Ord. 08-07) (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. (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. (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. (K) Willful Injury to Trees. No person shall willfully injure or destroy any tree on public streets, public parks, or other public property of the City</p>	<p>(B) No street trees provided. See comments above.</p>
<p>10-6-080: BUFFER YARDS. (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. (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</p>	<p>(A) A professional office use adjacent to a R-1 zone requires buffer table D planting densities. Table D requires 2 shade trees, 5 understory trees, and 7 shrubs per 100 feet on the south and west property boundary. Calculations were based off a 15 ft wide buffer, which is an approximate average width since the west buffer area is 11 ft. wide and the south is 19ft. Applicant revised original plans to conform to ordinance.</p>
<p>CHAPTER 8 OFF STREET PARKING 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. (1991)</p>	
<p>10-8-030: General Provisions Off-street parking shall comply with the following requirements: (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. (Ord. 08-07) (B) Location of Off-Street Parking. Parking areas, as required by this Chapter, shall be hard surfaces</p>	<p>(B) Parking provided on same lot as building</p>

<p>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)</p> <p>(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.</p> <p>G) Uses Not Mentioned. In the case of a use not specifically mentioned herein, the requirements for the most similar use so mentioned, as decided by the Land Use Authority, shall apply. (1991) (Ord. 08-07)</p>	<p>(C) Parking is located on the west and south sides of the building and meets the requirements.</p>
<p>10-8-040: MINIMUM AND MAXIMUM PARKING SPACES.</p> <p>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.</p> <p>-Dental and medical clinics: Min: 2.5/1,000 sq. ft. Max: 4.5/1,000 sq. ft.</p>	<p>-The ordinance requires a minimum of 14 stalls and a maximum of 25 stalls. The plan provides 25 stalls.</p>
<p>10-8-050: OFF-STREET LOADING</p> <p>(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.</p> <p>(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.</p> <p>(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)</p>	<p>(A) Deliveries requiring a large loading space are not made to this type of land use.</p>
<p>10-8-060: ACCESS TO OFF-STREET PARKING AND LOADING SPACES.</p> <p>(A) Ingress and Egress. All uses shall provide adequate ingress and egress as follows:</p> <p>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)</p> <p>(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)</p> <p>(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.</p>	<p>2. Meets requirements.</p>

<p>10-8-070: PARKING DEVELOPMENT, STANDARDS, AND MAINTENANCE.</p> <p>(A) Size. Each off-street parking space shall be no less than nine (9) feet by twenty (20) feet, except as otherwise provided.</p> <p>(B) Small Car Parking Spaces. In all parking areas containing twenty-five (25) or more parking spaces, the developer may reduce the size of a maximum twenty-five (25) percent of the required parking spaces for use by small cars, except for residential uses where the property owner/manager assigns parking spaces to specific dwelling units. Small car parking spaces shall include signage clearly marking the stall as "Compact Only" or "Small Car Only" and shall be a minimum of nine (9) feet by fifteen (15) feet in dimension. (Ord. 08-07)</p> <p>(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)</p> <p>(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 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)</p> <p>(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)</p> <p>(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)</p> <p>(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)</p> <p>(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)</p> <p>(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.</p>	<p>(A) Meets requirements.</p> <p>(C) 2 handicap stalls provided.</p> <p>(E) See City Engineer review</p> <p>(F) Meets requirements</p> <p>(G) Meets requirements. Applicant revised original plans to conform to ordinance.</p> <p>(H) See comments above</p> <p>(I) Meets requirements.</p>
<p>10-8-080: OTHER PARKING PROVISIONS.</p> <p>(A) Joint Use Parking Areas. When two (2) dissimilar uses are located next to each other and the demand for parking in conjunction with those uses would not conflict, the Planning Commission may authorize the use of such combined facilities requiring the maximum number of parking spaces for the larger use. A use may provide a shared parking area for similar adjacent uses as long as the total off-street parking spaces equal the minimum requirement for each individual use. If the common facilities are located on more than one lot, the developer must file a covenant, for the preservation of the parking facilities, with the City.</p>	<p>(A) Not applicable</p>



Elmore Plaza Site Plan Review

1000 West & 2700 South

Engineer Site Plan Review

Completed by Brian Bloemen on April 28, 2015

Below are the engineering comments for the site plan review of Elmore Plaza.

Plans:

1. A separate fire service line will be required.
2. The proposed fire hydrant shall be hot taped.
3. The detention basin shall be sized for a 100-year storm event.
4. The proposed trees in the park strip conflict with sight distance through the roundabout and the drive approaches. These trees need to be relocated behind the 15' set back or the bottom canopy needs to be trimmed to 11 feet high.
1. The City will be installing a high density mineral bond on 2700 South Street and 1000 West Street. If the improvements are completed after installation the high density mineral bond shall be replaced by the developer.
2. A footing drain will be required around the footing of the basement.

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 Steel
FROM: Jo Hamblin, Fire Marshal
RE: Elmore Plaza, 2700 South 1000 West, Syracuse
CC: 1) Engineering

DATE: April 29, 2015

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

1. The minimum fire flow requirement is 2000 gallons per minute. This is based on 5,551 square feet of Type V-B construction. Provide documentation that fire the flow has been confirmed through the Syracuse City Engineering Department, Water Model.
2. Fire hydrants and access roads shall be installed prior to construction of any buildings. All hydrants shall be placed with the 4 1/2" connection facing the point of access for Fire Department Apparatus. Provide written assurance that this will be met.
3. Prior to beginning construction of any buildings, a fire flow test of the new hydrants shall be conducted to verify 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. All fire apparatus access roads shall be a minimum all-weather, driveable and maintainable surface. There shall be a minimum clear and unobstructed width of not less than 26 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. Dead-end roads created in excess of 150 feet in length shall be provided with an approved turn-around.
5. If this building will be storing medical gas and exceeds the permitted levels it may require the storage room to be sprinklered. If that is the case a fire line will be required to the building.

These plans have been reviewed for Fire Department requirements only. With the addition of the hydrant the Fire Department has no other concerns as long as the builder complies with the above items. 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

May 5, 2015

Agenda Item # 5 Strong Storage Site Plan

Factual Summation

Syracuse City staff has conducted a site plan review for Strong Storage. Any questions regarding this agenda item may be directed at Noah Steele, City Planner.

Attachments:

- Site Plan
- Planner Review
- Engineer Review
- Fire Review

Suggested Motions:

Grant

I move to approve the Site Plan Application for Strong Storage, located at 575 W. 1700 S, subject to all applicable requirements of the City's municipal codes (and to the condition(s) that...)

Deny

I move to deny the Site Plan Application for Strong Storage, located at 575 W 1700 S, based on...

Table

I move to table discussions pertaining to the Site Plan Application for Strong Storage, located at 575 W 1700 S, until....

Project Narrative/Notes/Revisions

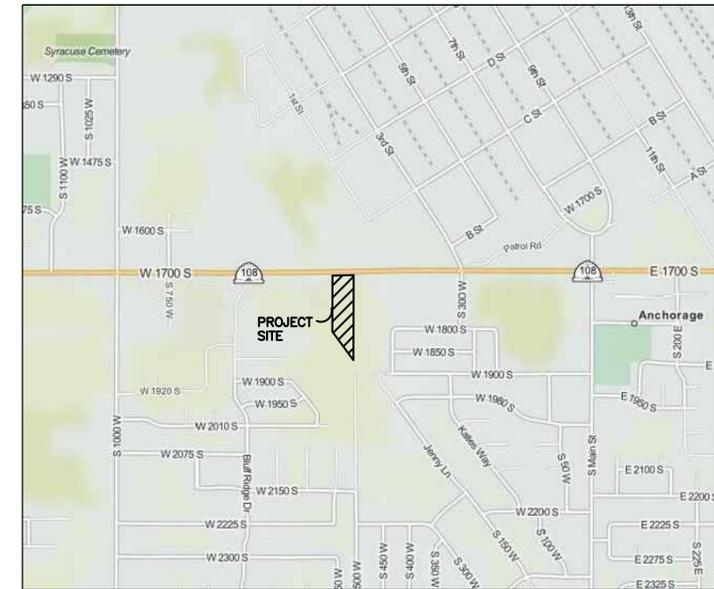
- 1) 12/22/14 TH - COMPLETED DESIGN FOR CLIENT & CITY REVIEW.
- 1) 4/23/15 TH - UPDATED DESIGN FOR CLIENT & CITY REVIEW.

Reeve & Associates, Inc. - Solutions You Can Build On

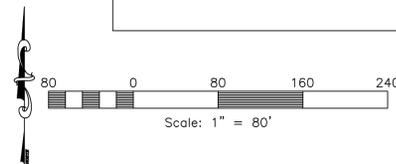
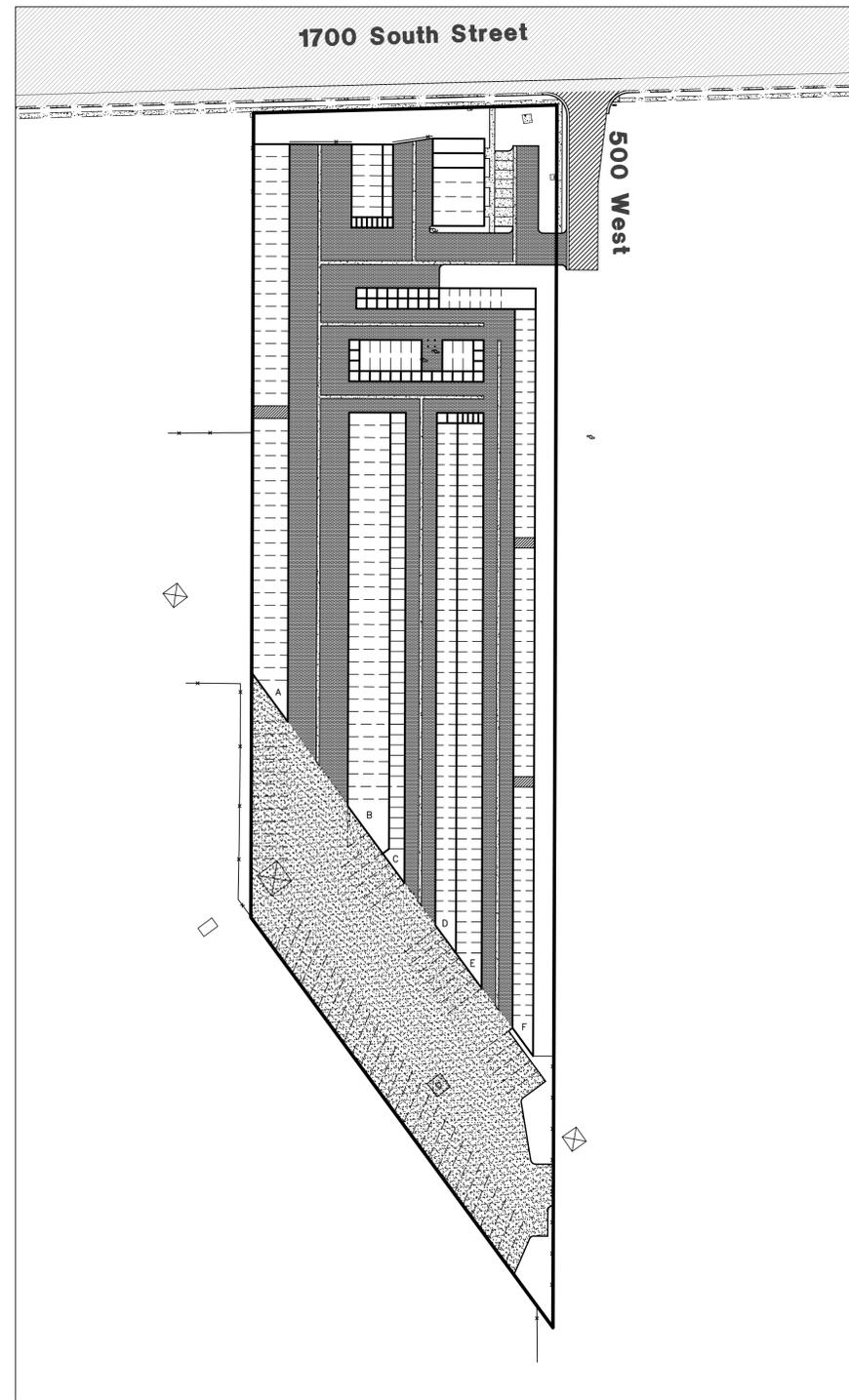
STORAGE UNITS PROJECT

Shawn Strong

SYRACUSE, DAVIS COUNTY, UTAH
DECEMBER, 2014



Vicinity Map
NOT TO SCALE



Sheet Index

- Sheet 1 - Cover/Index Sheet
- Sheet 2 - Notes/Legend Sheet
- Sheet 3 - Existing/Demolition Plan
- Sheet 4 - Proposed Site Plan
- Sheet 5 - Grading/Utility Plan
- Sheet 6 - Civil Details
- Sheet 7 - Storm Water Pollution Prevention Plan Exhibit
- Sheet 8 - Storm Water Pollution Prevention Plan Details
- Sheet 9 - Landscape Plan

Site Information

TOTAL AREA.....	286,220 s.f.
BUILDING AREA.....	94,602 s.f.
HARD SURFACED AREA.....	95,236 s.f.
LANDSCAPE AREA.....	34,098 s.f.
GRAVEL AREA.....	62,284 s.f.

Engineer's Notice To Contractors

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

Developer Contact:

Shawn Strong
Parkridge Real Estate & Development
2473 South 1100 West
Syracuse, UT, 84075
PH: (801) 725-9258

Blue Stakes Location Center

Call: Toll Free
1-800-662-4111
Two Working Days Before You Dig

Reeve & Associates, Inc.
920 CHAMBERS STREET, SUITE 14, OGDEN, UTAH 84403
TEL: (801) 621-2100 FAX: (801) 621-2666 www.reeve-assoc.com
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TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION
DATE	

Storage Units Project
Shawn Strong
DAVIS COUNTY, UTAH
Cover/Index Sheet

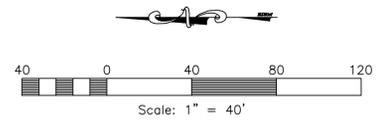
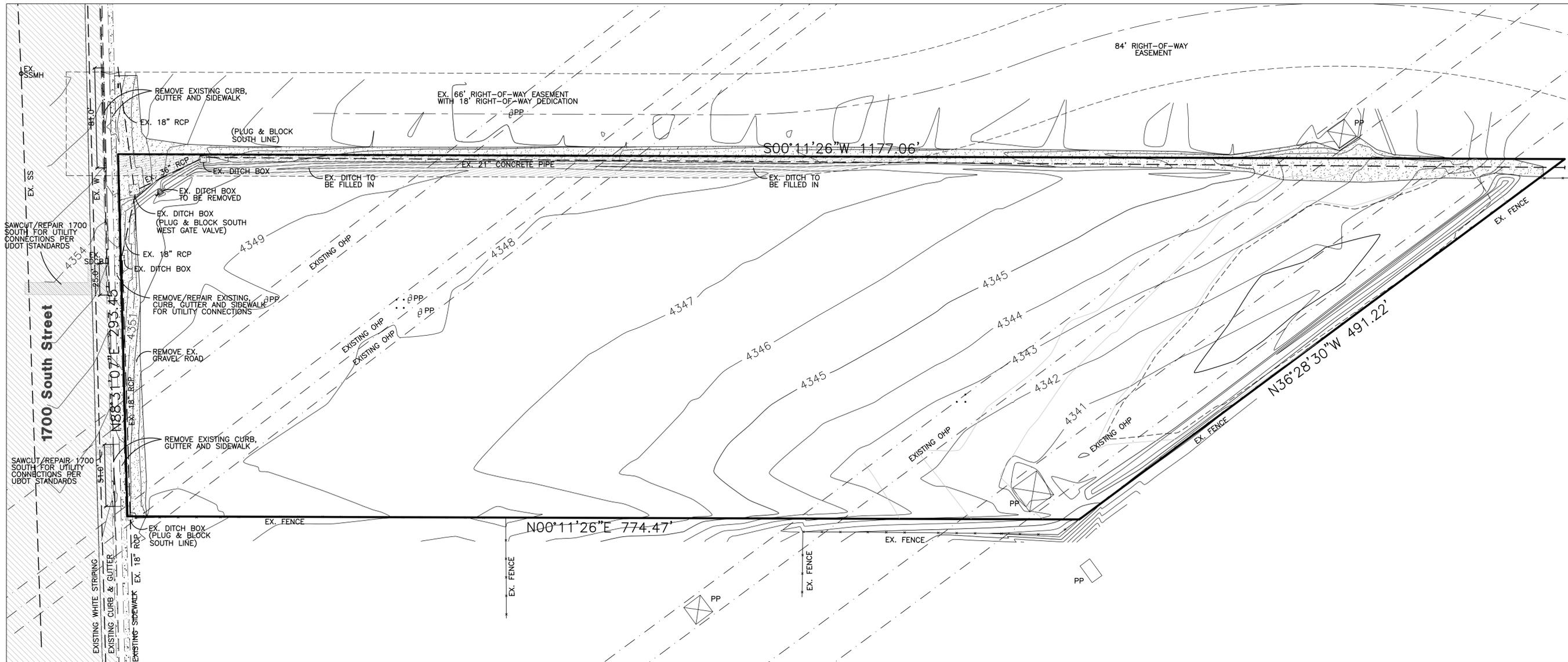


Project Info.

Engineer:	T.HUNT
Drafter:	T.HUNT
Begin Date:	12-10-14
Name:	STORAGE UNITS PROJECT
Number:	SHAWN STRONG 4646-08

Sheet	9
1	Sheets

NOTE:
ALL SAW-CUT LINES MUST BE LOCATED EITHER AT DESIGNATED LANE LINES OR DESIGNED CENTER OF LANE.
SAW-CUTS MUST BE CLEANED AND A TACK-COAT APPLIED BEFORE ASPHALT PLACEMENT.



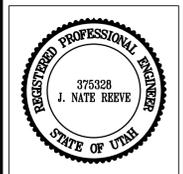
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REVISIONS	DESCRIPTION

Storage Units Project
Shawn Strong
 DAVIS COUNTY, UTAH

Existing/Demolition Plan

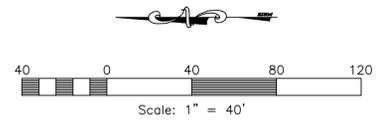
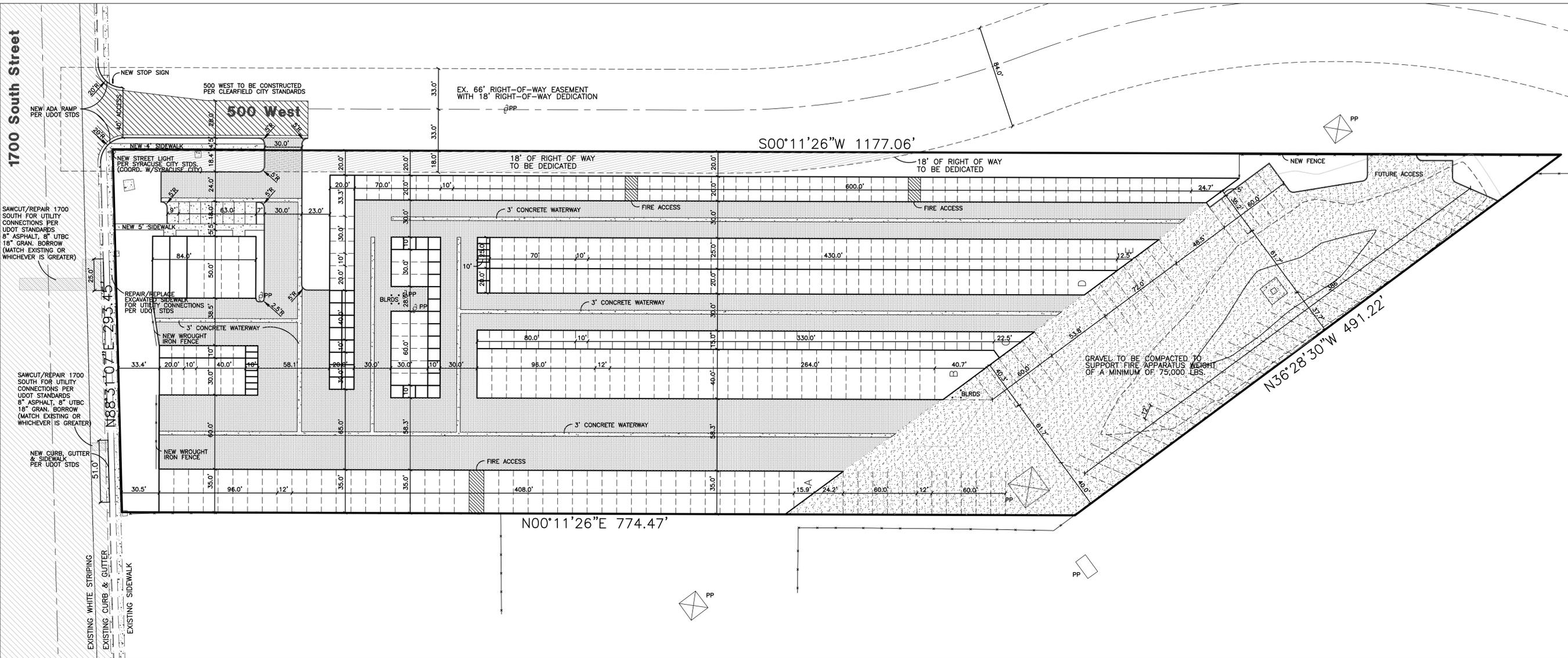


Project Info.

Engineer:	T. HUNT
Drafter:	T. HUNT
Begin Date:	12-10-14
Name:	STORAGE UNITS PROJECT SHAWN STRONG
Number:	4646-08

Sheet	9
3	Sheets

1700 South Street



-  = GRAVEL AREA
-  = ASPHALT AREA
-  = 500 WEST ROADWAY
-  = SAWCUT/REPAIR 1700 SOUTH PER UDOT STANDARD

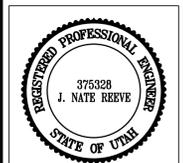
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REVISIONS	DESCRIPTION
DATE	

Storage Units Project
Shawn Strong
 DAVIS COUNTY, UTAH

Proposed Site Plan



Project Info.

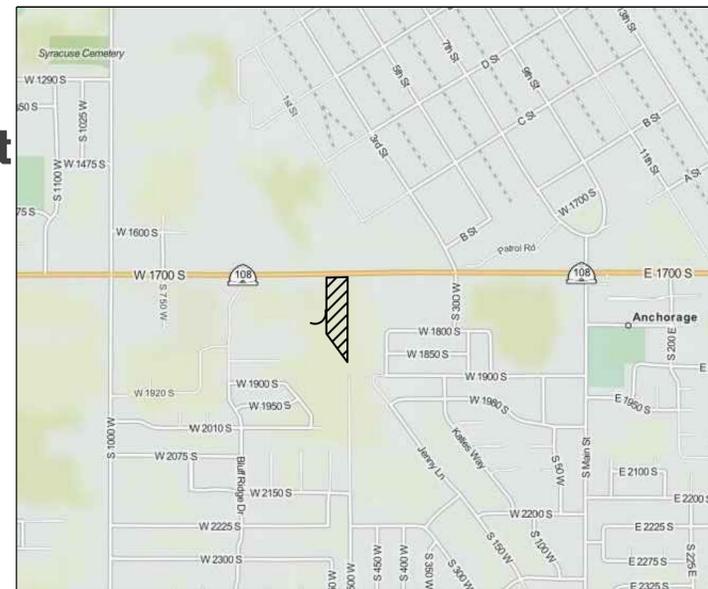
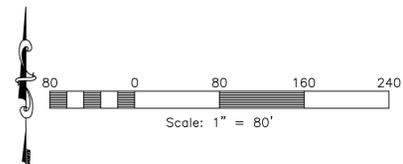
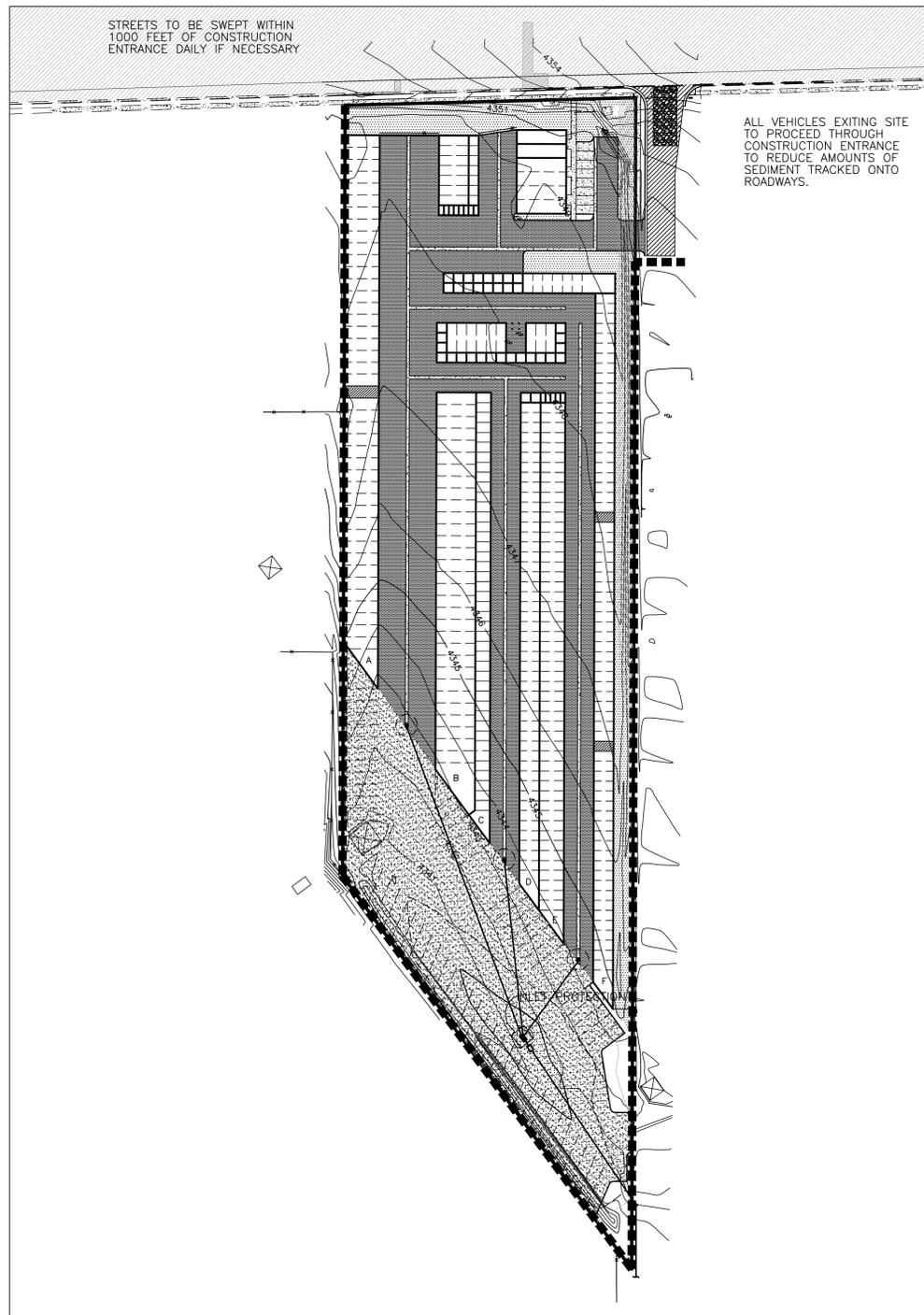
Engineer:	T. HUNT
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	SHAWN STRONG
Number:	4646-08

STORAGE UNITS PROJECT

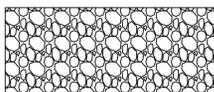
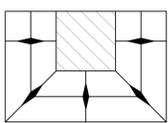
Shawn Strong

Storm Water Pollution Prevention Plan Exhibit

SYRACUSE, DAVIS COUNTY, UTAH
DECEMBER, 2014



Vicinity Map
NOT TO SCALE

-  INLET PROTECTION
TYP. (SEE DETAIL)
-  SILT FENCE
(SEE DETAIL)
-  ALL VEHICLES EXITING SITE TO PROCEED THROUGH CONSTRUCTION ENTRANCE TO REDUCE AMOUNTS OF SEDIMENT TRACKED ONTO ROADWAYS.
50'x20' CONSTRUCTION ENTRANCE W/8" COMPACTED CLEAN GRAVEL
SCALE: 1"=20'
-  CONCRETE WASH AREA (SEE DETAIL) OR AS SELECTED BY CONTRACTOR
SCALE: 1"=20'

Construction Activity Schedule	
- PROJECT LOCATION.....	SYRACUSE CITY, DAVIS COUNTY, UT
- PROJECT BEGINNING DATE.....	MARCH, 2014
- BMP'S DEPLOYMENT DATE.....	MARCH, 2014
- STORM WATER MANAGEMENT CONTACT / INSPECTOR.....	SHAWN STRONG (801) 725-9258
- SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER	

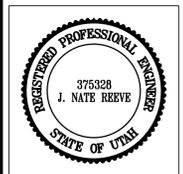
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REVISIONS	DESCRIPTION
DATE	

Storage Units Project
Shawn Strong
DAVIS COUNTY, UTAH

Storm Water Pollution Prevention Plan Exhibit



Project Info.	
Engineer:	T.HUNT
Drafter:	T.HUNT
Begin Date:	12-10-14
Name:	STORAGE UNITS PROJECT
Number:	SHAWN STRONG 4646-08

Sheet	9
7	Sheets



Site Plan Review – Strong Storage

575 W 1700 S

Completed by Noah Steele, Planner on 4-28-15

Recommendation: City staff recommends that the planning commission examine this site plan review. Please pay specific attention to items highlighted in yellow

Date Plan Submitted to City: (Must be at least two weeks prior to the next planning commission meeting)	March 6 th , 2015
Date Application Form Submitted:	March 6 th , 2015
Date Fee Paid: (8-2-4)	March 6 th , 2015
Industrial Development Requirements per ordinance 10-24	Planning Staff Review:
Purpose. (10-24-010) 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)	
Permitted Uses (10-24-020) (Q) Storage Facilities, industrial warehouse	This is a permitted use in the Industrial Zone. (Q) Storage Facilities
Minimum Lot Standards (10-24-040) (A) Lot Area: No minimum requirement (B) Lot Width: As required by site plan review (C) Front Yard: Thirty (30) feet (D) Side Yards: As required by site plan review (E) Rear Yard: As required by site plan review (F) Building Height: Thirty-five (35) feet for buildings from zero (0) to one hundred (100) feet from the zone boundary; fifty-five (55) feet for buildings from one hundred (100) to two hundred (200) feet from the zone boundary; one hundred (100) feet for buildings more than two hundred (200) feet from the zone boundary.	(A) Lot Area : 286,220 sq. ft. (6.57 acres) (B) Lot Width : 293' (C) Front Yard: 30 ft. (D) Side Yard: East is 20 ft, West is 0ft. Once 500 W is built, East side yard will only be 2ft. Please shift buildings so there is at least 5 feet for buffer landscaping. (E) Rear Yard: 140 ft (F) 30 ft tall for office and 15 ft for others.
Off-Street Parking And Loading (10-24-050) 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 below.
10-24-060: SIGNS. Signs permitted in this Zone shall be those allowed in industrial zones by Chapter 9 of this Title.(1991)	No signs shown on site plan. Monument sign location identified

<p>10-24-070: SPECIAL PROVISIONS</p> <p>(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.</p> <p>(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.</p> <p>(...See Ordinance)</p>	34,098 out of 28,6220 landscaped = 12%
<p>Chapter 10 GENERAL LAND USE</p>	
<p>10-6-010 (A) Building Lot for Building Required</p> <p>The erection of every building, except those housing public uses, public utilities, accessory and temporary uses, and those buildings used in conjunction with agriculture, parks and playgrounds, or other uses expressly exempted, shall be erected on a "Building Lot" that shall be designated and continuously maintained for principal buildings and their accessory buildings. Except for dwelling groups as specifically authorized in this Title, not more than one (1) dwelling structure shall occupy any one (1) building lot.</p>	Building Lot parcel #: 12-079-0072
<p>10-6-050: LOT AND YARD REGULATIONS.</p> <p>(A) Lot Standards. Except as this Title may otherwise permit, every lot within the City shall have such area and width as required by the zone in which the lot is located and shall have frontage upon a dedicated or public street before the Land Use Administrator may issue a building permit. (Ord. 08-07)</p>	Meets requirement
<p>10-6-060: MISCELLANEOUS REQUIREMENTS AND PROVISIONS</p> <p>(B) Visibility at Intersections. Notwithstanding any provisions of this Title in any district, fences, walls, signs, hedges, or other plantings may not encroach within the required clear-visibility triangle located at the intersection of two (2) roads or the intersection of a road and a non-residential driveway. No one shall erect, place, or plant anything or allow anything to grow in such a manner as to impede vision between a height of two and one-half (2 1/2) feet and eight (8) feet above center-line grades of the adjoining street center-line surface elevation. Property owners shall maintain all tree branches so that none of them are lower than eight (8) feet in clear site triangle area. The configuration of a clear-visibility triangle is shown in Exhibit 10-6-060.a, and the length of each leg, measured along the curbline or edge of roadway or edge of nonresidential driveway shall be forty (40) feet, or based upon applicable speed limits greater than forty (40) mph as per AASHTO's "Policy on Geometric Design of Highways and Streets. (Ord. 08-07) (Ord. 09-09)</p> <p>(D) Outdoor Storage and Waste Disposal. No one shall store in bulk highly flammable or explosive liquids, solids, or gasses above ground except in the A-1 Zone. Other outdoor storage facilities for junk yards, fuel, raw materials, and products, except for agricultural products, and permitted 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 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.</p>	<p>Meets requirement.</p> <p>Meets requirement</p>

<p>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.</p>	
<p>10-6-070: Shade Trees 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)</p> <p>LARGE 10’ or greater park strip: Common Hackberry, Thornless Honey Locust, Chinese Pistache, Bur Oak, English Oak, Norway Maple, Red Maple, Littleleaf Linden, Crimean linden, Japanese Zelkova, Ginko, Horse Chestnut, Northern Oak, Beech, London Plain Tree, European Beech, Sweet Gum, Tulip, Sycamore Maple, Sugar Maple, White Ash, White Oak, English Oak, Black Locust, Horsechestnut.</p> <p>MEDIUM 6’ to 10’ park strip: Japanese Pagoda, Fruitless Mulberry, Mountain Alder, Hedge Maple, Callery Pear, Variegated Box Elder, Mountain Ash, Upright English Oak, Chinaberry Chanticleer Pear, Sunburst Honeylocust, Idaho Flowering Locust.</p> <p>SMALL 4’ to 6’ park strips: Golden Raintree, Lavelle Hawthorn, English Hawthorn, Bechtel Crabapple, Redbud Crabapple, Dorothea Crabapple, Japanese Crabapple, Radiant Crabapple, Snow drift Crabapple, Scarlet Hawthorn, Golden Chain Tree, Rocky Maple, Paperbark Maple, Bigtooth Maple, Kwanzan Cherry, Eastern Redbud, Globe Norway Maple, Bradford Pear, Golden Rain.</p> <p>(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 these spacing requirements. (Ord. 08-07)</p> <p>(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.</p> <p>(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.</p> <p>(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.</p> <p>(K) Willful Injury to Trees. No person shall willfully injure or destroy any tree on public streets, public parks, or other public property of the City by any means including, but not limited to, the following: 1. Constructing a concrete, asphalt, brick, or gravel sidewalk or otherwise filling up the ground area around any tree so as to shut off air or water from the roots, except under written authority from the City Forester. 2. Piling building material, equipment, or other substance around any tree so as to cause injury. 3. Pouring any injurious matter on or around any tree or on the ground around it or on any lawn or sidewalk. 4. Injuring any tree, tree stake, or guard with any vehicle or animal or in any other manner causing injury to any tree or lawn or public property.</p>	
<p>10-6-080: BUFFER YARDS. (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. (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</p>	<p>Buffering not required for Industrial next to industrial located on the south and west edges of property. Buffering required along future 500 W. Once 500 W is built, only 2 feet of landscape will remain. Buildings must be shifted and screening shrubs be added</p>

<p>property adjacent to that use. Fencing associated with buffer yards shall be located on property lines except as described in paragraph G</p>	
<p>CHAPTER 8 OFF STREET PARKING 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. (1991)</p>	
<p>10-8-030: General Provisions Off-street parking shall comply with the following requirements: (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. (Ord. 08-07) (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) (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. 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. Residents may use paved driveways leading directly to or adjacent to a garage as an approved parking area for additional vehicles to meet the requirements of this Chapter. (Ord. 09-10)All vehicles on the property shall be licensed and operable. The owner of any vehicle that has been inoperable or unlicensed for longer than four (4) months shall remove said vehicle from the property or store it in a completely enclosed structure, including any and all vehicle parts. If a vehicle is under restoration, the vehicle owner shall possess a current and valid Restoration Permit from the City Community Development Department. Restoration Permits shall expire one (1) year from the date of issuance and no individual may have more than two (2) Restoration Permits at any time. (Ord. 08-07) (D) No Parking Reduction. No one shall reduce the number or size of parking stalls needed for off-street parking in connection with an existing building nor utilize the same for any purpose other than for off-street parking and shall maintain the space in perpetuity as long as the requirement for said off-street parking is necessary. (E) Tandem Parking. This Chapter prohibits tandem parking except for single- and two- (2) family dwellings. In this case, the parking space may be within the driveway area in the required front yard. (F) Enlargements. Change of Use, Etc. No one shall enlarge, alter, convert, or change the use of a building or structure unless they provide, and thereafter maintain for such building and its use, a minimum number of parking spaces as hereinafter required. However, if such alteration, enlargement, conversion, or change does not increase the number of required parking spaces by more than fifteen (15) percent, then no additional parking spaces need be provided. (G) Uses Not Mentioned. In the case of a use not specifically mentioned herein, the requirements for the most similar use so mentioned, as decided by the Land Use Authority, shall apply. (1991) (Ord. 08-07)</p>	<p>Meets requirements</p>
<p>10-8-040: MINIMUM AND MAXIMUM PARKING SPACES.</p>	<p>Approximately 1092 square feet of office proposed. Minimum</p>

<p>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.</p> <p>Less intensive commercial businesses, including autos, lumber, appliances, sales, etc.: Per one thousand (1,000) square feet</p>	<p>requirement is 1.5 spaces. (1.5 per 1000 sqft.) 8 spaces provided.</p>
<p>10-8-050: OFF-STREET LOADING</p> <p>(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.</p> <p>(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.</p> <p>(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)</p>	<p>Not applicable</p>
<p>10-8-060: ACCESS TO OFF-STREET PARKING AND LOADING SPACES.</p> <p>(A) Ingress and Egress. All uses shall provide adequate ingress and egress as follows:</p> <p>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)</p> <p>(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)</p> <p>(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.</p>	<p>Meets requirements</p>

<p>10-8-070: PARKING DEVELOPMENT, STANDARDS, AND MAINTENANCE.</p> <p>(A) Size. Each off-street parking space shall be no less than nine (9) feet by twenty (20) feet, except as otherwise provided.</p> <p>(B) Small Car Parking Spaces. In all parking areas containing twenty-five (25) or more parking spaces, the developer may reduce the size of a maximum twenty-five (25) percent of the required parking spaces for use by small cars, except for residential uses where the property owner/manager assigns parking spaces to specific dwelling units. Small car parking spaces shall include signage clearly marking the stall as "Compact Only" or "Small Car Only" and shall be a minimum of nine (9) feet by fifteen (15) feet in dimension. (Ord. 08-07)</p> <p>(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)</p> <p>(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 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)</p> <p>(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)</p> <p>(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)</p> <p>(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)</p> <p>(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)</p> <p>(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.</p>	Meets requirements
<p>10-8-080: OTHER PARKING PROVISIONS.</p> <p>(A) Joint Use Parking Areas. When two (2) dissimilar uses are located next to each other and the demand for parking in conjunction with those uses would not conflict, the Planning Commission may authorize the use of such combined facilities requiring the maximum number of parking spaces for the larger use. A use may provide a shared parking area for similar adjacent uses as long as the total off-street parking spaces equal the minimum requirement for each individual use. If the common facilities are located on more than one lot, the developer must file a covenant, for the preservation of the parking facilities, with the City.</p>	Not applicable.
<p>10-40-090 (E) Standards for Approval.</p> <p>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.</p> <ol style="list-style-type: none"> 1. The entire site shall be developed at one time unless a phased development plan is approved. 2. A site plan shall conform to applicable standards set forth in this Title. In addition, consideration shall be given to the following: 	Meets requirements

<p>(a) Considerations relating to traffic safety and traffic congestion:</p> <ul style="list-style-type: none">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;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; andvii. Provision for transportation modes other than personal motor vehicles, including such alternative modes as pedestrian, bicycle, and mass transit.	
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500 West Storage Units

1700 South & 500 West

Engineer Site Plan Review

Completed by Brian Bloemen on April 27, 2015

Below are the engineering comments for the site plan review of the 500 West Storage Units.

1. Submit letters of approval from the following entities:
 - a. Utah Department of Transportation
 - b. North Davis Sewer District
 - c. Clearfield City
 - d. West Branch Irrigation
 - e. Rocky Mountain Power
2. The proposed sidewalk and curb and gutter on 500 West must be constructed to the 18' on the Syracuse City side. The 18' strip of right-of-way and corner cut at the intersection of 1700 South will need to be deeded to the City.
3. The City will not accept the length of the dead end fire line due to water quality concerns. The maximum dead end length is 500 feet. Two separate fire lines could be hot tapped off the east side of the property or the main will need to be looped back to the east side of the property.
4. The closest Syracuse City storm drain main is at the intersection of 500 West and 2010 South. Minimum storm drain pipe requirements are 15" RCP. Plan and profile sheets shall be submitted for the storm drain outfall. The proposed alignment of the storm drain outfall conflicts with Syracuse City's existing 12" culinary and secondary mains.
5. A meter is not required for the secondary service.
6. Fire hydrants meeting minimum spacing requirements will be required along the west side of 500 West Street. Hydrants can be hot tapped onto the existing culinary main and shall be placed in the future park strip.
7. North Davis Sewer District will need to approve all connections to District mains. The District does have plans to line the sewer main in 1700 South this year and it is recommended the District be contacted to determine when will be the best time to connect to the main.
8. The proposed development lies within Syracuse City Drinking Water Source Protection Zone 1.
 - a. The developer/owner/operator will be required to comply with the Syracuse City Source Protection Plan and Davis County Source Protection ordinance 15.22.
 - b. All renters shall be given a generic regulated substance list and be required to identify substances on the list which will be stored at the facility. Any regulated substances stored at the facility shall have secondary containment within the unit. The owner shall keep the records on file and notify Syracuse City in the event of a regulated substance spill.
 - c. The owner shall perform monthly inspections of the entire site, including the gravel area, to look for any obvious spills.

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: Strong Storage, 575 West 1700 South
DATE: April 28, 2015

I have reviewed the site plan submitted on April 24, 2015, 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. Maximum hydrant spacing is 500 feet and shall be reduced by 100 feet on dead end roads. Provide written assurance that this will be met.
 - This site will require additional fire hydrants the distance between hydrants exceeds the maximum spacing.
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. All fire apparatus access roads shall be a minimum all-weather and maintainable surface. There shall be a minimum clear and unobstructed width of not less than 26 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. Dead-end roads created in excess of 150 feet in length shall be provided with an approved turn-around.
 - The gravel area of the site plan must be capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds. This area must be maintained throughout the year allowing the fire apparatuses to be able to drive in a continuous direction throughout the site.

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

May 5, 2015

Agenda Item # 4a Concept Plan Report

Factual Summation

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

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

Attachments:

- Letter of Intent
- Concept Plan

Summary

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

8.20.030 Pre-Application Review.

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

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

March 26, 2015

Jenny Schow
Syracuse City Community Development
1975 West 1900 South
Syracuse, UT 84075

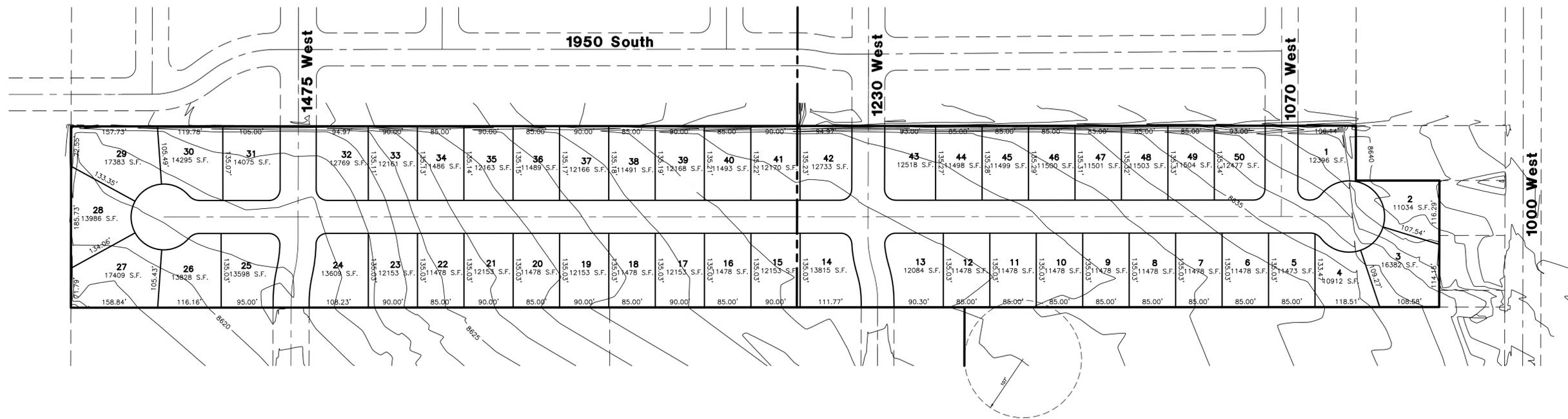
RE: The Keller Property located at 1975 South 1000 West

The requested, potential use of the property is to create an R-2 and R-3 residential subdivision on approximately 18.58 acres.

The General plan has been modified to remove the General Commercial portions, currently on the plan, north and south of the parcel. The request would bring the zones of the property in compliance with the surrounding parcels.

The development will connect existing right-of-way stub roads on the north and south boundaries and allow an easterly connection to 1000 West through the development. Utilities are stubbed to the boundary and have the capacity to serve the development.

SCALE:
1"=100'



Keller Property

Syracuse City, Davis County, Utah

Developer:
 Nilson Homes
 Bruce Nilson
 5617 S. 1475 E.
 Ogden, UT. 84403
 (801) 392-8100

NOTES:
 1. CONTOURS ARE SHOWN WITH A ONE FOOT INTERVAL.

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 920 CHAMBERS STREET, SUITE 14, OGDEN, UTAH 84403, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

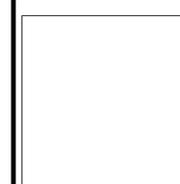


Reeve & Associates, Inc.
 920 CHAMBERS STREET, SUITE 14, OGDEN, UTAH 84403
 TEL: (801) 621-2100 FAX: (801) 621-2668 www.reeve-assoc.com
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION
DATE	

Keller Property
 PART OF THE NE 1/4 OF SECTION 15, T.4N., R.2W., S.11B. & M., U.S. SURVEY
 SYRACUSE CITY, DAVIS COUNTY, UTAH

Sketch Plan



Project Info.
 Engineer: N. Reeve
 Designer: C. Cave
 Begin Date: MARCH 10, 2015
 Name: KELLER PROPERTY
 Number: 1301-002



PLANNING COMMISSION WORK SESSION AGENDA

May 5, 2015

Agenda Item # 4b

Rezone from A-1 Agriculture to R-1 Residential

Factual Summation

Please review the following information. Any questions regarding this agenda item may be directed at Jenny Schow, City Planner.

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

Attachments:

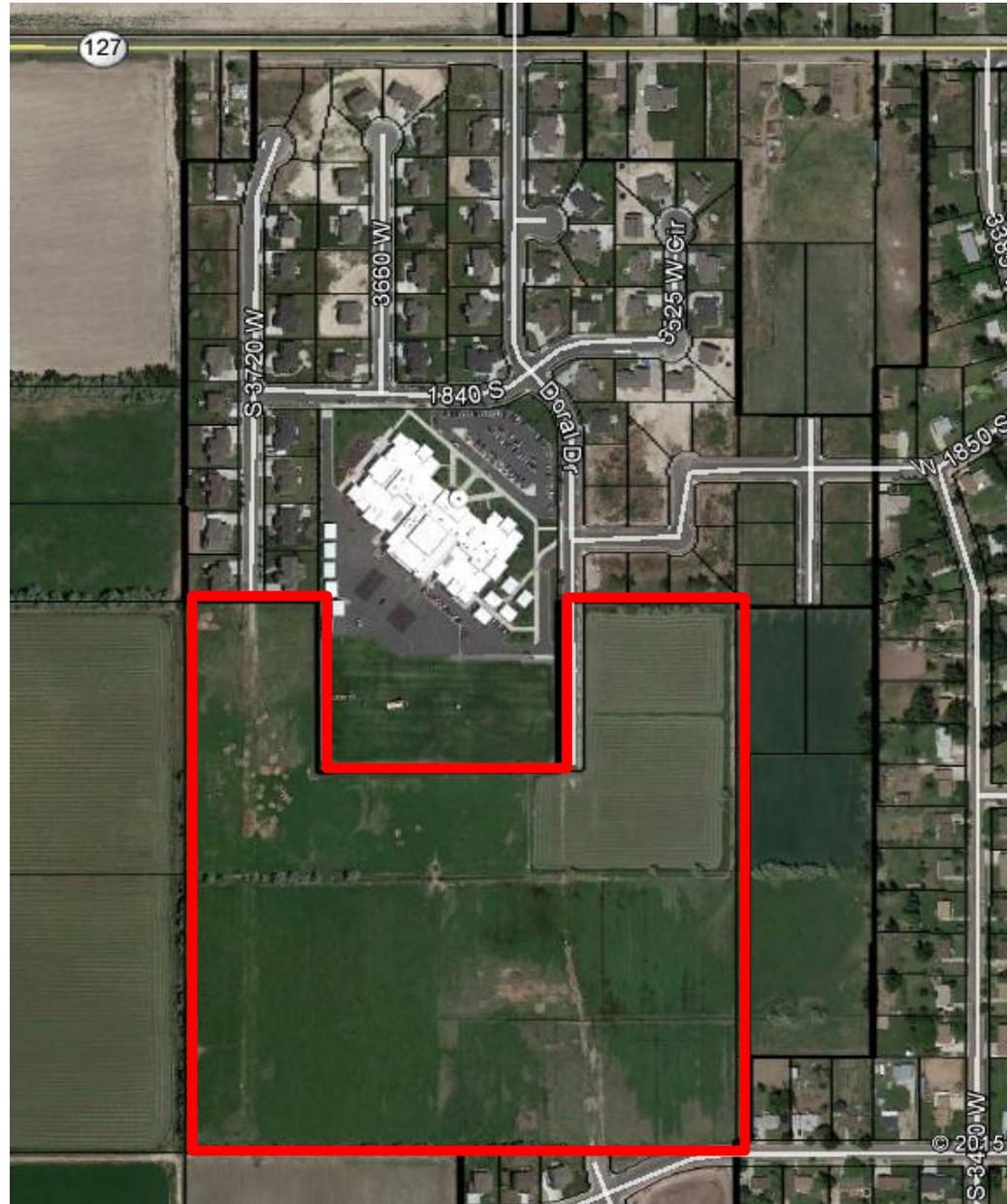
- Aerial
- Zoning Map

Summary

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



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

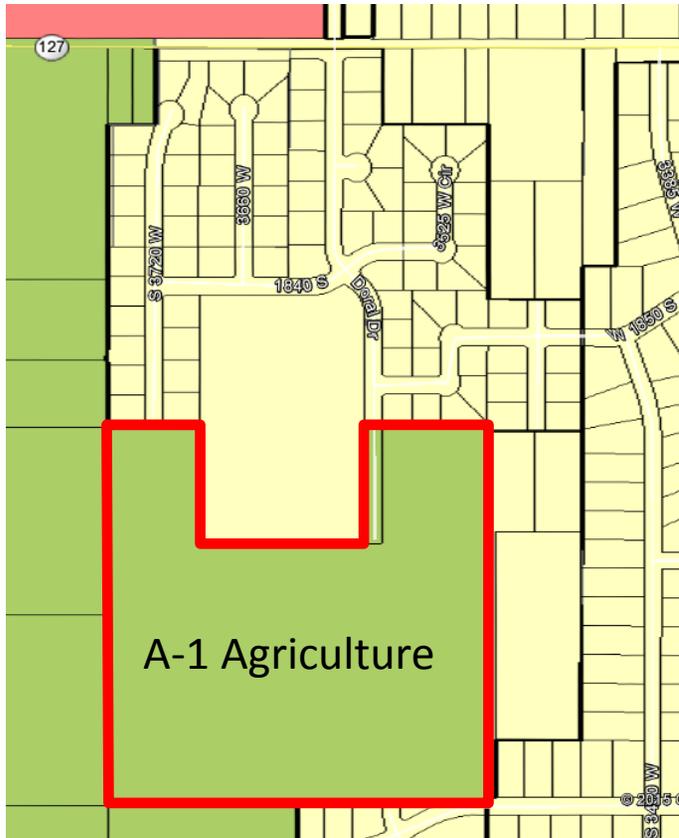




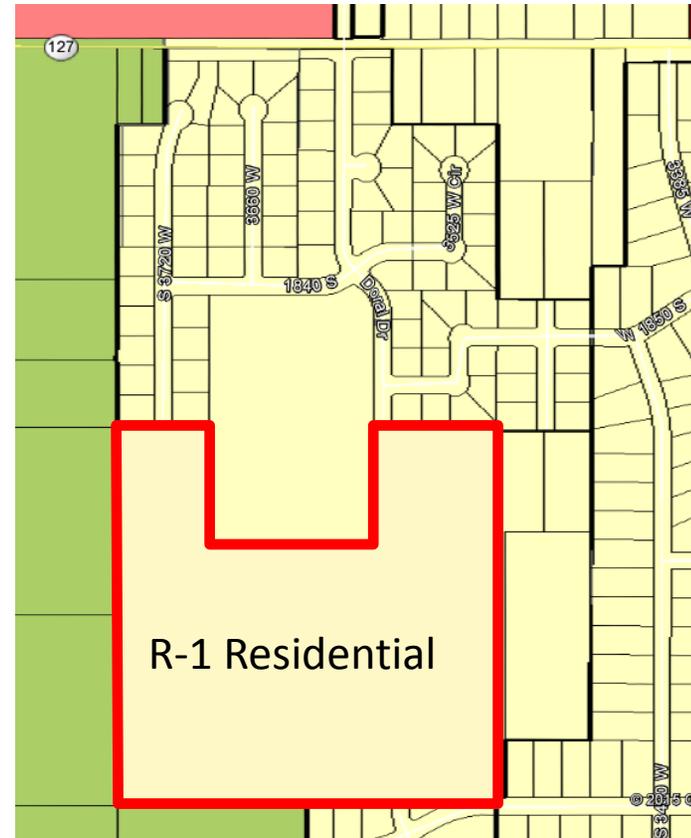
Rezone A-1 Agriculture to R-1 Residential 1950 S Doral Dr.



Existing Zoning Map



Proposed Zoning Request



- | | | | |
|---|------------------------------------|---|--------------------------|
|  | Agriculture A-1 |  | Neighborhood Services |
|  | R-1 (2.90 dwellings per net acre) |  | General Commercial Zone |
|  | R-2 (3.79 dwellings per net acre) |  | Industrial Zone |
|  | R-3 (5.44 dwellings per net acre) |  | Town Center Overlay Zone |
|  | PRD (8.0 dwellings per net acre) |  | Sensitive Overlay Zone |
|  | R-4 (14.52 dwellings per net acre) |  | RDA & EDA Boundary |
|  | Professional Office | | |



PLANNING COMMISSION AGENDA

May 5th, 2015

**Work Session Agenda Item # x Title X: Metal Buildings
Industrial Zone**

Background:

This request is for an amendment to Title X pertaining to Metal Buildings in Industrial Zones. Please see attachments for proposed language.

Attachments:

- Planner Steele's Recommendation
- Commissioner Vaughan's Recommendation

10.28.220 Industrial Architecture

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

(A) Architectural Form and Detail

1. If adjacent to a residential zoning district, in addition to the buffer requirements of this code, additional building setbacks of ten feet (10') must be provided adjacent to the residential use to reduce the visual impact of ~~large-scale~~ industrial buildings.
2. The mass and scale of large, box-like industrial buildings are to be reduced through the incorporation of varying building heights and setbacks along the front and street sides **of** building façades.
3. Front and street sides **of** facades of large buildings visible from a public street must include: architectural features such as reveals, windows and openings, changes in color, texture, or material to add interest to the building elevation and reduce its visual mass.
4. Primary building entries must be readily identifiable and well defined through the use of projections, recesses, columns, roof structures, or other design elements.

(B) Color and Materials

1. A comprehensive material and color scheme must be developed for each site. Material and color variations in multi-building complexes must be complementary and compatible among buildings.
2. **Primary Materials. 25 percent of all exterior walls of any building or other improvement must be finished with: brick, architectural block, or natural stone. Exposed cinder block, siding, or vertically ribbed steel wall panels are not permitted. All finish material shall be durable to the effects of weather and soiling.**
3. **All projects are required to submit a sample board containing physical samples of all exterior surface materials, including roofing materials, in all the colors they will be used. Photos alone are not sufficient.**
4. Large expanses of **precast concrete (including cast in place concrete tilt-up panels), insulated metal wall panels, or other smooth materials** must be broken up with reveals and/or changes in texture and color.
5. Bright, contrasting colors should be used for small areas of building accents only.
6. Design and colors of wall signs must be compatible with the main buildings on the site.
7. Materials, design, and colors of monument signs must be compatible with the main buildings on the site.

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

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

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

(Applicable to Commercial Buildings but not Industrial)

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

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

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

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

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

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

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

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

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

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

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

(C) Parking Location.

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

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

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

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

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

[Ord. 13-11 § 1.]

10.28.220 Industrial architecture.

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

(A) Architectural Form and Detail.

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

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

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

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

(B) Color and Materials.

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

- (2) Large expenses of smooth material (e.g., concrete) must be broken up with reveals or changes in texture and color.
- (3) Bright, contrasting colors should be used for small areas of building accents only.
- (4) Design and colors of wall signs must be compatible with the main buildings on the site.
- (5) Materials, design, and colors of monument signs must be compatible with the main buildings on the site.

(C) Accessory Buildings.

- (1) The design of accessory buildings (e.g., security kiosks, maintenance buildings, and outdoor equipment enclosures) must be incorporated into and be compatible with the overall design of the project and the main buildings on the site.
- (2) Temporary buildings are not to be located where they will be visible from adjoining public streets.
- (3) Modular buildings must be skirted with material and color that is compatible with the modular unit and the main buildings on the site. [Ord. 13-11 § 1.]

10.28.230 Industrial landscape design.

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

(A) Landscape Design.

- (1) Landscape design must follow an overall concept and link various site components together.
- (2) Landscaped areas incorporate a three-tiered planting system: (a) grasses, ground covers, or flowers; (b) shrubs or vines; and (c) trees.
- (3) The use of a variety of trees, especially in parking areas and pedestrian open space areas, is required.
- (4) More intense landscaping and special landscape features are to be provided at major focal points, such as entries and pedestrian gathering areas.
- (5) The front, public portions of buildings must be separated from parking areas by landscaping and pedestrian walkways.

(B) Walls and Fences.

- (1) The colors, materials, and appearance of walls and fences, including walls for screening purposes, must be compatible with the overall design character/style of the development.
- (2) Landscaping must be used in combination with walls and fences to visually soften blank surfaces.
- (3) When security fencing is required adjacent to streets, it must consist of wrought iron, tubular

(B) Lot width: as required by site plan review.

(C) Front yard: 15 feet.

(D) Side yards: 20 feet or as required by site plan review.

(E) Rear yard: 20 feet or as required by site plan review.

(F) Building Height. The height of buildings over 35 feet may be equal to the horizontal distance from the nearest zone boundary line. Buildings 35 feet high or less may be located within 20 feet of the zone boundary line. In determining height, exclude chimneys, flagpoles, church towers, and similar structures. The height of buildings shall be established in a format that is compatible with other buildings in the same business park. [Ord. 12-14 § 1; Code 1971 § 10-22-060.]

10.110.070 Distance between buildings.

In this zone, where there is more than one building constructed on a site, there shall be a minimum distance between structures of at least 20 feet. [Ord. 12-14 § 1; Code 1971 § 10-22-070.]

10.110.080 Off-street parking and loading.

Off-street parking and loading shall be provided as specified in Chapter 10.40 SCC. [Ord. 12-14 § 1; Code 1971 § 10-22-080.]

10.110.090 Signs.

Signs allowed in this zone shall be provided as specified in Chapter 10.45 SCC. [Ord. 12-14 § 1; Code 1971 § 10-22-090.]

10.110.100 Design standards.

The Land Use Authority shall approve the required common building theme. The design shall show detail in the unification of exterior architectural style, building materials, and color and size of each unit.

(A) Landscaping. In this zone, the following landscaping requirements shall include:

(1) A sprinkling system and plantings with substantial live plant material for the purpose of buffering, screening, and beautifying the site (plant maturity landscaping should represent, as a minimum standard, compatibility with surrounding developed properties and uses with permanent maintenance by the owner or occupants).

(2) A landscaped area of five feet adjacent to off-street parking within required yard areas providing it does not abut residential zoning or uses (landscaping in areas adjacent to residential uses shall be according to buffering requirements per Chapter 10.30 SCC).

(3) Landscaping installed in all park strips to the same standards as other on-site landscaping as well as a minimum of two trees per every 50 feet of frontage (asphalt, paving stones, or brick or concrete paving in place of landscaping between the sidewalk and curb is prohibited).

(4) Landscape covering at least 15 percent of the development site. Landscaping shall be installed prior to occupancy and maintained in good condition.

(H) All utility transmission lines shall be placed underground. Transformers, meters and similar apparatus shall be at or below ground level and shall be screened from public view by a wall or fence, landscaping, earth berming, or special architectural treatment acceptable to the Planning Commission.

(I) All uses shall be free from objectionable or excessive odor, dust, smoke, noise, radiation or vibration. [Ord. 12-14 § 1; Code 1971 § 10-22-100.]

10.110.110 Architectural Review Committee.

Developments within the business park zone are required to be reviewed by the Architectural Review Committee in accordance with Chapter 10.28 SCC, Architectural Review Committee and Design Standards. [Ord. 13-11 § 1; Ord. 12-14 § 1; Code 1971 § 10-22-110.]

The Syracuse City Code is current through Ordinance 15-04, passed March 10, 2015.

Disclaimer: The City Recorder's Office has the official version of the Syracuse City Code. Users should contact the City Recorder's Office for ordinances passed subsequent to the ordinance cited above.

(c) Odors. No use shall emit odorous gases or other odorous matter in such quantities as to be readily detectable when diluted in the ratio of one volume of odorous air to four volumes of clean air at the points of measurement specified in subsection (B)(2)(a) of this section or at the point of greatest concentration. Any process that may involve the creation or emission of any odors shall provide a secondary safeguard system in order to maintain control should the primary safeguard system fail.

(d) Glare. No use shall permit direct or sky-reflected glare that penetrates beyond the property upon which the light source is located, whether from flood lights or from high-temperature processes such as combustion or welding or otherwise, in a manner constituting a nuisance or hazard.

(e) Fire and Explosion Hazards. All activities and all storage of flammable and explosive materials shall include adequate safety, fire-fighting, and fire suppression equipment and devices standard in the industry to protect against the hazard of fire and explosion. No use shall permit the burning of waste materials in open fires at any point.

(f) Air Pollution. No use shall emit particulate or gaseous pollutants into the air in violation of the Utah State Air Conservation Act, its amendments, or resulting regulations.

(g) Liquid or Solid Wastes. No use shall discharge, at any point, into a public sewer, public waste disposal system, private sewage system, or stream, or into the ground contrary to the Utah State Water Pollution Control Act, its amendments, the subsequent Wastewater Disposal Regulations, or the Utah Code of Solid Waste Disposal Regulations.

(C) Enforcement. The Land Use Administrator shall investigate any purported violation of performance standards; and, if necessary for such investigation, may request the Planning Commission to employ qualified experts. If, after public hearing and due notice, the Planning Commission finds that a violation existed or does exist, it shall order the Land Use Administrator to serve notice that compliance with the performance standards must be achieved within a specified period of time or the plant will be closed. Should the violation of performance standards threaten the public health, convenience, or welfare, the Planning Commission may order the offending plant to cease operation until proper steps are taken to correct the conditions which cause the violation. The violator shall pay for services of any qualified experts, employed by the Planning Commission to advise in establishing a violation, upon establishment of said violation or the City shall pay otherwise. The determination of the existence of dangerous and objectionable elements shall be made at any point; provided, however, the measurements of the noise, vibration, odors, or glare are taken at the lot line of the establishment or use. [Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-23-070.]

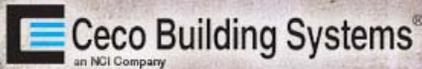
10.120.080 Architectural Review Committee.

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



UNITED STATES COLD STORAGE
1093 W 450 SOUTH



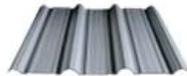


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Wall Panel Systems

Standard Wall Panels



[MAP Wall Panels](#)

MAP wall panels have been one of the most dependable panels in the metal building industry for approximately 50 years. These metal wall panels feature 36-inch coverage with 1½-inch deep major ribs at 12 inches on centers, UL 90 with 6-inch blanket insulation, two intermediate minor stiffening ribs and has two pencil ribs in each flat. MAP insulated wall panels are available in our long-lasting Galvalume® finish or can be painted. [View MAP wall panel sample details.](#)



[PBR Wall Panels](#)

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



[AVP Wall Panels](#)

The AVP wall paneling system features metal panels for side walls designed to produce a decorative, smooth shadow line, creating a distinctive architectural effect with semi-concealed fasteners. Ribs are 1 ½ inches deep and major corrugations spaced 12 inches on center. AVP wall panels are available in 29, 26, 24, and 22-gauge options. The net coverage of each panel is 3 feet.



[ShadowRib Wall Panels](#)

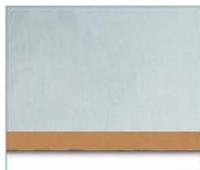
The ShadowRib wall paneling system combines aesthetics, economics and function to bring definition to [metal building systems](#). ShadowRib is a proven performer and a versatile tool for the designer. It can be used for walls, fascias and equipment screens, and can be applied over light gauge framing, purlins, girts, structural steel and joists. The ShadowRib metal wall panels carry a UL "Class A" fire rating and are ready for application of a variety of insulation methods into the 3" cavity. View [ShadowRib panel sample details.](#)



[PBU Wall Panels](#)

Because of its easy-to-install design, our PBU wall paneling system is especially useful across a variety of applications, including wall panels, liner panels, partition panels, soffit panels and façade panel faces. A utility panel with ¾-inch ribs placed 6 inches apart on centers, our PBU paneling is available in 26- and 24-gauge options.

Insulated Wall Panels



[FWP Insulated Wall Panels](#)

The FWP panel provides a flat profile for a smooth exterior surface that is a great utility for architectural applications. The interior skin has a Mesa profile. The FWP panel is available in 24", 30" and 36" widths. The FWP surface treatment can be stucco or embossed. The insulated panel thickness options are: 2", 2 1/2", 3" and 4". The recommended maximum panel length is 32'-0. Our FWP panel is available with 22 gauge exterior and 26 gauge interior.

[IPP II Insulated Wall Panels](#)

The IPP II panel carries the Mesa profile on both the exterior and interior skins. The uniform appearance is designed for both exterior and interior

See our products in action!

Our metal wall paneling systems can be configured in endless ways to construct strong, attractive buildings that will serve their purpose for generations. To see the possibilities for yourself, view our project gallery of [custom metal buildings.](#)

Have a product question?

We're happy to give you a helpful answer. Simply [contact us](#) for detailed information on any of the products we offer, from steel buildings systems to our wide range of accessories.



installations. The IPP II panel is available in 36" and 42" widths. The IPP II surface treatment can be stucco or embossed. The insulated panel thickness options are: 2", 2 1/2", 3", 4", 5" and 6". The recommended maximum panel length is 40'-0". Our IPP II panel is available with 22, 24, or 26 gauge for both exterior and interior panel skins.



EWF Insulated Wall Panels

The traditional styling and distinct vertical lines of the EWF panel is ideal for custom-designed or conventional building construction, especially commercial and industrial applications. The interior skin employs a Mesa profile. The EWF panel has a 42" width coverage and the surface treatment can be stucco or embossed. The insulated panel thickness options are: 2", 2 1/2", 3", 4", 5" and 6". The recommended maximum panel length is 50'-0". Our EWF panel is available with 22, 24, or 26 gauge for both exterior and interior panel skins.



ESP II Insulated Wall Panels

The exterior skin of the ESP II panel is profiled with minor striations giving it a flat look and providing a linear appearance while blending with the panel side joints. This panel is an excellent alternative to typical flat wall panels. The ESP II panel is available in 36" and 42" widths. The ESP II surface treatment can be stucco or embossed. The insulated panel thickness options are: 2", 2 1/2", 3", and 4". The recommended maximum panel length is 32'-0". Our ESP II panel is available with 22, or 24 gauge exterior and 26 gauge interior panel skins.



CWP Insulated Partition/Ceiling Panels

The CWP panel is designed for interior walls, partitions and ceilings in cooler/freezer applications. This panel is not to be used for the building envelope. The CWP panel coverage is 44 1/2" with indential Stucco-embossed, 26 gauge skins in the Mesa profile. The insulated panel thickness options are: 2", 2 1/2", 3", and 4". The recommended maximum panel length is 40'-0".



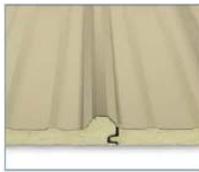
Sonora Insulated Wall Panels

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



HWP Insulated Wall Panels

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



RWP II Insulated Metal Wall Panel

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

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UNA-FOAM™ Insulated Metal Panels

Firestone's newest addition to our product line is the UNA-FOAM™ insulated metal panel system.

Firestone's insulated metal panels are offered in a variety of profiles, materials types and colors to provide you the flexibility you need when designing your project. Combine our IMPs with our fabricated or rollform panels to achieve a unique design from a single source of metal cladding.

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[View/Download the UNA-FOAM Sales Sheet](#)

[Flat Profile](#)



[Classic Profile](#)



[Stucco Profile](#)



[Corrugated Profile](#)



[Southwest Profile](#)



[Sonoma Profile](#)



[Striated Profile](#)



NINIGRET NORTH BUSINESS PARK CC&R'S

(iv) All wiring and all appurtenant electrical equipment shall be installed inside the Building, underground or within the Sign.

(v) Sizes shall be in conformance with local zoning requirements.

(b) During the period of development and prior to the completion of the principal Building on each Building Site, the Building Site shall have only one temporary construction sign. After the completion of the principal Building on each Building Site, the availability for sale or lease of all or any part of the principal Building may be advertised by only one temporary marketing sign. Each temporary sign shall conform to the standards set forth in Section 5.7(a) with respect to all signs generally and as set forth in Section 5.7(c) with respect to "Single Tenant Roadway Signs" as shown in Exhibit 5.7-1(a).

(c)(i) Each single-tenant Building may have (1) one or more signs located in proximity to the Building Site's curb-cut that is within a reasonable distance of the intersection of its principal access driveway and the abutting public street ("Roadway Sign"), and (2) one or more additional signs located either (A) between the front of the principal Building on the Building Site and such street or way ("Ground Mounted Sign") or (B) on the front surface of such Building ("Building Mounted Sign"). The Committee shall approve the number and locations of such signs and at its discretion may allow for more than one location of any such signs particularly where the Owner may have exposure to more than one public street.

(ii) Each Building Site may have directional signs designating parking areas, off-street loading areas, entrances and exits and conveying similar information. Two such signs that are visible from the street or from adjacent Building Sites, and a reasonable number of additional signs that are not so visible, shall be permitted on such Building Site.

(d) The Committee may from time to time make changes or modifications to the above requirements to take into account changes in technology or other considerations deemed by the Committee to be in the best interests of the Property and the Owners.

Section 5.8. EXTERIOR CONSTRUCTION, MATERIALS AND COLORS. All exterior walls of any Building or other Improvement must be finished with architectural masonry units, natural stone, precast concrete (including cast in place concrete tilt-up panels), insulated metal, aluminum or glass materials, or their equivalent, along with such other architecturally and aesthetically suitable building materials as shall be approved in writing by the Committee. All finish material shall be maintainable and sealed as appropriate against the effects of weather and soiling. Color shall be harmonious and compatible with colors of the natural surroundings and adjacent Buildings.

Section 5.9. TEMPORARY STRUCTURES. No temporary Buildings or other temporary structures shall be permitted on any Building Site; provided, however, trailers, temporary buildings and the like shall be permitted for construction purposes during the construction period of a permanent Building. The location and nature of such structures shall be placed as inconspicuously as practicable, shall cause no inconvenience to Owners or Occupants of other Building Sites, and shall

METAL BUILDINGS IN SYRACUSE

Prepared by Ralph Vaughan 5Dec2014

Proposed:

Option 1: (most restrictive)

"No Metal Buildings"

No pre-fabricated, corrugated metal buildings shall be permitted. Selective use of exterior metal trim, accent panels, and other high tech architectural use of metal, not to exceed __%, shall be permitted.

Option 2: (moderately restrictive)

"Metal Buildings Permitted but With Non-metal Exterior"

All metal buildings must be designed to have an exterior appearance of conventionally built structures. All exterior surfaces must include either, stucco, plaster, glass, stone, brick or decorative masonry.

Option 3: (somewhat restrictive)

"Metal Buildings Permitted with Non-metal Front Facade"

Any exterior wall of a metal building fronting upon any public or private street, or facing open space or residential areas shall have the appearance of a conventionally built structure.

Option 4: (least restrictive)

"Metal Buildings Subject to Special Use Permit"

Buildings constructed with a metal exterior are permitted subject to granting of a special use permit. No special use permit for a metal building shall be granted unless the Planning Commission makes the finding that the design and exterior architectural treatment of each metal building is compatible with the surrounding area and with buildings constructed with other materials.

Option 5: (no restrictions)

"Metal Buildings Allowed"

Selected Comments from Other Cities' Ordinances:

Farmington

Exterior materials shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments. Buildings shall be designed in a compatible architectural style, and should incorporate the same materials, colors, and landscaping as the primary development.

Layton

Masonry will be required on the exterior of all developments. The minimum area (A) of masonry required (measured in square feet) will be determined by multiplying the outside perimeter (P) by 4 feet of the foundation as follows:

$$P \times 4 = A$$

Alternative materials other than masonry may be used with the approval of the Planning Commission only upon the Commission finding that the proposed building design will create a more attractive project.

Ogden

A building with architectural metal as an exterior material may be permitted without Planning Commission approval if the building facade has a minimum of 60% glazing, or glass, on the facade and the metal enhances the design and provides interest. If architectural metal is to be used as an exterior building material on a building facade with less than 60% glazing, the Planning Commission may review and approve the application if the building has at least 20% glazing and meets the requirements of having two or more different types of architectural metals, staggered rooflines and flat cornices, and has varying depths along the facade.

(Note: Up until 2000, metal buildings were specifically disallowed as a primary building material.)

Roy

Exterior materials shall be compatible with those predominantly used in the surrounding area.

The following materials are prohibited for use on exterior walls:

Unfinished block, unfinished concrete, materials not typical of buildings located within Roy.

Metal buildings shall be prohibited in all commercial zones. Metal buildings in the manufacturing zone may be considered with the incorporation and addition of other building materials such as masonry, stone, stucco, or other non-metal treatments.

Taylorville

The use of metal siding exclusively on any building is prohibited. Metal siding used for accents on any development shall be of the decorative, architectural metal type. The use of corrugated metal siding is prohibited unless used as a decorative element to accent a particular architectural style.

West Valley

No more than 50% of any exterior wall of a commercial building exterior can be metal except as provided below.

At least 50% of the primary facade of any commercial building must be masonry. All other facades of the building must be 35% masonry. For the purposes of this section, masonry shall include stucco, stone, brick and concrete block, Unfinished or gray concrete block is excluded.

Commercial buildings that exceed the building relief, building design and roof treatment minimum standards by at least one treatment may use more than 50% metal or less than required masonry.

Woods Cross

Building exterior materials visible from the public road shall be 85% brick, stone, stucco, glass, colored decorative rock or stone aggregate. Building exterior materials not visible from the public street shall in the least case be painted or covered with a brick veneer or stone aggregate.

Metal buildings may be permitted if the exterior building materials standards and other requirements and the building is approved by the Planning Commission. In determining whether or not a particular metal building is acceptable, the Planning Commission shall consider the following factors:

- a) the visibility of the site from the neighboring residential uses and adjacent streets;
- b) the degree to which the proposed finishes are compatible with the appearance of neighboring industrial structures and uses;
- c) the location of the proposed finishing materials on the building;
- d) the degree to which a particular metal material may be shielded by landscaping or some other feature.



PLANNING COMMISSION AGENDA

May 5, 2015

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

Background:

Please refer to the attachments for the proposed change.

Attachments:

- Land Use Matrix

