



# Syracuse City Planning Commission Meeting October 18, 2016

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

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## Regular Meeting Agenda

### PLANNING COMMISSIONERS

#### CHAIR

Ralph Vaughan

#### VICE CHAIR

Dale Rackham

Curt McCuistion

Greg Day

Troy Moultrie

Grant Thorson

Gary Bingham

1. **Meeting Called to Order**
  - Invocation or Thought by Commissioner **Thorson**
  - Pledge of Allegiance by Commissioner **Rackham**
  - Adoption of Meeting Agenda
2. **Meeting Minutes**  
October 4, 2016 Regular Meeting and Work Session
3. **Public Comment**, this is an opportunity to address the Planning Commission regarding your concerns or ideas, regarding items that have not been scheduled for a public hearing on this agenda. Please limit your comments to three minutes.
4. **Final Subdivision Plat** - Jackson Court, property located at 1958 S 2000 W
5. **Adjourn**

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## Work Session

1. **Department Business**
  - a. City Council Liaison Report
  - b. City Attorney Updates
  - c. Upcoming Agenda Items
2. **Discussion Items**
  - a. Recommendation for Sale of City Property
3. **Commissioner Reports**
4. **Adjourn**

### NOTE

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

### CERTIFICATE OF POSTING

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 REGULAR MEETING AGENDA

October 18, 2016

## Agenda Item # 2

## Meeting Minutes

October 4, 2016 Regular Meeting Minutes

### Suggested Motions:

#### Grant

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

#### Deny

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

#### Table

I move to **table** the meeting minutes dated ... for the regular meeting and work session planning commission meeting until ...

# Minutes of the Syracuse Planning Commission Regular Meeting, October 4, 2016

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on October 4, 2016, at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

**Present:**

Commission Members:	Ralph Vaughan, Chairman		
	Dale Rackham, Vice Chairman		
	Greg Day		
	Grant Thorson		
	Troy Moultrie		
	Gary Bingham		
City Employees:	Royce Davies, Planner		
	Paul Roberts, City Attorney		
	Stacy Adams, Commission Secretary		
City Council:	Councilman Gailey		
	Councilman Maughan		
Excused:	Commissioner McCuiston		
Visitors:	Donald Sandberg	Sherry Brophy	Kevin Homer
	Layne Hilton	Lynette Hilton	Alexis hammer
	Mike Ford	Kathy Brothers	Steve Burton
	Nathan Fowler	Heidi Longfellow	Mike Palmer
	Mike Eppich	Bruce Nilson	Dustin Morgan
	Brent Savage	Melanie Savage	Melanie Blodgett

[6:02:49 PM](#)

**1. Meeting Called to Order:**

Commissioner Moultrie provided an invocation. The Pledge of Allegiance was led by Commissioner Bingham.

[6:04:22 PM](#)

COMMISSIONER DAY MADE A MOTION TO ADOPT THE PLANNING COMMISSION AGENDA FOR OCTOBER 4, 2016 MEETING. THE MOTION WAS SECONDED BY COMMISSIONER RACKHAM. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

[6:04:51 PM](#)

**2. Meeting Minutes:**

**September 20, 2016 Regular Meeting & Work Session**

COMMISSIONER DAY MADE A MOTION TO APPROVE THE REGULAR AND WORK SESSION MEETING MINUTES FOR SEPTEMBER 20, 2016. THE MOTION WAS SECONDED BY COMMISSIONER BINGHAM. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

[6:05:40 PM](#)

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

[6:06:16 PM](#)

Sherry Brophy, Syracuse, went to the City Council when found out that they wanted to put the liquor store behind Smith's and next to Sunset Villas, are not opposed to a liquor store, what their concern is the parking lot if putting it in the little strip of land off 1000 W and that would be half of that strip and they wanted 2 access points into there. There are 12 high volume access points in that area off 1000 W and makes it almost impossible to get down that road during peak times and are really creating a traffic disaster, plus a liquor store peak times are going to be the same times as Gold's Gym, Smith's and people coming and going from work any week of holidays there are all peaking at the same time and also going to be more businesses put into these areas which will create more traffic and 1000 W isn't that wide of a street and so the concern is that when develop this it should be developed as one piece of property so there is only 1 in and 1 out to make that to only 10 access points on that strip and something that doesn't compete with the volume of traffic at the same time as what is already there. Take that and add it in with all the old people at the Villas as well as the young kids are also creating a safety hazard with all this cross traffic onto that little street. So would just like them to consider that as are planning and thinking about what the best use for that, think there are plenty of places for a liquor store off of Antelope with the high volume of traffic, but this little piece with that many access points in that short of a space is just looking for trouble, it is too much gridlock and with that many access points would be crazy.

[6:08:52 PM](#)

Public comment closed.

[6:08:53 PM](#)

**4. Public Hearing, Subdivision Amendment - Ford Subdivision property located at 2049 S 1230 W**

63 Planner Davies stated this request is basically to clean up some property lines in this area, are taking 3 lots of out the  
64 Harvest Point subdivision phase 5 and 1 lot out of Stoker Gardens PRD. There are a few property lines in there that have  
65 been created over time. Lot 68 of Stoker Gardens originally took up a much larger area than it currently does and there is  
66 a structure that was existing at the time which is still there and the boundary lines have been adjusted there. In an effort to  
67 allow the applicant to continue to develop their property as they would like to and to again clean up the property lines and  
68 make things easier to work with have proposed a new plat which would increase the current sizes of lot 1, 2 & 3 and  
69 decrease lot 68. Overall what has been proposed here meets the code, the PRD zoning with lot 68 is located doesn't have  
70 any lot standards as far as frontage and so on, so because of that what has been proposed here is technically a flag lot in  
71 the terms of its access however this was previously approved, the lot is not being increased in size but decreased. Based  
72 on that and based on the fact that there aren't any lot standards for width and depth in the PRD zone other than what it  
73 says as determined on the plat would recommend approval of this. One issue that came up is that there is a cell tower  
74 located on the property so within that area on lot 68 the code requires that place a fall zone easement on any plat that has  
75 a cell tower on it. What that easement does is it restricts the development within the easement to no dwellings and any  
76 accessory building that is built in there is built at the owner's risk knowing that the cell tower do fall, there was one recently  
77 that fell last month in Farmington so there is the possibility of that so that is why it is required. Will notice that in Stoker  
78 Gardens there was some development that was approved within that fall zone and the minutes and items from that  
79 development aren't really clear but are not really dealing with that and weren't clear about why that was approved. Since  
80 that is not being included in this plat that is not being considered here, so this fall zone is placed on here per code, so  
81 110% of the height of the cell tower is 107 feet and no dwellings are within that area on this plat. There are also no  
82 accessory buildings with the exception of the one on lot 68. Overall this cleans things up and lets the applicant do what  
83 they want to do and it does meet the code, all these lots are considerably larger than what is required for the minimums in  
84 their respective zones, there is some split zoning here but that is not prohibited by the code and as the dwellings are  
85 already built here any further development on the property would just have to meet the code which wouldn't be affected by  
86 the zoning.

87 [6:13:17 PM](#)

88 Commissioner Rackham asked if lot 68 would just have the accessory building on there. Planner Davies stated yes.  
89 Commissioner Rackham stated that the standards doesn't allow to just build an accessory building on a lot without a  
90 primary structure, so are making a lot that doesn't have a primary structure, so are almost reversing it but is that in  
91 violation. City Attorney Roberts stated the building is there existing already. Commissioner Rackham stated it is, but it is  
92 part of another lot. City Attorney Roberts stated it is part of a larger lot and what they are proposing is shrinking the size of  
93 that lot so it is not that are creating a new lot but are carving out part of that lot, so that would be the distinction there.  
94 Commissioner Rackham stated okay so that is why it is numbered lot 68. City Attorney Roberts stated yes, it would still be  
95 lot 68 on that plat.

96 [6:14:18 PM](#)

97 Commissioner Vaughan stated flag lot, the definition of a flag lot did not necessarily say it had to have a straight  
98 driveway or be considered a straight driveway it is just a lot that has access to a street but just happens to be bypassing  
99 other properties so, this is technically a flag lot. Planner Davies stated technically per the code and staff has discussed  
100 that from a legal standpoint in terms of would that stop this from being approved, since don't allow flag lots and the code is  
101 clear about that but since it was previously approved it is technically a legal non-conforming lot and since are not  
102 increasing non-conformity really legally hard to say it was approved but the essential aspect that make it a flag lot is not  
103 being modified or changed and therefore to deny it on that basis would be tricky and staff has had that discussion.  
104 Commissioner Vaughan stated remember when this exact property came up before the Planning Commission about 3  
105 years ago think is the only Commissioner that survives from when that discussion was, in fact was the one who raised the  
106 point about the fall zone in regards to the cell tower. It was his understanding at that time that is that this wasn't going to  
107 be developed at all for residential use, and is he in error in looking at the minutes on that from the previous discussion.  
108 Planner Davies stated to his knowledge and understanding because of the fall zone there they couldn't build a home back  
109 there and also because of the frontage it makes it especially tricky but as far as putting a restriction on the plat itself  
110 thought there wasn't anything found that said couldn't have a dwelling on lot 68.

111 [6:16:27 PM](#)

112 Mike Ford, applicant and lives in Syracuse. One of the concerns brought up about the flag lot, from his understanding  
113 when they went through the process in 2011-2012 it was a PRD so that did not have anything to do with the PRD  
114 ordinance in a flag lot and that was how guess the City at the time, the staff got around that because it was a PRD.  
115 Basically like the Planner said are just cleaning up some lot lines that were a result of some quick claim deeds and just  
116 making it so can remove some property lines that were kind of in the center of his property and that is pretty much the  
117 purpose of it. Lot 68 is not going to be a residence it is just a private garage, just an existing structure that is there.

118 [6:17:36 PM](#)

119 Commissioner Rackham asked if the accessory building that is there is part of his property. Mike Ford stated it was  
120 there previously when he bought it from Syd Stoker before Castle Creek developed it. Commissioner Rackham stated at  
121 the time he thought he said he was using it. Mike Ford stated he is using it as garage. Commissioner Rackham stated so  
122 it will still remain his property, lot 68 is his lot. Mike Ford stated yes, it is.

123 [6:18:07 PM](#)

124 Public hearing opened.

125 [6:18:14 PM](#)

126 Nathan Fowler, property owner of Stoker Gardens. Is a little bit confused as to what the owner of the property now  
127 intends to do with the property and has seen him come and go out of there a couple times, pull a boat out of there or  
128 something and to his understanding that is private property through Stoker Gardens and is accessing that through private  
129 property and wanted to know if that is private property, the driveway that has been accessing. Planner Davies stated the  
130 way it works, so have the shared driveway that the units access their homes off of and that is actually part of his property,  
131 so basically the way it works is there is an access easement for any residents that live in those dwellings to be able to  
132 drive across and access their property. Essentially what happens is crossing onto his property and then going into the  
133 garage is how that works, it is his property all the way out to the cul-de-sac, so basically have an easement to use that.  
134 Nathan Fowler asked if there was, when he got the letter in the mail the way he interpreted it was it was going to be  
135 developed into a residence and developed into 4 lots. Planner Davies stated the 4 lots are just the 4 lots existing so the  
136 one where the building is that is just going to be 1 lot, lot 68 and then the other 3 lots on the other side, so essentially the  
137 4 lots are already what had going is just cleaning up some lot lines, so are not adding any additional buildings. Nathan  
138 Fowler stated just changing the dimensions of what is currently there. Planner Davies stated yes. Nathan Fowler asked  
139 could it be possibly developed for a residence per the code and ordinances. Planner Davies stated the PRD code  
140 basically says that the way that the lots are set up if they wanted to develop something in there to develop it as part of  
141 Stoker Gardens they would have to bring Stoker Gardens back up, amend Stoker Gardens and that building would have  
142 to be modified, the fall zone circle area couldn't be a building so basically would have to demolish whatever has been  
143 there and build outside of that and it would be extremely tricky but possible. Nathan Fowler stated aren't there current  
144 homes inside that circle. Planner Davies stated yes but is saying to build on it they would have to demolish parts within  
145 that circle and couldn't allow that within the circle a new dwelling. So it is possible but it highly unlikely.

146 [6:21:34 PM](#)

147 Closed public hearing.

148 [6:21:40 PM](#)

149 Commissioner Vaughan stated this was a PRD, so this would be allowed and a flag lot would not have impact in a  
150 PRD or would not be a flag lot per se in the PRD. Planner Davies stated depends on how look at it, for all intents and  
151 purposes it is a flag lot but since the PRD doesn't really have specific lot standards like was saying before. Commissioner  
152 Vaughan stated because it is not essentially going to be a residence at this particular time can't say for sure but in looking  
153 at a determination it is not so much what an applicant may say today is because the property could be sold and if pass  
154 this just the way it is someone else could come in and want to build a single family residence on it and then because said  
155 it was not a flag lot or it was okay that it would be alright down the road. Planner Davies stated provided it met the code,  
156 again would have to have open space requirement and amenities and everything that the PRD would require, so in  
157 response to the citizen, it is highly unlikely. Commissioner Vaughan stated given the fall zone circle that they have on  
158 there, is there enough room on the remaining property to build a single-family residence according to the current standard  
159 or zoning in that project. Planner Davies stated thinks there is. City Attorney Roberts stated that would need to come back  
160 as an amendment to the Planning Commission and would review it at that time based on the current codes that are in  
161 place. Commissioner Day stated in addition to that, there are no utilities to that lot, would imagine. Planner Davies stated  
162 they could bring utilities in. Commissioner Day stated would have to bring them in from somewhere.

163 [6:23:44 PM](#)

164 Commissioner Vaughan stated he had reservations on this building on that site ever since it was first brought to the  
165 Commission when was on it approximately 3 years ago, because of cell tower, because of the abnormal access. When it  
166 originally came through there were only 2 houses that were built and that center lot 2 wasn't there and it was even  
167 suggested to applicant then that those lots could be added or modified to take over lot 68 but the applicant at that time  
168 wanted to continue the way it was, so here we are 2 or 3 years later. In his opinion, it is a flag lot, the PRD does  
169 complicate things but knowing that it would come back should something want to be done with that, particularly if  
170 something was done in conjunction with Stoker Gardens. Does have hesitancy on the project but is willing to listen to  
171 other comments in regards to the other side of it.

172 [6:25:17 PM](#)

173 COMMISSIONER DAY MADE A MOTION FOR THE PLANNING COMMISISON TO APPROVE THE REQUEST OF  
174 MICHAEL FORD FOR A 4 LOT SUBDIVISION AMENDMENT PROPERTY LOCATED AT 2049 S 1230 W, R-2 & PRD  
175 ZONES. THE MOTION WAS SECONDED BY COMMISSIONER MOULTRIE. COMMISISONER VAUGHAN AND  
176 COMMISSIONER RACKHAM VOTED NAY, ALL OTHER COMMISSIONERS VOTED IN FAVOR, THE MOTION  
177 CARRIED WITH A 4/2 MAJORITY VOTE.

178 [6:26:32 PM](#)

179 **5. Public Hearing, Code Amendment - Trails Edge Phase 1, property located at approximately 3300 W 625 S**

180 Planner Davies stated last meeting discussed this item in depth pretty well so won't go back into a lot of detail.  
181 Essentially are trying to combine an existing detention basin with a current building lot, lot 125 part of phase 1 of trails  
182 Edge. There were a lot of concerns that were brought up last time by residents and just want to reiterate again this does  
183 meet the code, so based on that would recommend approval of it. One thing that was tabled for, the reason it was  
184 tabled, staff did not have an affidavit from the applicant showing that he was representative of the HOA that owned the  
185 property and have since received all the information that need and have include the affidavit in the packet and the  
186 applicant has also been very helpful in moving that forward and so that was the reason it was tabled where everything met  
187 the code last time that has been taken care of.

188 [6:27:52 PM](#)

189 Commissioner Vaughan asked if had a chance to meet with the proposed new owner of this detention basin. Planner  
190 Davies stated he hasn't. Commissioner Vaughan stated because it isn't a public hearing don't have the opportunity to find  
191 out they fully understands the ramifications of being responsible for this solely as opposed to it being an HOA situation  
192 and just want to make sure and that something is not being dumped on them without their full understanding of what the  
193 possibly and responsibilities are should this go through. Planner Davies stated if have a recommended action would like  
194 staff to take on that is more than happy to contact the owner but guess it is a little challenging legally and know there are  
195 disclosure laws in Utah and if gets involved and cause a sale not to go through that could be an issue for the City.  
196 Commissioner Vaughan stated hopefully the applicant is here and will have a chance to talk to them.

197 [6:29:08 PM](#)

198 Commissioner Day stated as he read through the minutes of the previous meeting, since was not at the last meeting,  
199 and this might be a question for the City Engineer. Does the City do this often where have easements with storm drain  
200 ponds that are done elsewhere and okay with that. City Engineer Bloemen stated absolutely, yes is done all the time and  
201 there is a detention basin agreement that is required to be signed by owner and carries down to their successors so  
202 whoever owns that lot whether it be this applicant or anybody in the future are required to uphold that storm water  
203 detention basin maintenance agreement that basically lays out what can and can't do through the basin and are required  
204 to maintain it and there is a document that is recorded with County on the property so that is definitely something they  
205 should be receiving at that time and be well aware of what is involved in that. Commissioner Day stated so when  
206 someone buys it, it will be on the title report, can't police someone if they are not reading title reports or anything but it will  
207 be disclosed to them. City Engineer Bloemen stated yes, it is recorded against the property. Commissioner Rackham  
208 stated but they don't get a copy of the document until they sign. City Engineer Bloemen stated no it is already recorded  
209 against the property. Commissioner Rackham stated if they buy the property they don't get a copy until after closing.  
210 Commissioner Day stated when they do the title work. Commissioner Rackham stated when they do the title work is when  
211 they will get a copy. Commissioner Day stated or when they request a copy. Commissioner Thorson stated is he was  
212 asking if they are really getting a chance to be informed. Commissioner Rackham stated yes. Commissioner Bingham  
213 stated believes the future property owner was at the last meeting in the audience when speaking about this.  
214 Commissioner Vaughan stated she was. Commissioner Thorson stated and in this case, that is the case but for other.  
215 Commissioner Rackham stated so don't know if the future property owner has been informed of it. The future property  
216 owner is in the audience tonight as well.

217 [6:31:24 PM](#)

218 Commissioner Thorson stated his concern was with the infrastructure and how much it could cost, does the City  
219 retain ownership of that infrastructure or is that passed on to the property owner. They would maintain the grass or  
220 whatever is going on the surface and have an easement so can go in and unplug stuff but is there a way to say the City is  
221 going to come in and take care of the pipes. City engineer Bloemen stated the City already does maintains the pipes, the  
222 City owns and maintains the pipes, the owner is required to maintain the outlet structure free of debris and leaves and  
223 branches and all that kind of stuff and believe they are required to so a yearly inspection on their end and then the City will  
224 do an inspection on that every 5 years. Commissioner Vaughan asked if they are required to report on their inspection to  
225 the City or is that just something to take on faith. City Engineer Bloemen stated he is not sure of that process off the top of  
226 his head whether are required to submit it yearly or not, doesn't think they are required to physically submit that to the  
227 City.

228 [6:32:49 PM](#)

229 Commissioner Vaughan stated if we have the 10-year rain or the 100-year rain or whatever and the City has to go in  
230 there to affect a repair or do something on the drain, who pays for that. City Engineer Bloemen stated the City would  
231 assuming it is within and is an issue with the storm drain pipes then yes the City will maintain and operate the City's storm  
232 drain, if it is another issue within the basin then that is up to the home owner to maintain. If they have dug a big hole and it  
233 is retaining water, then that is going to be there issue to fix.

234 [6:33:30 PM](#)

235 Commissioner Day stated has another question and this isn't directed towards the current home owner but maybe a  
236 successors and maybe this is a question for the Planner but in the event that the maintenance agreement is not being  
237 complied with, 15-25 years in the future what recourse would the City have in terms of like nuisance. Is it something that it  
238 would be a nuisance and could say have to mow it or maintain it. Planner Davies stated thinks if there are weeds back  
239 there that over the allowed limit or something like that and have obstructions or stuff could have code enforcement check  
240 on it and address it.

241 [6:34:07 PM](#)

242 Donald Sandberg, Trails Edge, LLC, stated just to get back to the conversation from 2 weeks ago took the action to  
243 get the affidavit signed and submitted and that has been done and really just want to move forward on this. They have  
244 also coordinated with the seller of the home and everybody, the maintenance agreement has been signed already and  
245 they are ready to move forward.

246 [6:34:59 PM](#)

247 Planner Davies stated there was a question about the fence last time. Commissioner Vaughan stated yes there was a  
248 question about whether or not a fence could be put up. Planner Davies stated per code and what the City Engineer will  
249 allow but per the code, since it is their backyard they could fence everything off with a 6-foot solid fence if they like to. City  
250 Engineer Bloemen stated they would allow it, but think they need to get public safety involved have had some issue in the  
251 past with situations like this so as long as public safety is address and have adequate access. Commissioner Vaughan

252 asked if there was a specific easement denoted on this property for City access. City Engineer Bloemen stated yes, the  
253 whole thing is ingress/egress access easement. Commissioner Vaughan stated total perimeter of the retention basin. City  
254 Engineer Bloemen stated the entire parcel, yes. Commissioner Vaughan stated so basically they can't fence it then  
255 because would be denied access. City Engineer Bloemen stated as long as they provide gates, that works for the.  
256 Commissioner Vaughan asked a gate anywhere as long as it would allow. City Engineer Bloemen stated would like to lay  
257 it out with the home owner and if they were interested in putting a fence in then would like them to approach us and can  
258 let them know where would like the gates to be located, which is supposed to happen any time are fencing in a public  
259 utility easement anyways. Commissioner Vaughan asked if there were specific gate size would require because would  
260 hate to have this go through, be approved and then not specify the gate and they put in a 36" gate and can't get in. City  
261 Engineer Bloemen stated it is just going to depend on how they lay it out, are definitely going to want vehicular access  
262 from the south, off 700 S and then just a man gate from 3300 W. Commissioner Vaughan stated so that is the purpose of  
263 the strip down at the bottom. City Engineer Bloemen stated correct, there is a storm drain line in there, that is where the  
264 storm drain outflow runs. Commissioner Vaughan stated looks like it is 14 feet so if that entire opening is a gate. City  
265 Engineer Bloemen stated that would be satisfactory to them, yes.

266 [6:38:29 PM](#)

267 Commissioner Thorson stated thinks people here think it is a public hearing, is it not a public hearing. Commissioner  
268 Vaughan stated it is not set for public hearing. Commissioner Thorson stated it is up to us then. Commissioner Vaughan  
269 asked Commissioner Thorson if he would like to make it a public hearing so that if someone here would like top speak,  
270 can speak. A motion to open up and receive speakers would entertained by the Chair.

271 [6:38:57 PM](#)

272 COMMISSIONER THORSON STATED HE WOULD LIKE TO OPEN A PUBLIC HEARING AND LET THE PEOPLE  
273 PRESENT SPEAK. COMMISSIONER RACKHAM SECONDED THE MOTION. ALL WERE IN FAVOR, MOTION  
274 CARRIED UNANIMOUSLY.

275 [6:39:11 PM](#)

276 Melanie Blodgett, they are buying in Trails Edge their house, they haven't moved in yet, they are in lot 121. Her only  
277 concern and know that as a City point view kind of have all the issues taken care of but this is kind of a separate issue but  
278 it is attached to that piece of land and when they started the construction of their home they weren't told that there was an  
279 HOA and an HOA still exists and have been asked to sign a termination agreement but they have not done that through  
280 Nilson Homes. Their understanding is that the HOA existed so that they would all take care of that land, it would be a  
281 common area and know that if they buy that it becomes their land and they take care of it but they are still locked into  
282 whether or not they are going to have an HOA and if they are in an HOA what are they paying for. Right now are being  
283 told that they are going to let it go but can't be guaranteed and the termination agreement didn't sign because it says that  
284 if there are any fees or indebtedness that is still owed they would end up paying it and don't know what that sum is. So  
285 didn't sign a legal agreement to possible pay for something they don't even know what would be paying for.

286 [6:41:08 PM](#)

287 City Attorney Roberts stated when it comes to, there was an HOA created and it is on record with the Recorder,  
288 whether the HOA termination is a good idea or not really can't weigh in on that at all, it is not a decision that the Planning  
289 Commission or the City can advise on. Unfortunately, really can't tell them if there is any indebtedness or not, that is really  
290 not some the City reviews or anything can really let them know on. This body doesn't have the answer for them, sorry.

291 [6:41:51 PM](#)

292 Commissioner Vaughan stated one of the key points is on it is with the sale of last lot with the open space, that  
293 triggers the HOA being transferred from the developer now to the responsibilities of the individual home owners and they  
294 would now be in charge of the HOA, would that be a correct statement. City Attorney Roberts stated if look at the HOA  
295 bylaws, believe that was the trigger when the last lot was sold then the developer would transfer ownership over to the  
296 propel, if there is nothing left to be owned by the HOA then it would probably just be enforcing the CCR's that are  
297 recorded against all of the properties and doesn't know if there would be any dues or anything, that would be up to the  
298 HOA to decide. Commissioner Vaughan stated thinks they asked last time whether or not any dues, fees, meetings or  
299 documents had ever changed hands or been conducted on this and think the answer was no, nothing had been done. City  
300 Attorney Roberts stated as far as they know and really that issue is outside the scope of what can look at here at this  
301 table.

302 [6:42:51 PM](#)

303 Cathy Brothers, stated is really lame on all of this stuff and doesn't know very much about it and was hoping they  
304 would be talking to the developer. They don't even know if they are an HOA anymore, are they still an HOA and she  
305 wants to know exactly, are they an HOA and maybe the developer could talk to them a little bit about everything so they  
306 can understand because everything is so muddy to everybody, all the facts are flying and would like to have a discussion  
307 if that is possible. Commissioner Vaughan stated they are welcome to do that but it would be outside this meeting.

308 [6:43:31 PM](#)

309 Donald Sandberg stated just wanted to say if there are any concerns they are more than happy to discuss table top  
310 business stuff outside unless there are any specific questions for the Commission. In terms of moving on and doing this  
311 transfer to the owners of lot 125.

312 [6:44:03 PM](#)

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Lynette Hilton, stated is the proposed owner of lot 125 with the parcel that goes through. Just so everyone knows they have signed the storm water maintenance agreement about 1-2 months ago and think they understand what are in for and have researched it and are happy with it. So everyone knows they signed on the document that will provide a yearly report to the City on the maintenance of the land and grass and all that. Also it says that if they don't maintain it to the standards of the City that the City will go through and do that maintenance on it, mow the grass or whatever and bill them for it and again whoever if they were to sell this property they would have to sign the same maintenance agreement so if there were any questions about the maintenance of the property and how it is taken care of, they are and have signed this and know what it is and whoever buys it after them will have to sign the same agreement so think that kind of addresses some of those concerns. Lane Hilton, stated on the gate issue they met with Darel Webb over the phone to find out exactly what their responsibility will be in terms of the gate and are open either way if they want it fenced great, if not. He also explained the same thing of 14 feet, explained if they do lock it, what they have to do with a key and went over all of this. One thing he stated was that the City would need to be able to drive a truck onto the property if that was necessary in order to fix something, so it had to be that wide and it had to be graded down to allow that to happen because currently that is not the case the slopes of the pond aren't to City code so he actually explained how that works and needs to be a 3to1, that would be the only question he would have on this in terms of the City is where exactly if they put a gate in there is already a curb there, would the City build a curb into it to allow for that driveway basically into it to allow for that. City Engineer Bloemen stated off of 700 S, they don't need a driveway, they can hop that curb no problem, the size of the truck that would go back there would have no problem.

[6:46:56 PM](#)

Public hearing closed.

[6:47:06 PM](#)

Commissioner Vaughan stated thinks the applicant is going in with their eyes open which was one of the concerns that they had, knowing that and knowing this will take care of this development, would support this particular project.

[6:47:34 PM](#)

COMMISSIONER THORSON MADE A MOTION TO RECOMMEND APPROVAL TO CITY COUNCIL THE REQUEST OF 1 LOT SUBDIVISION AMENDMENT IN TRAILS EDGE PHASE 1, WITH THE CONDITION THAT ACCESS AND GATE FACILITY BE CORDINATED WITH CITY. THE MOTION WAS SECONDED BY COMMISSIONER RACKHAM. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

[6:48:15 PM](#)

6. **Adjourn**

COMMISSIONER RACKHAM MADE A MOTION TO ADJOURN. COMMISSIONER BINGHAM SECONDED THE MOTION. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY. MOVED STRAIGHT INTO WORK SESSION.

\_\_\_\_\_  
Ralph Vaughan, Chairman  
Date Approved: \_\_\_\_\_

\_\_\_\_\_  
Stacy Adams, Commission Secretary

Minutes of the Syracuse Planning Commission Work Session, October 4, 2016

Minutes of the Syracuse City Planning Commission Work Session held on October 4, 2016, at 6:00 p.m., in the Conference Room, 1979 West 1900 South, Syracuse City, Davis County, Utah.

- Present:** Commission Members: Ralph Vaughan, Chairman  
Dale Rackham, Vice Chairman  
Greg Day  
Grant Thorson  
Troy Moultrie  
Gary Bingham
- City Employees: Royce Davies, Planner  
Paul Roberts, City Attorney  
Stacy Adams, Commission Secretary
- City Council: Councilman Gailey  
Councilman Maughan
- Excused: Commissioner McCuiston
- Visitors:

6:49:20 PM

1. **Department Business:**

6:49:29 PM

**a. City Council Liaison Report**

Councilman Gailey stated wanted to thank the Commission for the way that they addressed that issue on that last item on the HOA, think that could be explosive and think what did was gather some people together with someone who can really answer their questions so thanks for takin the time to make the suggestion to go into a quick public hearing was a smart thing to do. Doesn't have a lot to report just a couple of issues that may be of interest to the Commission. As part of the cleanup from the storm that occurred last Thursday night, Wasatch Integrated Waste opened the landfill on Sunday, to back up the question was whether the landfill would allow green waste to come from Cities at no charge from Wasatch Integrated Waste, there was no time to assemble a board and he sits on that board so the decision that was made was to allow the Cities if they opted in to allow residents to come and move green waste to the landfill from Thursday night of the storm to October 8<sup>th</sup>. So green waste will be accepted at the landfill until October 8<sup>th</sup> at 5pm when that will cease, those that have waste that would like to take it just mention are from Syracuse City and present an ID that shows are the City and the City has agreed to foot the bill for that for the exchange of green waste. The present time, think the City's liability for that is about \$1700.00. On the agenda is a discussion about park strip and think kind of got couched in an idea about xeriscaping park strips and water. The City Council is planning in its work session at the end of the month to dedicate a great portion of that work session to a discussion of secondary water. Once the water is off for this year are going to look at secondary water from top to bottom and one of the things would like the Commission to look at here is the impact if xeriscaping would be on park strips and maybe if wouldn't mind having some discussion about what that would look like, defining park strips that are xeriscape and how the City would manage that and what should a park strip look like with xeriscaping. If would also when having a discussion about that think the interest of the City Council is a little broader than just xeriscaping park strips because one of the things that was discussed in their last meeting was the whole regulation of park strips and thin the general consensus of their Council right now is that there are some restrictions on park strips that would like the Commission to look at and maybe could loosen them some and are talking about for example is campaign signage and think that maybe that if the land owners owns that land that the City has an easement there and they have to maintain it and were some concerns about First Amendment Rights, should they have a right of expression and so would like to have the Commission look at that too as look at park strips. The other thing would like to bring to the Commissions attention as the resident that spoke from Sunset Park Villas was talking about the liquor store, that was a hot agenda item at the last meeting. Boyer Company has disallowed access to the first and preferred site behind McDonald's on Antelope, they have placed a price tag on the easement to allow the liquor store to be behind McDonald's and access it through their parking lot at a price that is just prohibitive to the State and are just not willing to entertain that at all. So as a second solution to that was to move the liquor store out onto 1000 W into that business strip that has been created along there. They received a lot of feedback from individuals from the Villas and it was a public hearing and there were a lot of complaints from the Villas and the big issue that they made was traffic, just like it was made tonight was traffic. That area is zoned commercial and whatever commercial goes in there is going to create a dramatic traffic impact and want to make the Commission aware that at the end of the meting Director Mellor was going to go back and doesn't know if he had any more info but was going to sit down with the State and sit down with the land owner and see what could be worked out in the initial first site if there wasn't some access that could be granted off of that somehow, so that is still in the process of working that through. The only other thing he would suggest and mentioned this in City Council meeting last time the City really has no regulations on HOA's that is aware of. Is wondering if ought to since HOA seem to be a thing, like Craig Estates and the Trails Edge HOA and wondering if it would be wise to sit down and think about, is it time that the City have some kind of regulation of HOA's and some kind of standard expect them to live up to in the City. Sometime if could

65 put that on the agenda and come back with some suggestions to the Council on HOA's. the only other thing has and then  
66 is going to defer the rest of this to City Attorney Roberts. There is kind of a supposed conflict with the election on  
67 November 8<sup>th</sup> with City Council meeting that night and what would like to throw on the table is a matter of discussion is the  
68 need for the Planning Commission meeting on November 15<sup>th</sup>, if the City Council could take over that evening. City  
69 Attorney Roberts stated the only issue is late in the month there is thanksgiving and the week after Thanksgiving and a lot  
70 of people are out of town so are planning on just 1 City Council meeting in November but with it being election night that is  
71 just a conflict so the thought is maybe could have Planning Commission on November 1<sup>st</sup> and then no meeting on  
72 Tuesday November 8<sup>th</sup> and then City Council on November 15<sup>th</sup> and then that is all. Councilman Gailey stated if they  
73 could hatch that out, would appreciate it and all they do.

74 [6:57:29 PM](#)

75 Commissioner Vaughan stated before launch into the next item would they be out of line to respond to Councilman Gailey  
76 on that possibility in case he has to leave. Commissioner Vaughan asked Planner Davies if have anything in the que for  
77 November. Planner Davie stated the only thing would be the Woodside project and haven't looked at the specific schedule  
78 for that day and not sure what have planned on that but that could throw their schedule of a little bit so it is not something  
79 that would think could recover from. Commissioner Vaughan stated that is a continuing project anyway so it is not an  
80 urgent item. Commissioner Vaughan stated the Chair would have no problem giving the date away. Commissioner  
81 Rackham stated he would support it. Commissioner Thorson stated if there are not multiple applications would rather not  
82 meet and so don't think going from the first week to the first week of any month is a violation of the rules or in offense of  
83 anyone's due process so suggest to let it go. Commissioner Vaughan stated that is also his acclimation. Commissioner  
84 Vaughan stated to Councilman Gailey that the night of November 15<sup>th</sup> is available for the City Council. Councilman Gailey  
85 stated thank you. Commissioner Vaughan stated if staff could work out with Commission the meeting details in November  
86 1st.

87 [6:59:14 PM](#)

88 Commissioner Rackham asked Councilman Gailey he wasn't at the last Planning Commission meeting and wanted to  
89 know if there was anything that occurred on the new zone ordinance that made the recommendation on. Councilman  
90 Gailey asked if he was talking about the rezone, no. In fact, that is the last he had heard there were still a lot of loose ends  
91 in the air and think that from the prospective of the City the City is still in a bargaining position there and kind of put that on  
92 the back burner until know for sure the developer is on board. They are still in negotiations so the Council hasn't  
93 discussed it, it may be on the work session agenda, but they didn't discuss that at all in the last meeting. Commissioner  
94 Vaughan stated he attended that meeting and the political sign questions was the very first thing that was brought up by  
95 members of the Council in regards to the park strip and then also brought up the xeriscaping so think that is a fair  
96 representation, is not throwing anything new to the Commission or acting out of place. Councilman Gailey stated keep him  
97 honest.

98 [7:00:52 PM](#)

99 **b. City Attorney Updates**

100 City Attorney Roberts stated he has some training, just basic training on as Commissioners what they do and just  
101 some guides that hopefully can follow as they make decisions.

102 **SEE ATTACHED TRAINING AT END**

103 [7:37:09 PM](#)

104 **c. Upcoming Agenda Items**

105 Planner Davies stated the Jackson Court development has filed a final application and will be on the next meeting on  
106 October 18<sup>th</sup> as long as get staff reviews in time and no other applications.

107 [7:38:01 PM](#)

108 **2. Discussion Items: Water Wise Landscaping and Park Strips**

109 [7:38:07 PM](#)

110 Commissioner Vaughan stated might want to divide this up first item in regards to talking about the verge or the **Park**  
111 **Strip**, the first thing that the Council brought up was the political signs as to whether or not can or cannot put a political  
112 sign in the park strip. City Attorney Roberts stated the current code currently prohibits any sort of signs in the right of way,  
113 which the park strip is the right of way, the argument that was raised there was if a person, they aren't the owners of the  
114 park strip the City is the owner of it and will revert back to them if the City ever vacated that street but are the fee simple  
115 owners because dedicated to the City. Own it but of course every citizen is required to maintain their park strip in front of  
116 their yard mostly because if didn't do that then taxes would be a lot higher because the City would have to hire people to  
117 go out and clean all the park strips in the City. So it is really more of a fiscal issue than a maintenance issue. As far as  
118 whether that maintenance would entitle them to some sort of First Amendment right to post a sign, is not aware of a case  
119 that says that and certainly can go out and can hold a sign if wanted to go and stand in your yard or on any sidewalk in  
120 the City can go an demonstrate. Posting temporary signs as far as he knows it wouldn't be a First Amendment protection  
121 that is associated with property rights, now there is nothing in the law that says that have to have that prohibition, if as a  
122 City want to remove that restriction from having temporary signs in park strips that is their call. One thing that they cannot  
123 do anymore after the Gilbert Arizona v. Reed case a couple years ago the Supreme Court decided, they said cannot  
124 make content based decisions, so what can't do is say can put political temporary signs in a park strip but not any other  
125 temporary signs, so if are going to allow temporary signs, have to allow them all, so if an open house or sale then it  
126 doesn't really matter what is on the sign if allow for one then have to allow it for all. If would like to remove that restriction  
127

128 that is the Commission's prerogative and is totally fine. The City has a very active Code Enforcement Officer who is  
129 enforcing that code because as long as it is neutral as far as content as far as can tell it is constitutional under the existing  
130 cases, but if think it would be a good idea to allow temporary signs in the park strip and don't see a difference between the  
131 yard it is up to them. Commissioner Vaughan stated they can't take a vote on it tonight so are safe in expressing some  
132 opinions right off the bat any feelings from anyone or own personal opinions. Commissioner Day stated he is opposed to  
133 allowing it in the park strip. Commissioner Vaughan stated he kind of agrees with what City Attorney Roberts said if allow  
134 one allow them all and don't know if want to see real estate signs or commercial businesses that are operating in  
135 residences out there also. Commissioner Thorson stated he sees a couple problems that could come up in the case  
136 where he lives there is one main road by Bridgeway Island it has a park strip that is owned and maintained by the HOA  
137 kind of and that park strip is adjacent to a property but it is not really theirs they don't maintain it so in that case would  
138 have to draw that distinction. Also does it stop him from go putting a sign in a neighbor's park strip where they don't mow  
139 it, he does because it is just 4 square feet right on the edge of his property so mows it every time he mows anyway and  
140 can see a problem where public property and cab go put a sign in anyone's park strip and then they have to fight him over  
141 whether it is their choice to have a sign there or not. City Attorney Roberts stated anyone could just take any sign that  
142 they don't like and put their own in place of it. Commissioner Thorson or if someone doesn't like the content of the sign  
143 could get upset and rip it out. City Attorney Roberts stated would have to have some sort restriction that stated is allowed  
144 to post a sign in the park strip abutting your property but wouldn't be allowed to anyone else's. Commissioner Thorson  
145 stated would have to draw a very thin line there and that would be tough to do. Commissioner Bingham stated agrees,  
146 doesn't know if they want to open the door to allow whatever sign they want out there, can't control the content of it.  
147 Commissioner Thorson stated it also to some degree keeps them out of the site triangles, not completely out of the way  
148 but at least gives an extra 5-6 feet before a sign is blocking a turn. Commissioner Rackham stated as far as opening the  
149 one opens up to all, doesn't like that idea but if have to do that is not opposed to limiting the size of the sign, the height of  
150 the signs, placing some pretty strict limitations on it. Commissioner Vaughan stated could allow them to be 12x12 max.  
151 City Attorney Roberts stated could do a reasonable time and place restrictions when it comes to signage as long as it is  
152 content neutral that is the most important. City Attorney Roberts stated when it comes to someone's private property on  
153 the other side of the fence, they can put as many signs in their yard as they want and don't have a code that says they  
154 can't do that and wouldn't be in favor of one that would because that is their private property, but a park strip how many  
155 signs there are would depend on how much regulation want, currently it is a lot easier to enforce a no signs allowed at all  
156 then to have a measuring tape and make sure is the right size and number. Might have a property with a lot of frontage  
157 would it be per square foot or would it be a certain number allowed, it is a decision for the Commission to consider.

158 [7:45:16 PM](#)

159 Commissioner Vaughan asked if they had an initial consensus but kind of a thought where might be headed.  
160 Commissioner Thorson asked Councilman Gailey what the City Council generally wants regarding this. Councilman  
161 Gailey stated 2 of them were not opposed to a discussion about it. Commissioner Thorson asked if people were coming  
162 and saying they want to put signs in the park strips. Councilman Gailey stated no think because City Council people are  
163 political people and want their signs out there. Commissioner Thorson stated they want their supporters to put their signs  
164 out there. Commissioner Bingham asked if there was a problem with how it works now with putting the signs on the other  
165 side of people's yards. City Attorney Roberts stated that is the problem, that we are telling people where to put their signs,  
166 that is the concern that they have so feel like if they want to express themselves by putting a sign in their park strip, those  
167 are their points of view. Commissioner Vaughan stated yes, it has a been an issue because have a Code Enforcement  
168 that really gets out there and isn't afraid to do his job and he has been removing a lot of signs and the season hasn't really  
169 officially started but now being October are getting closer to the elections so the signs have started to appear in the City,  
170 larger and larger signs in key locations. City Attorney Roberts stated when there is a clear property owner he will knock on  
171 their door and just say to be aware that signs aren't allowed in the park strips, so isn't just grabbing all the signs.  
172 Sometimes people just post them and it is in a field with no clear property owner that is right there and he will grab those  
173 but the ones with clear owners he will make contact. Councilman Gailey stated the Commission has discussed this more  
174 than they have and would think that a lot of the things that have been brought up and particularly about neutral content  
175 they were looking at it in a campaigning year with an election year and it would be nice to have signs in the park strips but  
176 one of the things he hadn't thought about at the time was that that would remove all restrictions about all kinds of signs all  
177 over the City and those signs could be in roundabouts and so doesn't know if the Council feels like want the Commission  
178 to remove all restrictions just wanted to discuss it, they talked about it maybe 3-4 minutes. City Attorney Roberts stated it  
179 was very brief and the idea was to bring it to the Commission and have the Commission discuss it. Commissioner  
180 Rackham stated from his point of view he was a Precinct Chair for several years and part of that would post signs  
181 notifying people of the meeting, the night and the location, if what are saying is restricted has no place to put them  
182 because can't put them anywhere, try to put them in a place where can see which is usually a park strip across from a  
183 stop sign or something so but doing what are doing might eliminate that and that would cause havoc to Precinct Chairs  
184 and voters. City Attorney Roberts stated the current code would prohibit that. Commissioner Thorson stated also relief  
185 society and Scout troops. Commissioner Rackham stated so think need to somehow allow certain restrictions. City  
186 Attorney Roberts stated that was the problem with the Redd case they had different definitions, they have political signs,  
187 ideological signs and directional signs and based on the content of the signs there were different rules and the Supreme  
188 Court said can't do it. Commissioner Rackham stated thinks currently if recall the ordinance is more lenient towards real  
189 estate than normal signs so are already leaning towards one side. City Attorney Roberts stated we are going to need to  
190 change the sign code, it needs attention, regardless. Commissioner Vaughan stated one of the things they could do, they  
191 can be buffalo and stand facing the winds or be cows and turn our backs to the winds, could continue this to the first  
192 meeting in November which is after the election and then have no effect on the ordinance that stands in effect or can send

193 something back with through the Council liaison in time for him to be able to report at their City Council meeting which is  
194 next week which would allow them the opportunity to put something on the books if they so choose if the Commission  
195 recommended. So would they like to stand on this tonight or like to just kind of take it easy and be able to discuss it at  
196 length with the political year over and in a neutral year. Commissioner Rackham stated his thought is know there are a lot  
197 of problems in the sign ordinance, was involved in the writing of it and didn't agree with a lot of what is in there now but it  
198 was voted and didn't win so his opinion is to hold off, say it is what it is today and hold off and do it right and don't rush it.  
199 Commissioner Vaughan asked if wanted to start in 2017. Commissioner Rackham stated he is okay with starting in  
200 November. City Attorney Roberts stated meant no offence to the drafters of it but the legal landscape has changed  
201 significantly with the Reed case so it is actually a pretty good sign code when it goes pre-read but it is post-read it needs  
202 some attention. Commissioner Day stated if they are going to go over the sign code think would separate 2 things one is  
203 the situation of park strips and putting his Planner hat on and don't think put any signs in the park strip and respect  
204 everyone's opinions and think that if are going by own personal opinions for maybe a relief society sign have an inclination  
205 towards that and say that is okay for a relief society sign but would also be okay if someone else puts an opposing sign so  
206 think in terms of just planning and in terms putting signs in the park strip think the clearest and easiest regulation for them  
207 would be to not do any, that is not to say is not a political person and don't think that is a whole different perspective so in  
208 terms of that is not really excited to do that. Talking about the sign ordinance if they need to address it then can do that  
209 and is in no rush. Commissioner Vaughan stated the Council has spoken few months back saying they don't want the  
210 Commission to initiate jumping into the sign ordinance without a specific request so if passed on this tonight wouldn't be  
211 talking about signs again until asked to do so, is happy to love with that. Anyone feel should be talking about it more  
212 possibly considering allowing it or at this point can they consider it a moot issue that they want to leave the statute the  
213 way it is at least for now. Commissioner Vaughan stated okay for now they are going to leave the statue the way it is,  
214 perhaps in 2017 might bring up signs in the park strip, if that sounds fair for everybody.

215 [7:53:14 PM](#)

216 Commissioner Vaughan stated can move onto **Water Wise Landscaping and Xeriscape** and thanks to staff for  
217 putting a fairly thick package together for them on this item. Planner Davies stated can thank Planner Steele he put it  
218 together and had a chance to brush over it and put together a presentation about water wise landscaping in general.  
219 Seems to be that this is the driving force behind this to his understanding, know have had some water issues this summer  
220 and living where we live want to try to do what we can to make sure are good.

221 **SEE ATTACHED PRESENTATION AT END**

222 [8:03:01 PM](#)

223 City Attorney Roberts stated thinks there may have been an understanding that xeriscaping was not allowed in the  
224 park strips but they are currently so don't have a prohibition or anything, don't say have to put grass in, that is just what  
225 developers put in because it is really cheap and easy and people like grass. Planner Davies stated his understanding is  
226 don't know if are wanting to say they have to xeriscape or have to put in less grass or whatever, the understanding is the  
227 Council was wanting the Commission to look at some options for regulations on this type of thing. City Attorney Roberts  
228 stated and think also ways to encourage the use of xeriscaping as a water conservation measure. Councilman Gailey  
229 stated and could someone who claimed 100% xeriscaping petition the City for a non-connection fee to secondary water  
230 and that was one of the things the Council wanted the Commission to discuss and how would that be handled, if they  
231 encourage xeriscaping at what point and time and how do they deal with that since they will probably have to water  
232 something outside at some time and would they be allowed to divert back to culinary water or how that would work. Right  
233 now every home owner has a secondary water bill, if they xeriscape could they opt to not have a secondary connection.  
234 Commissioner Day stated they would still need to have a connection installed but they just wouldn't utilize it. City Attorney  
235 Roberts stated they wouldn't have a fee. Commissioner Thorson stated the City does have a way where they credit home  
236 owners if they install a rain/water controller, believes, so if go buy a controller that hooks up to Wi-Fi and knows when it  
237 rained and shuts it off automatically think they get a credit back, but not sure. Commissioner Day and Planner Davies  
238 stated hadn't heard of that. Commissioner Bingham stated there would need to be some kind of incentive for xeriscaping.  
239 Commissioner Thorson asked if require every developer to bring water shares. Planner Davies stated yes. Commissioner  
240 Thorson stated because that could be an incentive as well, depending on how involved in the landscaping of each lot  
241 could relax maybe that requirement. Commissioner Rackham stated the problem with that is what is to stop the next guy  
242 to come in and bulldoze it over and put sprinklers and sod. City Attorney Roberts stated there would be restrictions, if did  
243 that would have to bring water shares to provide the water for it maybe. Commissioner Day stated has seen it done a  
244 couple different ways saw one done that way and think Toole County would be an example because out there can restrict  
245 on a lot how much to be landscaped and think they do that on the final plat or something, don't know how effective that is  
246 but that might be a way to do it. Think the trouble is going to be the successful owner after the initial owner because see  
247 xeriscaping, some may think it attractive and others may not, so that is what see as a challenge. Commissioner Thorson  
248 stated there are thousands that successfully limit how much, especially in St. George and Mesquite, they allow so much  
249 square footage of grass and that is hundreds, not thousands and so think there are ways to successfully do it.  
250 Commissioner Moultrie stated there are people who do it well and some people who shouldn't do it. Commissioner  
251 Thorson stated the ways to encourage it are along those lines, a secondary water rebate, no charge for connection or  
252 something or water shares, but would have to put restrictions on the plat itself on those lots because then it carries on.  
253 Planner Davies stated one challenge they would have if it is connected don't have a meter so wouldn't know if they were  
254 using it, hypothetically if had a good enough filter on swimming pool could have a totally xeriscaped yard and fill swimming  
255 with secondary water and filter though. City Attorney Roberts stated they can turn off connections and think could shut it  
256 off and put a lock on it, like do with culinary, if someone doesn't pay their bill lock off their line. Commissioner Thorson  
257

258 stated shut off for secondary water is a little bit different but could figure something out. Commissioner Vaughan asked if  
259 they had any idea what the percentage of liters on secondary water is in the City, know it is not half but just wondering  
260 what it is, there are some homes that do have meters on their secondary water. City Attorney Roberts stated it is not  
261 required so if they did it then the City wouldn't know. Commissioner Thorson stated there are some secondary water  
262 providers that require meters on all new installations, or at least meter pits on all new installations. Commissioner Day  
263 stated Syracuse is not one of them. Councilman Gailey stated the City owns our own secondary water system so unless  
264 we would require it. Commissioner Thorson stated but that would be another \$500.00 for every lot of every home then.  
265 Commissioner Rackham asked how they keep the debris out of it because there is a lot of debris that comes down when  
266 turn it on and could see a lot of meters getting clogged up. Commissioner Vaughan stated it really depends on where live  
267 on the line, it really is. Commissioners Rackham stated his neighborhood has seen a lot. Commissioner Vaughan stated  
268 no one on his street has ever had a clogged filter, they all go out there on the same day and check at the same time and  
269 hold them up and show each other and not a single clog, but have to be sympathetic to the people that especially on  
270 Facebook are holing theirs up on a regular basis and it looks like they swept the floor in a barber shop. Commissioner  
271 Vaughan stated he has a rain catch system at his cabin in Alta, because they have no water during the snow season and  
272 use the cabin year-round, they collect 25,000 gallons of water and hold it on site in the backyard and it is nice to be able  
273 to do that and can have a great system for catching water. It doesn't cost anything to sign up for and works really well,  
274 have never run out, of course have signs restricting flushing unless really have to. Can say that water catching systems  
275 do work for landscape and other things, minor water usage, can really do a good job with collecting rain water.

276 [8:10:32 PM](#)

277 Commissioner Thorson stated this discussion was about water wise, do know that park strips specifically are very  
278 wasteful, they have so much perimeter and so much overspray and if could eliminate the park strips from people's  
279 watering that would be a lot of the waste right there. Commissioner Vaughan stated one of the easiest things to do on a  
280 park strip would be to require drip feeding, if required drip feeding on all new construction that would have an impact,  
281 could still have grass or whatever but just require soaker lines or drip. Commission Bingham stated it is not much more  
282 expensive than sprinklers. Commissioner Vaughan stated no. Commissioner Bingham stated but much more effective.  
283 Commissioner Vaughan stated that would take care of the 500 houses that are built next year but it wouldn't impact the  
284 5,000 houses have already and can't order a retro-fit on it, because how many people retro-fit their sprinkler system.  
285 Commissioner Thorson stated could encourage a retro-fit. Commissioner Vaughan stated yes but then would create a  
286 City of bootleggers and don't know if want to do that. Commissioner Thorson stated doesn't know what that means.  
287 Commissioner Vaughan stated if required drip on sprinkler systems on certain areas and someone has a sprinkler that  
288 breaks and have to go in and repair it are they now required to go in and do a retro-fit on it and if they don't sign up for  
289 that then become a bad guy. Planner Davies stated there is no permitting process for sprinklers and no permitting process  
290 for landscaping, it is hard for staff to enforce it. Commissioner Day stated he is a bad guy because he likes grass and likes  
291 nice landscaping so is one of those bad guys, but think if want to encourage it have to come up with a plan, doesn't like  
292 xeriscape unless is in St. George then love it. Commissioner Vaughan stated in a park strip it is kind of tough, as they saw  
293 on the examples, a lot of it has to do with the style and design of the house. Commissioner day stated he doesn't like red  
294 bark. Commissioner Thorson stated UDOT has the same problems with park strips, what it looks like, they don't like  
295 concrete because it takes away the opportunity for infiltration, they don't like gravel because it gets in the road and breaks  
296 windshields and hits cars, they don't like bark because it floats away and gets all over on the road, they don't like grass it  
297 is hard to maintain, there is no good option, they honestly said just put dirt and let the weeds grow on the last project,  
298 whatever grows, grows and will weed wack it twice a year. Commissioner Vaughan stated there have some jurisdictions  
299 that give a credit for xeriscape but it has to be a fairly large percent for example if xeriscaped 25% of lot could receive a  
300 credit on water bill, base water bill, if xeriscaped entire front property would that worthy of a 50% cut in base water bill.  
301 Commissioner day stated think he is onto something actually, think that is the approach and would do more of that  
302 approach and would hope that his neighbor doesn't xeriscape the front yard but think that is a way to encourage it, a  
303 reward approach. Commissioner Thorson agreed, with connection credits. Commissioner Vaughan stated something like  
304 that is a top hat as opposed to a hard hat. City Attorney Roberts stated when give a credit, recognize that there is  
305 infrastructure that needs to be replaced and maintained so those costs are going to be the same and now someone is not  
306 paying into the system so that means collectively those who are not xeriscaping their fees will bear the brunt of that  
307 infrastructure, there may in fact be increases to encourage the xeriscaping maybe not if are able to use less water and are  
308 able to save money somehow on that end, just a thought if give a credit somewhere, someone has to pay for it.  
309 Commissioner Thorson asked if Syracuse water only serves residences or businesses as well and what about agricultural  
310 services. City Attorney Roberts stated there is a 1-acre amount. Councilman Gailey stated can't service anything more  
311 than an acre. Commissioner Day stated is gonna get kicked out of here for saying this but agricultural use the number one  
312 culprit, they flood irrigate. Commissioner Thorson stated by far the largest and by far the most use. Commissioner Day  
313 asked if that might be part of the solution too that needs to be discussed. Commissioner Vaughan stated yes, if developed  
314 all of the agricultural land then would cut down on water use. Commissioner Thorson stated that is why asked if had  
315 agricultural users and don't, so only gain is with shares. Commissioner Day stated we don't, okay, it's not the City's water.  
316 Commissioner Thorson stated the way they win is require them to provide shares and credit them for not using them.  
317 Commissioner Vaughan stated again that is top hat and not hard hat. City Attorney Roberts stated this is a top hat  
318 discussion and are going to be advising the Council in a legislative letter. Commissioner Day stated in terms of Planning  
319 Commission and establishing rules and how everything looks think that is a long discussion and a full discussion, finding  
320 consensus, broad consensus that is going to be tough. Commissioner Vaughan asked a general question to the whole  
321 Commission, is this a worthy discussion that they would like to undertake because if they deem it a worthy discussion they  
322 are not going to be it all tonight. It is going to take multiple meetings and is just wondering, there are a couple possibilities,

323 could task staff with coming back with a report for the next half dozen meetings before are able to act or the Chair could  
324 call a committee and task come citizens to do much the same way as the Vice Chair was involved with the General Plan  
325 committee for a while, don't know if want to do that or just want to still have informal discussions or just want to give lip  
326 service to the City Council and say are talking about and don't know what want to do. Think it is a worthy topic but aren't  
327 not going to do it tonight and think part of the thing to decide is how are they going to work on this in an effective way.  
328 Commissioner Day stated generally is opposed to it but would be in favor of it if they fence it in, don't think having work  
329 session discussions is going to solve it, would prefer not that route and would prefer fencing it in and getting a group of  
330 people together to make a proposal.

331 [8:18:25 PM](#)

332 Commissioner Vaughan stated that staff's opinion is of value here because if task staff on this Planner Davies would  
333 be chosen to assist on this and what is the reality of something like this where unfortunately where staff gets tasked with  
334 doing most of it. Planner Davies stated it depends on what result want, so if are going to do an incentive program that is a  
335 whole lot easier to set up than a code that says can plant this species here, etc. so it depends on what level want to go to,  
336 are they looking at doing a code change here because kind of set this up thinking that was what they would be doing but  
337 is not sure if that is what want and don't have to go one way or another. Commissioner Day stated he is much more in  
338 favor xeriscaping on commercial than residential, think it looks better and maybe that is some place they don't want to  
339 maintain, think it is low hanging fruit and as the City could incentivize and developers would do this all day, incentivize  
340 them someway they would put in xeriscape, so think that is low hanging fruit. Commissioner Thorson stated also think it is  
341 a committee issue to identify areas of the code that can modify to accomplish that. Commissioner Bingham stated he  
342 agrees with that and thinks it is a great idea, get a committee a group of people to identify areas that can be addressed.  
343 Commissioner Moultrie stated he will second that. Commissioner Rackham stated he is not totally positive on where the  
344 City Council asked them to funnel this. Planner Davies stated that is kind of what he was wondering as well.  
345 Commissioner Rackham stated so he would like a little more direction on what they expect from the Commission, is it an  
346 ordinance change, is it some recommendations, what exactly are they looking for before commit much time to this.  
347 Commissioner Vaughan asked staff and Councilman Gailey what would they prefer to be able to take back to the Council.  
348 Councilman Gailey stated think one of the things that they wanted to do was just increase the awareness of water usage  
349 and how was the best way to do that and thought as they were talking and discussing this they really have set aside a  
350 good portion of the next work session to talk about secondary water and how can manage it, what can do better long  
351 term. One of the things they discovered this year was that the City was not getting our fair share of the stream, during  
352 those periods of time when there was all that crud in the lines was because where sucking the bottom of the pond up and  
353 what realized was that wasn't the full measure of what was the City's allotment in water and to ask how discovered that,  
354 discovered that by a meter. The ditch companies put in some new meters and began monitoring what they were actually  
355 sending to the City and asked for a report and it was there in black and white that weren't getting the full value of the  
356 stream that should have had from them. Some of the problem this year has been rectified because our 2 big suppliers are  
357 now monitoring the stream by meter so know exactly that are getting the amount of the stream that should be getting  
358 where before it was just lifting a head gate and letting a little more in and thinking maybe that was better or whether it  
359 wasn't. So the City Council really wants to try to devise a long term plan and solution of what do to take the water shares  
360 that have and have 3 acre feet per acre, that is what have has because that is what the City requires. So do they need to  
361 discipline those that are watering more than 3 acre feet per acre a year on their lot, so that is what we're asking from the  
362 Commission. His suggestion would be to let him take it back to Council, may have the cart before the horse and may need  
363 to have the Council define terms a little better and that is what they are planning on doing in the next work session and  
364 may know the issues better as a Council and the concept, because it is land use, xeriscaping, one of the questions was  
365 what do they do regarding encourage xeriscaping or allow non-connection to secondary water system and wanted to  
366 discuss that and see what the Commission thought because there are a lot more heads here. If is okay with it, let him take  
367 it back to the Council and let him go back and say think need to give the Commission better direction but need to size up  
368 the problem and don't know that and really haven't gotten a report back from Public Works yet on the water for the year.  
369 Think there would be an impact to the City if all of the sudden everyone got on the xeriscaping bandwagon and wanted  
370 their connections cut and would still have to maintain that system. Commissioner Vaughan asked if everyone was  
371 comfortable with Councilman Gailey taking it back to the Council. City Attorney Roberts stated thinks the message is that  
372 are open to the idea, just need direction on if want them to craft a xeriscaping ordinance where have regulations and  
373 standards or what specifically want. Councilman Gailey stated remembers Planner Steele's name being mentioned in that  
374 discussion because of his landscaping background and think eventually it may need to be in code and have restrictions in  
375 it, they are just looking for solutions to the problem of how to manage secondary water system ongoing and better and  
376 xeriscaping is one piece of the puzzle that isn't the end or end all. Commissioner Rackham stated wanted to give a little  
377 experience on that, that brought up some memories from him, his neighbor decided to xeriscape his parking, they lived  
378 below him on a slope. The neighbor put in rock, looks good, get a little bit of rain it is okay, get snow it is okay, they had a  
379 major flood and all the water seeped right through down and washed out his driveway, so have to be careful when  
380 mandate some of these things. Councilman Gailey and what about children and rocks. Commissioner Day stated kids  
381 love them. Councilman Gailey stated that rock never stays where ya put it with children, it is all over the place.  
382 Commissioner Rackham stated so it may sound good on paper need to think in practical terms. Councilman Gailey stated  
383 he will take it back to the Council and have them better define it.

384 [8:27:06 PM](#)

385 **3. Commissioner Reports**

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Commissioner Rackham stated nothing. Commissioner Bingham stated nothing. Commissioner Moultrie stated nothing. Commissioner Day stated nothing. Commissioner Thorson stated nothing. Commissioner Vaughan stated Commissioner Thorson did an excellent job and had an excellent idea to open up the Trails Edge to a public hearing, anytime anyone has an inspiration to something a little different or do something on behalf of the citizens, don't be shy about speaking up, want them to be the friendliest and supportive Commission that they possibly can to the citizens and to the Council. Councilman Gailey asked City Attorney Roberts if they call it a public hearing and it hasn't been noticed is that a legal issue rather than calling it a public comment. City Attorney Roberts stated no, the public hearing, there are certain land use applications for which a hearing is required and so as long as have held one then are okay top move forward. So if want to have a second round of people coming in and talking that is fine, in that case could just be called open to public comment it doesn't necessarily need to be called a hearing, maybe just say will allow public comment on this item for those who didn't take advantage at the beginning of the meeting, so it is semantics and really the important thing is that held a hearing at some point so are good.

[8:28:50 PM](#)

4. **Adjourn**

COMMISSIONER THORSON MADE A MOTION TO ADJOURN. COMMISSIONER RACKHAM SECONDED THE MOTION. ALL WERE IN FAVOR, MOTION CARRIED UNANIMOUSLY.

DRAFT

**THE HATS WE WEAR:  
PLANNING COMMISSION TRAINING  
SYRACUSE CITY**

Paul H. Roberts

City Attorney

October 2016

## WE ALL SERVE THE CITIZENS

- Your work on the Planning Commission will serve the City when you accomplish your particular role
- Your main two roles are:
  - Advisory body to the City Council
  - Land Use Authority for certain applications
- You have the opportunity to help shape policy when you advise the Council on legislative matters
- You have the opportunity to protect the City by fairly considering administrative matters

## ADMINISTRATIVE VS. LEGISLATIVE

- Most important distinction will be between whether an item is administrative or legislative in nature.
- Which is being considered will determine:
  - The grounds on which you make your decision
  - To whom you can speak regarding the application outside of a meeting
  - Potential legal challenges and standard of review

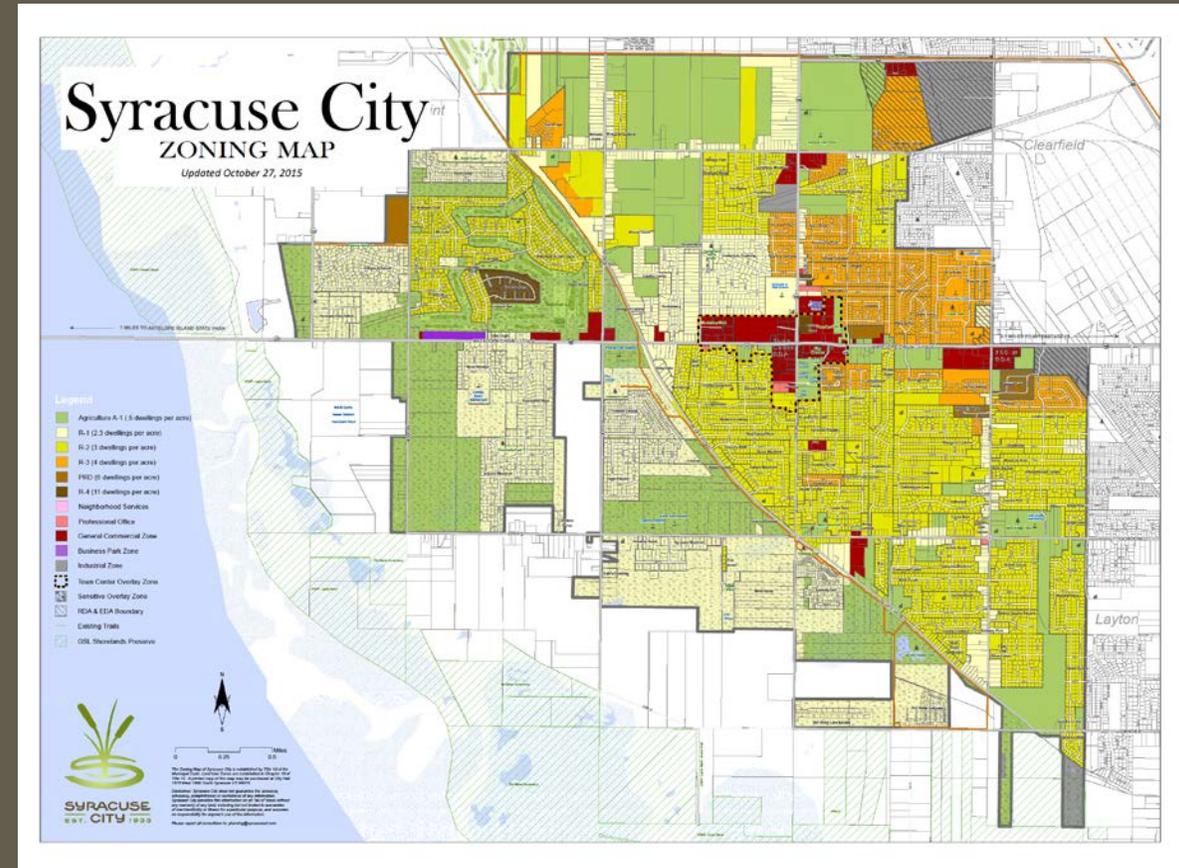


# LEGISLATIVE

- Legislative decisions take the 20,000 foot view
- They set policy

## Big Three:

- Ordinance amendments
- General plan & map
- Zoning map





## LEGISLATIVE

- Consider policy questions
  - Will this use fit in our community?
  - Does this advance the health, safety and welfare of our City?
  - Does this requested zone make sense?
  - What do we want our community to look like?



## LEGISLATIVE

- Public Opinion is important
- Neighborhood concerns should be seriously considered
- Talk to as many people as you would like
- Discuss it inside and outside of meetings (but not as a quorum)
- Consider alternatives



## LEGISLATIVE

- Act in advisory capacity to the City Council
- Council may or may not agree
  
- Review by courts is deferential
- Will uphold legislative decisions if they are “reasonably debatable”





## ADMINISTRATIVE

- Take the 200 foot view
- They apply policy to individuals
- Big Three:
  - Subdivision Applications
  - Site Plan Review
  - Conditional Use Applications



## ADMINISTRATIVE

- Applying ordinances to applications
- You cannot decide based upon:
  - Opinions of whether it is a good idea
  - Public outcry
  - Policies that are not in ordinance





## ADMINISTRATIVE

- Facts presented by public are important
- Public clamor should not influence decision
- Do not discuss with citizens or applicants outside of public meetings
- Do not deliberate with each other outside of public meetings
- You may consult with staff on an individual basis



## ADMINISTRATIVE

- May be acting in a Land Use Authority role, or Advisory role
- Courts are less deferential
- Decision must be based upon “substantial evidence”
- No deference will be paid to City’s interpretation of code
- “Any ordinance prohibiting a proposed use should be strictly construed in favor of allowing the use.”

## EX PARTE COMMUNICATION

- Imagine you are standing trial for a major crime
- As you wait for trial to begin, you see the prosecutor come out of the jury room, joking with the jury about the trial
- The jury's body language throughout the trial tells you that they have already made up their mind
- The jury convicts you
- Does that process seem fair?

## EX PARTE COMMUNICATION

- Applicants seeking administrative approval have a lot on the line
- They have invested in properties, paid professionals to draw up documents, paid fees
- They are not necessarily entitled to approval
- But they are entitled to a fair hearing



# EX PARTE COMMUNICATION

- In any administrative matter, all facts and information upon which you will be acting must be presented and heard in the public setting.
- The applicant must have the opportunity to hear and rebut all evidence or statements submitted against their project
- If a citizen wants to discuss the case, you should encourage them to:
  - Come to the public hearing or meeting and make comments there
  - Send a written synopsis of their thoughts to the Planning Commission Secretary by the Wednesday before the meeting
  - Send a representative to the meeting



# VESTING

- A property owner's project becomes "vested" through a series of decisions
- For instance, as soon as a person submits an application, they are "vested" as to the zoning and subdivision rules in effect at the time they submitted their application
  - Subsequent changes to the ordinance cannot be applied to that project
- Final approval of a certain step of the land use decision process will "vest" them with the right to rely upon that approval as they continue down the development path.

# DENIALS

- Under our code, denials of certain land use applications have the effect of barring similar land use applications in the near future.
- General Plan amendment – 6 month waiting period - 10.20.060(K)
- Zoning Map or Zoning Ordinance amendment – 1 year - 10.20.070(H)
- Conditional Use – 1 year – 10.20.080(J)(2)
- Denials may result in significant costs and delays, especially if the applicant is prohibited from asking again for one year
- Consider noting concerns or deficiencies and allowing the applicant to amend the application to meet the code



## RECOMMENDATIONS

- Even when you are not the land use authority, your recommendation is important
- Your findings and opinion inform the Council
- You have a unique role as an unelected, citizen body that is tasked with making long-term recommendations for community development
- Sometimes the Council disagrees and moves in a different direction – your input was important
- Don't pass the buck – conflicting decisions by these bodies may furnish fodder for litigation

# STAFF

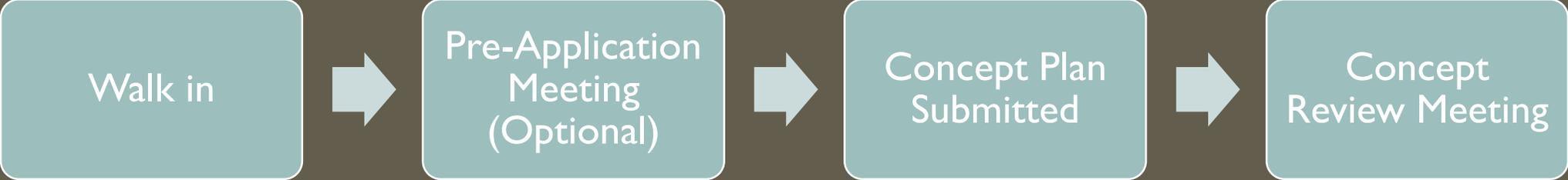
## **What we actually do**

- Perform tasks under direction of the Mayor and Manager
- Provide information to public
- Help applicants navigate the process
- Determine whether application is complete (limited review)
- Provide code analysis to Planning Commission and Council
- Enforce code provisions with aim of ensuring development is built in accordance with approved plans

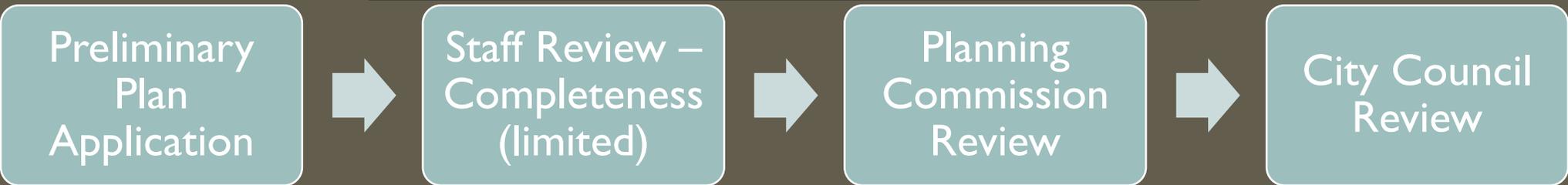


# SUBDIVISION DEVELOPMENT PROCESS

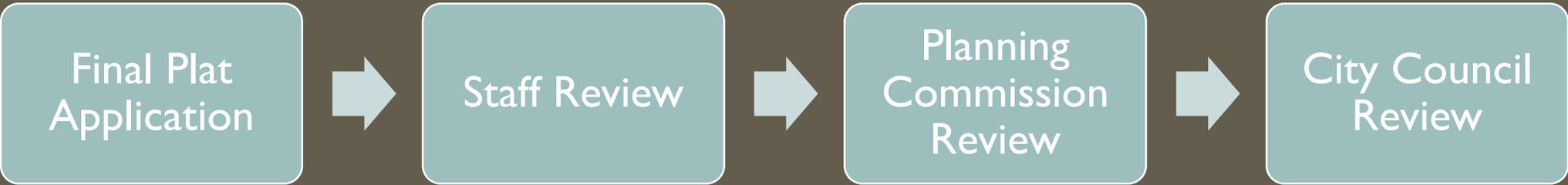
## Pre-App & Concept Review



## Preliminary Plan



## Final Plat





# SUBDIVISION DEVELOPMENT PROCESS (CONT.)

## Pre-Construction



## Construction



QUESTIONS OR COMMENTS

# Water-Wise Landscaping

Planning Commission October 4, 2016



SYRACUSE  
EST. CITY 1838

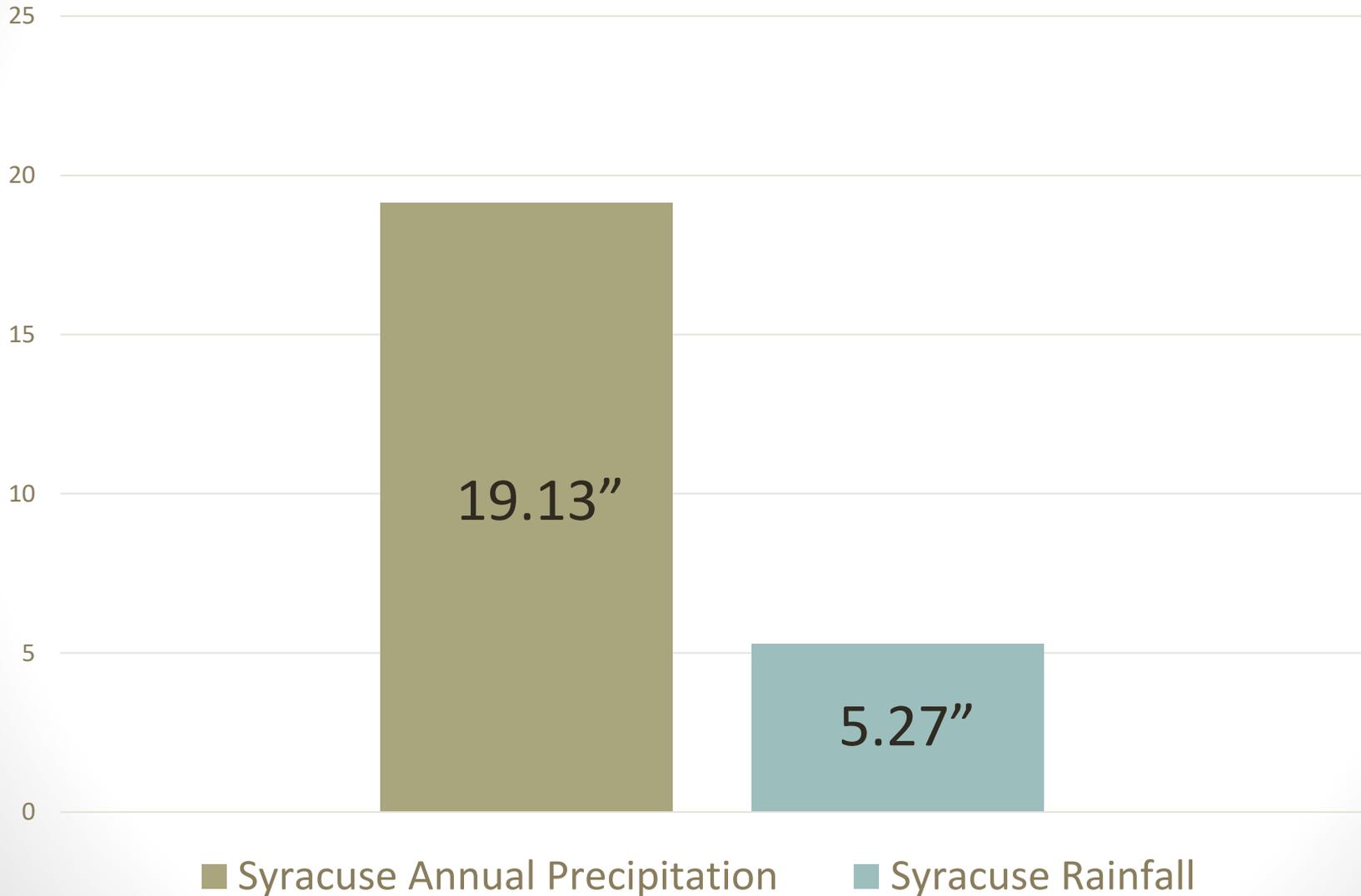
Precipitation in Northern Utah

**WATER, WATER.....EVERY SO OFTEN.**

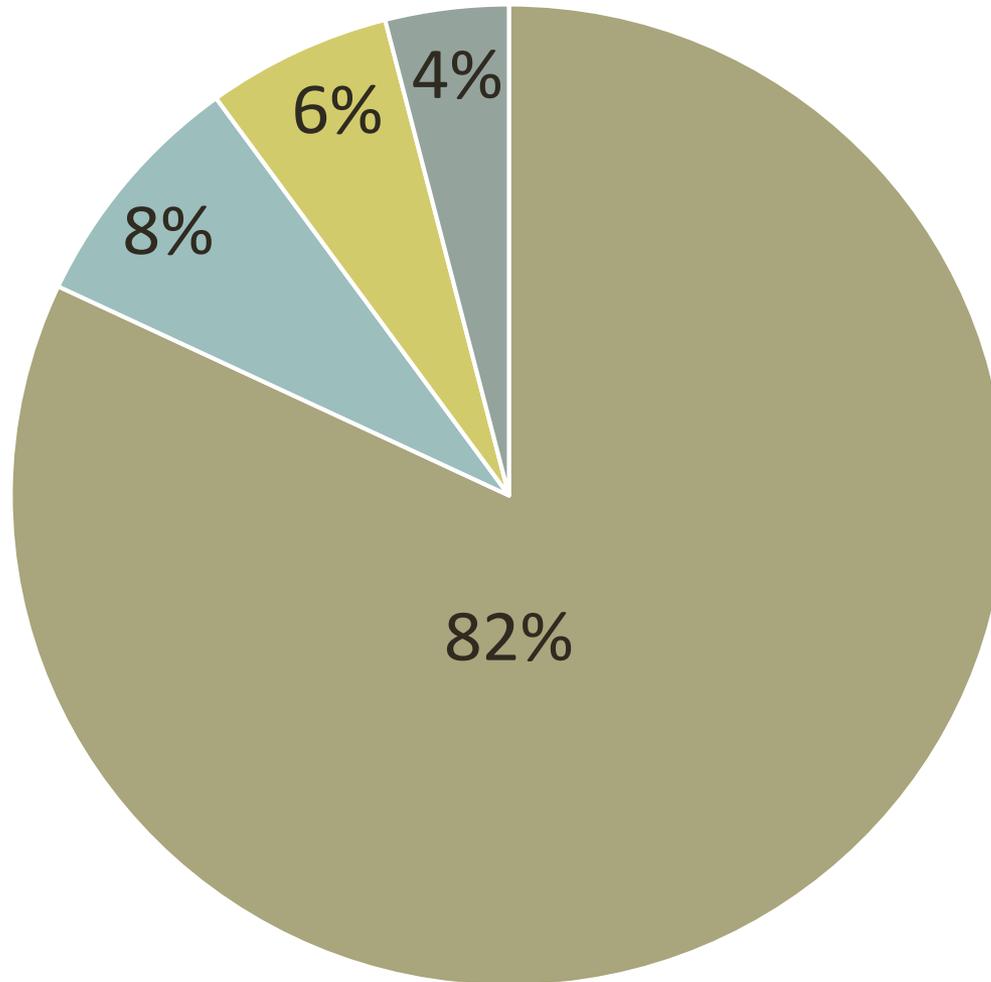


SYRACUSE  
EST. CITY 1935

# Annual Precipitation



# Where Does it Go?



■ Agriculture

■ Business, Other

■ Residential Lawns and Gardens

■ Indoor Residential



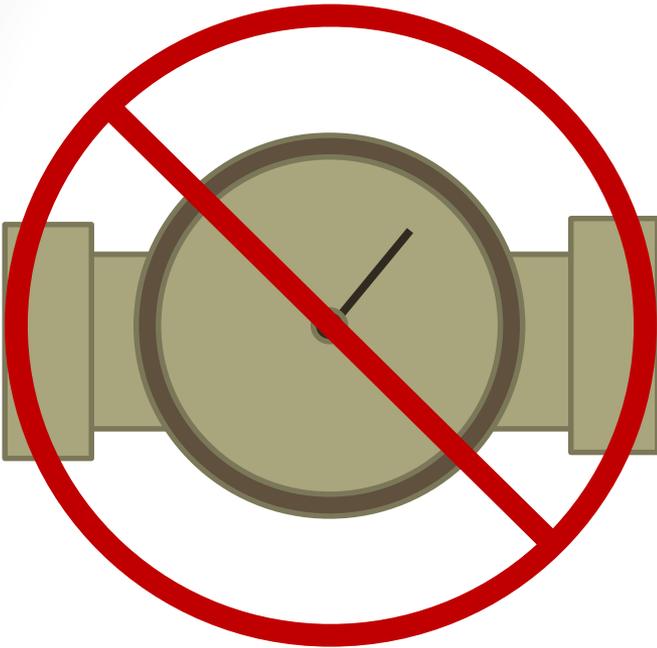
SYRACUSE  
EST. CITY 1838

HOW CAN WE REDUCE THE 6%?



SYRACUSE  
EST. CITY 1838

# Challenges



No Meters For  
Secondary Water



Low Water Pressure



SYRACUSE  
EST. CITY 1885

# Solutions



SYRACUSE  
EST. CITY 1995

# Xeriscape



# Xeriscape

- Uses “Xeric” plants.
- Styles vary greatly.
- Decorative items such as boulders are common.
- Native plants are ideal.
- Food producing plants including fruit trees are also common.
- Uses little to no irrigation.
- Similar to other landscaping, a lack of maintenance generally results in weeds and dead plants.
- Bases can range from groundcover or soil to bark, gravel, rock, concrete, and more.



# Xeriscape Examples



SYRACUSE  
EST. CITY 1935

# Xeriscape Examples



SYRACUSE  
EST. CITY 1885

# Xeriscape Examples



SYRACUSE  
EST. CITY 1888

# Xeriscape Examples



SYRACUSE  
EST. CITY 1995

# Xeriscape Examples



SYRACUSE  
EST. CITY 1885

# Drip Irrigation



SYRACUSE  
EST. CITY 1935

# Drip Irrigation



- Significantly reduces evaporation generally associated with sprinklers.
- Can be attached to a sprinkling system and programmed as such.
- Provides targeted water delivery.
- Can eliminate “overspray.”
- May be hidden under xeriscape base and within plants.

# Bioswales



SYRACUSE  
EST. CITY 1935

# Bioswales

- May be curbed park strips as shown here.
- Curbing is not necessary but non-curbed requires extra width.
- Low Impact Design.
- Filters many toxic pollutants from storm water.
- Lowers demand on storm drain systems.



# Rainwater Collection



# Rainwater Collection in Utah

- Up to 2 covered 100 gallon containers allowed without registration.
- Up to 2,500 gallons allowed with registration.
- Registration is free on the Utah Water Rights website ([waterrights.Utah.gov](http://waterrights.Utah.gov)).
- Reduces demand on the system.
- May be sufficient to be the primary, if not only water source for water-wise landscaping.





# PLANNING COMMISSION REGULAR MEETING AGENDA

October 18, 2016

Agenda Item # 4      Final Subdivision Plat Jackson Court -1958 South 2000 West (*Administrative*)

### ***Factual Summation***

Please review the following information. Any questions regarding this agenda item may be directed to Noah Steele, Development Services Manager.

### ***Summary***

The 20 lot, 5.22 acre PRD project named Jackson Court received preliminary subdivision approval from the City Council on September 13th, 2016. The Planning Commission forwarded a positive recommendation for approval on August 2nd, 2016.

Both bodies had tabled the item before final approval because of various concerns related to: access to an arterial, private driveways, parking, amenities, and HOA concerns.

The concerns related to the plan were corrected by the developer prior to receiving preliminary approval. Corrections included: adding additional amenities (fire pit, swings, walking trail), no parking signs on one side of the driveway, submitting core samples of driveway to ensure it will support emergency vehicles, providing letters of support from Craig Estates HOA, and widening the trail connection to 2000 W so it could be used for emergency response as needed.

There were three road access concerns that have all been addressed. The first is that ordinance 10.75.040(7) requires a 'direct connection' to an arterial road. The developer provided a connection to the arterial 2000 W by way of a 8' asphalt trail. Since the ordinance was vague, the trail was sufficient to meet the requirement. However, as you know, the city is working on clarifying this language to prevent this issue in the future. The second road access concern was that the access of Craig Lane was too close to the adjacent intersection. Ordinance 8.10.070 explains that the Planning Commission can recommend closer street alignments. There are many examples of this throughout the city. The Jackson Court intersection location was approved with the preliminary plan. The third road access concern was related to having a private driveway that services 18 homes. The ordinance addresses private streets but is vague concerning private driveways. The configuration was approved after the developer demonstrated that the driveways were of adequate size for emergency vehicles. Also, as you know, the City is working on amending the ordinance to add more control over private driveways.

Staff has thoroughly reviewed this plan to ensure high quality development and feels that, to the best of our knowledge, it meets all Syracuse City ordinances.

A development agreement and building theme is required for all developments in the PRD Zone. Both documents are attached herein and will require your approval.

### ***Suggested Motion Language***

Approval – “I move the Planning Commission recommend to the City Council approval of the final subdivision plat, development theme document, and development agreement for Jackson Court located at 1958 South 2000 West”

Table – “I move the Planning Commission continue the request for final subdivision plat, development theme document, and development agreement approval for Jackson Court located at 1958 South 2000 West until (give date) based on the following findings:

1. (list findings)”

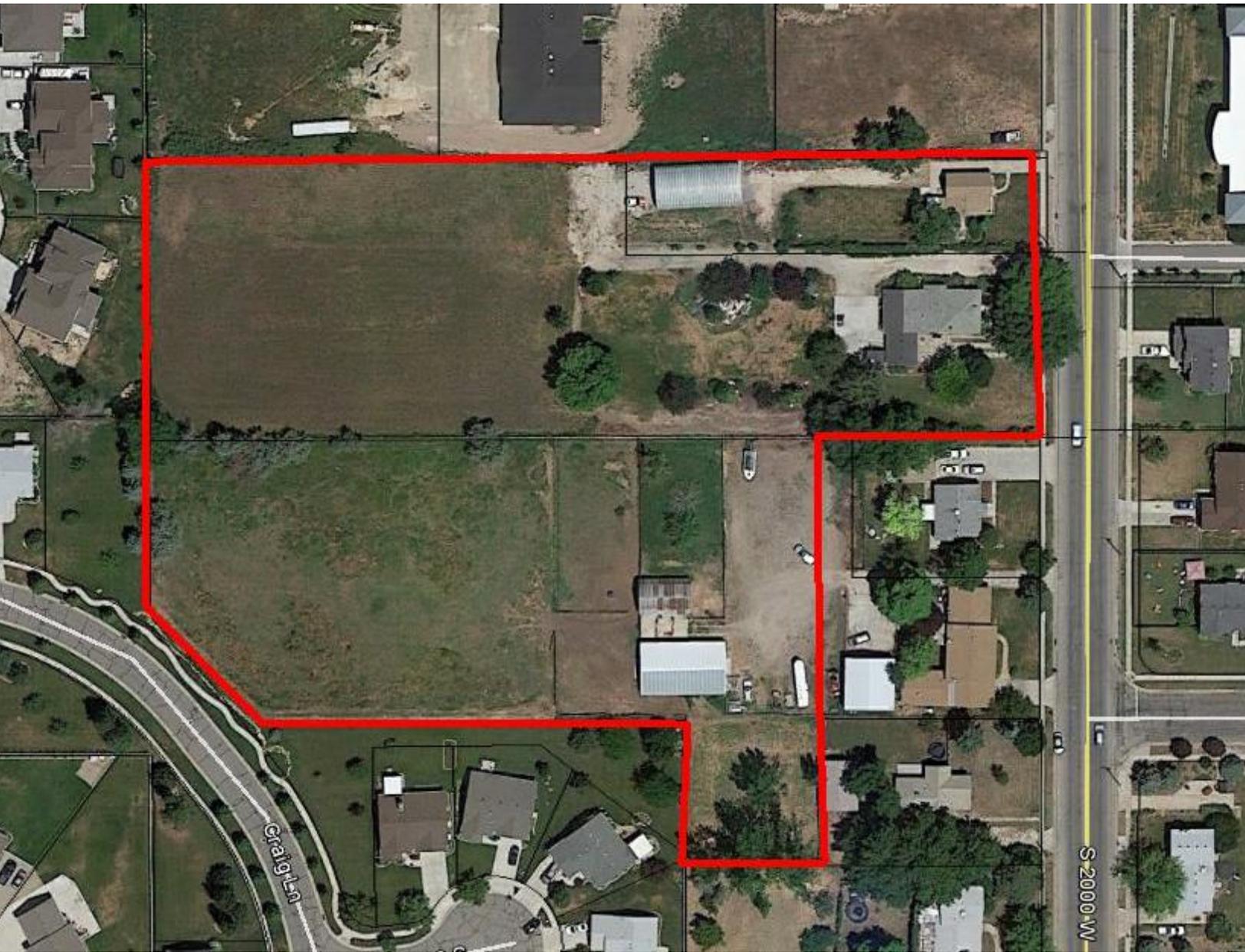
Denial – “I move the Planning Commission recommend that the City Council deny the final subdivision plat, development theme document, and development agreement for Jackson Court located at 1958 South 2000 West based on the following findings:

1. (list findings).”

### ***Attachments:***

- Aerial Map
- Zoning Map
- Subdivision Plat
- PRD zoning ordinance
- Development Theme Document
- Staff Reviews
- Theme Board
- Truck Turning Radii
- Draft Development Agreement

AERIAL MAP



**811** CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.  
Know what's below.  
Call before you dig.

**BENCHMARK**

EAST QUARTER CORNER  
SECTION 16  
T4N, R2W  
SLB8M  
ELEVATION = 4265.72

**LAND USE TABLE**

USE	AREA IN SQ.FT.	PERCENTAGE OF TOTAL	ACRES
PRIVATE UNITS (20)	48,339	21.3%	1.11
PRIVATE DRIVEWAY	11,664	5.1%	0.27
PRIVATE ROAD	31,722	14.0%	0.73
PUBLIC STREET	15,902	7.0%	0.37
OPEN SPACE	71,781	31.6%	1.65
COMMON AREA OPEN SPACE	47,841	21.1%	1.09
TOTAL PARCEL	227,249	100.0%	5.22

**SURVEYOR'S CERTIFICATE**

I, Keith R. Russell, do hereby represent that I am a Professional Land Surveyor and that I hold Certificate no. 164386 as prescribed by the laws of the State of Utah and I have made a survey of the following described property. The purpose of this survey is to define the property from the Legal Descriptions and create a new Boundary for the Proposed Development to be known as Jackson Court.

**Total Parcel Description**

Beginning at the Southeast Corner of Lot 5, Rampton Medical Plaza at a point on the west line of 2000 West Street, said point being South 0°06'28" West 1330.13 feet along the section line and South 89°25'00" West 33.00 feet from the Northeast Corner of Section 16, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and running:

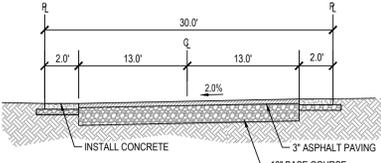
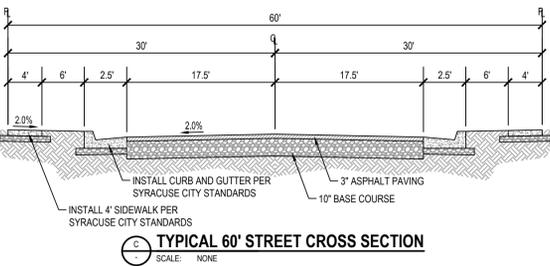
Thence South 0°06'28" West 200.73 feet along the west line of 2000 West Street; Thence West 154.98 feet;  
Thence South 0°06'28" West 299.68 feet;  
Thence South 89°43'28" West 96.00 feet to the east line of Craig Estates Phase 1 Cluster Subdivision;  
Thence North 0°06'28" East 99.00 feet along the east line to the Northeast Corner of Craig Estates Phase 1 Cluster Subdivision;  
Thence South 89°43'28" West 300.70 feet along the north line to an angle point in the north line of Craig Estates Phase 1 Cluster Subdivision;  
Thence North 44°22'40" West 111.86 feet along the north line to an angle point in the north line of Craig Estates Phase 1 Cluster Subdivision;  
Thence North 0°23'33" West 135.36 feet along the east line to the Northeast Corner of Craig Estates Phase 1 Cluster Subdivision, also being the Southeast Corner of Cherry Village Subdivision No. 5;  
Thence North 0°19'45" West 182.73 feet along the east line of Cherry Village Subdivision No. 5 to the Southwest Corner of Rampton Medical Plaza;  
Thence North 89°47'51" East 335.25 feet along the south line to an angle point in the south line of Rampton Medical Plaza;  
Thence North 88°13'56" East 157.83 feet along the south line to an angle point in the south line of Rampton Medical Plaza;  
Thence South 86°57'23" East 34.70 feet along the south line to an angle point in the south line of Rampton Medical Plaza;  
Thence North 89°25'00" East 104.99 feet along the south line to an angle point in the south line of Rampton Medical Plaza to the point of beginning.

Contains 227,249 square feet, 5.217 acres, 20 Units.

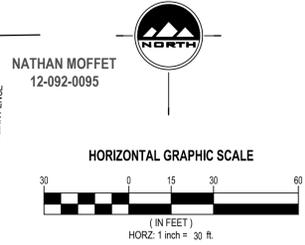
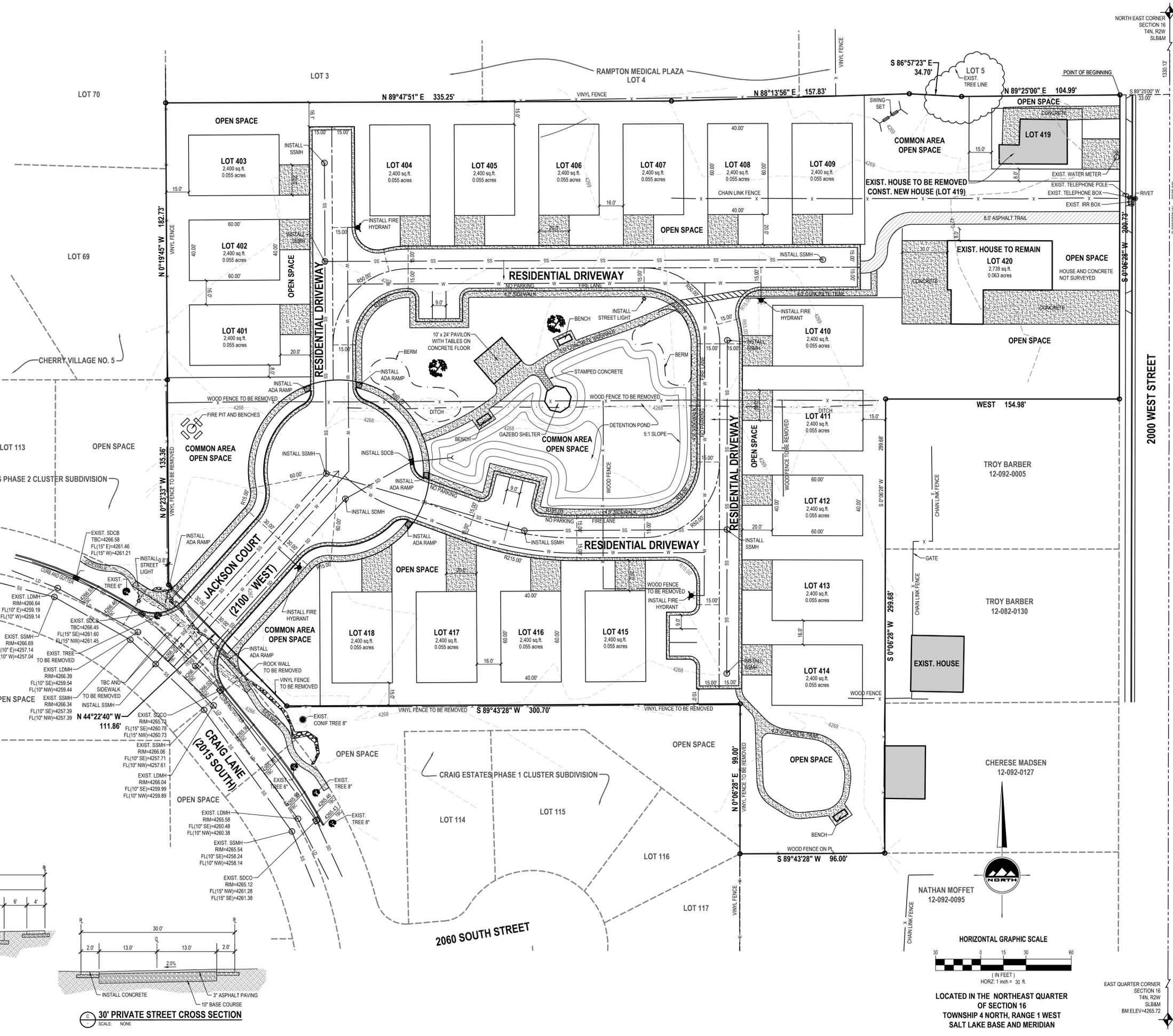
Date: 9-22-16  
Keith R. Russell  
License no. 164386

**100-year Detention Calculations**

Basin Tributary Area (SF)	141,018			
Landscaped Area	69,353			
Runoff coefficient C:	0.465			
Allowed Discharge Rate (CFS)	0.647			
Cumulative Runoff to Basin (cf)	Net Allowed Discharge (cf)	Required Storage (cf)		
5	6.84	3,113	194	2,919
10	5.16	4,697	388	4,308
15	4.28	5,844	583	5,261
30	2.88	7,865	1,165	6,699
60	1.78	9,722	2,331	7,391
120	1.00	10,923	4,662	6,261
180	0.68	11,196	6,993	4,204
360	0.37	12,125	13,985	(1,861)
720	0.22	14,582	27,971	(13,388)
1440	0.12	16,057	55,941	(39,884)
Required Detention:				7,391



- NOTES:**
- ROAD BASE REQUIRED 6" PAST EDGE OF SIDEWALK AND CURB AND GUTTER.
  - ALL MATERIALS TO BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY.
  - SIDEWALK SHALL BE 6" THICK THROUGH DRIVEWAYS.



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

SALT LAKE CITY  
Phone: 801.255.0529

TOOELE  
Phone: 435.843.3590

CEDAR CITY  
Phone: 435.865.1453

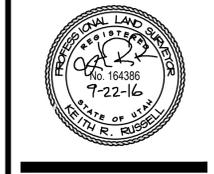
RICHFIELD  
Phone: 435.896.2983

**WWW.ENSIGNENG.COM**

FOR:  
TROY BARBER  
2351 SOUTH 2050 WEST  
SYRACUSE, UTAH 84075

CONTACT:  
TROY BARBER  
PHONE:

**JACKSON COURT**  
**PRELIMINARY PLAT - NOT TO BE RECORDED**  
1958 SOUTH - 2008 SOUTH 2000 WEST STREET  
SYRACUSE, UTAH



**PRELIMINARY PLAT**

PROJECT NUMBER: 12363  
PRINT DATE: 9/22/16

DRAWN BY: A.SHELBY  
CHECKED BY: K.RUSSELL

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

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

**BENCHMARK**

BENCHMARK IS THE EAST QUARTER CORNER  
OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 2  
WEST, SALT LAKE BASE & MERIDIAN  
ELEVATION = 4265.72

# JACKSON COURT

1958 SOUTH - 2008 SOUTH 2000 WEST STREET  
SYRACUSE CITY, UTAH

## INDEX OF DRAWINGS

1 OF 1	SUBDIVISION PLAT
C-001	GENERAL NOTES
C-100	DEMOLITION PLAN
C-200	SITE PLAN
C-300	GRADING AND DRAINAGE PLAN
C-400	UTILITY PLAN
C-500	EROSION CONTROL PLAN
C-600	DETAILS
PP-1	JACKSON COURT PLAN AND PROFILE

FOR APPROVAL  
NOT FOR CONSTRUCTION

DATE PRINTED  
October 18, 2016



LAYTON  
1485 W. Hill Field Rd., Ste. 204  
Layton, UT 84041  
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FOR:  
TROY BARBER  
2351 SOUTH 2050 WEST  
SYRACUSE, UTAH 84075  
CONTACT:  
TROY BARBER  
PHONE:

JACKSON COURT  
1958 SOUTH - 2008 SOUTH 2000 WEST STREET  
SYRACUSE, UTAH

### NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS. THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

### DEVELOPER:

TROY BARBER  
2351 SOUTH 2050 WEST  
SYRACUSE, UTAH 84075

MIKE WAITE  
801-821-0640  
WATERMASTERUT@GMAIL.COM

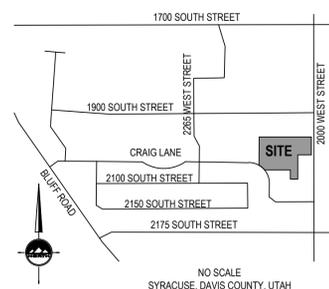
### NOTICE TO DEVELOPER/ CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

### UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

### VICINITY MAP



### GENERAL NOTES

- ALL WORK SHALL CONFORM TO SYRACUSE CITY STANDARDS & SPECIFICATIONS.
- CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.



NO.	DATE	REVISION	BY
1	9-7-16	FOR REVIEW	MCE
2	10-18-16	FOR APPROVAL	TJS
3			
4			
5			
6			
7			
8			

### COVER

PROJECT NUMBER  
L2363

PRINT DATE  
10/17/16

DRAWN BY  
M. ELMER

CHECKED BY  
C. PRESTON

PROJECT MANAGER  
K. RUSSELL

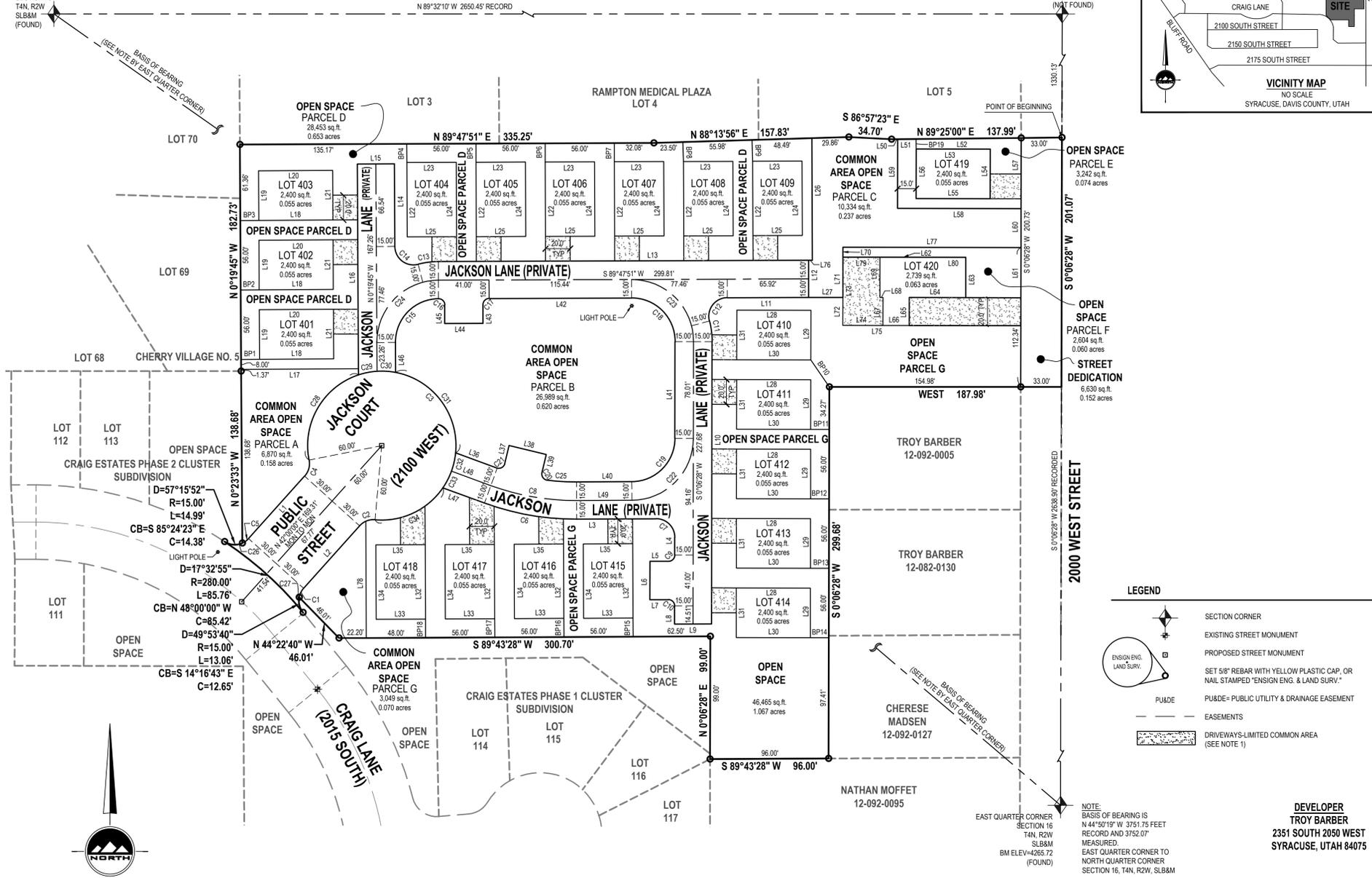
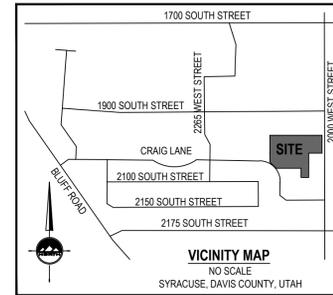
C-000

# JACKSON COURT SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER  
OF SECTION 16  
TOWNSHIP 4 NORTH RANGE 2 WEST  
SALT LAKE BASE & MERIDIAN  
DAVIS COUNTY, UTAH

NORTH QUARTER  
CORNER  
SECTION 16  
T4N, R2W  
SLB&M  
(FOUND)

NORTH EAST CORNER  
SECTION 16  
T4N, R2W  
SLB&M  
(NOT FOUND)



**SURVEYOR'S CERTIFICATE**  
I, KEITH R. RUSSELL, do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 164386 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 and streets, hereafter to be known as JACKSON COURT SUBDIVISION, 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**  
Beginning at a point on the section line, being the center line of 2000 West Street, said point being South 0°06'28" West 1330.13 feet along the section line from the Northeast Corner of Section 16, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and running:  
Thence South 0°06'28" West 201.07 feet along the section line, being the center line of 2000 West Street;  
Thence West 187.98 feet;  
Thence South 0°06'28" West 299.68 feet;  
Thence South 89°43'28" East 99.00 feet to the east line of Craig Estates Phase 1 Cluster Subdivision;  
Thence North 0°06'28" East 99.00 feet along the east line to the Northeast Corner of Craig Estates Phase 1 Cluster Subdivision;  
Thence South 89°43'28" West 300.70 feet along the north line to an angle point in the north line of Craig Estates Phase 1 Cluster Subdivision;  
Thence North 44°22'40" West 46.01 feet along the north line of Craig Estates Phase 1 Cluster Subdivision;  
Thence southeasterly 13.06 feet along the arc of a 15.00 foot radius curve to the left, (center bears South 79°19'53" East and long chord bears South 14°16'43" East 12.65 feet, with a central angle of 49°53'40") to the north line of Craig Lane;  
Thence northwesterly 65.76 feet along the arc of a 280.00 foot radius curve to the left, (center bears South 50°52'04" West and long chord bears North 48°00'00" West 65.42 feet, with a central angle of 17°32'55") along the north line of Craig Lane;  
Thence easterly 14.99 feet along the arc of a 15.00 foot radius curve to the left, (center bears North 33°13'33" East and long chord bears South 85°24'23" East 14.38 feet, with a central angle of 57°15'52") to the extension of the extension of the east line of Craig Estates Phase 1 Cluster Subdivision;  
Thence North 0°23'33" West 138.68 feet to and along the east line to the Northeast Corner of Craig Estates Phase 1 Cluster Subdivision, also being the Southeast Corner of Cherry Village Subdivision No. 5;  
Thence North 0°19'45" West 182.73 feet along the east line of Cherry Village Subdivision No. 5 to the Southwest Corner of Rampton Medical Plaza;  
Thence North 88°47'51" East 335.25 feet along the south line to an angle point in the south line of Rampton Medical Plaza;  
Thence North 88°13'56" East 157.83 feet along the south line to an angle point in the south line of Rampton Medical Plaza;  
Thence South 88°57'23" East 34.70 feet along the south line to an angle point in the south line of Rampton Medical Plaza;  
Thence North 89°25'00" East 137.99 feet along the south line Rampton Medical Plaza, and beyond to the point of beginning.  
Contains 234,325 square feet, 5.379 acres, 20 Lots.

Date 10-18-16  
Signature: Keith R. Russell  
License No. 164386

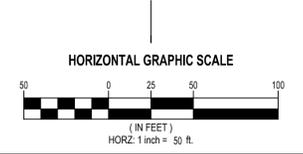


**OWNER'S DEDICATION**  
Known all men by these presents that I, we, the undersigned owner of the above described tract of land, having caused same to be subdivided into streets, both Public and Private, Private Units, Common Areas and Limited Common Areas, to be hereafter known as the **JACKSON COURT SUBDIVISION** and do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public. The ownership of the Limited Common Area and the Common Area will be granted to the Jackson Court Home Owner's Association by a recorded deed. The Jackson Court Home Owner's Association will also be responsible for the maintenance of the private utilities and all landscaping within the Limited Common Areas and Common Areas.  
In witness whereof I have hereunto set our hand this 18 day of October, A.D., 2016.

**TRUST ACKNOWLEDGMENT**  
STATE OF UTAH J.S.S.  
County of Davis  
On the 18 day of October, A.D., 2016, Troy Barber personally appeared before me, the undersigned Notary Public, in and for said County of Davis, in the State of Utah, who after being duly sworn, acknowledged to me that he is the Trustee of Barber Dynasty Trust dated February 12, 2016, a Trust and that he signed the Owner's Dedication freely and voluntarily for and in behalf of said Trust for the purposes therein mentioned and acknowledged to me that said Trust executed the same.  
MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC RESIDING IN \_\_\_\_\_ COUNTY.

**JACKSON COURT SUBDIVISION**  
LOCATED IN THE NORTHEAST QUARTER  
OF SECTION 16  
TOWNSHIP 4 NORTH RANGE 2 WEST  
SALT LAKE BASE & MERIDIAN  
DAVIS COUNTY, UTAH

**DAVIS COUNTY RECORDER**  
ENTRY NO. \_\_\_\_\_ FEE \_\_\_\_\_  
PAID \_\_\_\_\_ FILED FOR RECORD AND  
RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS  
PAGE \_\_\_\_\_  
PROJECT NUMBER: L2863  
MANAGER: K. RUSSELL  
DRAWN BY: J. MOSS  
CHECKED BY: K. RUSSELL  
DATE: 10/18/16  
BY \_\_\_\_\_ DEPUTY RECORDER



**ENSIGN**  
LAYTON  
1485 W. Hillfield Rd. Ste 204  
Layton UT 84041  
Phone: 801.547.1100  
Fax: 801.593.6315  
WWW.ENSIGNENG.COM

**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 CITY PLANNING COMMISSION APPROVAL.  
CHAIRMAN, 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.  
CITY RECORDER CITY MAYOR

**DEVELOPER**  
TROY BARBER  
2351 SOUTH 2050 WEST  
SYRACUSE, UTAH 84075

LINE	BEARING	LENGTH
L1	S42°00'00"W	67.77
L2	N42°00'00"E	67.77
L3	S89°43'28"W	64.30
L4	N0°06'28"E	14.29
L5	S89°53'32"E	15.00
L6	N0°06'28"E	31.00
L7	N89°53'32"W	15.00
L8	N0°06'28"E	14.61
L9	S89°43'28"W	30.00
L10	S0°06'28"W	227.58
L11	S89°47'51"W	65.92
L12	S0°12'09"E	30.00
L13	S89°47'51"W	299.81
L14	N0°19'45"W	66.54
L15	S89°40'15"W	30.00
L16	S0°19'45"E	165.00
L17	S89°40'15"W	95.00
L18	N89°40'15"E	60.00
L19	S0°19'45"E	40.00
L20	S89°40'15"W	60.00
L21	N0°19'45"W	40.00
L22	S0°12'09"E	60.00
L23	S89°47'51"W	40.00
L24	N0°12'09"W	60.00
L25	N89°47'51"E	40.00
L26	S0°12'09"E	98.50
L27	S89°53'32"E	27.63
L28	S89°53'32"E	60.00
L29	S0°06'28"W	40.00
L30	N89°53'32"W	60.00
L31	N0°06'28"E	40.00
L32	S0°16'32"E	60.00
L33	S89°43'28"W	40.00
L34	N0°16'32"W	60.00
L35	N89°43'28"E	40.00
L36	S70°00'00"E	36.00
L37	N13°38'14"E	15.00
L38	S76°21'46"E	31.00
L39	S13°38'14"W	15.00
L40	N89°43'28"E	44.84
L41	N0°06'28"E	78.01
L42	S89°47'51"W	115.44
L43	S0°12'09"E	15.00
L44	S89°47'51"W	31.00
L45	N0°12'09"W	15.00
L46	N0°19'45"W	24.30
L47	N70°01'40"W	36.01
L48	S70°00'00"E	34.10
L49	N89°43'28"E	44.84
L50	N89°25'00"E	4.98
L51	N89°25'00"E	14.90
L52	N89°25'00"E	85.10
L53	N89°53'32"W	60.00
L54	N0°06'28"E	40.00
L55	S89°53'32"E	60.00
L56	S0°06'28"W	40.00
L57	S0°06'28"W	57.03
L58	S89°53'32"E	100.00

LINE	BEARING	LENGTH
L59	S0°06'28"W	55.82
L60	S0°06'28"W	31.37
L61	S0°06'28"W	112.34
L62	S89°53'32"E	99.51
L63	S0°06'28"W	32.48
L64	S89°53'32"E	45.71
L65	N0°06'28"E	22.55
L66	N89°53'32"W	21.32
L67	N0°06'28"E	22.55
L68	N89°53'32"W	2.49
L69	N0°06'28"E	32.48
L70	S0°06'28"W	8.00
L71	S0°06'28"W	40.58
L72	N0°06'28"E	22.45
L73	S0°06'28"W	55.03
L74	N89°53'32"W	32.49
L75	N89°53'32"W	53.81
L76	S89°47'51"W	3.00
L77	N89°53'32"W	144.16
L78	N0°16'32"W	94.04
L79	S89°53'32"E	30.00
L80	S89°53'32"E	69.51

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	15.00	8.20	31°19'53"	N26°20'04"E	8.10
C2	15.00	13.91	53°07'48"	N68°33'54"E	13.42
C3	60.00	299.77	286°15'37"	S48°00'00"E	72.00
C4	15.00	13.91	53°07'48"	S15°26'06"W	13.42
C5	15.00	6.27	23°57'41"	S53°58'50"W	6.23
C6	215.00	76.08	20°16'32"	N80°08'16"W	75.69
C7	15.00	23.66	90°23'00"	N45°05'02"W	21.28
C8	200.00	70.78	20°16'32"	S80°08'16"E	70.41
C9	5.00	7.85	90°00'00"	N45°06'28"E	7.07
C10	5.00	7.85	90°00'00"	N44°53'32"W	7.07
C11	65.00	16.78	14°47'16"	S71°17'10"E	16.73
C12	15.00	27.35	104°28'39"	S37°33'31"W	23.72
C13	65.00	16.57	14°36'15"	S82°29'43"W	16.52
C14	15.00	27.35	104°28'39"	N52°34'05"W	23.72
C15	35.00	55.06	90°07'36"	S44°44'03"E	49.55
C16	5.00	7.85	90°00'00"	N45°12'09"W	7.07
C17	5.00	7.85	90°00'00"	S44°47'51"W	7.07
C18	35.00	55.17	90°18'37"	N45°02'50"W	49.63
C19	35.00	54.74	89°37'00"	N44°54'58"E	49.33
C20	5.00	7.86	90°03'07"	S31°23'19"E	7.07
C21	5.00	7.85	90°00'00"	N58°38'14"E	7.07
C22	50.00	78.21	89°37'00"	N44°54'58"E	70.47
C23	50.00	78.81	90°18'37"	N45°02'50"W	70.90
C24	50.00	78.65	90°07'36"	S44°44'03"W	70.79
C25	185.00	24.38	7°33'00"	S86°30'02"E	24.36
C26	15.00	21.26	81°13'31"	N82°36'46"E	19.53
C27	15.02	21.72	82°50'53"	S0°31'51"W	19.88
C28	60.00	86.83	82°54'57"	S30°19'40"W	79.45
C29	60.00	15.30	14°36'40"	S79°05'29"W	15.26
C30	60.00	15.07	14°23'44"	N86°24'19"W	15.04
C31	60.00	68.73	84°43'48"	N36°50'33"W	80.86
C32	60.00	15.16	14°28'39"	N12°45'40"E	15.12
C33	60.00	15.18	14°29'41"	N27°14'51"E	15.14
C34	60.00	63.50	60°38'07"	N64°48'45"E	60.58

LAND TYPE	AREA	PERCENTAGE
PRIVATE UNITS	48,339 SQ.FT.	20.6%
PRIVATE LANE	31,261 SQ.FT.	13.3%
PUBLIC STREET	22,975 SQ.FT.	9.8%
LIMITED COMMON AREA	11,864 SQ.FT.	5.1%
COMMON AREA	119,886 SQ.FT.	51.2%
TOTAL	234,325 SQ.FT.	100.0%

LINE	BEARING	LENGTH
BP1	S89°40'15"W	15.00'
BP2	S89°40'15"W	15.00'
BP3	S89°40'15"W	15.00'
BP4	N0°12'09"W	15.00'
BP5	N0°12'09"W	15.00'
BP6	N0°12'09"W	15.00'
BP7	N0°12'09"W	15.00'
BP8	N1°46'04"W	15.65'
BP9	N1°46'04"W	17.18'
BP10	S34°30'24"E	26.41'
BP11	S89°53'32"E	15.00'
BP12	S89°53'32"E	15.00'
BP13	S89°53'32"E	15.00'
BP14	S89°53'32"E	15.00'
BP15	S0°16'32"E	15.00'
BP16	S0°16'32"E	15.00'
BP17	S0°16'32"E	15.00'
BP18	S0°16'32"E	15.00'
BP19	N0°35'00"W	8.00'

**JACKSON COURT SUBDIVISION**  
 LOCATED IN THE NORTHEAST QUARTER  
 OF SECTION 16  
 TOWNSHIP 4 NORTH RANGE 2 WEST  
 SALT LAKE BASE & MERIDIAN  
 DAVIS COUNTY, UTAH

NOTE:  
 UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

- GENERAL NOTES:
- LIMITED COMMON AREA DRIVEWAYS ARE CONSIDERED PART OF THE 'OPEN SPACE' AREA CALCULATION IN OPEN SPACE PARCEL D, OPEN SPACE PARCEL E, OPEN SPACE PARCEL F, AND OPEN SPACE PARCEL G.
  - LIMITED COMMON AREAS AND COMMON AREAS ARE OWNED AND MAINTAINED BY THE JACKSON COURT HOME OWNERS ASSOCIATION.
  - SECONDARY WATER FOR THE LIMITED COMMON AREAS AND COMMON AREAS IS OWNED AND MAINTAINED BY THE JACKSON COURT HOME OWNERS ASSOCIATION.
  - DRAINAGE SYSTEMS AND THE DETENTION BASIN WITHIN THE LIMITED COMMON AREAS AND COMMON AREAS ARE OWNED AND MAINTAINED BY THE JACKSON COURT HOME OWNERS ASSOCIATION.
  - THE SURFACE AND SUBSURFACE IMPROVEMENTS WITHIN JACKSON LANE, THE PRIVATE STREET AND THE TRAILS WITHIN THE JACKSON COURT SUBDIVISION ARE OWNED AND MAINTAINED BY THE JACKSON COURT HOME OWNERS ASSOCIATION.

UNIT #	ADDRESS
1	1982 SOUTH JACKSON LANE
2	1968 SOUTH JACKSON LANE
3	1954 SOUTH JACKSON LANE
4	2098 WEST JACKSON LANE
5	2086 WEST JACKSON LANE
6	2074 WEST JACKSON LANE
7	2062 WEST JACKSON LANE
8	2048 WEST JACKSON LANE
9	2036 WEST JACKSON LANE
10	1981 SOUTH JACKSON LANE
11	1993 SOUTH JACKSON LANE
12	2007 SOUTH JACKSON LANE
13	2019 SOUTH JACKSON LANE
14	2031 SOUTH JACKSON LANE
15	1931 WEST JACKSON LANE
16	1943 WEST JACKSON LANE
17	1957 WEST JACKSON LANE
18	1969 WEST JACKSON LANE
19	1958 SOUTH 2000 WEST
20	1972 SOUTH 2000 WEST

**SHEET 2 OF 2**

PROJECT NUMBER : L283  
 MANAGER : K.RUSSELL  
 DRAWN BY : J.MOSS  
 CHECKED BY : K.RUSSELL  
 DATE : 10/18/16

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

**GENERAL NOTES**

- ALL WORK TO CONFORM TO SYRACUSE CITY STANDARDS, DRAWINGS, AND APWA STANDARD PLANS AND SPECIFICATIONS. WHERE CITY STANDARDS OR PROJECT DRAWINGS DO NOT COVER THE WORK, THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT, SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN SOILS REPORT AND PLANS, ETC.
- ALL EXISTING MANHOLES, WATER VALVES, CLEAN OUTS, ETC., SHALL BE ADJUSTED TO FINISH GRADE.
- CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
- CONTRACTOR TO NOTIFY SYRACUSE CITY AND ENSIGN ENGINEERING 48 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION REQUIRED FOR THIS PROJECT.
- CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE SYRACUSE CITY OR DAVIS COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
- THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
- FULL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIXED, AT ALL CHANGES IN DIRECTION, AND IN CURB AND SIDEWALK AT EQUAL INTERVALS NOT TO EXCEED 50 FEET. SLABS-ON-GRADE WILL BE TYPICALLY SCORED (1/2 THE DEPTH) AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 1/2 TIMES THEIR DEPTH, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING.
- CONCRETE WATERWAYS, CURB WALLS, MOW STRIPS, CURB AND GUTTER, ETC., WILL TYPICALLY BE SCORED (1/2 THE DEPTH) AT INTERVALS NOT TO EXCEED 10 FEET, AND HAVE FULL DEPTH EXPANSION JOINTS THAT EQUAL SPACING NOT TO EXCEED 50 FEET.
- UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (95 % DENSITY) SUB GRADE.
- ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED, ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
- ALL JOINTS (CONTROL JOINTS, CONSTRUCTION JOINTS, EXPANSION JOINTS, ETC.), WILL BE SEALED WITH A ONE PART POLYURETHANE SEALANT (SEE SPECIFICATION).
- SAW CUT EDGE OF EXISTING ASPHALT AND INSTALL ASPHALT TO NEW CURB AND GUTTER PER SYRACUSE CITY STANDARDS AND SPECIFICATIONS.
- ALL EXISTING ASPHALT WILL BE SAW CUT IN NEAT STRAIGHT LINES BY THE CONTRACTOR PRIOR TO PAVING TO MATCH.
- EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95 % OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2 % ABOVE NOR 3 % BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUB GRADE AREAS WITHIN THE BUILDING PAD AREA, AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
- THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTORS FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTORS MUST START AT THE LOW END OF ALL GRAVITY FED LINES AND WORK UPHILL.
- ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
- SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
- 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.
- ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH SYRACUSE CITY STANDARDS AND SPECIFICATIONS AND DETAILS.
- SEWER LINES SHALL BE SDR\_35 PVC PIPE.
- SEWER LATERALS SHALL BE CONSTRUCTED SUCH THAT CONNECTION IS MADE TO THE UPPER QUADRANT OF THE SEWER MAIN PER SYRACUSE CITY STANDARDS AND DETAILS.
- CONTRACTOR IS TO SUBMIT SITE PLAN TO QUESTAR GAS CO. FOR DESIGN OF GAS LINE SERVICE TO LOTS. ACTUAL CONSTRUCTION OF SERVICE TO BE DONE BY QUESTAR GAS COMPANY.
- ALL NEW SECONDARY WATER SHALL BE DONE IN ACCORDANCE WITH SYRACUSE CITY STANDARDS AND SPECIFICATIONS.
- ALL NEW CULINARY WATER CONSTRUCTION SHALL CONFORM TO SYRACUSE CITY STANDARD SPECIFICATIONS AND DETAILS.
- CONTRACTOR TO LOOP NEW WATERLINE AROUND GRAVITY UTILITIES IF CONFLICT DOES OCCUR. (NOTIFY ENGINEER OF THE PROBLEM).
- ALL CULINARY AND SECONDARY WATERLINE PIPE AND FITTINGS TO BE C-900 DR-14.
- ALL THRUST BLOCKS SHALL BE POURED IN PLACE AGAINST UNDISTURBED SOIL AS PER SPECIFICATIONS. ALL VALVES, FITTINGS, AND APPURTENANCES TO BE BLOCKED. THRUST BLOCKS SHALL BE SIZED FOR 200 PSI WORKING PRESSURE PER BEARING PRESSURE FROM SOILS REPORT.
- ALL STORM DRAIN PIPING SHALL BE CLASS III RCP UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
- EXISTING SEWER MAIN TO REMAIN IN SERVICE UNTIL NEW MAIN HAS BEEN INSTALLED, TESTED, AND ALL SERVICES HAVE BEEN RECONNECTED.
- THE CONTRACTOR SHALL PLACE TEMPORARY STREET ASPHALT SURFACES IF THE WORK IS ACCOMPLISHED AT A TIME WHEN PERMANENT ASPHALT SURFACING MATERIAL IS NOT AVAILABLE. AT THE TIME PERMANENT ASPHALT BECOMES AVAILABLE, THE CONTRACTOR SHALL FURNISH AND PLACE ASPHALT PER SYRACUSE CITY STANDARDS. THE CONTRACTOR SHALL GUARANTEE THE ASPHALT RESTORATION FOR PERIOD OF TWO YEARS FROM THE DATE OF COMPLETION.
- ALL CONCRETE VALVE BOXES WILL BE POURED IN PLACE AGAINST UNDISTURBED SOIL AND BUILT WITH A DUCTILE IRON RING AND COVER POSITIONED OVER THE VALVE OPERATING UNIT CENTERED OVER THE MAN WAY OPENING.
- CONTRACTOR TO LAYOUT AND POTHOLE FOR ALL POTENTIAL CONFLICTS WITH UTILITY LINES ON OR OFF SITE AS REQUIRED PRIOR TO ANY CONSTRUCTION, AND THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY POT-HOLING A MINIMUM OF 300 FEET AHEAD OF PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. IF A CONFLICT ARISES RESULTING FROM THE CONTRACTORS NEGLIGENCE TO POT-HOLE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
- CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW PIPE DURING CONSTRUCTION.
- HANDICAP ACCESSIBILITY: ALL CONSTRUCTION SHALL MEET THE CURRENT ADA HANDICAP ACCESSIBILITY REQUIREMENTS AND STANDARDS. FOR ANY DISCREPANCIES BETWEEN THE PLANS AND CURRENT ADA STANDARD REQUIREMENTS, CURRENT ADA STANDARD REQUIREMENTS WILL GOVERN.
- 700 SOUTH IS CURRENTLY UNDER MORATORIUM. THE FULL WIDTH OF 700 SOUTH IN FRONT OF THE TRAIL'S EAST PHASE 1 AND PHASE 2 SUBDIVISION (967 L.F.) SHALL BE MILLED TO A DEPTH OF 2" AND REPLACED WITH NEW ASPHALT. ALL TRENCHES SHALL BE REPAIRED WITH IMPORT AND CAPPED WITH 12" OF BASE ON 4" OF ASPHALT. THE EXISTING ROAD HAS A N.R.S. MASTIC SEALER (ONYX) WHICH WILL ALSO NEED TO BE REPLACED ALONG WITH THE STRIPING. MILL TO BE INSTALLED UPON COMPLETION OF PHASE 2 ROAD IMPROVEMENTS IN 700 SOUTH STREET.
- SIDEWALKS SHALL BE 6" THICK THROUGH DRIVEWAYS.
- INSTALL SNAKEPIT PEDESTALS PER SYRACUSE CITY STANDARDS ON CULINARY AND SECONDARY WATER MAINS.

**CITY ENGINEER ACCEPTANCE OF IMPROVEMENT PLANS**

THE IMPROVEMENT PLANS FOR THIS SUBDIVISION HAVE BEEN REVIEWED BY THE CITY ENGINEER FOR GENERAL CONFORMANCE WITH THE REQUIREMENTS OF THE CITY SUBDIVISION ORDINANCE. THIS SET OF CITY APPROVED DRAWINGS SHALL BE USED FOR CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS. THE DEVELOPERS ENGINEER, WHOSE STAMP IS ON THESE DRAWINGS, IS RESPONSIBLE FOR THE ENGINEERING DESIGN, DRAFTING AND RELATED FIELD INFORMATION. THE CONSTRUCTION CONTRACTOR IS RESPONSIBLE FOR: THE DIMENSIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE; FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION; COORDINATION OF HIS OR HER WORK WITH THAT OF ALL OTHER TRADES; AND THE SATISFACTORY PERFORMANCE OF HIS OR HER WORK.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
CITY ENGINEER

**NOTICE TO CONTRACTOR**

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS. THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

**UTILITY DISCLAIMER**

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

**TRAFFIC CONTROL AND SAFETY NOTES**

- BARRICAADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT MANUAL IF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE CITY TRAFFIC ENGINEER, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
- THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
- DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE CITY TRAFFIC ENGINEER FOR REVIEW AND APPROVAL.
- ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.
- TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.

**ABBREVIATIONS**

APWA	AMERICAN PUBLIC WORKS ASSOCIATION	NO	NUMBER
AR	ACCESSIBLE ROUTE	OC	ON CENTER
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	OCEW	ON CENTER EACH WAY
AWWA	AMERICAN WATER WORKS ASSOCIATION	OHP	OVERHEAD POWER
BOS	BOTTOM OF STEP	PC	POINT OF CURVATURE OR PRESSURE CLASS
BVC	BEGIN VERTICAL CURVE	PCC	POINT OF COMPOUND CURVATURE
C	CURVE	PI	POINT OF INTERSECTION
CB	CATCH BASIN	PIP	PLASTIC IRRIGATION PIPE
CF	CURB FACE	PIV	POST INDICATOR VALVE
CO	CLEAN OUT	PRC	POINT OF REVERSE CURVATURE
COMM	COMMUNICATION	PRO	PROPOSED
CONC	CONCRETE	PT	POINT OF TANGENCY
CONT	CONTINUOUS	PVC	POINT OF VERTICAL CURVATURE
DIA	DIAMETER	PVI	POINT OF VERTICAL INTERSECTION
DIP	DUCTILE IRON PIPE	PVT	POINT OF VERTICAL TANGENCY
ELEC	ELECTRICAL	R	RADIUS
ELEV	ELEVATION	RD	ROOF DRAIN
EOA	EDGE OF ASPHALT	ROW	RIGHT-OF-WAY
EVC	END OF VERTICAL CURVE	S	SLOPE
EW	EACH WAY	SAN SWR	SANITARY SEWER
EXIST	EXISTING	SD	STORM DRAIN
FF	FINISH FLOOR	SEC	SECONDARY
LD	LAND DRAIN	SS	SANITARY SEWER
FH	FIRE HYDRANT	STA	STATION
FL	FLOW LINE OR FLANGE	SW	SIDEWALK
GB	GRADE BREAK	SWL	SECONDARY WATER LINE
GV	GATE VALVE	TBC	TOP BACK OF CURB
HC	HANDICAP	TOG	TOP OF GRATE
HP	HIGH POINT	TOA	TOP OF ASPHALT
IRR	IRRIGATION	TOC	TOP OF CONCRETE
K	RATE OF VERTICAL CURVATURE	TOF	TOP OF FOUNDATION
LD	LAND DRAIN	TOW	TOP OF WALL
LF	LINEAR FEET	TOS	TOP OF STEP
LP	LOW POINT	TYP	TYPICAL
MH	MANHOLE	VC	VERTICAL CURVE
MIN	MINIMUM	WIV	WALL INDICATOR VALVE
MJ	MECHANICAL JOINT	WL	WATER LINE
NG	NATURAL GROUND		

NOTE: MAY CONTAIN ABBREVIATIONS THAT ARE NOT USED IN THIS PLAN SET.

**LEGEND**

	SECTION CORNER		EXISTING TREE
	EXISTING MONUMENT		DENSE VEGETATION
	PROPOSED MONUMENT		EXISTING EDGE OF ASPHALT
	EXISTING REBAR AND CAP		PROPOSED EDGE OF ASPHALT
	SET ENSIGN REBAR AND CAP		EXISTING STRIPING
	EXISTING WATER METER		PROPOSED STRIPING
	PROPOSED WATER METER		EXISTING FENCE
	EXISTING WATER MANHOLE		PROPOSED FENCE
	PROPOSED WATER MANHOLE		EXISTING FLOW LINE
	EXISTING WATER BOX		PROPOSED FLOW LINE
	EXISTING WATER VALVE		GRADE BREAK
	PROPOSED WATER VALVE		EXISTING STORM DRAIN LINE
	EXISTING FIRE HYDRANT		PROPOSED STORM DRAIN LINE
	PROPOSED FIRE HYDRANT		ROOF DRAIN LINE
	PROPOSED FIRE DEPARTMENT CONNECTION		CATCHMENTS
	EXISTING SECONDARY WATER VALVE		HIGHWATER LINE
	PROPOSED SECONDARY WATER VALVE		EXISTING SANITARY SEWER
	EXISTING IRRIGATION BOX		PROPOSED SAN. SWR. SERVICE LINE
	EXISTING IRRIGATION VALVE		EXISTING LAND DRAIN LINE
	PROPOSED IRRIGATION VALVE		PROPOSED LAND DRAIN SERVICE LINE
	EXISTING SANITARY SEWER MANHOLE		EXISTING CULINARY WATER LINE
	PROPOSED SANITARY SEWER MANHOLE		PROPOSED CULINARY WATER LINE
	EXISTING SANITARY CLEAN OUT		PROPOSED STORM DRAIN CLEAN OUT BOX
	EXISTING STORM DRAIN CLEAN OUT BOX		PROPOSED STORM DRAIN CLEAN OUT BOX
	PROPOSED STORM DRAIN CLEAN OUT BOX		EXISTING STORM DRAIN INLET BOX
	EXISTING STORM DRAIN INLET BOX		EXISTING STORM DRAIN CATCH BASIN
	EXISTING STORM DRAIN CATCH BASIN		PROPOSED STORM DRAIN CATCH BASIN
	PROPOSED STORM DRAIN CATCH BASIN		EXISTING STORM DRAIN COMBO BOX
	EXISTING STORM DRAIN COMBO BOX		PROPOSED STORM DRAIN COMBO BOX
	PROPOSED STORM DRAIN COMBO BOX		EXISTING STORM DRAIN CLEAN OUT
	EXISTING STORM DRAIN CLEAN OUT		EXISTING STORM DRAIN CULVERT
	EXISTING STORM DRAIN CULVERT		PROPOSED STORM DRAIN CULVERT
	PROPOSED STORM DRAIN CULVERT		TEMPORARY SAG INLET PROTECTION
	TEMPORARY SAG INLET PROTECTION		TEMPORARY IN-LINE INLET PROTECTION
	PROPOSED STORM DRAIN CULVERT		ROOF DRAIN
	ROOF DRAIN		EXISTING ELECTRICAL MANHOLE
	EXISTING ELECTRICAL MANHOLE		EXISTING ELECTRICAL BOX
	EXISTING ELECTRICAL BOX		EXISTING TRANSFORMER
	PROPOSED TRANSFORMER		EXISTING UTILITY POLE
	EXISTING UTILITY POLE		EXISTING LIGHT
	PROPOSED LIGHT		EXISTING GAS METER
	EXISTING GAS METER		EXISTING GAS MANHOLE
	EXISTING GAS MANHOLE		EXISTING GAS VALVE
	EXISTING GAS VALVE		EXISTING TELEPHONE MANHOLE
	EXISTING TELEPHONE MANHOLE		EXISTING TELEPHONE BOX
	EXISTING TELEPHONE BOX		EXISTING TRAFFIC SIGNAL BOX
	EXISTING TRAFFIC SIGNAL BOX		EXISTING CABLE BOX
	EXISTING CABLE BOX		EXISTING BOLLARD
	PROPOSED BOLLARD		EXISTING SIGN
	EXISTING SIGN		PROPOSED SIGN
	PROPOSED SIGN		EXISTING SPOT ELEVATION
	EXISTING SPOT ELEVATION		PROPOSED SPOT ELEVATION
	PROPOSED SPOT ELEVATION		EXISTING TBC ELEVATION
	EXISTING TBC ELEVATION		PROPOSED TBC ELEVATION
	PROPOSED TBC ELEVATION		EXISTING FLOW DIRECTION
	EXISTING FLOW DIRECTION		

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.



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

SALT LAKE CITY  
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TOOELE  
Phone: 435.843.3590

CEDAR CITY  
Phone: 435.865.1453

RICHFIELD  
Phone: 435.896.2983

[WWW.ENSIGNENG.COM](http://WWW.ENSIGNENG.COM)

FOR:  
TROY BARBER  
2351 SOUTH 2050 WEST  
SYRACUSE, UTAH 84075  
CONTACT:  
TROY BARBER  
PHONE:

**JACKSON COURT**  
 1958 SOUTH - 2008 SOUTH 2000 WEST STREET  
 SYRACUSE, UTAH



NO.	DATE	REVISION	BY
1	9-7-16	FOR REVIEW	MCE
2	10-18-16	FOR APPROVAL	TJS
3			
4			
5			
6			
7			
8			

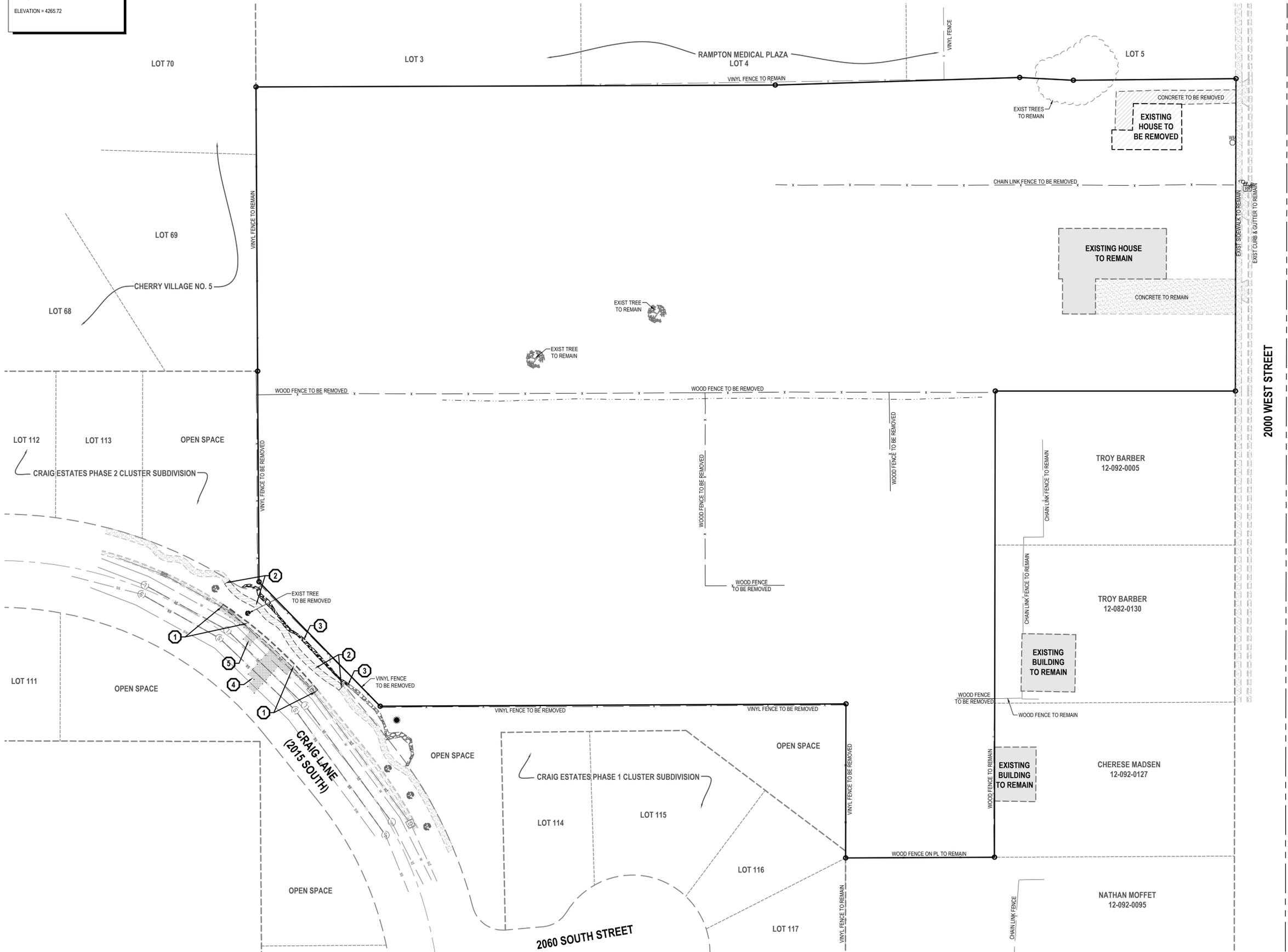
**GENERAL NOTES**

PROJECT NUMBER: L2363  
PRINT DATE: 8/4/2016  
DRAWN BY: MELMER  
CHECKED BY: C.PRESTON  
PROJECT MANAGER: KRUSSELL

**C-001**

**811**  
 CALL BLUESTAKES  
 @ 811 AT LEAST 48 HOURS  
 PRIOR TO THE  
 COMMENCEMENT OF ANY  
 CONSTRUCTION.  
 Know what's below.  
 Call before you dig.

**BENCHMARK**  
 BENCHMARK IS THE EAST QUARTER CORNER  
 OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 2  
 WEST, SALT LAKE BASE & MERIDIAN  
 ELEVATION = 4265.72



- NOTES**
- ALL WORK SHALL COMPLY WITH CURRENT SYRACUSE CITY STANDARD PLANS AND SPECIFICATIONS.
  - EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
  - ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
  - ALL CONSTRUCTION SIGNAGE, BARRICADES, TRAFFIC CONTROL DEVICES, ETC. SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. THE CONTRACTOR WILL MAINTAIN SUCH SO THAT THEY ARE PROPERLY PLACED AND VISIBLE AT ALL TIMES.
  - SIDEWALKS AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE NEAREST EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.
  - THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
- SCOPE OF WORK:**  
 PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING CONCRETE CURB AND GUTTER.
  - SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING CONCRETE SIDEWALK.
  - REMOVE EXISTING ROCK WALL.
  - SAWCUT EXISTING ASPHALT PAVEMENT TO PROVIDE A CLEAN EDGE FOR THE TRANSITION BETWEEN EXISTING AND PROPOSED ASPHALT PAVEMENT.
  - REMOVE AND PROPERLY DISPOSE OF EXISTING ASPHALT PAVEMENT.

**ENSIGN**  
 THE STANDARD IN ENGINEERING

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

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 Phone: 435.865.1453

RICHFIELD  
 Phone: 435.896.2983

[WWW.ENSIGNENG.COM](http://WWW.ENSIGNENG.COM)

FOR:  
 TROY BARBER  
 2351 SOUTH 2050 WEST  
 SYRACUSE, UTAH 84075

CONTACT:  
 TROY BARBER  
 PHONE:

**JACKSON COURT**  
 1958 SOUTH - 2008 SOUTH 2000 WEST STREET  
 SYRACUSE, UTAH

PROFESSIONAL ENGINEER  
 No. 5049039  
 10-18-16  
 STATE OF UTAH  
 CAMERON HESS PRINCE

NO.	DATE	REVISION	BY
1	9-7-16	FOR REVIEW	MCE
2	10-18-16	FOR APPROVAL	TJS
3			
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**DEMOLITION PLAN**

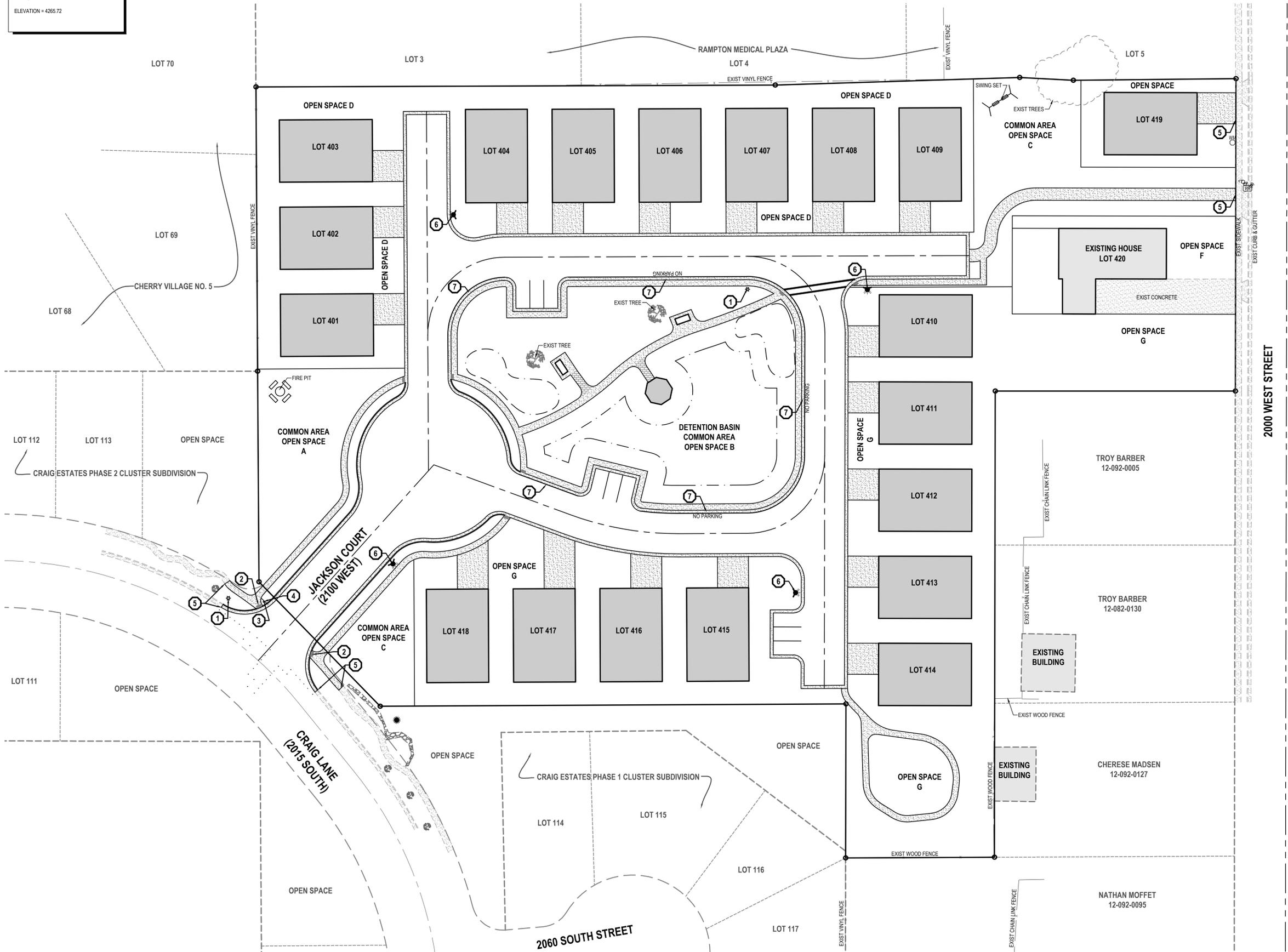
PROJECT NUMBER: L2363  
 PRINT DATE: 10/18/16  
 DRAWN BY: M.ELMER  
 CHECKED BY: C.PRESTON  
 PROJECT MANAGER: K.RUSSELL

**C-100**

HORIZONTAL GRAPHIC SCALE  
 (IN FEET)  
 HORZ: 1 inch = 30 ft.

**811**  
CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.  
Know what's below.  
Call before you dig.

**BENCHMARK**  
BENCHMARK IS THE EAST QUARTER CORNER  
OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 2  
WEST, SALT LAKE BASE & MERIDIAN  
ELEVATION = 4265.72



- NOTES**
1. ALL WORK SHALL COMPLY WITH CURRENT SYRACUSE CITY STANDARD PLANS AND SPECIFICATIONS.
- SCOPE OF WORK:**  
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
1. INSTALL STREET LIGHT PER SYRACUSE CITY STANDARD.
  2. INSTALL HANDICAP ACCESSIBLE RAMP PER ADA STANDARDS. CONTACT SYRACUSE CITY PRIOR TO THE POURING OF ANY RAMP.
  3. INSTALL STOP SIGN PER MUTCD R1-1.
  4. INSTALL STREET SIGN PER SYRACUSE CITY STANDARDS (MOUNTED ABOVE STOP SIGN).
  5. MATCH EXISTING IMPROVEMENTS.
  6. INSTALL FIRE HYDRANTS PER SYRACUSE CITY STANDARDS.
  7. PAINT CONCRETE RED AND LABEL AS "NO PARKING"

**ENSIGN**  
THE STANDARD IN ENGINEERING

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

SALT LAKE CITY  
Phone: 801.255.0529

TOOELE  
Phone: 435.843.3590

CEDAR CITY  
Phone: 435.865.1453

RICHFIELD  
Phone: 435.896.2983

**WWW.ENSIGNENG.COM**

FOR:  
TROY BARBER  
2351 SOUTH 2050 WEST  
SYRACUSE, UTAH 84075

CONTACT:  
TROY BARBER  
PHONE:

**JACKSON COURT**  
1958 SOUTH - 2008 SOUTH 2000 WEST STREET  
SYRACUSE, UTAH



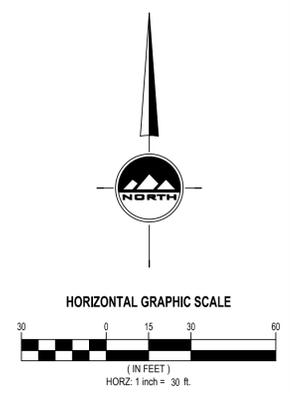
NO.	DATE	REVISION	BY
1	9-7-16	FOR REVIEW	MCE
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3			
4			
5			
6			
7			
8			

**SITE PLAN**

PROJECT NUMBER: L2363  
PRINT DATE: 10/17/16

DRAWN BY: M.ELMER  
CHECKED BY: C.PRESTON

PROJECT MANAGER: K.RUSSELL



**C-200**



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CONSTRUCTION.  
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OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 2  
WEST, SALT LAKE BASE & MERIDIAN  
ELEVATION = 4265.72

**NOTES**

- ALL WORK SHALL COMPLY WITH CURRENT APWA PLANS AND SPECIFICATIONS, AND WITH SYRACUSE CITY STANDARD PLANS AND SPECIFICATIONS.
- COMBINATION BOXES SHALL BE CONSTRUCTED PER SYRACUSE CITY STANDARD DRAWINGS.
- INLET BOXES SHALL BE CONSTRUCTED PER SYRACUSE CITY STANDARD DRAWINGS.
- SPOT ELEVATIONS SHOWN AT CORNERS OF BUILDABLE AREAS ARE MINIMUM ELEVATIONS REQUIRED TO ENSURE POSITIVE DRAINAGE. IT SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL BUILDERS TO GRADE THE RESPECTIVE LOTS TO DRAIN WHEN HOMES ARE CONSTRUCTED.
- NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR PIPE.
- ALL ADA RAMPS SHALL MEET CURRENT ADA STANDARDS. CONTACT SYRACUSE CITY PRIOR TO POURING ANY RAMPS.
- BASEMENTS WILL NOT BE PERMITTED FOR ANY LOT NOT CONNECTED TO A LAND DRAIN.



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CEDAR CITY  
Phone: 435.865.1453

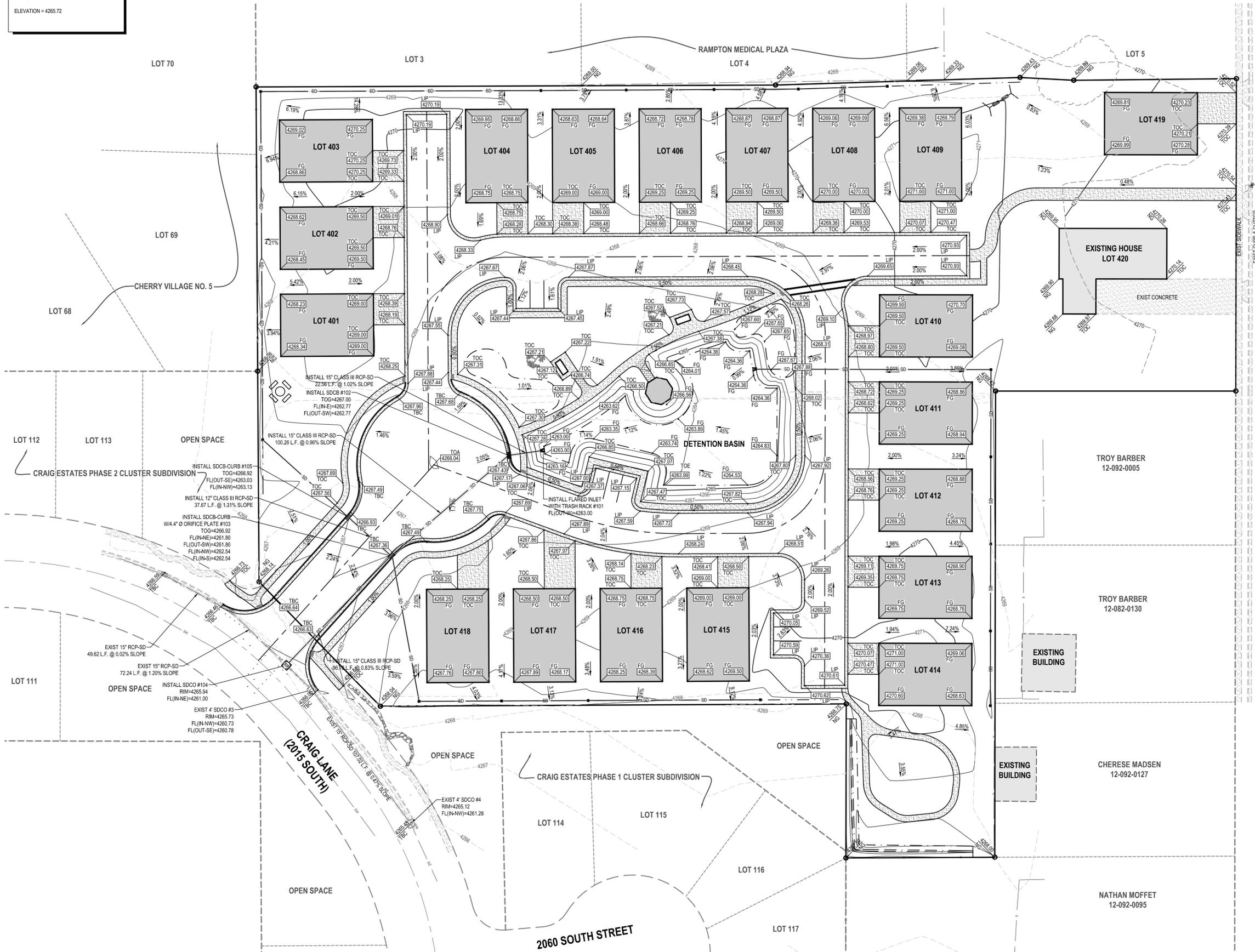
RICHFIELD  
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:  
TROY BARBER  
2351 SOUTH 2050 WEST  
SYRACUSE, UTAH 84075  
CONTACT:  
TROY BARBER  
PHONE:

**JACKSON COURT**

1958 SOUTH - 2008 SOUTH 2000 WEST STREET  
SYRACUSE, UTAH



**Study Summary Statistics**

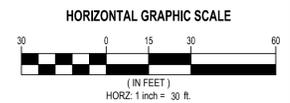
Phase 1:	Area	C Value
Building Area	45,600	0.9
Total Hardscape	61,577	0.9
Landscaped Area	120,072	0.15
<b>Total Area</b>	<b>227,249</b>	
<b>Weighted Average C</b>	<b>0.504</b>	
Total Area	227,249 SF	
Total Area	5.22 Acres	
Composite C	0.504	

**Detention Calculations (100-year storm)**

Time (min)	(in/hr)	Cumulative Runoff to Basin (c.f.)	Net Allowed Basin Discharge (c.f.)	Required Storage (c.f.)
5	6.82	5,373	313	5,060
10	5.18	8,174	626	7,548
15	4.28	10,123	939	9,184
30	2.88	13,623	1,878	11,745
60	1.79	16,934	3,756	13,178
120	1.00	18,921	7,512	11,408
180	0.68	19,394	11,269	8,125
360	0.37	21,002	22,537	(1,535)
720	0.22	25,259	45,074	(19,815)
1440	0.12	27,813	90,148	(62,335)
2880	0.07	31,503	180,297	(148,794)
		Required Detention:	13,178	
		Used Detention:	13,178	
		Provided Detention:	21,597	

**Orifice Calculations:  $Q=C_d A_s (2gh)^{1/2}$**

High Water Elevation:	4,466.50 FT
Box Invert:	4,461.80 FT
Allowed Basin Discharge*	1.043 CFS
$C_d$	0.62
Orifice Area	13.93 IN <sup>2</sup>
Orifice Diameter	4.2 IN



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**GRADING AND DRAINAGE PLAN**

PROJECT NUMBER: L2363  
PRINT DATE: 10/18/16  
DRAWN BY: MELMER  
CHECKED BY: C.PRESTON

PROJECT MANAGER: KRUSSELL

**C-300**

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

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BENCHMARK IS THE EAST QUARTER CORNER  
OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 2  
WEST, SALT LAKE BASE & MERIDIAN  
ELEVATION = 4265.72

- NOTES**
- ALL UTILITY WORK SHALL COMPLY WITH CURRENT SYRACUSE CITY STANDARD PLANS AND SPECIFICATIONS.
  - ALL HYDRANTS SHALL BE CONSTRUCTED PER SYRACUSE CITY STANDARDS.
  - ALL WATER SERVICES SHALL BE CONSTRUCTED PER SYRACUSE CITY STANDARDS.
  - ALL WATER VALVES SHALL BE CONSTRUCTED PER SYRACUSE CITY STANDARD PLAN.
  - ALL BLOW-OFF VALVES SHALL BE CONSTRUCTED PER SYRACUSE CITY STANDARD PLAN.
  - ALL SANITARY SEWER LATERALS SHALL BE CONSTRUCTED PER SYRACUSE CITY STANDARD PLAN.
  - ALL SANITARY SEWER MAN HOLES SHALL BE CONSTRUCTED PER SYRACUSE CITY STANDARDS. SEWER COVERS TO BE STAMPED PER DETAIL AND VENTED PER SYRACUSE CITY STANDARDS.
  - SEWER, IRRIGATION, AND WATER LATERALS SHALL BE STUBBED 15' PAST ROW AND MARKED WITH 2X4 POST.
  - MARK ALL UTILITY STUBS.
  - USE 4" GREEN PVC FOR SANITARY SEWER LATERALS
  - ALL UTILITY TRENCHES SHALL BE REPLACED WITH 4" OF ASPHALT AND ENTIRE WIDTH OF 700 SOUTH SHALL BE MILLED TO A DEPTH OF 2" AND REPLACED WITH 2" OF ASPHALT.
  - PROVIDE HIGH DENSITY MINERAL BOND SEAL ON ALL ASPHALT (SLURRY SEAL NOT ACCEPTABLE BY SYRACUSE CITY).
  - INSTALL SNAKEPIT PEDESTALS PER SYRACUSE CITY STANDARDS ON CULINARY AND SECONDARY WATER MAINS.

- SCOPE OF WORK:**  
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- INSTALL STREET LIGHT PER SYRACUSE CITY STANDARD.
  - INSTALL FIRE HYDRANT.
  - INSTALL 3/4" CULINARY WATER SERVICE LINE W/ 3/4" METER.
  - INSTALL 4" SANITARY SEWER SERVICE LATERAL @ 2.00% MIN SLOPE.
  - INSTALL 8" GATE VALVE.
  - FIELD LOCATE AND "HOT TAP" EXISTING CULINARY WATERLINE.
  - FIELD LOCATE AND CONNECT TO EXISTING SECONDARY WATERLINE.
  - INSTALL 1-1/2" DUAL TURNOUT SECONDARY WATER SERVICE LATERAL.
  - FIELD LOCATE AND USE EXISTING SECONDARY WATER LATERALS @ LOT 419 & 420.
  - INSTALL 2" SECONDARY BLOW-OFF IN MANHOLE PER SYRACUSE CITY STANDARDS.

**EN SIGN**  
THE STANDARD IN ENGINEERING

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FOR:  
TROY BARBER  
2351 SOUTH 2050 WEST  
SYRACUSE, UTAH 84075

CONTACT:  
TROY BARBER  
PHONE:

**JACKSON COURT**  
1958 SOUTH - 2008 SOUTH 2000 WEST STREET  
SYRACUSE, UTAH

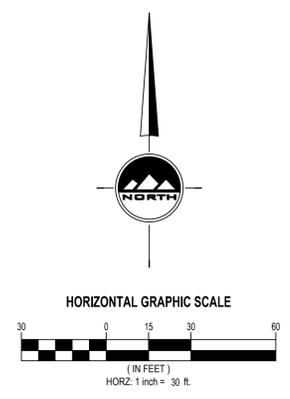
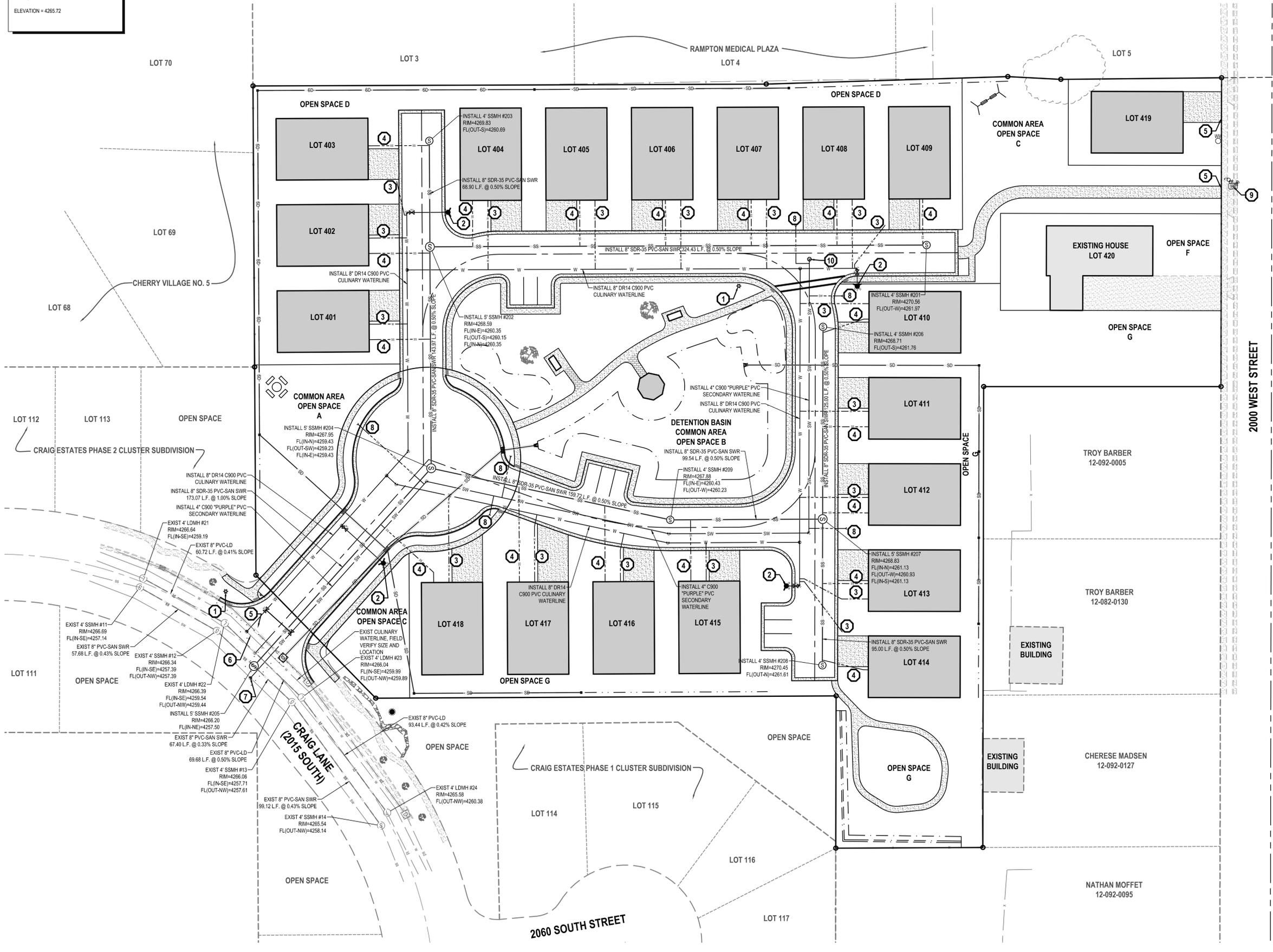
**PROFESSIONAL ENGINEER**  
No. 5049039  
10-18-16  
TROY BARBER  
STATE OF UTAH  
CARRON HESS PRINCE

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**UTILITY PLAN**

PROJECT NUMBER: L2363  
PRINT DATE: 10/18/16  
DRAWN BY: MELMER  
CHECKED BY: C.PRESTON  
PROJECT MANAGER: KRUSSELL

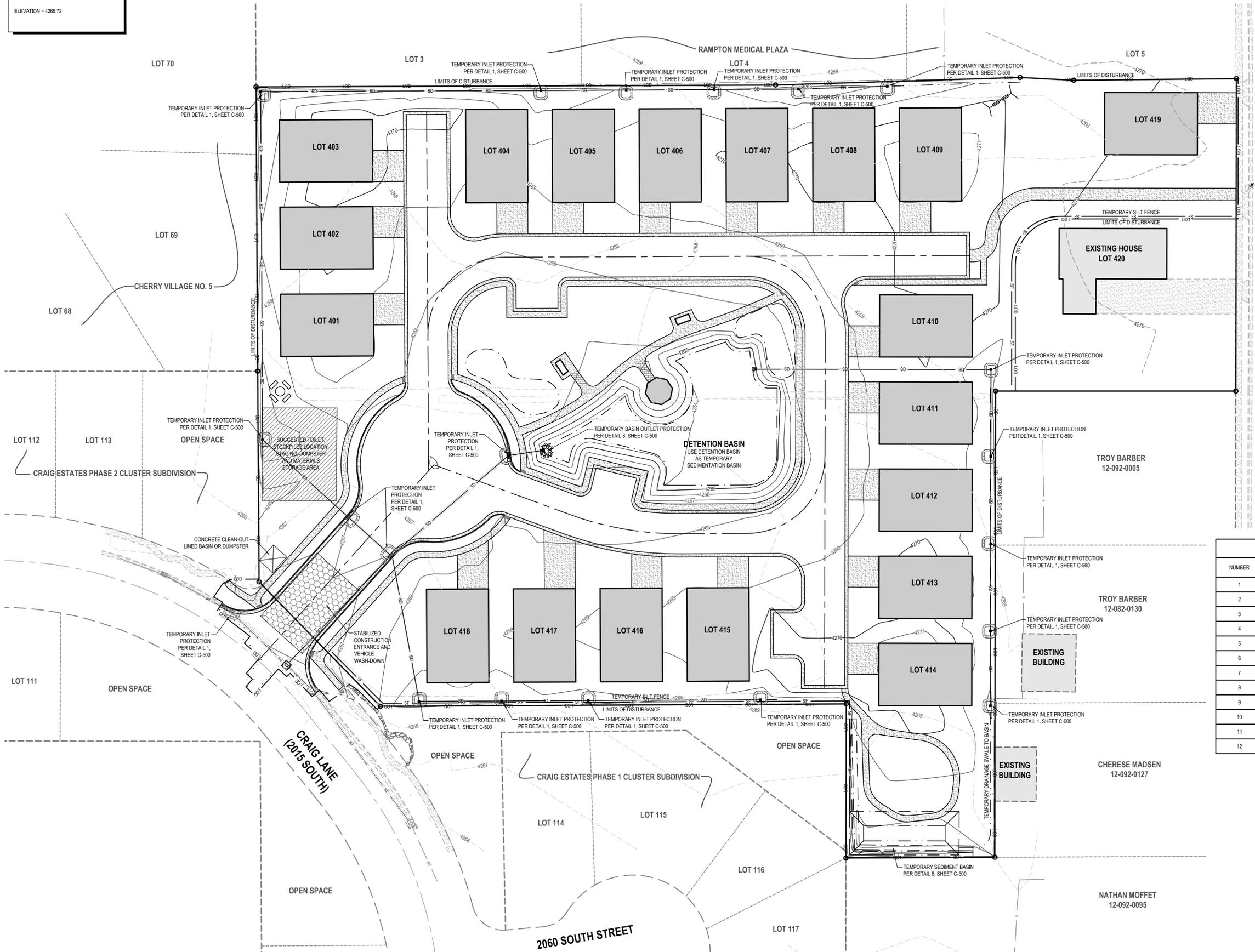
**C-400**



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OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 2  
WEST, SALT LAKE BASE & MERIDIAN  
ELEVATION = 4265.72



- NOTES**
1. THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMP'S) AS NECESSARY, MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ON-SITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SWPPP KEPT ON-SITE.
  2. ALL WORK SHALL COMPLY WITH CURRENT SYRACUSE CITY STANDARD PLANS AND SPECIFICATIONS.
  3. DISTURBED LAND SHALL BE KEPT TO A MINIMUM - NO SITE CLEARING MORE THAN 14 CALENDAR DAYS AHEAD OF CONSTRUCTION IN ANY GIVEN AREA SHALL BE ALLOWED.
  4. RESEED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT TO BE RE-WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
  5. DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION - NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES.
  6. STABILIZED CONSTRUCTION ENTRANCE, VEHICLE WASH-DOWN AREA, AND SEDIMENTATION AND CLEANOUT BASIN HAVE BEEN SHOWN AT SUGGESTED LOCATION. CONTRACTOR MAY MOVE TO OTHER LOCATION IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
  7. NOT ALL POSSIBLE BMP'S HAVE BEEN SHOWN. CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT POLLUTION OF STORM WATER PER PROJECT SWPPP.
  8. PLAN LOCATIONS SHOWN FOR BMP'S ARE APPROXIMATE. ACTUAL LOCATIONS AND CONFIGURATIONS SHALL BE FIELD-DETERMINED BY THE OWNER/OPERATOR.
  9. NOT ALL BMP'S SHOWN CAN OR SHOULD BE IMPLEMENTED SIMULTANEOUSLY AND/OR FOR THE DURATION OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
  10. EXISTING TOPSOIL IS TO BE HARVESTED WHEN GROUND IS CLEARED. TOPSOIL SHALL THEN BE STOCKPILED ON-SITE FOR USE IN AREAS NOT OTHERWISE TO BE LANDSCAPED. TO ACCELERATE REVEGETATION AND STABILIZATION. AS AN ALTERNATE TO STOCKPILING TOPSOIL ON-SITE, OWNER/OPERATOR MAY IMPORT TOPSOIL TO AREAS TO BE STABILIZED FROM OFFSITE.

**ENSIGN**  
THE STANDARD IN ENGINEERING

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FOR:  
TROY BARBER  
2351 SOUTH 2050 WEST  
SYRACUSE, UTAH 84075

CONTACT:  
TROY BARBER  
PHONE:

**JACKSON COURT**  
1958 SOUTH - 2008 SOUTH 2000 WEST STREET  
SYRACUSE, UTAH

**REVISION SCHEDULE**

NUMBER	DATE	AUTHOR	COMPANY REPRESENTATIVE SIGNATURE
1			
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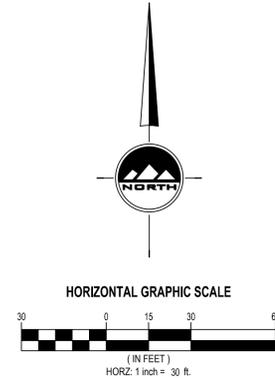
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**EROSION CONTROL PLAN**

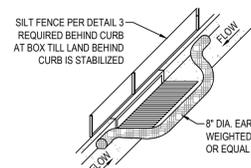
PROJECT NUMBER: L2363  
PRINT DATE: 10/18/16

DRAWN BY: M. ELMER  
CHECKED BY: C. PRESTON

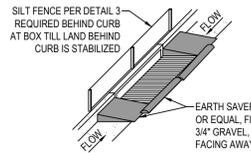
PROJECT MANAGER: K. RUSSELL



**C-500**



**WATTLE OPTION**



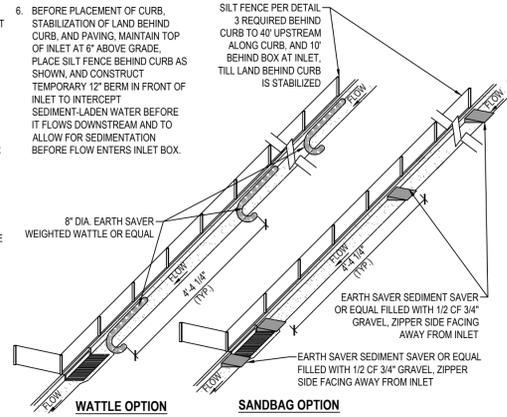
**SANDBAG OPTION**

**NOTES:**

1. PLACE WATTLES OR GRAVEL BAGS TIGHT AGAINST CURB TO PREVENT SEDIMENT-LADEN WATER FROM GETTING BETWEEN CURB AND WATTLEBAG.
2. PLACE WATTLES OR GRAVEL BAGS SUCH THAT FLOW DOES NOT OVERTOP CURB OR ROAD CENTERLINE.
3. INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT LEAST BI-WEEKLY, OR PER SWPPP REQUIREMENTS, WHICHEVER IS MORE STRINGENT. TO ENSURE THAT SEDIMENT CONTROL IS MEETING ITS DESIGN INTENT. MAINTAIN AND/OR REPLACE AS NEEDED.
4. REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 50% OF GRAVEL BAG OR WATTLE HEIGHT.
5. CONTRACTOR MAY SUBMIT AN ALTERNATIVE METHOD OF INLET PROTECTION. THE ALTERNATIVE METHOD SHALL BE APPROVED BY THE CITY INSPECTOR AND THE ENGINEER OF RECORD.
6. BEFORE PLACEMENT OF CURB, STABILIZATION OF LAND BEHIND CURB, AND/OR PAVING, MAINTAIN TOP OF INLET AT 6\"/>

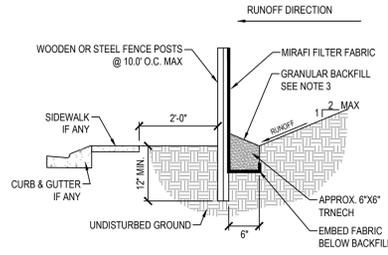
**NOTES:**

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6. BEFORE PLACEMENT OF CURB, STABILIZATION OF LAND BEHIND CURB, AND/OR PAVING, MAINTAIN TOP OF INLET AT 6\"/>



**2 IN-LINE INLET PROTECTION**

SCALE: NONE

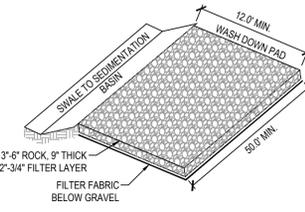


**3 TEMPORARY SILT FENCE**

SCALE: NONE

**NOTES:**

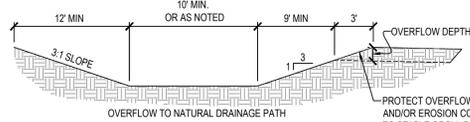
1. EXCAVATE 6\"/>



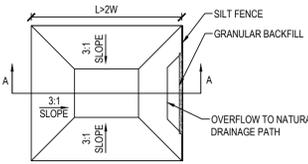
**4 TEMPORARY VEHICLE WASHDOWN & STABILIZED CONSTRUCTION ENTRANCE**

SCALE: NONE

NOTE: PLACE SIGN ADJACENT TO ENTRANCE \* CONSTRUCTION TRAFFIC ONLY - ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT SITE AT THIS LOCATION\*



**A-A SECTION**



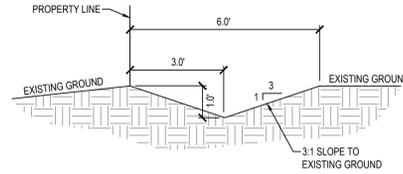
**PLAN VIEW**

**NOTES:**

1. CLEAN OUT BASIN WHEN CAPACITY IS REDUCED BY HALF.
2. SIZE BASIN PER MINIMUM DIMENSIONS SHOWN, AND PER DIMENSIONS IN PLAN, WHICHEVER IS GREATER.
3. SAFETY FENCING IS REQUIRED FOR DEPTH GREATER THAN THREE FEET.
4. WHERE 2:1 RATIO OF LENGTH TO WIDTH IS NOT AVAILABLE, CONSTRUCT BERM(S) FOR BAFFLE(S) BETWEEN INLET AND OUTLET TO ACHIEVE 2:1 FLOW LENGTH RATIO.
5. WHERE TEMPORARY SEDIMENTATION WILL BE CONVERTED TO A PERMANENT DETENTION POND, PROTECT OUTLET PER DETAIL 8, TEMPORARY BASIN OUTLET PROTECTION.

**5 TEMPORARY SEDIMENTATION BASIN**

SCALE: NONE

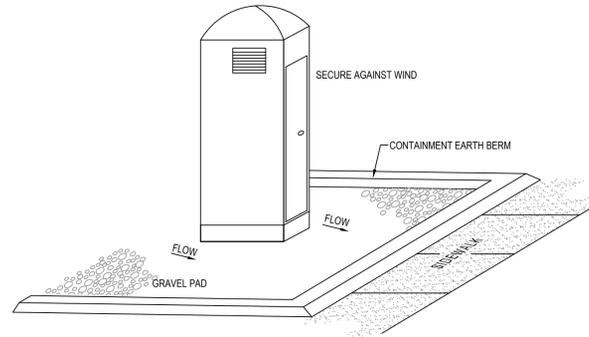


**6 DRAINAGE SWALE**

SCALE: NONE

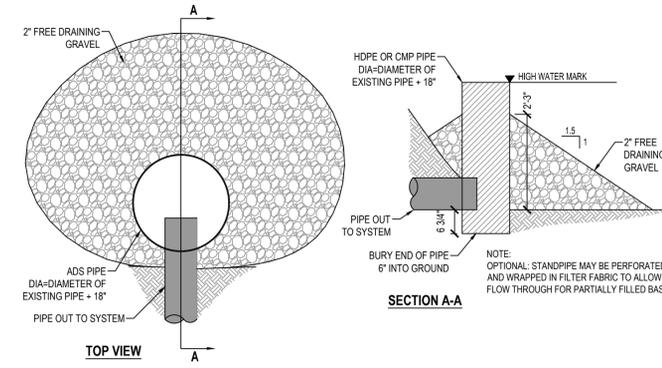
**NOTES:**

1. PROTECT CHANNEL FROM EROSION AS NECESSARY WITH RIP RAP, EROSION CONTROL MATS AND/OR ROCK CHECK DAMS.
2. SEDIMENT TRAPS REQUIRED AT 200' SPACING OR AS SHOWN ON PLANS, WHICHEVER IS MORE STRINGENT.
3. FOR SWALES STEEPER THAN 5%, STABILIZE SWALES WITH RIP RAP LINING IN SWALE AND ROCK CHECK DAMS SPACED AT EVERY THREE FEET OF DROP IN FLOWLINE.



**7 PORTABLE TOILET**

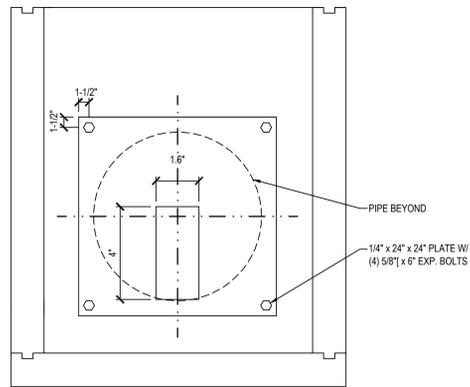
SCALE: NONE



**8 TEMPORARY BASIN OUTLET PROTECTION**

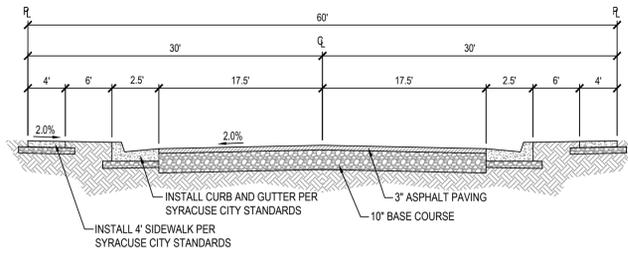
SCALE: NONE

NOTE: OPTIONAL: STANDPIPE MAY BE PERFORMED AND WRAPPED IN FILTER FABRIC TO ALLOW FLOW THROUGH FOR PARTIALLY FILLED BASIN



**9 ORIFICE PLATE DETAIL**

SCALE: NONE

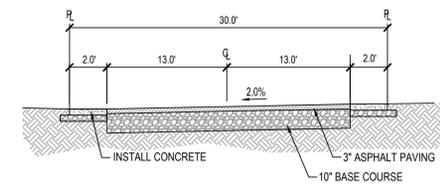


**10 TYPICAL 60' STREET CROSS SECTION**

SCALE: NONE

**NOTES:**

1. ROAD BASE REQUIRED 6\"/>



**11 30' PRIVATE STREET CROSS SECTION**

SCALE: NONE



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

SALT LAKE CITY  
Phone: 801.255.0529

TOOELE  
Phone: 435.843.3590

CEDAR CITY  
Phone: 435.865.1453

RICHFIELD  
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:  
TROY BARBER  
2351 SOUTH 2050 WEST  
SYRACUSE, UTAH 84075  
CONTACT:  
TROY BARBER  
PHONE:

**JACKSON COURT**  
 1958 SOUTH - 2008 SOUTH 2000 WEST STREET  
 SYRACUSE, UTAH



NO.	DATE	REVISION	BY
1	9-7-16	FOR REVIEW	MCE
2	10-18-16	FOR APPROVAL	TJS
3			
4			
5			
6			
7			
8			

**DETAILS**

PROJECT NUMBER: L2363  
PRINT DATE: 8/8/2016  
DRAWN BY: M.ELMER  
CHECKED BY: C.PRESTON  
PROJECT MANAGER: K.RUSSELL

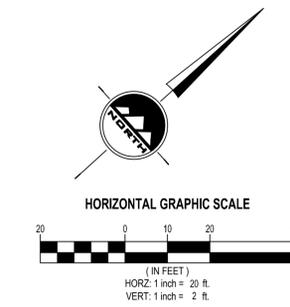
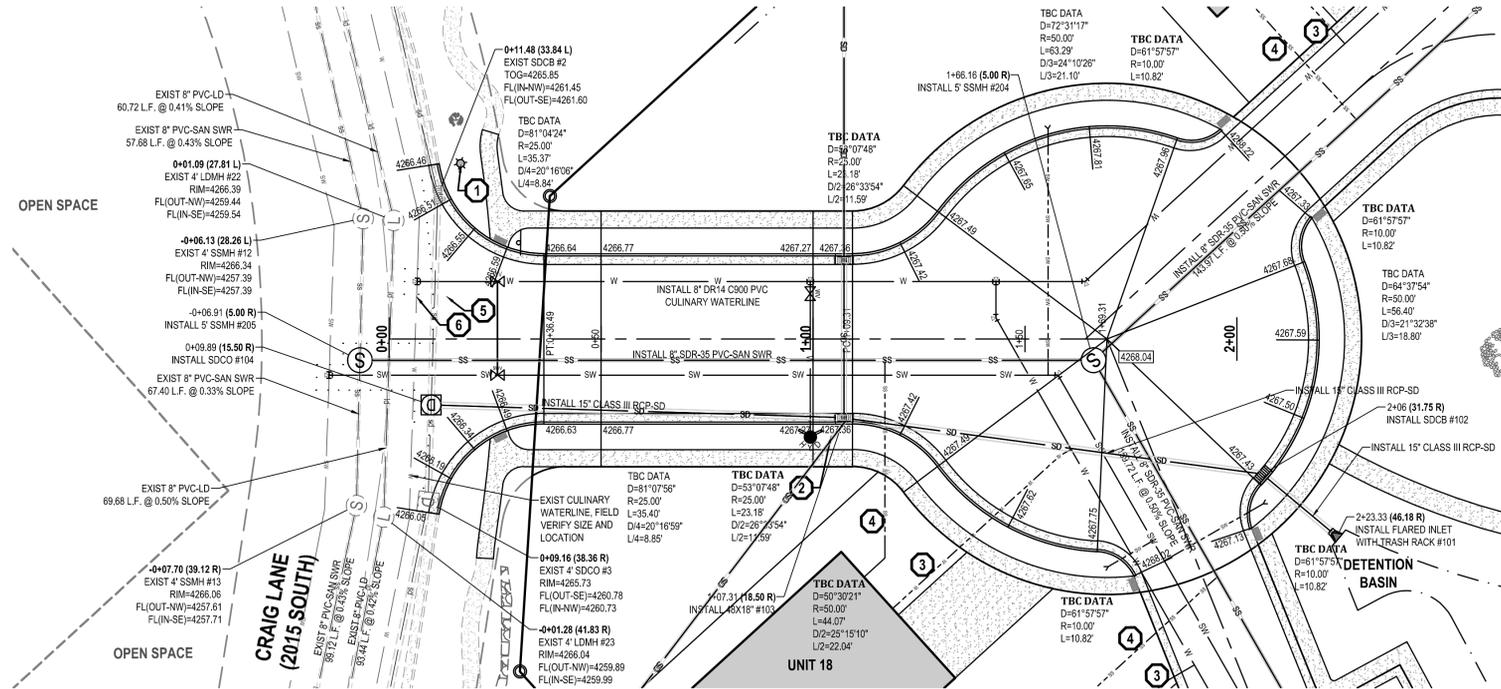
**C-600**



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

**BENCHMARK**

BENCHMARK IS THE EAST QUARTER CORNER  
OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 2  
WEST, SALT LAKE BASE & MERIDIAN  
ELEVATION = 4265.72



- NOTES**
1. ALL UTILITY WORK SHALL COMPLY WITH CURRENT SYRACUSE CITY STANDARD PLANS AND SPECIFICATIONS.
- SCOPE OF WORK:**  
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
1. INSTALL STREET LIGHT PER SYRACUSE CITY STANDARD.
  2. INSTALL FIRE HYDRANT.
  3. INSTALL 3/4\"/>

**ENSIGN**  
THE STANDARD IN ENGINEERING

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

SALT LAKE CITY  
Phone: 801.255.0529

TOOELE  
Phone: 435.843.3590

CEDAR CITY  
Phone: 435.865.1453

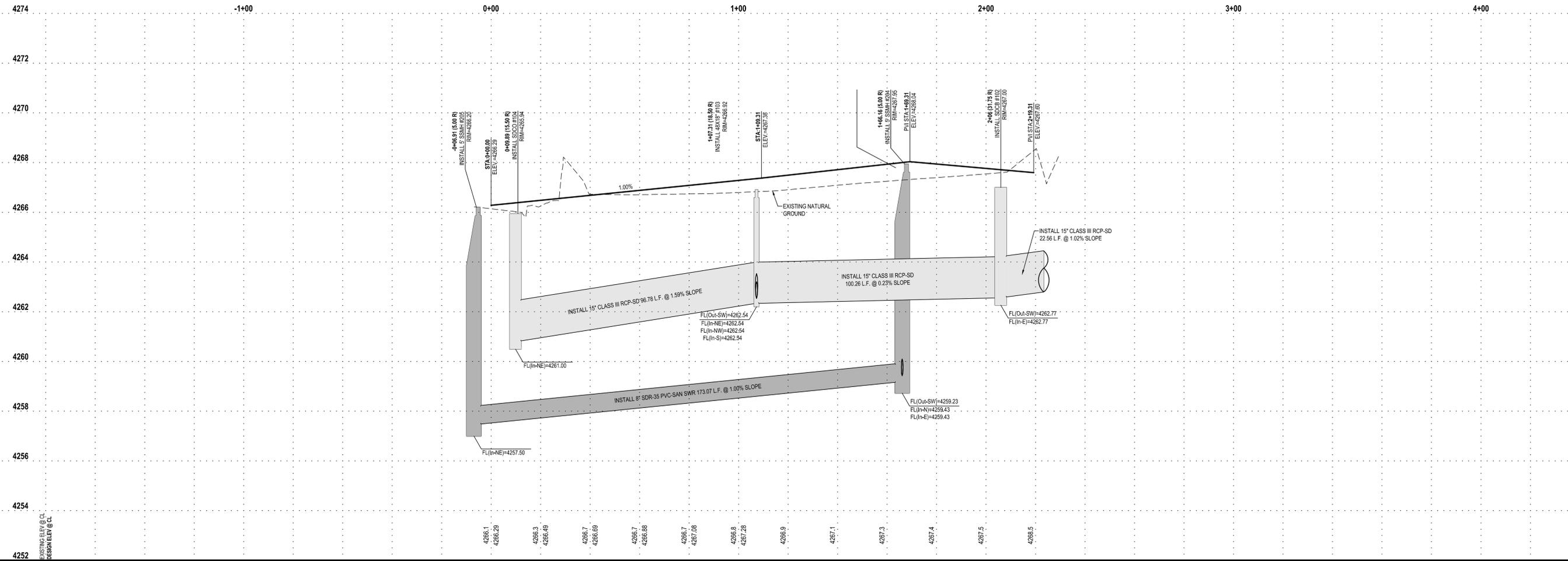
RICHFIELD  
Phone: 435.896.2983

[WWW.ENSIGNENG.COM](http://WWW.ENSIGNENG.COM)

FOR:  
TROY BARBER  
2351 SOUTH 2050 WEST  
SYRACUSE, UTAH 84075

CONTACT:  
TROY BARBER  
PHONE:

**JACKSON COURT (2100 WEST)**



**JACKSON COURT**  
**1958 SOUTH - 2008 SOUTH 2000 WEST STREET**  
**SYRACUSE, UTAH**



NO.	DATE	REVISION	BY
1	9-7-16	FOR REVIEW	MCE
2	10-18-16	FOR APPROVAL	TJS
3			
4			
5			
6			
7			
8			

**STREET PLAN AND PROFILE**

PROJECT NUMBER: L2363  
PRINT DATE: 10/18/16  
DRAWN BY: MELMER  
CHECKED BY: C.PRESTON  
PROJECT MANAGER: K.RUSSELL

# BARBER DEVELOPMENT



7/28/2016

Jackson Court Subdivision

An addition to Craig Estates

# Barber Development

## JACKSON COURT SUBDIVISION

### WELCOME

This new addition to Craig Lane has been anticipated for several years. It has finally come to fruition and we are excited for the numerous opportunities it will provide to the residents that move into this beautiful location. At the heart of Syracuse, it is one of the most desirable locations for aging residents to enjoy the many wonderful opportunities Syracuse has to offer.

This subdivision is being named in honor of 4 year old Jackson Daniels who passed away on this property in a farming accident. He was a bright and vibrant little boy who loved riding on the tractor with his grandfather. He also loved all sports, but especially soccer.



# COMMUNITY LAYOUT

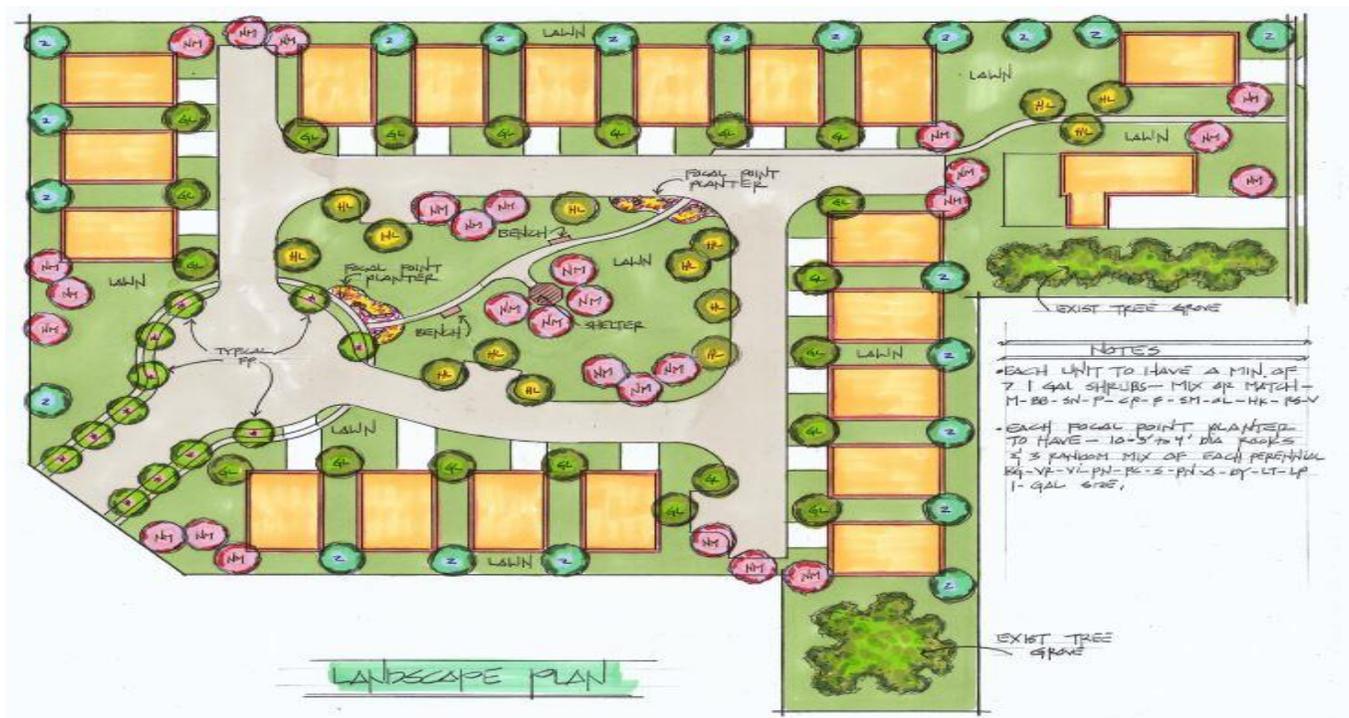


This layout is designed to allow residents of this development to benefit from a common space that they can stroll around as well as enjoy each other's company. We hope that this becomes an extension of their home by providing amenities that all can appreciate and utilize.

## LANDSCAPE DESIGN

The landscape architecture of this development is designed to allow privacy and shade throughout the entire subdivision. As these trees mature and develop it will provide an enclosed and exclusive feeling that many do not have in their neighborhood, let alone in the heart of Syracuse.

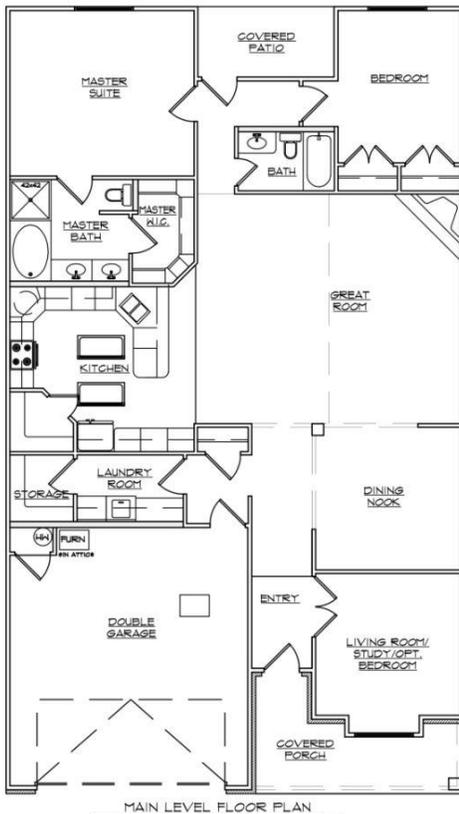
The residents of this community will be a part of an HOA that will provide for the maintenance of the common and open spaces, but if desired will have the opportunity to have their own front flower bed for those who may still take pride in having an area to call their own.



The berm areas in the common space will contain shrubs and bushes that are flowering at certain times of the year. They will be beautiful throughout the year.

# HOME PLANS

## Cloverdale



This home, with the open floorplan and the spacious rooms, allows you to entertain your guests and not feel cramped for space. With the bedrooms at the rear of the home it allows for privacy when needed. With the additional rooms it also allows for guests to stay over as needed.

## Hidden Valley



This home is designed for those families who may need more bedrooms, but still want an open area for family gatherings and activities. The entertainment area is away from the bedrooms and allows for activities to continue even if younger children need to go to bed.

## COMMUNITY DEVELOPMENT



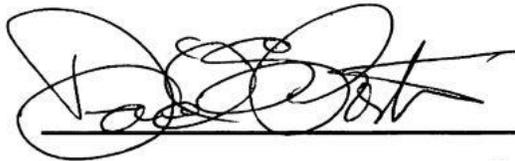
This community will be marketed to 55+ home buyers, but will be accepting of all buyers. The homes will be one level and have easy access to every room in the house.

Joining the existing HOA has many benefits including: a system for maintenance that is already in place, established HOA leadership, and a community park. The existing HOA already has CC&R and rules and regulations on file in the city that will be amended to accommodate this project.



To whom it may concern:

The Craig Estates HOA will accept into their existing HOA the additional homes that are being built at the property associated with the address of 1972 South 2000 West Syracuse. This will be on condition that Syracuse City approves the subdivision road to connect with Craig Lane.



HOA President

David Porter

9 May 2016

With this development joining the existing HOA, many on the City Council want to consider this as a fourth phase of Craig estates which has access to 2000 West. This would answer the concern in the ordinance of PRD's Zones needing to have direct access to main arterials.

## COMMUNITY AMENITIES

At the center of the new development is a large common space. In the center of space we plan to provide the community a place where (when reservations are made with the HOA) residents can gather for a family reunion or large gathering. This center piece will be a large decorated pavilion with a built in grill including countertops and bar areas to serve prepared food. There will be benches and tables for participants to gather around.



In cooperation with the existing HOA, we are still determining and developing ideas for more amenities that will be spread throughout the common spaces. Some of the possibilities that have been presented are: dog wash area, children's playground, and exercise stations.

The amenities in the paragraph above are not going to be placed in the open area due to the discussions that the HOA has had and the concerns that surround the liability and maintenance of the amenities.



The park and benches in the open common space will have the common theme of stone and lumber construction. This will provide a unifying architectural theme through out the development. The 20x24 pavilion with tables will be of similar construction as the above outdoor kitchen.

## COMMUNITY

This development is the first for these developers and the property has been in their family for several years. The development has 19 lots available and are projected to sell for a price in the high 200's. These lots are very desirable and will be in high demand. With the senior activities at the Syracuse City Community Center, the assisted living facility to the north, and the Rush Aquatics water aerobics classes, this will be a great opportunity for seniors to stay active and close to home.

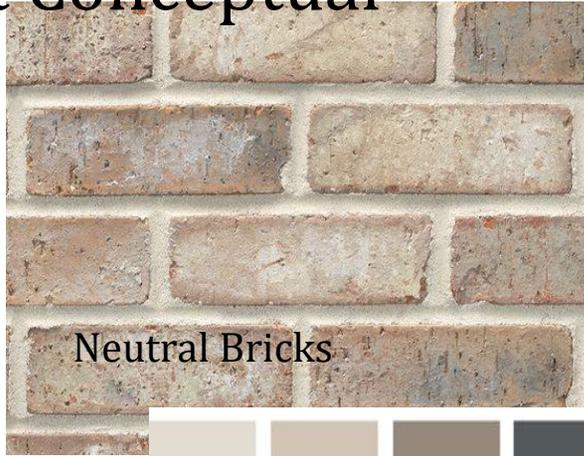


## ABOUT US

This development is being brought together by a new team. This team consists of a group of friends who have worked on rehabilitating other homes and decided that it was time to start developing and building their own projects. Having been residents of Syracuse for many years, their goal is to provide a well-designed subdivision that supports the city's general plans and goals.

For more information Contact Adam Benard at 801-499-9445 or Mike Waite at 801-821-0640.

# Jackson Court Conceptual Theme Board



Decorative #  
Post



This may be a community that is a first in Utah and be completely powered by solar.

Shutters and decorative posts





TO: Community Development, Attention: Royce Davies  
FROM: Jo Hamblin, Fire Marshal  
RE: Jackson Court Preliminary Plan Revision

DATE: October 5, 2016

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

1. Ensure that the fire pit location on the plans matches the location on the plat.

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



## Jackson Court Subdivision

2008 South 2000 West

Engineer Final Plan Review

*Completed by Brian Bloemen on October 13, 2016*

### Plat:

1. Consult with planning and add addressing.
2. Add dedication language for the open space to the Owner's Dedication.
3. Include the property extending to the centerline of 2000 West Street in the boundary and dedicate to City as a public road.

### Plans:

1. No secondary water is shown.
2. Culinary services must be installed perpendicular to the mainline.
3. Submit detention calculations. Detention for a 100-year storm event is required.
4. Add a trash rack to the storm drain inlet.
5. Basements cannot be constructed unless serviced by land drain.
6. The street coordinate sign shall be mounted on the same pole as the stop sign.
7. End the 8' trail at the sidewalk not the road.
8. Surface drainage cannot drain off into adjacent properties. Show on this grading plan how this will be achieved.
9. A signed detention basin maintenance agreement will be required prior to recording.

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

**DEVELOPMENT AGREEMENT FOR JACKSON COURT  
AT 1958 SOUTH 2000 WEST, SYRACUSE, UTAH**

This Development Agreement (“Agreement”) is made and entered into as of this \_\_\_\_\_ day of \_\_\_\_\_, 2016, by and between **Troy B. Barber, Trustee of the Barber Dynasty Trust** (the “Developer”), and **Syracuse City**, a municipality and political subdivision of the State of Utah (the “City”).

**RECITALS:**

A. The Developer owns approximately 5.22 acres of property located at approximately 1958 South 2000 West in Syracuse, Davis County, Utah (parcel ID numbers 12-092-0130, 12-092-0028, 12-092-0027), as more particularly described in Exhibit A, which is attached hereto and by this reference made a part hereof (the “Property”), located in a Planned Residential Development (PRD) Zone, and for which the Developer, through an application submitted on [DATE], has proposed development (the “Project”) and presented a Development Plan (the “Development Plan”), which is attached hereto as Exhibit B and incorporated by this reference.

B. City code requires the execution of a Development Agreement between the Developer and the City in order to facilitate orderly development.

C. The placement of a street connection to 2000 West would be hazardous to the traveling public and the future residents of this development, and a street connection to Craig Lane with a pedestrian connection to 2000 West represents a more preferable location to connect the drives of this development.

NOW THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Developer and the City hereby agree to the following:

1. **Property Affected by this Agreement.** The legal description of the Property contained within the Project boundaries to which this Agreement applies is attached as Exhibit A and incorporated by reference.

2. **Compliance with Current City Ordinances.** Unless specifically addressed in this Agreement, the Developer agrees that any development of the Property shall be in compliance with city ordinances in existence on the date of execution of this Agreement.

3. **Development Plan.** The Developer shall ensure all development is in conformance with the Development Plan which has been reviewed by the Planning Commission and City Council, and approved by the City Council. Such development plan shall be in conformance with subsections 10.75.050(D) and 10.75.050(E) of the Syracuse Municipal Code.

4. **Landscaping.** The Developer shall landscape and improve all open spaces around or adjacent to building lots, as well as common spaces.

5. **Homeowner Association.** The Developer warrants and provides assurances that all landscaping, private drives, and amenities located within the Project shall be maintained by a private homeowner's association. The association shall either be created for this Property, or it shall be absorbed by the Craig Estates Homeowners Association. All costs of landscaping, private drive and amenity maintenance, replacement, demolition, cleaning, snow removal, or demolition, shall be borne exclusively by the homeowner's association. The City shall have no responsibility in relation to the property owned by the homeowner association.

6. **Private Driveways.** The Development Plan shall indicate the shared driveways which shall be perpetually and privately owned by the homeowner's association, in accordance with section 8.15.010(N) of the Syracuse Municipal Code. Such driveways shall be perpetually maintained, plowed, and replaced by the homeowner's association. This shall be clearly stated on the final plat as a comment. The City shall have no obligation in relation to the maintenance or replacement of any driveway designated as private on the plat. The roads shall be completed to the minimum construction standards adopted by Syracuse City related to local streets, but shall not be required to install curb, gutter or sidewalk along the private driveways. Signage shall be placed along the private drive prohibiting parking along the inside curb abutting the central common space in the development. Parking will be permitted along the outside curb abutting the dwellings. The Developer shall provide core samples of the private drive for inspection by the City to ensure compliance with these minimum standards.

7. **Drive Access via Craig Lane.** The development fronts 2000 West, but a street connection to 2000 West would represent an increased safety concern for right-of-way users and future residents of the Development, and would not be permitted due to distance requirements in section 8.10.070 of the Syracuse Municipal Code. As an alternative to providing a street access to 2000 West, the Parties agree to allow a street connection of the Project Area to Craig Lane using a public drive and cul-de-sac, which connection shall be dedicated to the City. The Development shall maintain a direct connection to 2000 West in the form of a footpath or bicycle path.

8. **Agreement to Run with the Land.** This Agreement shall be recorded against the Property as described in Exhibit A hereto and shall be deemed to run with the land and shall be binding on all successors and assigns of the Developer in the ownership and development of any portion of the Project.

9. **Assignment.** Neither this Development Agreement nor any of the provisions hereof can be assigned to any other party, individual or entity without assigning the rights as well as the responsibilities under this Development Agreement and without the prior written consent of City, which review is intended to assure the financial capability of any assignee. Such consent shall not be unreasonably withheld.

10. **Integration.** This Development Agreement contains the entire Agreement with respect to the subject matter hereof and integrates all prior conversations, discussions or understandings of whatever kind or nature and may only be modified by a subsequent writing duly executed by the parties hereto.

11. **Severability.** If any part or provision of the Agreement shall be adjudged unconstitutional, invalid or unenforceable by a court of competent jurisdiction, then such a decision shall not affect any other part or provision of this Agreement except that specific part or provision determined to be unconstitutional, invalid or unenforceable. If any condition, covenant or other provision of this Agreement shall be deemed invalid due to its scope or breadth, such provision shall be deemed valid to the extent of the scope or breadth permitted by law.

12. **Notices.**

Any notices, requests and demands required or desired to be given hereunder shall be in writing and shall be served personally upon the party for whom intended, or if mailed, be by certified mail, return receipt requested, postage prepaid, to such party at its address shown below.

To Developer:

Troy Barber, Trustee  
Barber Dynasty Trust  
2351 South 2050 West  
Syracuse, UT 84075

To the City:

Syracuse City Attorney  
1979 West 1900 South  
Syracuse, Utah 84075

With a Copy to:

Syracuse City Manager  
1979 West 1900 South  
Syracuse, UT 84075

Any party may change its address or notice by giving written notice to the other party in accordance with the provisions of this section.

13. **Amendment.**

The Parties or their successors in interest may, by written agreement, choose to amend this Agreement at any time. The amendment of the Agreement shall require the prior approval of the City Council.

14. **General Terms and Conditions.**

14.1. Termination. The Parties may, by written Agreement, terminate this Development Agreement by mutual consent. Such termination shall be in writing, including a resolution by the Council agreeing to the termination.

14.2. Default & Limited Remedies. If either the Developer or the City fails to perform their respective obligations under the terms of this Agreement, the party believing that a default has occurred shall provide written notice to the other party specifically identifying the claimed event of default and the applicable provisions of this Agreement that is claimed to be in default. The party shall immediately proceed to cure or remedy such default or breach within sixty (60) calendar days after receipt of such notice. The parties shall meet and confer in an attempt to resolve the default but, in the event they are not able to do so, the parties shall have the rights and remedies available at law and in equity, including injunctive relief and specific performance, but excluding the award or recovery of any damages. Any delay by a Party in instituting or prosecuting any such actions or proceedings or otherwise asserting its rights under this Article shall not operate as a waiver of such rights.

14.3. Non-liability of City Officials or Employees. No officer, representative, agent, or employee of the City shall be personally liable to the Developer or any successor-in-interest or assignee of the Developer, in the event of any default or breach by the City or for any amount which may become due, the Developer, or its successors or assignee, for any obligation arising out of the terms of this Agreement.

14.4. Referendum or Challenge. Both Parties understand that any legislative action by the City Council is subject to referral or challenge by individuals or groups of citizens, including approval of development agreements. The Developer agrees that the City shall not be found to be in breach of this Agreement if such a referendum or challenge is successful. In such a case, this Agreement is void at inception.

14.5. Ethical Standards. The Developer represents that it has not: (a) provided an illegal gift or payoff to any officer or employee of the City, or former officer or employee of the City, or to any relative or business entity of an officer or employee of the City; (b) retained any person to solicit or secure this contract upon an agreement or understanding for a commission, percentage, brokerage or contingent fee, other than bona fide employees of bona fide commercial agencies established for the purpose of securing business; (c) breached any of the ethical standards set forth in Utah Code Ann. § 10-3-1301 et seq. and 67-16-3 et seq.; or (d) knowingly influenced, and hereby promises that it will not knowingly influence, any officer or employee of the City or former officer or employee of the City to breach any of the ethical standards set forth in State statute or City ordinances.

14.6. No Officer or Employee Interest. It is understood and agreed that no officer or employee of the City has or shall have any pecuniary interest, direct or indirect, in this Agreement or the proceeds resulting from the performance of this Agreement. No officer, manager, employee or member of the Developer, or any member of any such persons' families shall serve on any City board or committee or hold any such position which either by rule, practice, or action nominates, recommends, or supervises the Developer's operations, or authorizes funding or payments to the Developer. This section does not apply to elected offices.

14.7. Governing Law & Venue. This Agreement and the performance hereunder shall be governed by the laws of the State of Utah. Any action taken to enforce the provisions of this Agreement shall have exclusive venue in the Second District Court of the State of Utah, Farmington Division.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective duly authorized representatives as of the day and year first written above.

(Signatures appear on next page)

- Remainder of page left intentionally blank -



**SYRACUSE CITY**

By \_\_\_\_\_  
Terry Palmer, Mayor

Attest:

\_\_\_\_\_  
Cassie Z. Brown, CMC  
City Recorder

STATE OF UTAH                    )  
  : ss.  
COUNTY OF DAVIS            )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2016, personally appeared before me  
Mayor Terry Palmer, the authorized signer of Syracuse City, whose identity is personally  
known to me, to be the person who executed the Development Agreement on behalf of Syracuse  
City, and who duly acknowledged to me that he executed the same for the purposes therein  
stated.

\_\_\_\_\_  
Notary Public

Approved as to Form:

\_\_\_\_\_  
Paul H. Roberts  
City Attorney

**EXHIBIT A**

Description of Parcel #12-092-0130

BEG AT A PT 1630.2 FT S ALG THE SEC LINE & W 33.0 FT TO THE W LINE OF A STR FR THE NE COR OF SEC 16-T4N-R2W, SLM; & RUN TH W 132.0 FT; TH N 99.0 FT; TH W 495.0 FT; TH S 117.67 FT; TH S 44°22'39" E 111.86 FT; TH E 549.32 FT TO THE W LINE OF SD STR; TH N 99.0 FT ALG SD STR TO THE POB. PARCEL 2: BEG ON THE N LINE OF GRANTORS PPTY AT A PT N 0°06'28" E 907.72 FT ALG THE SEC LINE & S 89°43'28" W 188.01 FT FR THE E 1/4 COR OF SEC 16-T4N-R2W, SLM; & RUN TH S 0°06'28" W 99.0 FT; TH S 89°43'28" W 96.0 FT ALG THE S LINE OF GRANTORS PPTY; TH N 0°06'28" E 99.0 FT TO SD N LINE; TH N 89°43'28" E 96.0 FT TO THE POB. CONT 2.70 ACRES

Description of Parcel #12-092-0027

BEG ON W LINE OF STR AT A PT S 0°12' E 21.23 CHAINS & W 33 FT FR NE COR OF SEC 16-T4N-R2W, SLM; & RUN TH W 4.5 CHAINS; TH N 0°23' W 66 FT; TH E 4.5 CHAINS TO W LINE OF SD STR; TH S 0°12' E 66 FT ALG SD STR TO THE POB. CONT. 0.44 ACRES

Description of Parcel # 12-092-0028

BEG S 0°12' E 23.20 CHAINS FR THE NE COR OF SEC 16-T4N-R2W, SLM; & RUN TH W 10 CHAINS; TH N 0°42' W 3 CHAINS; TH E 5 CHAINS; TH S 0°12' E 1 CHAIN; TH E 5 CHAINS; TH S 0°12' E 2 CHAINS TO POB. CONT. 2.50 ACRES

**EXHIBIT B**

Development Plan

DRAFT



# PLANNING COMMISSION WORK MEETING AGENDA

October 18, 2016

## Agenda Item #2a      **Sale of City Land**

### *Factual Summation*

Ordinance 3.10.080 (D) explains that the scope of the Planning Commission includes:

"The acquisition or acceptance of land for any public property, public way, ground, place, or structure; also the sale or lease of municipally owned property, and the location of public buildings, parks or other open spaces;"

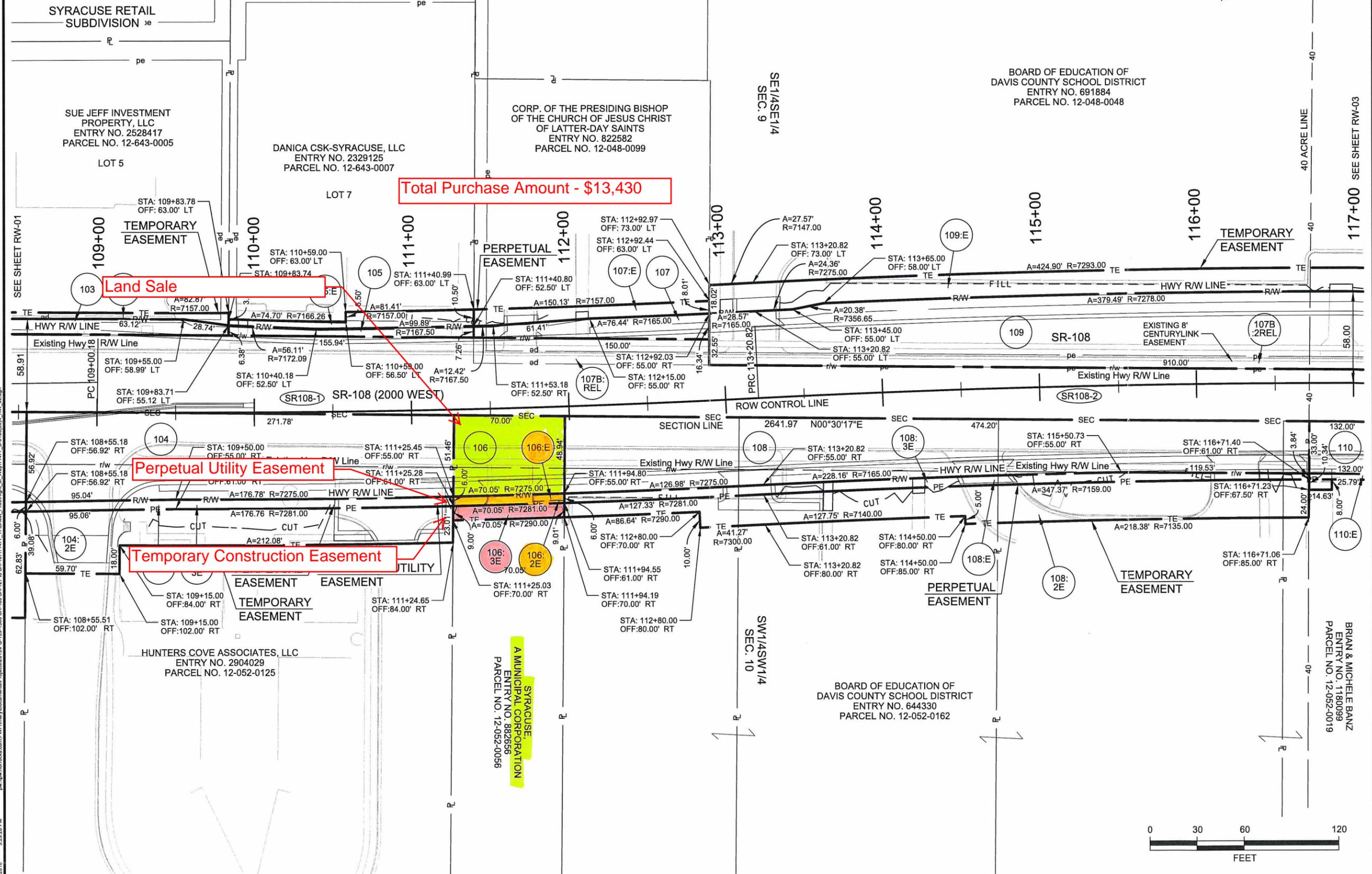
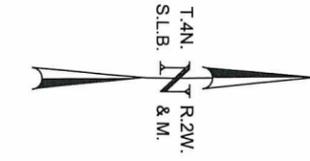
Please review the attached documents

### *Attachments:*

- UDOT Maps

CURVE DATA TABLE										
CURVE ID	ALIGNMENT NAME	HORIZONTAL CURVE DATA				PI COORDINATES			CHORD	
		Δ	RADIUS	LENGTH	TANGENT	STATION	NORTHING	EASTING	BEARING	DISTANCE
SR108-1	SR-108	03°20'17"	7220.00	420.64'	210.38'	111+10.56	558333.22	485153.15	N01°09'52"W	420.58'
SR108-2	SR-108	03°20'17"	7220.00	420.64'	210.38'	115+31.20	558753.47	485152.35	N01°09'52"W	420.58'

"SYRACUSE CITY"



Total Purchase Amount - \$13,430

Land Sale

Perpetual Utility Easement

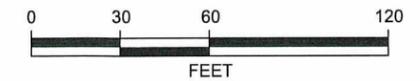
Temporary Construction Easement

SYRACUSE MUNICIPAL CORPORATION  
ENTRY NO. 882656  
PARCEL NO. 12-052-0056

REVISIONS

NO.	DATE	APPROVED BY	REMARKS

PROJECT	SR-108
PROJECT NUMBER	SR-127 TO SR-107
DATE	S-0108(33)4
APPROVED	11477
PROFESSIONAL LAND SURVEYOR	BRIAN & MICHELE BANZ ENTRY NO. 1180099 PARCEL NO. 12-052-0019
UTAH DEPARTMENT OF TRANSPORTATION	REGION 1 - HORROCKS ENGINEERS
DRAWN BY	MRL
CHECKED BY	MWW
DATE	MM/DD/YY



6/8/2016 3:26:26 PM p:\ipw\horrocks.com\p\primary\Documents\Projects\SR107\SR107-127 to SR-107\1477\_175Sheet\_FinalRight\_of\_Way\1477\_6-0108(33)4\_RW\_02.dgn

