



Syracuse City Planning Commission Meeting November 15, 2016

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

Regular Meeting Agenda

PLANNING COMMISSIONERS

CHAIR

Ralph Vaughan

VICE CHAIR

Dale Rackham

Curt McCuiston
Greg Day
Troy Moultrie
Grant Thorson
Gary Bingham

1. **Meeting Called to Order**
 - Invocation or Thought by Commissioner **Bingham**
 - Pledge of Allegiance by Commissioner **McCuiston**
 - Adoption of Meeting Agenda
2. **Meeting Minutes**
November 1, 2016 Regular Meeting Minutes
3. **Public Comment**, this is an opportunity to address the Planning Commission regarding your concerns or ideas, regarding items that have not been scheduled for a public hearing on this agenda. Please limit your comments to three minutes.
4. **Public Hearing, Code Amendment** - 10.28.220 Architectural Standards for Industrial Buildings
5. **Public Hearing, Code Amendment** - 10.30.080 Buffer Yards
6. **Adjourn**

Work Session

1. **Department Business**
 - a. City Council Liaison Report
 - b. City Attorney Updates
 - c. Upcoming Agenda Items
2. **Discussion Items**
 - a. Woodside Development Update
 - b. Code Amendment - Setbacks on Widened Streets
3. **Commissioner Reports**
4. **Adjourn**

NOTE

If you wish to attend an 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

November 15, 2016

Agenda Item # 2

Meeting Minutes

November 1, 2016 Regular Meeting Minutes

November 1, 2016 Work Session Meeting Minutes

(will be included in the December 6, 2016 PC Packet)

Suggested Motions:

Grant

I move to **approve** the meeting minutes dated ... for the regular Planning Commission meeting minute (as amended)...

Deny

I move to **deny** the meeting minutes dated ... for the regular Planning Commission meeting minutes with the finding...

Table

I move to **table** the meeting minutes dated ... for the regular Planning Commission meeting minutes until ...

Minutes of the Syracuse Planning Commission Regular Meeting, November 1, 2016

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on November 1, 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
Curt McCuiston
Gary Bingham

City Employees: Noah Steele, Planner
Paul Roberts, City Attorney
Stacy Adams, Commission Secretary
Jo Hamblin, Deputy Fire Chief
Brian Bloemen, City Engineer

City Council: Councilman Gailey

Excused: Commissioner Thorson

Absent: Commissioner Moultrie

Visitors: TJ Jensen Tanji Johnson Dallas Johnson
Christine Jeppson Kanyon Rasmussen

[6:06:30 PM](#)

1. **Meeting Called to Order:**

Commissioner McCuiston provided an invocation. The Pledge of Allegiance was led by Commissioner Rackham.

[6:07:40 PM](#)

COMMISSIONER MCCUITION MADE A MOTION TO ADOPT THE PLANNING COMMISSION AGENDA FOR NOVEMBER 1, 2016 MEETING. THE MOTION WAS SECONDED BY COMMISSIONER BINGHAM. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

[6:08:33 PM](#)

2. **Meeting Minutes:**

October 18, 2016 Regular Meeting & Work Session

COMMISSIONER MCCUITION MADE A MOTION TO APPROVE THE REGULAR AND WORK SESSION MEETING MINUTES FOR OCTOBER 18, 2016. THE MOTION WAS SECONDED BY COMMISSIONER RACKHAM. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

[6:09:15 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.

[6:09:55 PM](#)

Tanji Johnson and her husband Dallas, grew up on 700 S in Syracuse, lived right next door to grandparents and they lived next door to great-great grandparents so has lived there for a long time and lots of family history on 700 South and wanted to address the Commission today about something that will be discussed in Work Session item 2c, referring to the setback on widening streets and wanted to give them her thoughts. This beautiful home is something that her and her husband moved into right when they were married, her grandmother had passed away 2 months to the day before they married and they moved into her home and now that her husband is finished with his military service at the end of 30 years they are coming full circle and returning to that home on 700 South. About 10 years ago when he was deployed to Djibouti knowing that they would take possession of this house someday she began renovating the inside and they gutted it and put a lot of money and time into it at that point, knowing that when they came back they would want to invest further into the home to make it their forever home. With the road widening it has significantly affected what they will be able to do to the front of the home. This home was built back in the 1920's by migrant farm workers, the original structure was 20x13 so it was very, very small. Her grandparents purchased the home when they were married in the 1930's and then they doubled the size of the home and then tripled it in just 2 subsequent additions but it has maintained this 900 sq. ft. total for these years and it is just not practical for any size family, let alone theirs. They have 2 children at home, one that will be with them forever and then also have grandchildren and 3 grown children so need to add onto this home to be able to make it something that they can enjoy for the rest of their lives. The issue specifically is that they would like to maintain this as a beautiful historical home and yet as it currently stands it is not very beautiful, it is very plain, there is nothing charming about it, nor is it one of those homes that would say 'don't make them like they used to anymore', because the foundation is crumbling and the structure and floor and ceiling joists are just 2x6's so they need to invest heavily in this home, which they are willing to do because it has such semimetal value to her family. To make it a historical looking home, they would like to stick with the American Craftsman architecture style and one of the features that is signature to

64 that style is a nice big front porch. Their current architectural plans called for an 8 foot front porch with another smaller 4
65 feet section for a covered staircase and with the code as it currently stands they can't add a single thing to the front of the
66 home. Know that staff is proposing to make some changes to that code and will address that later. One of the things that
67 she saw in an email from Planner Davies is that will be talking about reducing the setback for homes affected from road
68 widening to 15 feet instead of the current 25 feet and that sounds really great but they took 17 feet off the front of the
69 property which is almost the entire setback itself and then with the addition of a park strip and a sidewalk that cuts 9 feet
70 further into their front yard area and so although the change to reduce the setback to 15 feet sounds good, when they still
71 have to calculate that from the edge of the sidewalk it still doesn't give them the room to add on a front porch. So, would
72 encourage them to consider either allowing them to calculate that 15 foot setback from the curb or just allow them to
73 calculate setback from the original location of the old road which would give them plenty of room that they would need to
74 be able to do that. The front yard as it stands at their home and many other older homes it is so laughable small at this
75 point that the front yard just basically just needs to be done away with, the front porch with just some beautiful alternative
76 landscaping like trees and bushes as opposed to just a tiny little lawn makes a lot more sense from a cosmetic standpoint,
77 it would be more beautiful to their neighbors. They have these brand new subdivisions going up around them left and right
78 and would just hate for this tiny little home to remain just obscure and tiny and very un-charming when they are willing to
79 invest in it and if could allow them this change that would allow them to put on a nice front porch in keeping with the
80 American Craftsman architecture that they would like to see. So just wanted to make those comments and give her
81 thoughts on that and appreciates the Commissions time. Commissioner Vaughan stated this item is on a work session if
82 staff could make sure have this citizen on the list for notification of anything in the future in regards to this issue. Planner
83 Davies stated yes. Commissioner Vaughan stated would normally be noticed of this because of property being affected
84 but this is a blanket item across the entire City may miss them on this and want to make sure are notified of any future
85 times.

86 [6:15:45 PM](#)

87 TJ Jensen stated wanted to piggyback on the previous speaker. One thing in Syracuse City ordinance that makes
88 situations like this so difficult is the ordinance is spelled out so tightly that even to ask for a variance from a Board of
89 Adjustments, assuming the City gets a Board of Adjustments again or whoever would do that is next to impossible
90 because the criteria that the Board of Adjustments looks at are so tight that essentially they very, very, very rarely give
91 variances in the first place and so think that perhaps staff and the Planning Commission ought to look at a way to allow for
92 situations like this one where the home wasn't in compliance but then because of circumstances beyond the home owners
93 control it basically damages their position and not much they can do about it because this definitely in her case has
94 obviously lowered the protentional value of the home because could either physically try to lift the home up and move it
95 back a few feet which is tens of thousands of dollars to do and may not always work or basically ask for a change to the
96 ordinance but if make a change in the ordinance for one person then everyone else could take a advantage of it and need
97 to be careful about that. So, do think that that is an area of the Syracuse City ordinance is weak, there are a couple areas
98 that are weak but that is a good one where having an chance to appeal such a thing to Planning Commission or City
99 Council or a Board of Adjustments might not be a bad idea, so don't grant it all the time but can look at these things on a
100 case by case basis as far as setbacks and lot widths that type of thing and basically give some ability to take case of
101 hardships without having to make it and ordinance.

102 [6:17:40 PM](#)

103 Closed

104 [6:17:51 PM](#)

105 4. **Major Conditional Use – Christine Jeppson, Dream Day Care & Preschool, property located at 4158 W 1235 S**

106 Planner Davies stated code requires that once a daycare has over 8 children and a second employee they are
107 required to come before Planning Commission for a Major Conditional Use approval. The entrance to this home is along
108 the south of the property, there is kind of a bump out there with a covered deck and underneath the deck is the entrance
109 to the daycare. The Daycare will be in the downstairs of the home and with a second employee they can have up to 16
110 children and the applicant is proposing 14 children at this time. The area being used for the daycare is also under a
111 quarter of the square footage of the home, which meets the requirements of the code. The applicant has also submitted
112 background checks to the Business Licensing Department and meets that part of the code as well. There is also an
113 enclosed fence the rear yard and the fence does close with a gate which is also required by code. Essentially this
114 application does meet the code and they do have more than the required parking, have the additional employee that need
115 and the enclosed backyard and access and are not using more than a quarter of the home.

116 [6:20:00 PM](#)

117 Commissioner Bingham asked if there was a second employee, so there will be 2. Planner Davies stated correct.

118 [6:20:20 PM](#)

119 Christine Jeppson and her sister Kanyon Rasmussen are both owners of the daycare. They actually do not live in
120 Syracuse, it is her parents that own the home and would love to eventually open a commercial site in Syracuse and so to
121 kind of establish their trust in the community so that families can get to know them and word of mouth they figured they
122 would start with a home based business and move on from there and would love for the Planning Commission to approve
123 their request. They went around and individually spoke to neighbors and were amazing and are so for it. They kind of
124 went the extra mile because felt bad that they might be noisy during the day if they were outside playing and the
125 neighbors are so family orientated with all their kids.

126 [6:21:37 PM](#)

127 Commissioner Vaughan asked the applicant if she lived in the house. Christine Jeppson stated no. Commissioner
128 Vaughan asked who will be living in the house. Christine Jeppson stated her parents and her mother signed all the
129 documentation and everything and is the owner of the property and also did background checks on her mother and father
130 who live there and then obviously since it is their business her and Kanyon have their background checks passed too.
131 Commissioner Vaughan stated that was going to be his next questions was whether all of them had gone through the
132 process in case she didn't know. Christine Jeppson stated they are also in the process because they want to have a few
133 backups just in case they are sick, don't want families to have to find alternate care so they are in the process of getting
134 backups with fingerprints and all that done too. Commissioner Vaughan stated they are just about ready to enter winter
135 and noticed that the entry is through the side and then walking down to the back of the house that is an awful lot of
136 unprotected walkways, are they going to adjust for snow removal and things like that, know it is a nice concrete surface
137 but are talking about kids and that is a long way could have awnings or umbrellas or anything like that. Christine Jeppson
138 stated they tried to look because they know a lot of kids have animals in their homes and what they track on their shoes
139 goes into their homes so found something called safe paw, so it actually the equivalent of making sure the walkways are
140 clear, it melts all the ice and snow and then will be out there, have a little set up that can put umbrellas and things so that
141 they can get from their car to the yard without getting poured on and all of that, they will be out there shoveling if they
142 need to as well. Commissioner Vaughan asked if they had any plans to accept ADA children at their facility and the
143 reason asks that is noticed that the downstairs bathroom the door is only 28" and has to be a larger if have someone if
144 have someone in a wheelchair or if plan on doing that and then also the steps going down to the patio. Christine Jeppson
145 stated they figured they would tackle that as they came up to it, they can definitely add, her father said he could build
146 ramps if that is needed but when it comes to obviously using the restroom that would be something they would have to
147 work out with the parents on how they allow their child to use the restroom, if they are independent or not so, right now
148 they are still taking courses on if they are going to be able to accurately handle them and if they would be a good fit for
149 them and us for them, but it is currently not widening or anything but it is something they can definitely look into.

150 [6:24:12 PM](#)

151 Commissioner Vaughan stated staff had mentioned that the applicant has met all the conditions that are necessary
152 and have met all of the Syracuse conditions for this. Planner Steele stated yes, the info is also in the packet as far as what
153 the licensing requirement are as well. Commissioner Day stated thinks this will be a great thing for the community and the
154 applicant is really well versed and was really impressed with the applicant and thinks this will be a great thing for the City.
155 Commissioner Vaughan stated by looking at the aerial looks like have plenty of playroom in the backyard and a lot of
156 concrete for outside calorie burning also when the weather gets a little bit nicer.

157 [6:25:26 PM](#)

158 COMMISSIONER DAY MADE A MOTION TO APPROVE DREAM DAY CARE AND PRESCHOOL SUBJECT TO
159 ALL SYRACUSE MUNICIPAL CODE. MOTION WAS SECONDED BY COMMISSIONER BINGHAM. ALL WERE IN
160 FAVOR. THE MOTION CARRIED UNANIMOUSLY.

161 [6:26:04 PM](#)

162 **5. Recommendation for Sale of City Property- property located at approximately 1700 S & SR-108 (2000 W) due to**
163 **UDOT road widening**

164 Planner Steele stated they talked about this in work session at last meeting, the ordinance and procedures for
165 Planning Commission requires that the acquisition and acceptance of land for any public property, public way, ground,
166 place or structure, also the sale or lease of municipally owned property and the location of public buildings, parks or other
167 open spaces are reviewed by Planning Commission so that is why this is before the Commission. This is about the 2000
168 West expansion. In the packet, details the purchase of City owned land and the acquisition of a perpetual utility easement
169 and a temporary construction easement for a total of \$13,430.00. This is just south of Syracuse Elementary School and
170 the entry towards where the Lyons Club Pavilion is in the Park. This is before the Commission for review and if see
171 anything that is not adding up this the Commission's opportunity to make a comment. The second parcel is a temporary
172 construction easement for \$300.00, this is on Heritage Parkway where there is a detention basin a little bit farther north on
173 the road.

174 [6:27:39 PM](#)

175 City Attorney Roberts stated just for a little information on the first acquisition the City is still actually in negotiation
176 with UDOT on the actual amount it may be higher than that because there is going to be some impact to the City's parking
177 lot and just so the Commission knows that number might not be the final number ultimately but realistically this is a road
178 widening project UDOT is going to be entitled to this land regardless of what the cost is so that is something to keep in
179 mind. Just wanted to let the Commission know that that amount is not set in stone at this point.

180 [6:28:11 PM](#)

181 Commissioner Vaughan asked if had a sunset on the length of the easement, sometimes when dealing with the
182 UDOT they have problems with time. City Attorney Roberts stated the utility easement is perpetual so that is going to be
183 forever as far as the temporary construction easement, as long as the project goes they have the right to use that for
184 construction purposes so don't recall a specific sunset provision written into that easement. Commissioner Vaughan
185 stated so could assume that official completion of the project denotes the easement is now completed. City Attorney
186 Roberts stated yes, once the project is done then they wouldn't have a need for it and it would be the end of the
187 easement. Commissioner Vaughan asked the City Attorney if they need to specifically mention these individually or would
188 a motion to cover both suffice. City Attorney Roberts stated one motion for both would be fine. Commissioner Vaughan
189 stated he strongly supports this if don't get these don't think would get the 2000 W project finished so would be a good

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idea if support it and this is a recommendation to the City Council so if can make sure that the motion is recommended to the City Council for approval.

[6:29:53 PM](#)

COMMISSIONER RACKHAM MADE A MOTION TO RECOMMEND APPROVAL OF THE SALE OF CITY LAND FOR THE WIDENING OF 2000 W AND INCLUDE THE TEMPORARY CONSTRUCTION EASMENT. THE MOTION WAS SECONDED BY COMMISSISONER MCCUISTION. ALL WERE IN FAVOR. MOTION CARRIED WITH A UNAIMOUS VOTE.

[6:30:53 PM](#)

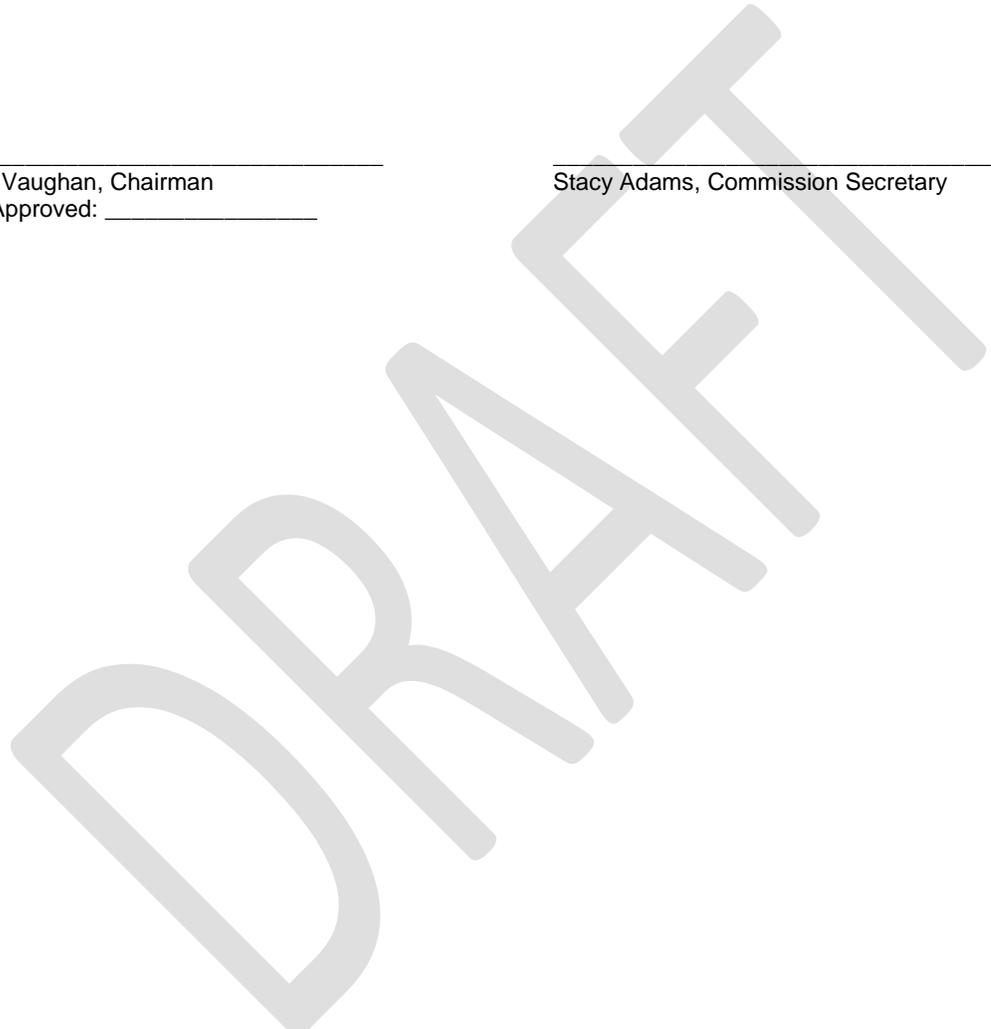
6. **Adjourn**

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.

COMMISSIONER DAY MADE A MOTION TO MOVE DIRECTLY INTO WORK SESSION.

Ralph Vaughan, Chairman
Date Approved: _____

Stacy Adams, Commission Secretary





PLANNING COMMISSION WORK SESSION AGENDA November 15, 2016

Agenda Item # 4

Public Hearing: Ordinance Revision - ARC Standards

Summary

Earlier this year, the architectural standards for industrial buildings were amended to be more stringent, requiring 25% brick rock and stone on the front and side facades of the building. The new ordinance is now being put to the practicality test with a future applicant. He is giving feedback that the new standard will make their building too expensive for the end user, effecting his ability to attract tenants. He has petitioned the council and found a listening ear, as the city greatly desires to increase it's daytime population and number of jobs for residents. They would like the PC to look at ways to loosen the standard slightly.

This is what the ordinance currently says:

10.28.220

(2) Primary Materials. Twenty-five percent of the front and street facing exterior walls must be finished with brick, architectural block, stone, or glass. Unfinished gray concrete block is not permitted. The use of noninsulated metal siding exclusively on any wall is prohibited. All finish material shall be durable to the effects of weather and soiling.

Potential Amendment:

10.28.220

(2) Primary Materials. **Fifteen (15%)** percent of the front exterior walls **and ten (10%) percent of street facing exterior walls** must be finished with brick, **concrete formliner**, architectural block, stone, or glass. Unfinished gray concrete block is not permitted. The use of noninsulated metal siding exclusively on any wall is prohibited. All finish material shall be durable to the effects of weather and soiling.

(4) Large expanses of precast concrete (including cast in place concrete tilt-up panels), metal wall panels, or other uniform material must be broken up with pop outs/**recesses (protruding in or out at least 2 feet from the wall plane)**, or change in color and texture, every 100 feet.



PLANNING COMMISSION REGULAR MEETING

AGENDA
November 15, 2016

Agenda Item # 5

Public Hearing: Ordinance Revision - Buffer Yards

Summary

The buffer table has been a source of confusion. The table allows so many options, that it is often unclear what the actual standard are for buffering between different land uses. This body reviewed the ordinance in May of this year but had tabled it. The City Council has asked us to look at this issue more closely and provide a recommendation.

Attachments:

- Existing Ordinance
- Potential Ordinance

Existing Ordinance

10.30.080 Buffer yards.

(A) Purpose. The buffer yard is a unit of land, together with the planting required thereon, to ameliorate nuisances between adjacent land uses or between a land use and public road. Both the calculated amount of land and the type and amount of planting specified for each buffer yard required by this chapter shall ensure they do, in fact, function as “buffers.” Buffer yards shall separate different land uses from each other in order to eliminate or minimize potential nuisances such as dirt, litter, noise, glare of lights, signs and unsightly buildings or parking areas or to provide spacing to reduce adverse impacts of noise, odor, or danger from fires or explosions.

(B) Location of Buffer Yards. Buffer yards shall be located on the outer perimeter of a lot or parcel adjacent to a different use and shall extend along the entire boundary of the property adjacent to that use. Fencing associated with buffer yards shall be located on property lines except as described in subsection (G) of this section.

(C) Determination and Approval of Buffer Yards Required. To determine the type of buffer yard required between two adjacent parcels or between a parcel and a street, the following procedure shall apply:

- (1) Identify the land use category of the proposed use.
- (2) Identify the use category of the existing land use adjacent to the proposed use by an on-site survey to determine the intensity classification from Table 1. Agricultural determination need not directly relate to whether or not someone is farming the adjacent property.
- (3) Determine the buffer yard required for the proposed development by using Table 2.
- (4) Using Buffer Tables A through E, identify the buffer yard options using the buffer yard requirement determined in Table 2. The City Council, upon recommendation of the Planning Commission, shall approve buffer yard options contained in the Buffer Table.

(D) Use of Buffer Yards. The buffer yard may be used to provide for passive recreation and may contain pedestrian, bike, or equestrian trails; provided, that: (1) the buffer yard does not eliminate any plant material, (2) provisions are in place to ensure maintenance of the total width of the buffer yard, and (3) all other requirements of this title are met. In no event, however, shall buffer yards contain the following uses: ice skating rinks, play fields, ski hills, stables, swimming pools, and tennis courts.

Existing Ordinance

(E) Ownership of Buffer Yards. Buffer yards may remain in the ownership of the original developer of the land use or be subject to deed restrictions and subsequently freely conveyed, or the proprietor may transfer ownership to any consenting grantees, such as adjoining land owners or homeowners' association, or deed the same to the City; provided, that any such conveyance adequately guarantees the protection of the buffer yard for the purposes of this title.

(F) General Landscaping Requirements. Buffer Tables A through E identify details for landscaping requirements and specify the number and types of plants required in 100-foot increments. Any substitute plants require approval from the City Council.

(G) Alternative to Fencing Requirements. When the owner of a buffer yard, identified in Tables D and E, transfers same to an adjoining property owner, the fence location may shift to the opposite side of the buffer area.

Table 1

Existing Land Use Classification

Classification	Existing Land Use
1	Agriculture Farm Industry
2	R-1 Residential Outdoor Recreational Parks
3	R-2 Residential Indoor Recreation Day Care Centers Schools Cemeteries
4	R-3 Residential PRD Residential Commercial Preschools
5	Churches Hospitals

Existing Ordinance

Table 1

Existing Land Use Classification

Classification	Existing Land Use
	Medical Care Facilities Office Complex Professional Offices Nurseries Greenhouses
6	Industrial Business Park Neighborhood Services Dog Kennels Commercial Commercial Entertainment Research Park

Existing Ordinance

Table 2

Buffer Classification Requirements

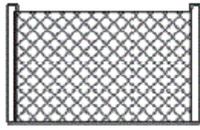
	Buffer Classification Requirements*	EXISTING LAND USE CLASSIFICATION					
		1	2	3	4	5	6
Proposed Land Use	Industrial	—	E	E	E	E	—
	Business Park	—	D	D	D	D	—
	Neighborhood Services	—	C	C	C	C	—
	General Commercial	A	D	D	D	D	—
	Agriculture	—	—	A	A	B	C
	R-1 Residential	A	—	—	A	B	C
	R-2 Residential	A	—	—	—	C	D
	R-3 Residential	A	—	—	—	C	E
	Private Residential Development	A	C	D	—	D	E
	Professional Office	C	D	D	D	—	—
	Research Park	C	D	E	E	E	E

* Refer to minimum lot standards associated with each zone for minimum yard setback requirements.

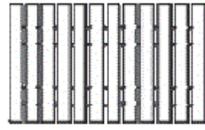
NOTE: Any residential use abutting agriculture or farm industry must have a five-foot nonclimbable fence.

Existing Ordinance

BUFFER TABLE A



5' Chain Link Fence



5' Wood Stockade Fence



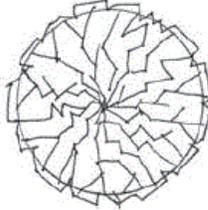
5' Wood Rail Fence



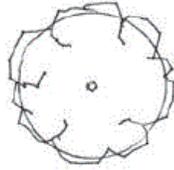
5' Vinyl Fence

AND

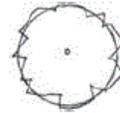
Required Plat Units/100'



(0.6) Canopy Tree



(1) Understory Tree

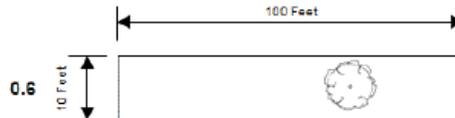
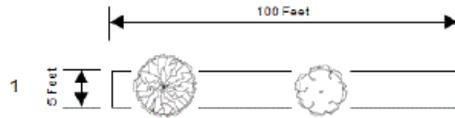


Shrub

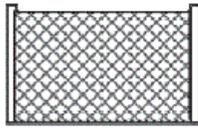


Evergreens/Conifers

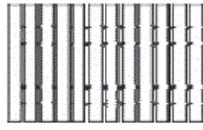
Plant Multiplier



BUFFER TABLE B



5' Chain Link Fence



5' Wood Stockade Fence



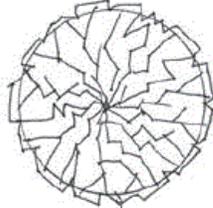
5' Wood Rail Fence



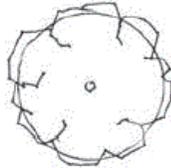
5' Vinyl Fence

AND

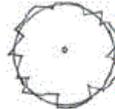
Required Plat Units/100'



(1) Canopy Tree



(1) Understory Tree

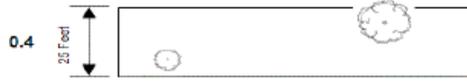
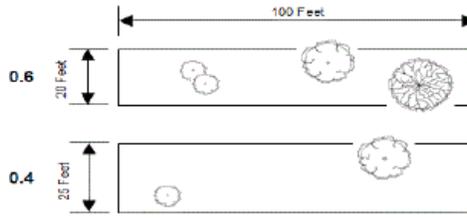
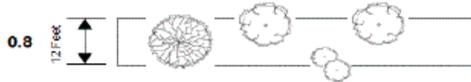
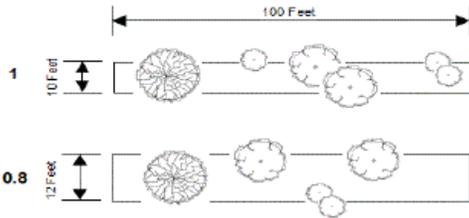


Shrub



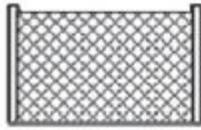
Evergreens/Conifers

Plant Multiplier

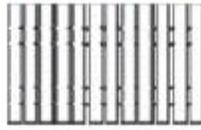


Existing Ordinance

BUFFER TABLE C



6' Chain Link Fence with Privacy Slats



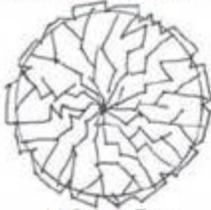
6' Impervious and Opaque Wood Stockade or Vinyl Fence



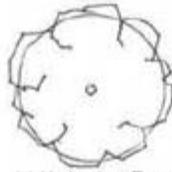
6' foot Masonry Wall

AND

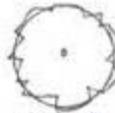
Required Plat Units/100'



(2) Canopy Tree



(4) Understory Tree

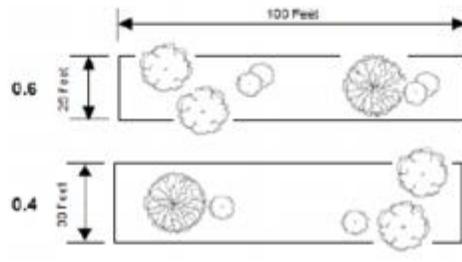
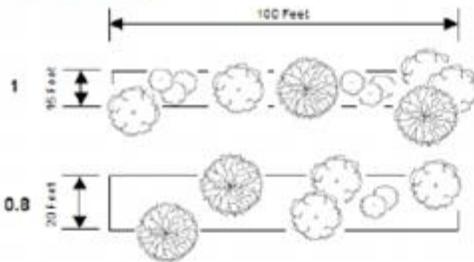


(6) Shrub

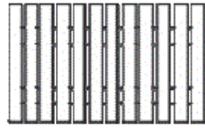


Evergreens/Conifers

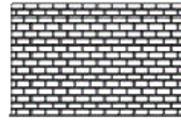
Plant Multiplier



BUFFER TABLE D



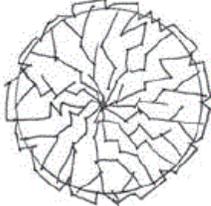
6' Impervious and Opaque Wood Stockade or Vinyl Fence



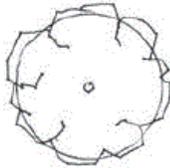
6' foot Masonry Wall

AND

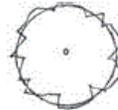
Required Plat Units/100'



(3) Canopy Tree



(6) Understory Tree

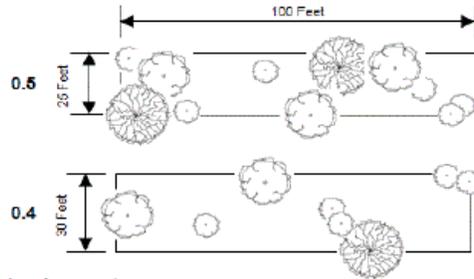
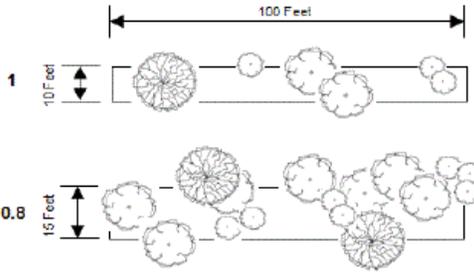


(9) Shrub

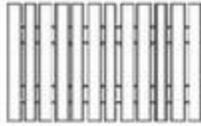


Evergreens/Conifers

Plant Multiplier

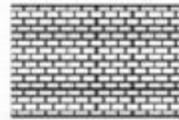


BUFFER TABLE E



F1 = 6'
F2 = 8'

Impervious and Opaque
Wood Stockade or Vinyl Fence

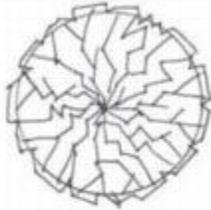


F1 = 6'
F2 = 8'

Masonry Wall

OR

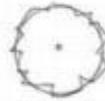
Required Plat Units/100'



(3) Canopy Tree



(6) Understory Tree

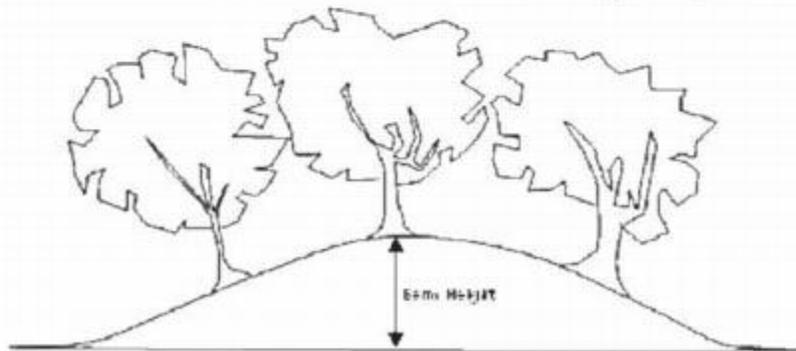
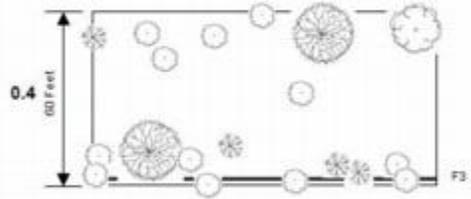
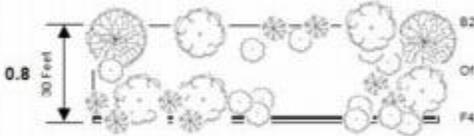
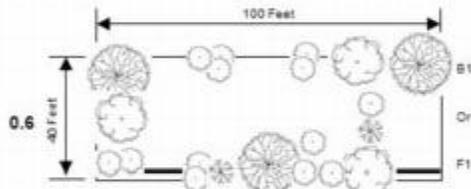
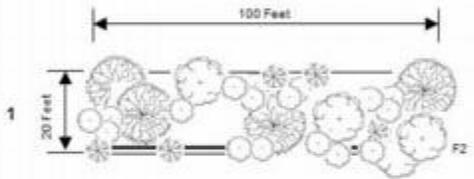


(9) Shrub



Evergreens/Conifers

Plant Multiplier



Symbol	Height	Material
E1	6'±	Earth
E2	3'±	Earth

Existing Ordinance

[Ord. 14-09 § 1; Ord. 12-14 § 2; Ord. 12-12 § 2; Ord. 11-02 § 1 (Exh. A); Ord. 09-10 § 1 (Exh. A); Ord. 08-11 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Ord. 03-18; Code 1971 § 10-6-080.]

10.30.080 Buffer yards.

(A) Purpose. A buffer yard is a landscaped area between different land uses that is designed to reduce or eliminate nuisances such as dust, litter, noise, glare, unsightly areas, noise, odor, and danger from fire or explosions.

(B) Location of Buffer Yards. Buffer yards shall be located on the outer perimeter of a lot or parcel adjacent to a different use and shall extend along the entire boundary of the property adjacent to that use. Fencing associated with buffer yards shall be located on property lines except as described in subsection (G) of this section.

(C) Determination and Approval of Buffer Yards Required. To determine the type of buffer yard required between two adjacent parcels or between a parcel and a street, the following procedure shall apply:

(1) Identify the land use category of the existing land uses found in table 1. The Planning Commission may determine the land use category if it is not clearly described in table 1.

(2) Determine the buffer yard type required for the proposed development by using Table 2. The Planning Commission may determine the buffer type based on the unique characteristics of the site.

(3) Using Table 3, identify the description of the required buffer type. Planning Commission may alter the buffer type fencing or landscaping requirements to address unique site restraints and future land uses as designated by the General Plan.

(D) Use of Buffer Yards. The buffer yard may be used to provide for passive recreation and may contain pedestrian, bike, or equestrian trails; provided, that:

- (1) the buffer yard does not eliminate any plant material,
- (2) provisions are in place to ensure maintenance of the total width of the buffer yard, and
- (3) all other requirements of this title are met. In no event, however, shall buffer yards contain the following uses: ice skating rinks, play fields, ski hills, stables, swimming pools, and tennis courts.

(E) Ownership of Buffer Yards. Buffer yards may remain in the ownership of the original developer of the land use or be subject to deed restrictions and subsequently freely conveyed, or the proprietor may transfer ownership to any consenting grantees, such as adjoining land owners or homeowners' association, or deed the same to the City; provided, that any such conveyance adequately guarantees the protection of the buffer yard for the purposes of this title.

(F) General Landscaping Requirements. Buffer Type A through F identify details for landscaping requirements and specify the number and types of plants required in 50-foot increments.

(G) Alternative to Fencing Requirements. The fence and landscape buffer location may switch if adjacent to a collector/arterial road or otherwise advantageous to reduce the potential for nuisance.

Table 1

Existing Land Uses	Category
Livestock, Produce, Farming, Pasture, Preserve, Horses, etc.	Agriculture
Retail, Office Complex, Restaurant, etc	Commercial
Assisted Living, Neighborhood Services, Small office	Light Commercial
Business park, Warehouse, Industrial, Storage units, etc.	Industrial
Stand-alone house, House with accessory dwelling	Single Family Residential
Duplex, Apartments, Townhomes, etc	Attached Residential

Table 2

<u>New Land Use Category</u>	<u>-</u>	<u>Existing Land Use Category</u>	<u>Required Buffer Type</u>
Single Family Residential	Next to...	Agriculture	None
Single Family Residential	Next to...	Commercial	A
Single Family Residential	Next to...	Light Commercial	A
Single Family Residential	Next to...	Industrial	E
Single Family Residential	Next to...	Single Family Residential	None
Single Family Residential	Next to...	Attached Residential	A
Single Family Residential - Front	Next to...	Arterial/Collector Road	F
Single Family Residential - Rear	Next to...	Arterial/Collector Road	G
Attached Residential	Next to...	Agriculture	None
Attached Residential	Next to...	Commercial	B
Attached Residential	Next to...	Light Commercial	B
Attached Residential	Next to...	Industrial	E
Attached Residential	Next to...	Single Family Residential	C
Attached Residential	Next to...	Attached Residential	B
Attached Residential - Front	Next to...	Arterial/Collector Road	F
Attached Residential - Rear	Next to...	Arterial/Collector Road	G
Commercial	Next to...	Agriculture	None
Commercial	Next to...	Commercial	None
Commercial	Next to...	Light Commercial	None
Commercial	Next to...	Industrial	B
Commercial	Next to...	Single Family Residential	D
Commercial	Next to...	Attached Residential	D
Commercial - Front	Next to...	Arterial/Collector Road	F
Commercial – Rear	Next to...	Arterial/Collector Road	G
Light Commercial	Next to...	Agriculture	None
Light Commercial	Next to...	Commercial	None
Light Commercial	Next to...	Light Commercial	None
Light Commercial	Next to...	Industrial	D
Light Commercial	Next to...	Single Family Residential	C
Light Commercial	Next to...	Attached Residential	C
Light Commercial - Front	Next to...	Arterial/Collector Road	F
Light Commercial – Rear	Next to...	Arterial/Collector Road	G
Industrial	Next to...	Agriculture	E
Industrial	Next to...	Commercial	D
Industrial	Next to...	Light Commercial	D
Industrial	Next to...	Industrial	None
Industrial	Next to...	Single Family Residential	E
Industrial	Next to...	Attached Residential	E
Industrial - Front	Next to...	Arterial/Collector Road	F
Industrial - Rear	Next to...	Arterial/Collector Road	E

Table 3

Buffer Type	Fence	Landscape Buffer Width	Min. Tree Density	Min. Shrub Density
A	6' Vinyl, Wood, Precast Concrete, or Composite Privacy	none	none	none
B	6' Vinyl, Composite, or Precast Concrete Privacy	6'	1 every 50'	none
C	6' Vinyl, Composite, or Precast Concrete Privacy	10'	1 every 50'	5 every 50'
D	6' Precast Concrete Privacy	15'	2 every 50'	10 every 50'
E	8' Precast Concrete Privacy	20'	3 every 50'	10 every 50'
F	None	15'	1 every 50'	none
G	6' Stone Pattern, Precast Concrete, or Composite Privacy	5' (located on street facing side)	1 every 50'	5 every 50'



PLANNING COMMISSION WORK MEETING AGENDA

Nov. 14, 2016

Agenda Item #2a **Woodside Development**

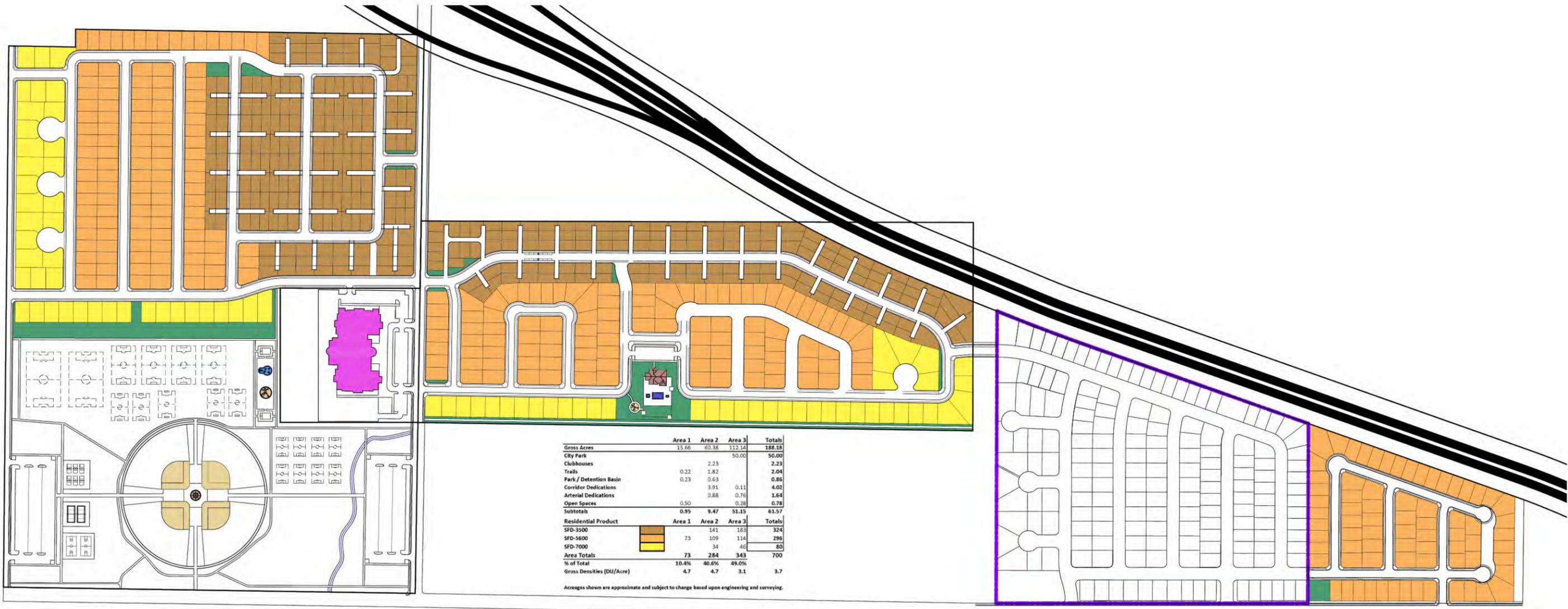
Factual Summation

Woodside development company is moving forward with the development of 189 acres near Jensen Nature Park. PC has made a recommendation on a zone for the development and City Council is currently reviewing this zone. The Council completed the annexation of the land in its Oct 25, 2016 meeting. Also included with the annexation was a development agreement that will require the developer to dedicate 50 acres of park land to the city. In the agreement, the city conceded to a minimum lot size of 3,500 square feet with a maximum density of 3.71 units per gross acre over the entire site. We would like to discuss the progress of the project and give notice that general plan, zoning, concept plan, preliminary plan, and final plan applications will be arriving on the Planning Commission agendas soon. It is also desired that input be provided by the Planning Commission on the draft concept plan attached herein. This is not an official application review, but a chance to provide early feedback. Below is a schedule that the council intends to follow assuming there are not any issues that arise.

- Oct. 25th – CC annex land and approve Woodside development agreement
- Oct. 26th - Woodside submit application for a “special request” general plan map amendment
- Nov. 14th – CC approve by ordinance new MPC zone and approve GP ‘special’ opening
- Dec. 6th – PC approve MPC Concept Plan and GP map amendment
- Dec. 13th – CC approve MPC Concept Plan and GP map amendment
- Jan. 3rd -PC approve MPC preliminary plan/Rezone
- Jan 10th – CC approve MPC preliminary plan/Rezone
- February 7th – PC approve final plan
- February 14th – CC approve final plan

Attachments:

- Concept Plan



	Area 1	Area 2	Area 3	Totals
Gross Acres	15.66	60.38	112.14	188.18
City Park			50.00	50.00
Clubhouses		2.23		2.23
Trails	0.22	1.82		2.04
Park / Detention Basin	0.23	3.63		3.86
Corridor Dedications		3.91	0.11	4.02
Arterial Dedications		3.88	0.76	4.64
Open Spaces	0.50		0.28	0.78
Subtotals	0.99	9.47	51.15	61.57
Residential Product				
SFD-3500		141	183	324
SFD-5600	73	109	114	296
SFD-7000		34	46	80
Area Totals	73	284	343	700
% of Total	10.4%	40.6%	49.0%	
Gross Densities (DU/Acre)	4.7	4.7	3.1	3.7

Acresages shown are approximate and subject to change based upon engineering and surveying.



PLANNING COMMISSION WORK SESSION AGENDA November 15, 2016

Work Session Item # 2a Property Setbacks on Widened Streets

Summary

In recent years, some of the large roads in Syracuse have been widened or otherwise modified. Due to the farm block layout of the city, many older homes that were built when Syracuse was predominantly a farming community are located on large roads such as 700 South, Antelope Drive, and 2000 West. Historically, these homes were built a fair distance from the two-lane, gravel shoulder roads they fronted. Property lines also generally went to the center of the roadway.

As traffic demands increased and the need for paved shoulders, sidewalks, and additional lanes required the acquisition of increased right-of-way, many property lines were adjusted to accommodate the new right-of-way width. In many instances, the widened roads encroached into the yards of historic homes. In these cases, property owners are left with a significantly reduced front yard area, limiting their use of the property in ways that would have been permitted prior to the roadway widening.

To avoid variance requests, and to provide property owners with flexibility in the use of their property where limitations on their use were not caused by them, staff would like to explore the possibility of allowing owners of property abutting widened roads to measure setbacks differently in the front yard area. Some municipalities allow property owners to measure setbacks as if the previous property lines still existed. However, staff would recommend that some minimum setback from the right-of-way line be maintained as these widened roadways area usually arterials with high traffic counts. The intent of this discussion is to explore what flexibility could be afforded these property owners who have found themselves in a situation that they did not initiate.

During the work session on November 1, 2016 the Planning Commission directed staff to research what types of similar codes exist in the surrounding area. Research has revealed that codes regulating the use of properties after adjacent road widening has occurred do not exist in the Davis County area in the same was as what is proposed. The Code used as a basis for the proposed Code comes from South Salt Lake which, with other cities in Salt Lake County such as Salt Lake City simply establish lots which have lost property to road widening and are thereby nonconforming to be legal nonconforming without the need for an establishment granted by a decision-making body. This seems to be an attempt to save time and reduce the number of legal nonconforming determination requests.

The code as proposed allows properties to be established as legal nonconforming automatically if the nonconformity is created by a road widening, but it also establishes minimum setbacks which are reduced from the current standard.

During the November 1, 2016 Planning Commission work session, a suggestion was made to include an increased garage setback to ensure that automobiles parked in front of a garage would not encroach into the right-of-way. This has been included and established as 20 feet to coincide with the minimum parking space depth in SCC 10.40.070.(A).

The proposed code would be included in Chapter 10.25 “Nonconforming Lots and Uses and Noncomplying Structures.” The exact section is listed below with the proposed code text.

PROPOSED CODE TEXT

10.25.030 Determination of nonconformance.

Pursuant to the procedures set forth in SCC 10.20.110, the Land Use Authority shall determine all matters regarding noncomplying structures or the nonconforming use of lots, buildings, and land and whether they are noncompliant with respect to current provisions of this chapter.

(A) When area or yard setbacks of a legally established lot are reduced as the result of conveying land to a federal, state or local government for a public purpose, such lot and yards shall be deemed to be in compliance with the minimum lot size and yard setback standards of this title without any need for a variance.

(1) If lot nonconformity is result of the widening of a right-of-way abutting a front or rear yard, the setbacks for the yard abutting the widened right-of-way shall be reduced to 15 feet for a dwelling and 20 feet for a garage.

Note: Underlined, highlighted text is to be added. All other text is existing.