



Syracuse City Planning Commission Meeting December 6, 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 **Rackham**
 - Pledge of Allegiance by Commissioner **Bingham**
 - Adoption of Meeting Agenda
2. **Meeting Minutes**
 - November 1, 2016 Work Session
 - November 15, 2016 Regular & Work Session
3. **Public Comment**, this is an opportunity to address the Planning Commission regarding your concerns or ideas, regarding items that have not been scheduled for a public hearing on this agenda. Please limit your comments to three minutes.
4. **Public Hearing**, Code Amendment 10.25.030 - Setbacks on Widened Streets
5. **Public Hearing, Site Plan** - Utah Onions property located at 850 S 2000 W
6. **Public Hearing**, MPC Woodside Homes Concept Plan & General Plan Map Amendment
7. **2017 Meeting Schedule & Thought/Pledge Schedule**
8. **Election of Chairman and Vice-Chair**
9. **Adjourn**

Work Session

1. **Department Business**
 - a. City Council Liaison Report
 - b. City Attorney Updates
 - c. Upcoming Agenda Items
2. **Discussion Items**
 - a. R-4 Zoning Amendment
3. **Commissioner Reports**
4. **Adjourn**

NOTE

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

CERTIFICATE OF POSTING

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PLANNING COMMISSION REGULAR MEETING AGENDA

December 6, 2016

Agenda Item # 2

Meeting Minutes

November 1, 2016 Work Session Minutes

November 15, 2016 Regular Meeting and Work Session

Suggested Motions:

Grant

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

Deny

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

Table

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

Minutes of the Syracuse Planning Commission Work Session, November 1, 2016

Minutes of the Syracuse City Planning Commission Work Session held on November 1, 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 Curt McCuiston
	Gary Bingham
City Employees:	Noah Steele, Planner Paul Roberts, City Attorney Stacy Adams, Commission Secretary
City Council:	Councilman Gailey
Excused:	Commissioner Thorson
Absent:	Councilman Moultrie
Visitors:	TJ Jensen

[6:31:38 PM](#)

1. **Department Business:**

[6:32:07 PM](#)

a. City Council Liaison Report

Councilman Gailey stated was involved with a group that is investigating some development along SR-193 and in that discussion one of the questions that was raised at that point in time was the Architectural Standards for development in that area. One of the things that was shared with them was that they felt like maybe those that were in that setting after listening to that presentation were concerned about the Architectural Standards that had been set that are governing this area and are concerned as a group of wondering whether the percentage numbers and the materials and things that are called out in that standard are marketable in the current market place they are in and are being told that they are not. After bouncing this off the other members of the Council would like to ask the Commission to do a review of the Architecture Standards in the Industrial Zone. Would like the Commission to take some time and look at that and look at the marketability, are not sure whether there needs to be changes made but would like more opinion than just those that were in that room. Has surveyed the Council, the Council is in agreement and would like have the Commission's input in looking at that again and make some recommendation to the Council about the Architecture Standards in and Industrial Zone. There may be no changes, that may be, but are being told by this group that what they would chose to build there is not marketable and just want to make sure that are in touch with what the market bears and what the Commission's feelings are in relationship to an Industrial Zone.

[6:35:04 PM](#)

b. City Attorney Updates

City Attorney Roberts stated he wanted to give heads up if weren't already aware of it at the last Council meeting they also approved an Annexation Agreement. In the agreement with Woodside and will be talking a little bit about Woodside later tonight, there is a pretty aggressive timeline on Land Use Application review and so just to let the Commission know about that. As they know with the new zone there is a different procedure that was being adopted along with it where the General Plan Amendment and some Concept Reviews would happen at the same time and then in a separate application which would come after would have a Preliminary Plat and Zoning at the same time. That gives the City some assurance that they will build what they are asking for in the Zoning because will have the Preliminary Plat to show what are actually getting but it gives them the benefit of having a little more accelerated development schedule. Under the Annexation agreement though the Planning Commission will need to render a recommendation and don't say what recommendation they need would just like a final decision on the application by December 6th would be the General Plan and Concept Review. Know that the Commission is in a position where don't even have that application before them and how can they act so quickly, think what the Council would do is they would support if would want to have extra meetings or have longer meetings, they would support that with staff and whatever would need to make sure get that done. For the Zone Change and Preliminary Plat that would be a deadline of January 3, 2017. So, it is a major undertaking but think that the Council sees a pretty big benefit in that project for the City and of course reasonable minds may differ on whether or not that is actually true or not but what are asking the Commission to come to a decision by those dates. It is in the Annexation agreement, failing to do that would potentially breach that agreement so would recommend that the Commission make that final Land Use decision when it comes before them by that date.

[6:37:25 PM](#)

Commissioner Vaughan asked when the first presentation of Woodside would come to the Commission. City Attorney Roberts stated will have some initial information now, later in this meeting and are expecting that the application will come up for a public hearing on December 6th. So really it is a matter of, but will make sure get the information out to the

Commission as quickly as possible and let's stick with it and get a decision during that meeting. Commissioner Vaughan stated he knows this isn't a labor dispute but could they get permission to lock the doors, just in case they have a long meeting, in fact would act the other Commissioners to possibly prepare for December 6th being a long night if necessary, this is an aggressive timetable and think they will want to do their best to assist the City Council in getting through this. City Attorney Roberts stated thinks as long as figurately locks the doors and not literally so can keep an open meeting by State Law that is the key. Commissioner Vaughan stated it is the thought that counts.

6:38:40 PM

Commissioner Rackham stated has a comment on this, one of the things they are being asked to do is review a new subdivision that doesn't have an ordinance yet, looks like it is supposed to be reviewed and voted on November 14th so when would they expect to get a copy of that. City Attorney Roberts stated they are expecting the Council to stick with it and hammer it out that evening so can **commit that will email a copy of that to the Planning Commission as soon as it is passed**. Planner Steele stated yes, that is fair. The reason why they are not seeing it until December 6th is because the Zone doesn't exist yet so, have to wait until the Zone exists and then they will apply for it and that will make it through to them.

6:39:38 PM

c. Upcoming Agenda Items

Planner Steele stated have received an application for a Site Plan for Utah Onions Phase 2, if remember recently approved a site plan for their warehouse and they have built that and they are continuing their expansion. Of course, have the Code Amendments that will be reviewing later in the meeting and need to decide if will be having a meeting on November 15th and will leave that up to the Chair if they want to do that. The reason why grouped the Ordinance revisions tonight is just because they were piling up and want them to be able to focus on Woodside and try to get those out of the way of possible. That is what is coming down the pipeline that has officially been applied for.

6:40:38 PM

Commissioner Vaughan asked the City Attorney about the item that Planner Steele brought up, they do have Utah Onion set for a hearing at the next meeting and because they aren't going to be discussing tonight an issue that might affect them dramatically is wondering since they can't pass anything tonight. Planner Steele stated they have already applied and so the ordinance that is in place right now they will be subjected to, if they want to come in later and apply for a Site Plan Amendment they can do that. The projected date that will see Utah Onions is on December 6th as well because they have to go to Architecture Review Committee on November 7th so that will put them back to December. Commissioner Vaughan asked if can schedule these items in order that would make it easier for Utah Onions should the ordinance be relaxed a little bit in their behalf, would hate to have their project go through and then all of the sudden they change the rules after they have already left the room. Planner Steele stated is he asking to wait to process their application until the rules have changed. Commissioner Vaughan stated he was just asking to have them on the agenda so they would appear after they have the review of the ARC code. Planner Steele stated he thinks they may just prefer to move forward because that would put them back a little bit with the holidays. Commissioner Day stated maybe they just need to make sure that they are aware that the ARC is being looked at so they can make that decision verses the Commission telling them what to do. Commissioner Vaughan stated knows exactly what he means and that is what going to be his comment to this, is sure Planner Steele has been in contact with the Utah Onions quite a bit so in their informal discussion feel free to let them know exactly where they are and what is coming down the pike. Planner Steele stated yes sir, they plan on, they would like to just keep moving as quickly as possible so think they will probably go through the Site Plan Amendment process if want to.

6:43:24 PM

2. Discussion Items:

6:43:38 PM

a. Woodside Development

Planner Steele stated Woodside development have already spoken about this but wanted this to be on the agenda so can start talking about this and in the packet is the Concept Plan. Obviously, they have been Annexed in to the City and there is a development agreement and the dates for the timeline to keep moving it forward. The City Council Annexed the land on October 25th and Woodside has submitted an application to open the General Plan during a closed amendment period so that is done. On November 14th, the City Council will consider the new Zone and open the General Plan. On December 6th, the Planning Commission will look at that Concept Plan and General Plan Amendment to the new Zone and that sent a recommendation to City Council on. On December 13th, City Council will look at the Concept Plan and the Planning Commission's recommendation for the Concept Plan and General Plan Amendment. On January 3rd will be moving onto the Rezone and Preliminary Plan stage and of course will forward that recommendation on to City Council for their review. They will work on the Final Plan which will probably be a phase on the eastern portion of the development. The Concept Plan is included in the packet, will notice the 3 different colors, a darker brown, orange and yellow. The actual densities will be determined by City Council and what they allow in the zone, they have obviously taken into consideration the Planning Commission's recommendations. There is also on the south west corner is the 50 acres with a loose conceptual plan, the purple is the School District property that is not part of this project but it will be an integral part of the neighborhood. What is shown in white is the existing Still Water Cottages and on the east of that is a section they would like to continue the same type of development because that has been selling really well. As they come across the County culvert next to the proposed freeway they plan on having the highest density homes, everything in the development is proposed to be single family development and are proposing a clubhouse. There will also be a local

128 collector road that goes all the way through and have agreed to build half of the road there on 2450 W near the City shops
129 which is on the Transportation Master Plan as needing to be done and they would be required to do half of that and have
130 also agreed to improve the 2000 W and Gentile on their side of the development so that will help improve that facility.
131 There is a sewer easement and are proposing a trail along that easement on the backs of the homes in between the lakes
132 and the homes. That is an overview of the general concept plan that will be seeing shortly.

133 [6:47:50 PM](#)

134 Commissioner McCuiston stated it looks like they have increased the lots about 50 from the previous plan they saw
135 and lost a clubhouse or park element that was in the north-western section of the plan. Planner Steele stated they
136 originally had a clubhouse in that quadrant and what they did was they enlarged the clubhouse and open space area and
137 consolidated it into one and they have a maximum of 700 units. Ultimately, City Council in the development agreement will
138 dictate the density and the units but have an opportunity to provide input on the general layout of the concept, the roads
139 and even the location of some of the different land use categories. One thing that are working on in the new zone having a
140 minimum distance for all homes within the development so they have equal access to open space.

141 [6:49:20 PM](#)

142 Commissioner Vaughan asked on this project, normally the packets are available on Thursday or Friday before their
143 meeting because this is such a complex project would there be a possibility of this at least this portion of the agenda being
144 able to be sent out to them at least, maybe a week in advance so have a chance to relay study it. Think one of the things
145 that helps with this aggressive program here is that they have more time to study it and give a better chance to feel good
146 about the project. Planner Steele stated absolutely, that is a great recommendation and will get the packet out as soon as
147 possible. Commissioner Vaughan stated he recognize that applicant across the board sometimes wait until the last
148 minute, staff tells them when to have their documents in so can make the agenda and is just hoping with this one that they
149 might not wait until the last minute to get something sent in. Planner Steele stated where staff has been working with the
150 applicant for so long on this one don't think there is any excuse for being late here. Commissioner Vaughan stated if could
151 get out a week in advance that would be fabulous, this item only, not saying the whole agenda but at least this one. City
152 Attorney Roberts stated does not anticipate that they will be making any changes to this concept plan so are probably are
153 going to be reviewing this very concept plan on December 6th, so start letting those ideas percolate at this point and there
154 might be some minor changes but is anticipating pretty much same concept.

155 [6:51:08 PM](#)

156 **b. Subdivision Approvals Training**

157 Planner Steele stated this next item is a refresher/training course for the subdivision entitlement process they see a
158 lot of residential subdivisions and knows there has been some confusion in the past and sometimes staff doesn't do as
159 good of job as should in explaining the Planning Commission's roles and duties and so wanted to just revisit some of
160 these and if it is a refresher, just take it as that and if it is new information please feel free to stop him and ask questions.
161 In ordinance 10.20.140 there is a table of procedures and processes, it explains who the Advisory body is, the Land Use
162 Authority and the Apelet body. For example, the Conditional Use Permit the Planning Commission is the Land Use
163 authority for those applications and also for Site Plans, like Utah Onions, the Planning Commission is the Land Use
164 Authority but for Subdivision applications and plat approval Planning Commission is the recommending body and City
165 Council is Land Use Authority. Each one of these decisions are either a legislative or administrative and as City Attorney
166 Roberts recently talked to them about the Legislative decisions like the Rezone or the General Plan, those are the ones
167 that are more fluffy, more theoretical and can say no because think it is not the right time or not right for the City it doesn't
168 have to be a scientific reason but the Administrative like a Preliminary Plat approval or a Major Conditional Use Permit.
169 That is where dot the l's and cross the t's, it is a precise and the rules apply to the current step in the process at hand, so
170 knowing that role and capacity in which are acting is empowering as go through the process, sometimes are an advisory
171 body and the recommendations give are non-binding for the applicant and sometimes the land Use Administrator role is
172 even given to staff, like the CED Director. The Land Use Authority of course is the person or board that has the authority
173 and can act upon and has the final say. The Residential Subdivision process table shows the steps and the first step is
174 usually that they need to change the General Plan and that is a Legislative process. So, the developer fills out the
175 application, pays the fee, comes to the Planning Commission and can look at the big picture and give a positive or
176 negative recommendation based off a lot of different things the Planning Commission feel is best for the City. After the
177 Planning Commission meeting the developer will go to City Council and they are the Legislative body and they make the
178 rules and will have the final say and can follow the Planning Commission's recommendation or they cannot and that is
179 okay, they can also look at a wide variety of things as well. After that usually they need to do a Rezone, the ordinance
180 requires that the zoning match the General Plan and 90% of the time that means that they will have to change the
181 General Plan and the Zoning but occasionally the zoning will already be exactly what they need and they won't have to go
182 through this process. So, for a Re-Zone it is the same thing, fill out an application, goes to Planning Commission and then
183 goes to City Council and that is also a Legislative decision. Then a Concept Plan is a staff level review, the developer fills
184 out the application, pays the fee and have what is called the DRC, Design Review Committee, it has Planners and the
185 City Engineer and Fire Marshal and will meet with the developer and will give a preliminary evaluation of the concept and
186 how that meets the ordinance. Now the CED Director is required by ordinance to give a report to the City Council
187 whenever that DRC Committee meets so they are kept in the loop. The next step is Preliminary Plan which is an
188 Administrative decision, there is an application and fee and it comes to the Planning Commission and of course staff gives
189 a report and review of the information and occasionally an ordinance may be interpreted in multiple ways as to what is
190 required as have seen and ultimately the Land Use Authority, the City Council in this case, will make the final decision on
191 how an ordinance is interpreted. It is okay for the Planning Commission to give approval with conditions or table or get

192 more information on or recommend denial if it doesn't meet the ordinance. So, either way it is okay to give denial, just
193 have to make sure are acting in the right step and looking at the ordinances for that step. After Preliminary Plan at the
194 Planning Commission it goes to the City Council and the City Council will look at the staff report and the Planning
195 Commission recommendation and they are also limited to base their decisions off of the Preliminary Subdivision
196 ordinance only. Sometimes the City has buyers' remorse on what have done in the General Plan stage or Zoning stage
197 and that is where can get into trouble if transfer buyers' remorse onto an Administrative decision because at that point
198 have already given them that use and so if try to find things that aren't there that can be trouble but if find something that
199 is there that is grounds for denying something and that is okay and that is what our job for. Final Plan is usually just for the
200 final phase of that application and same drill, the developer fills out the application, pays the fee, goes to Planning
201 Commission and then staff provides the report and the Planning Commission evaluates whether the application meets the
202 requirements for that stage so Final Plan only, can't go back to the Preliminary stage of things that have already
203 approved. Once the Planning Commission gives a recommendation and they go onto City Council and then City Council
204 can approve that. So, that is a summary basically of those 3 steps Concept, Preliminary and Final, the application when it
205 comes in is sketchy it is okay to have lots of revisions and ask the developer to change things as needed but then once it
206 gets to Preliminary it is the only step that it goes to Planning Commission and City Council where the whole development
207 is considered and are looking at all of the things like streets, lot sizes, make sure are what are according to what the zone
208 allows, densities, utilities, dimensions and also the phasing plan, this is a formal approval and once the developer has an
209 approval on the Preliminary Plat, they are vested on that particular layout and has good faith in moving towards the Final
210 and the Final are really refining the Plat and the main objective of the Final Plat is to prepare that legal document that gets
211 recoded at the County that enables them to really sell the lots and so are making sure that each lot has good addressing
212 and are refining the construction documents and plans and tying up any loose ends. That final approval is just for that
213 phase and based only on the Final Plat ordinance so can't go back to Preliminary ordinance there. That might bring up the
214 question of what if we miss something, can they go back and make it right and the answer is a big fuzzy 'it depends', so if
215 it is a Legislative decision as they see the laws change all the time, zoning could change it back if don't like it as long as
216 there isn't a development agreement in place and the City has gotten into the habit of doing a development agreement
217 with Annexation which has its positives and negatives and sometimes locks the City into a zoning and might have buyers'
218 remorse there as well occasionally, but either way it doesn't matter because that developer has the agreement and they
219 have the right to move forward with that, with those assumptions. If it is an Administrative decision and give Administrative
220 approval, that applicant is vested as to what is approved at that stage and that ordinance but there is an exception if it is
221 for example like a staircase or ADA ramp or something that is related to the safety and welfare the Building Official can
222 make them remove or fix it but the argument has to be defensible that the City is exercising its power to protect the people
223 and it has to be proportional to the risk, related to what is overlooked. Ultimately all want to have 'street cred', credibility
224 and want people to believe us when say something or make a recommendation and so think we can all work together to
225 boost that and have that quality of being trusted and believed in, are always learning and progressing and think together
226 all have the common goal and know it is all for the future good. Ultimately they raise concerns with plans and things
227 because are trying to make the City a better place, is personally invested in making the City of Syracuse a better place
228 and know they are too and know is not perfect and so just move forward and hopefully this training was useful and if
229 anyone has any questions now is the time. City Attorney Roberts has some case studies to share and is ultimately is here
230 to reduce the risk as a City and lawsuits and there are some examples where cities came out okay and not okay.

231 [7:02:56 PM](#)

232 City Attorney Roberts stated just wanted to pull up some examples of case studies of what cities did and what
233 happened. Picked a couple cases dealing with legislative decisions just to let them know how strong are as far as a legally
234 defensible position if it is a legislative decision. One case was a 2010 case, Peterson v. Riverton City and in that case a
235 developer purchased some land and in talking to some city staff and officials and he was under the impression that his
236 rezoning request from R-2 to R-3 which would have made it from 1 per half acre up to 3 per acre that it would be approved.
237 The Council ultimately, residents came out and opposed it and the Council decided to reject that application so the
238 applicant sued stating there was no good reason for it and that he had been told that it was going to pass and that they
239 were being on all these inappropriate things. The Court said the decision is going to be upheld if it is reasonably debatable
240 so if 2 people can look at the issue and if 1 person can plausibly say 'think can deny it for x, y, z' whatever those
241 reasonable reasons are the Court is not going to overturn it. In another case this is back from the 1980's, Smith's
242 Investment v. Sandy City, there was a big parcel that was annexed into the city in the 1960's and they were going to build
243 a big mall there, they built part of the mall and didn't finish it and 20 years went by and the City did a new study of the area
244 and decided that they wanted to have some residential in that area rather than commercial. So, over the property owner's
245 objection the Council rezoned the property and down zoned it to residential from commercial, they brought suit and said
246 can't so that since they didn't make the request and can't just down zone their property, it reduced the value of their
247 property and they had an expert that came in and said that they had probably reduced the property value of about
248 \$80,000 which in the 1980's was a little bit more money even than it is now. Again, the Court looked at it and said they
249 didn't have a right to continued zoning, if build in a city know that they can change the zoning whenever they want. Those
250 2 cases bring up because if want to have a very, very defensible position take a stand at the Legislative stage so if think
251 something might be a bad idea or think a specific use would be a bad thing deny the zoning because that is when have
252 the most power as far as the City being able to defend it. As an example of a City that did things wrong, might have heard
253 of Tooele and their problems, maybe about 10 years ago a case came to a head but came back to a development
254 agreement that was signed in the late 1990's with the Overlake subdivision, it was a humungous subdivision, the city and
255 the developer had all these agreements and they were vested as to significant residential development. Essentially there
256 was a change in elected officials and the city's stance on being development friendly changed, that is what the jury found

257 anyway because this case went all the way to a jury trial and the jury found that Tooele City had breached that agreement
258 and the city is in debt to that development to the tune of about 27 million dollars and Tooele is not a huge city so that is a
259 significant, that was a big issue there. Again, if are going to deny something, do it at the Legislative stage and then even if
260 have a turn over or a change of heart, if they have vested rights just have to defend those vested rights because if don't
261 always ends up bad, they have really good case law on their side and have very aggressive attorneys who will pursue
262 those rights, when they have vested rights they will defend them. So, those are the 3 case examples if are going to
263 oppose something, do it at the Legislative stage.

264 [7:07:17 PM](#)

265 Planner Steele stated now with this Woodside development the process of this new zone that is proposed is to
266 combine the General Plan and Concept Plan so it actually becomes more of a Legislative decision empowering the City to
267 be able to be in the driver's seat.

268 [7:07:52 PM](#)

269 **c. Code Amendment – Setbacks on Widened Streets**

270 Planner Davies stated per the citizen who spoke during the open comment session, she is kind of the reason this has
271 come to where it is now, actually started working with her close to 6 months ago and she initially requested a variance and
272 staff told her that what she was wanted to do as she explained it that it probably wouldn't meet the criteria for a variance
273 however that doesn't preclude her from applying for one. In the meantime, tried to set up a Board of Adjustment and so
274 that hasn't been successful and have been looking at other options and this was one that was potentially proposed as part
275 of this code if part of the South Salt Lake code and then also added a section, and is not asking for anything to be
276 approved tonight, just basically to spur some discussion to see if this is something even want to pursue. Do have the nod
277 of the City Council on this so they were gracious enough to take some time to review it and see if it was something they
278 wanted staff to look and said they would be interceded in that. Essentially to explain where this comes from, for all of the
279 City's arterials have a lot of historic properties that were built on these arterials, there are several, of course would like to
280 go through and do a count but didn't have time to do that but as Mrs. Johnson mentioned earlier the home they are talking
281 about was built in 1929 and there are quite a few historic properties like that and those were generally either subdivided
282 off of original farm plats or they were part of a larger farm property. So, if look at the way that those farm plats are set up
283 historically, the property lines go to the center of the right-of-way and can still see that if look at parcel maps now, there
284 are still some properties that haven't been subdivided recently, recently being in the last say 30-35 years or so and their
285 property lines do go to the center of the right-of way. So technically they own part of the road and that is taken care of in
286 most cases with the roads by UDOT but do own some of those roads as a City. As development continues out here are
287 going to need to increase road capacity, so 2000 W is a good example of that, UDOT did buy some homes along 2000 W
288 but have also had to encroach into some properties particularly if go west and north of the High School on the west side of
289 the road there are some historic homes there and have to take more of the front yards. The situation that has created
290 sometimes if have these legal non-conforming situations, meaning that the house when it was built it was legal and
291 conformed with everything and it is essentially the situation around it has changed that it doesn't conform with the current
292 zoning code as is the case actually with this house, should say assertively that is the case but measuring on Google earth
293 it was close to the setback and looked like it may have encroached into the front yard setback. What South Salt Lake has
294 done is to avoid having to go through a whole bunch of legal non-conforming determinations where a property owner
295 comes in and asks the Planning Commission or staff or whoever the code determines to be the Land Use Administrator
296 on that to basically say yes, those homes are legal non-conforming which means that let's say have damage to the home
297 that they can fix it basically without having to bring everything totally into conformity with the current code. This goes a
298 step further than that just because again have been working with Mrs. Johnson trying to figure out a way that she can do
299 what she wants to do again as a City because of code changes and Legislative decisions this is not something are
300 obligated to do and are here to look at whether it is a good idea or not. If it is not a good idea have no obligation to the
301 citizen and don't have to say yes to anything. What has proposed is based on the smallest front yard setback in the City
302 which is currently 15 feet, especially where these properties are located on larger roads that it would not be wise to go
303 smaller than 15 feet, so essential what this code would do is says 'if live on a road that has been expanded and property
304 line is now closer to house than it used to be before the road was expanded, recognize that it is a situation that the
305 property owner did not initiate', so because that is not a self-generated hardship this again goes a step further to say that
306 can measure the front setback regardless of the zone from the front property line 15 feet instead of the standard because
307 again part of their front yard has been taken. So, that would allow situations like being able to put a porch for example or
308 could add onto the front of the house but essentially that is kind of where staff is with it. Would like the Planning
309 Commission to discuss first of all, is this something that feel like would be a good idea for the City to allow a reduced
310 setback in a front yard where the yard has been encroached upon by a road.

311 [7:14:11 PM](#)

312 Commissioner Day asked why the City does not have a Board of Adjustments and it might be out of their hands but it
313 seems like the perfect application for a Board of Adjustments. City Attorney Roberts stated they currently just don't have
314 the staff and are seeking to reconstitute it but just don't have people on it now. Commissioner Day stated it isn't a decision
315 by City Council not to staff that. City Attorney Roberts stated they are working on it, it is a lack of applicants and think
316 have had 1 applicant and have been advertising for about a year. Planner Steele stated could either just change the
317 ordinance to address the issue which thinks is what have been doing and don't think it makes sense to change the
318 ordinance for just a singular case that comes up every now and again, it is really staff intensive and resource intensive for
319 all of us so, would love to get a Board of Adjustments set up but until then like the City Attorney stated until then have
320 been entertaining everybody to try to change it and think Planner Davies has a good point though with the number of

321 homes that have been built on arterials this probably will come up again and it is probably a good idea to address.
322 Commissioner Day stated the other comment he has is do they see it, it is one thing with the front of the home the forage
323 or a portico or whatever, what about a garage, do they see situations, can think of one example that recently came
324 forward that is over off Bluff Road where it is a self-imposed hardship where they built an accessory structure with a pool
325 and put it within 10 feet and now can park a vehicle there so that is the other concern would have is are these only
326 happening in the front yard because that is something would be very on board with but in front of a garage would need at
327 least 18-20 feet, does staff see that at all on these. Planner Davies stated personally this is the first issue that he has seen
328 with this exact issue where the road is widened and is now encroaching and is causing problems but this would only apply
329 to front yards. Commissioner Day stated for example if it is a historic home many of them probably don't have an attached
330 garage and they might want to add a garage to it, if want to line up with the front of the home and were to put it at 15 feet
331 behind the sidewalk that would mean if they were to park a vehicle not in the garage, it would hang over into the sidewalk
332 which would be counterproductive. Planner Davies stated that is a good point, do have a code that requires the driveway
333 to be that 20 foot distance so if someone were to put in a new garage then they would have to meet that code.
334 Commissioner Day stated they could set it back and easily remedy that by moving the garage behind the front of the
335 home. Planner Davies stated and could also if want to entertain the idea of the 15 foot setback could state that is for
336 dwellings only and that the garage would have to be setback a minimum of 20 or 25 feet or whatever, the standard
337 setback. Commissioner Day stated typically there is a 10 foot public utility easement behind the sidewalk so would get
338 behind that are probably okay, so would be on board with adjusting the front but think the garage might be a different
339 scenario, preference would be to have a Board of Adjustments but if that is not the case think that is the route that would
340 prefer to go, to have a garage at one setback and adjust the front setback separately.

341 [7:17:42 PM](#)

342 Commissioner Vaughan stated to refresh everyone's memory on setback is from the closest permanent attachment
343 of a building to the street or would that be from the major wall on the front and his hypothetical would include, let's say
344 someone had a Craftsman style home and wanted to keep it in typical fashion of Craftsman style, which typically have
345 very, very large front porches, half walls or open so just basically a covered porch with a couple pillars, sometimes those
346 Craftsman style porches can extend out quite a bit so if are taking a setback from the front wall, the major wall they could
347 have a 15 foot front porch. Planner Davies stated the way staff have been reviewing the building permits is that essentially
348 that if there is something that has a footing whether it be a pillar like a post that would support a porch overhang or a cold
349 storage area underneath the porch anything like that would consider that to be part of the house, if it was just a concrete
350 slab that is uncovered or covered by something that is cantilevered from the setback that is fine, but if it has a footing
351 essentially would consider it part of the foundation and couldn't be in the setback. Commissioner Vaughan stated so
352 someone could have a dramatic Craftsman style corbel. Planner Davies stated essentially as long as it was cantilevered,
353 would look kind of strange but. Commissioner Vaughan asked if poured concrete steps would those be considered a
354 permanent structure or would that just be decoration. Planner Davies stated those can go within 3 feet of the property line.
355 Commissioner Vaughan stated know it is not on the radar right now, they recently had a speaker who indicated 700 S and
356 all know where that is and all know that something might happen up there in the next couple years or so, but what about
357 2000 W south from Antelope, believe that is on the 5 and 10 year plan for UDOT expanding that out to possibly the same
358 width as north of Antelope and saw a recent map that UDOT published on that. Would think that if they were to widen
359 south of Antelope to the current width of north of Antelope are talking about maybe 40 homes that might be so effected.
360 Planner Davies stated probably, haven't counted them himself but if drive down the road there are quite a few historic
361 homes down there. Commissioner Vaughan asked if they would be using this as a suggestion or just a benchmark
362 because it is the lowest setback right now or if they were to change part of the ordinance code and let's say they had a 5
363 foot setback which maybe on the horizon somewhere in the City in the near future would that be the number they would
364 use as the base. Planner Davies stated no would just suggest the 15 feet because for single family homes on a public
365 street that front onto a public street like that that would be the minimum they would recommend would be the minimum
366 because that is what currently have and again where they are these high traffic roads it probably would be helpful to talk
367 to the City Engineer but if there are any other issues there but any closer than that at least, doesn't have data to back it
368 up, but it does seem like it is pretty close. Commissioner Vaughan asked if there would be a historical clause saying that
369 this only applies to structures built before Tuesday or would this be for all structures period. Planner Davies stated the
370 intent of the code is essentially for example a recently approved Jackson Court, they are building a house on 2000 W, if
371 they finish construction on that home before 2000 W is widened at that point and it is widened and now that house is not
372 conforming, this code would apply to that house because it preceded the road widening, regardless of how new the house
373 is, if it older than the road widening then this code would potentially apply to them. Planner Steele stated ultimately it could
374 be whatever the Planning Commission wanted, that is why are talking about this, if want it to apply to historical homes
375 only could do that, think the intent is to watch out for the people that get their front yard clipped off from road widening
376 projects and it could be applicable to whatever want it to or down to whatever they want. Like Planner Davies suggested
377 on arterial roads wouldnt suggest having the structure too close because of noise and pollutions and safety and all of that
378 but see it all over the Country where roads sometimes are zero setbacks but generally on an arterial road the more
379 separation can get between the traffic lanes and the house the better. Commissioner Vaughan stated because Syracuse
380 is such a young community probably haven't had that much effect on us but what about some of the other communities in
381 Davis County that are more mature than us and have widened more streets than us, are there any general numbers that
382 have been used by them. Planner Davies stated in looking in other codes there isn't any code like this that exists in Davis
383 County that was able to fund. The South Salt Lake code is the one that was directed to and that one doesn't give a
384 minimum setback it essentially says if the road is widened then would be legal non-conforming and would not have to
385 have an actual determination by a Land Use Authority that are legal non-conforming, so basically saves the City a step in

386 that case. Again, the 15 foot thing just throwing that in there to say let's talk about it, don't have to do that, don't have to
387 do any of this it is just basically just a discussion to see if this is a good idea or not. Planner Steele stated also could look
388 at adjusting the actual setback which applies to the structure or could also look at eliminate just to encroachments that
389 would be applicable to things like stairs and porches. Commissioner Vaughan stated he appreciates Planner Davies last
390 statement about them plowing the new field or being the first tractor in the field.

391 [7:24:57 PM](#)

392 Planner Davies stated before he drafts anything up if he brought back this same thing is that something that is going
393 to cause issues or do they want to make any changes essentially before brings back or have further discussion about it.
394 Commissioner Day stated he suggests that they include something for garages just so don't run into the situation for cars
395 think that is a real scenario, Eagle Mountain would be one to look at. Planner Davies stated okay.

396 [7:25:43 PM](#)

397 **d. Code Amendment – ARC Standards (Industrial Only)**

398 Planner Steele stated ordinance revision proposal Architectural Standards this is something that Councilman Gailey
399 mentioned briefly. Earlier this year the Architectural Standards for Industrial buildings were amended to be more stringent,
400 requiring 25% brick, rock & stone on front and side facades of a building, the new ordinance is now being put to the
401 practicality test with a future applicant. The applicant is giving feedback that the new standard will make their building too
402 expensive for the end user which they always say that but are entertaining them and says will affect the ability to attract
403 tenants because it will be too expensive. Has petitioned the Council and has found a listening ear as the City greatly
404 desires to increase its daytime population and number of jobs for residents and would like the Planning Commission to
405 look at ways to loosen the standards slightly. Currently the ordinance says, just for Industrial buildings, that the primary
406 materials, 25% of the front and street facing exterior walls must be finished with brick, architectural block, stone or glass,
407 unfinished grey concrete block is not permitted. The use of non-insulated metal siding exclusively on any wall is
408 prohibited, so that would be like the old shops, plain jane insulated siding. All finished materials shall be durable to the
409 effects of weather and soiling. So, a potential amendment and want to get the Planning Commission's input of whether
410 think should just hold true or how want to look at this but an idea is that similar to the way that approach cladding
411 requirements for homes. On the front of homes have 1 standard and when it is a side or corner then have a lesser
412 standard so could do something like that instead of just doing 25% off on both facades. So, it would be 25% of the front
413 facing exterior walls and 5% of the street facing exterior walls must be finished with brick and then adding additional
414 material, called concrete form liner, it is an particularly this is for tilt up concrete buildings, they pour all the cement and
415 then tilt it up but when they pour it down they can put a texture or mold that is placed in there before pour concrete that
416 looks just like rock or stone or whatever so it gives a similar effect as what are going after in adding some variety.

417 [7:28:49 PM](#)

418 Commissioner Vaughan stated his thought here is that the opening paragraph says that they would like them to cut
419 back, but what has been proposed there in red, adds on, it makes it even more expensive, if are having the existing 25%
420 having that and adding another 5% to the side. Planner Steele stated it issued to be 25% of the front and street facing so
421 the street facing would be 25% and the front would be 25% so now are reducing that 20% on the street side.
422 Commissioner Vaughan stated somehow is misreading this because everything is exactly the same the first line of the old
423 and the new. Planner Steele stated another way of reading it or interpreting it that 25% combined on the 2 faces.

424 [7:30:35 PM](#)

425 Planner Steele stated the intent is to loosen the standards, but that is another way could look at it is say combined
426 25%. Also, to help define, because the topic came up, large expansive of precast concrete including cast in place
427 concrete, tilt up panels, metal wall panels or other uniform material must be broken up with pop outs or recesses
428 protruding at least 4 feet from the wall plane. So, before the pop outs were not defined as what that meant and the
429 applicant showed staff some proposed building facades that have a 6" pop out that doesn't really provide much effect so
430 wanted while were loosening the primary wanted to tighten that up while we're at it, but that is also optional of course.
431 Commissioner Vaughan asked if were just adding a cut in, in addition to a pop out. Planner Steele stated recesses were
432 already there on the list but are just defining what a pop out or recess is as being at least 4 feet and that 4 foot is also can
433 be changed to 2 feet or 3 feet or 10 feet or whatever and that was the applicant's complaint too is what was the 25%
434 based off of, where did that come from, a scientific study and there wasn't, there was kind of an eyeball test that landed in
435 between what have on homes and what see on a lot of buildings. The building that the applicant showed staff had 10%
436 glass and 5% brick and it was okay and their point also was that there are so many variables in to building an attractive
437 facility, the maintenance and the landscaping and the overall architectural form and the roof lines and things like that and
438 while do have a lot of power in ensuring that have a good product, ultimately there is a lot of responsibility and power in
439 the actual land owner and architect and who they hire to design, can't design through an ordinance it is really hard to
440 vicariously do that but this is an attempt and so want to get the Commissions input on how to move forward on this.
441 Commissioner Vaughan stated the 2nd paragraph where talking about pop outs and recesses, recesses are more
442 expensive to build and poured concrete than a pop out, just a construction known, just costs more. If someone wants to
443 add a recess that is fine because it still breaks it up but is just saying that a recess costs more than a pop out because a
444 pop out doesn't have to go full height where a pop in does. Planner Steele stated also stated or changing color and
445 texture every 100 feet and the applicant is proposing painting it every little bit which helps but ultimately it is still a flat face
446 so staff is always going to push for the higher standard but don't want to push so hard that end up with really high vacancy
447 and this is a spec building and this is different from a normal commercial building, the square footage is much higher and
448 is a flexible space and with the EDCUtah they send out occasionally requests for information for different cities and ask for
449 different projects and give basic info on the company and number of jobs and size of the facility needed and are looking to

450 go to facilities that are already built, so it is really good news that have someone who wants to build a spec building within
451 our community because that means will get jobs. So, there is a benefit and don't want to lose an opportunity but also want
452 to hold good standards.

453 [7:35:15 PM](#)

454 Commissioner Vaughan stated thinks if they have a request, a valid request think they need to examine it very
455 closely. Commissioner Day asked if there was a way to get a picture as they progress on this, so can understand what 5%
456 looks like verses 25%. Planner Steele stated yes. Commissioner Day stated street facing would be sort of like on a
457 corner. Planner Steele stated he can pull up Google Earth and can show the Commission what they would like to build.
458 The building shown is 5% is on the columns and so it would be 15%, so the other option would be to just lower the
459 percentage. On the sides of the buildings have pop outs that could still require. Planner Steele stated some companies
460 come in and have a have office space in the front and warehouse in the back. Have nice landscaping in front and do have
461 some brick, rock and stone on the columns but the rest is a tilt up building. Commissioner Vaughan stated those are
462 expensive. Planner Steele stated they are happy to do something nice like that but were just really getting hung up on the
463 25% and the fencing requirement in the Buffer ordinance which we'll review later. There are so many variables to make it
464 an attractive product, so ultimately can loosen it up or hold strong.

465 [7:38:54 PM](#)

466 Commissioner Bingham asked if this complaint as coming from more than one person or several. Planner Steele
467 stated just one, so don't know if someone else is going to come along and not have a problem with it, but are very serious
468 and know that when talked with Ninigret they have people who come through and inquire about the property just don't
469 always know the reasons why they don't chose to proceed and it could be because of the standards. Commissioner
470 Bingham stated his initial thoughts would be in favor of making it easier for small businesses to come in and maybe
471 provide some incentives for them and make is easier for them to build their building so would be good with what have
472 proposed or maybe even reduce it to 20%.

473 [7:39:51 PM](#)

474 Commissioner Vaughan stated is sure if Costco wanted to build something up on SR-193 would find a few gallons of
475 paint. Planner Steele stated if Costco wanted to build on SR-193 would let them build whatever they want, just kidding.
476 Commissioner Vaughan stated personally is very amenable to anything that staff suggests, staff has a finger on the pulse
477 and is actually dealing with applicants and have the ability to winnow out the people that are kicking tires and ones that
478 are potentially serious developers and builders. In his opinion, not speaking for the Commission, but in his opinion would
479 be very interested in hearing what staff suggests. Planner Steele stated this is a starting point and can bounce it off the
480 developer and see if that works and if want can bring it back to the next meeting with probably something really similar to
481 this. If it was down to 15% or if could get an idea of the Commissions range of comfort, 5%-25%.

482 [7:41:10 PM](#)

483 Commissioner Rackham stated his preference would be to leave the 25% in the front and just do away with the 5%
484 on the back. Planner Steele stated so just take the side off all together. Commissioner Rackham stated 5% is not going to
485 make or break it. Planner Steele stated could do that. Commissioner McCuistion stated guess he is not understanding
486 this, 5% of the street facing walls, wouldn't that be the front. Planner Steele stated not always, sometimes like when the
487 building is on the corner and where they want to build on SR-193 there is actually a road in front of them and behind them
488 so they are concerned with that requirement of having to do potentially 3 sides of the building. Commissioner Day stated a
489 different way to look at, should they just leave the street facing at 25% and the front of the building be whatever they want.
490 Planner Steele stated that is another way of looking at it. Commissioner Day stated because his thought process is the
491 public and community is going to benefit from whatever are seeing, the developer will need to do whatever they need to
492 do to make the front of the building attractive for tenants, honestly don't care, if can't see it, doesn't care. Planner Steele
493 stated let him take this back to the developer and to be honest would probably prefer and know are doing what is best for
494 the community but sometimes those things are the same with the developer. In this particular circumstance, they have
495 shifted the buildings so that the sides, if was just changed to the sides, they would have to do 25% on the north and the
496 south side of the building because the front faces west or could just say front or side. Commissioner Vaughan stated if
497 had a corner building do they want to tell them what is more important to the City as opposed to a building with a lot of
498 exposure that everyone has to see or the front of a building which is on the 25 foot side as opposed to the 100 foot side,
499 where they are happy and everybody in town says that sure could have been done better. Planner Steele stated 25% total
500 of the building as determined by Planning Commission but on the north on SR-193 and on the south they want to face 1
501 building to SR-193 so that is easy but there are 3 smaller buildings that would face either east or west with the loading
502 docks in between so they are street facing on 2 of the sides and their front would be either east or west. Commissioner
503 McCuistion stated wasn't Ninigret okay with their current City code when they were going to build those buildings. Planner
504 Steele stated they were okay with it before changed it to 25% and that was changed after Pacific Steel came in and that is
505 really what spurred all of this is IPW and Pacific Steel projects they were all that insulated steel panel. Commissioner
506 McCuistion asked what the code was before it was changed to 25%. Planner Steele stated it didn't have a minimum so
507 that is an option as well could not have a minimum standard and just ask for the brick, rock and stone by the entrance and
508 then let the architectural standards as far as pop out and variation and facade on the rest of the building. Would
509 recommend maintaining at least some sort of brick, rock and stone standard because those are durable materials, they
510 add value. Brick never paint it, ever, doesn't peel and is a really good product, but adding that form liner that could rally
511 loosen things up for them as well. Commissioner McCuistion stated he is fine with that, think that will look nice just
512 reducing the value from 25% to 5% makes him a little nervous. Planner Steele stated what if he comes back after
513 bouncing the 25% on the front or street facing exterior walls and then will remove the 5%, bounce that off the developer

514 and see how that sounds. Commissioner Vaughan asked if want to add some more red words, how about sandblasted
515 concrete, that looks very nice if were to take a 3 foot wide stripe like a belt, just take standard poured concrete and sand
516 blast it that exposes the aggregate inside, it changes the color, changes the texture. Planner Steele stated he is not too
517 familiar with sand blasted concrete. Commissioner Vaughan stated it is something that is very inexpensive too, just
518 thinking whatever can be done as far as exterior treatments. Planner Steele stated could always add other materials that
519 are more affordable as well. Commissioner Day stated as he is thinking about this is actually thinking need to focus on the
520 street facing side, when drive down SR-193 the repair shop they approved think the mistake they made was on the fence
521 it is transparent or chain link on the back and can see into where store all the vehicles, so never see the front of that
522 facility and is sure it is really nice so think that is kind of where is leaning, think need to emphasize what the community
523 and public is going to see over long term. So, his preference would be if are going to cut something, the front of the
524 building is semantics, it's just where enter in, it is going to be the street facing that is going to be the most detriment to the
525 community, that is probably not what the developer wants to hear sure. Planner Steele stated if they want him to just run
526 with street facing can do that, if that is the consensus, let's do it. Commissioner Day stated thinks the developer would
527 want the front of the buildings to face the street that would be the preference don't know if the geometry of the property
528 lends itself. Planner Steele stated he can get some examples of different products and even some physical samples to
529 pass around and will change it to say 25% of the street facing exterior walls and remove the 5% and add the material
530 'sand blasted concrete'. Commissioner Rackham stated he is not totally convinced that street facing is the way to go
531 because when their customers come in and pull into the parking lot where ever that is and if it is not on the street they are
532 going to see this really nice building on the back side and come into a plain front and think as a business owner would
533 prefer that the customer see the front and not the back. Planner Steele stated maybe this will encourage them to face the
534 buildings to the front. Commissioner Rackham stated sometimes it is just not practical, the building he works in has a
535 parking lot opposite the street so the front is opposite the street, the back of the building looks fine but the facade that the
536 customer sees is in the front. Commissioner Bingham stated could just put or in there, street or front. Commissioner
537 McCuistion stated could also reduce it down to 15% for each. Commissioner Vaughan stated using a negative example
538 utility trailer in the City directly to the east right at the curb at SR-193 they have a very nice front of the building where
539 customers walk in and walk under the word utility but on the back from the street see nothing but service bay where they
540 pull newly finished tractors out of, those service bays are about as ugly as can get and is afraid this is what would wind up
541 if just went strictly with street facing but don't know, it is tough. Planner Steele stated thinks has some good input, don't
542 know if have a consensus but have some good input and have some good information to run with and will contact the
543 developer and try to figure out something and see if some of these amendments would work for what wants to do and will
544 come back next meeting, does the Commission want it in work session again. Commissioner Vaughan asked if time was
545 important in this issue, if time is not important then yes 1 or 2 more meetings but on the other hand staff can deliver a
546 good product to the Commission so if feel comfortable with what have heard tonight could put that into an action item
547 and thin could bring it back as an action item for the next meeting. Planner Steele stated thinks he can polish it up and
548 bring it back, the developer said he has extended his due diligence period on the contract twice so think time is of an
549 essence on this particular one so if it is okay will do his best and bring it back and do a public hearing at the next meeting
550 and will forward it on to City Council. Commissioner Vaughan stated please schedule this for a formal hearing, or action
551 item should say. Commissioner Rackham stated doesn't think should give away the street facing right away, try for 10%,
552 see what can get. Commissioner Day stated or 25%, could always go 25% on the street facing. Planner Steele stated
553 what if he just give the developer what they have proposed and give him that or maybe even 10%. Commissioner
554 Rackham stated thinks that would be good, go for that. Commissioner Bingham stated 25% and 10%. Planner Steele
555 stated and if that doesn't work. Commissioner Day stated not to drag this out any further but kind of like the example the
556 Chair mentioned about the service bays facing the streets, that is what he is more concerned about there has got to be a
557 balance between the employees who go in through the entrance or the customers and then what the public is subjected
558 to, so if are going to eliminate the street facing got to balance that with saying do they put up a solid fence, is there an
559 increased buffer, that is kind of his thought process behind it is think the developer would be self-motivated on the front to
560 be quite frank. Planner Steele stated on the buffer that is something that is the next item but if there is a storage bay or
561 like a yard, that is something that will want to fence and really have buffered off, but if it is the side of the building that
562 would probably wouldn't require a fence under the new ordinance that are proposing, the front of the building wouldn't
563 require a fence either. Could switch the 25% and 10%, 25% street facing and 10% front. Commissioner McCuistion stated
564 kind of agrees would like to see something nice from the road too and think could use a lot of the techniques to make the
565 front of the building acceptable and to their liking. Planner Steele stated or the other idea talked about is having the total
566 percentage of both of the facades at 25% and they can do what they want to do. Commissioner Day asked if the Planning
567 Commission or City Council have input on that when prepared their plans. Planner Steele stated from here they would
568 submit a Site Plan application that will include building elevations and would go to the Architecture Review Committee and
569 the Planning Commission is the Land Use Authority on that so can review how they have applied the brick, rock and
570 stone.

571 [7:56:37 PM](#)

572 **e. Code Amendment – Buffers**

573 Planner Steele stated buffering between uses. The buffer table has been a source of confusion, the table allows so
574 many options that it is often unclear what the actual standards are for buffering between different land uses. The Planning
575 Commission reviewed the ordinance of May of 2016 but had tabled it. The City Council has asked the Commission to look
576 at this issue more closely and provide a recommendation. In the packet is the existing ordinance and proposed changes.
577 There are 11 pages of the existing ordinance and is attempting to consolidate that down into 2 or 3 pages. Won't go
578 through everything in the existing buffer ordinance but will give a rundown of how it has been working is table 1 find what

579 is existing surrounding the proposed use and give it a number, then on table 2 look at what is proposed and depending on
580 the use the requirements differ, on the list the higher the alphabet letter the more buffering is required and the buffer
581 options are then listed as well as the plant multipliers that the developers usually are extremely confused with and staff
582 usually helps them and ultimately decides which ones would be best for their project. So, there was a president where this
583 has occurred as an example Jer's Auto and staff did their best with what they had and required them to do a fence with
584 landscaping and establishing a typology along that southern boundary of the street. But what threw a curve into
585 everything is those industrial buildings want to front onto the street so that makes it maybe questionable of whether or not
586 they should have a fence. There are so many different scenarios and it is hard to really foresee and think that is what they
587 had in mind here with the different buffer tables to just provide a lot of flexibilities for a lot of different varieties of things. In
588 this proposed ordinance think can potentially address all of the scenarios. It gives flexibility in the process, the table is
589 very similar to the way it was but has consolidated the categories down and also if doesn't fall nicely into one of the
590 categories the Planning Commission has the ability to determine which category is most appropriate. Depending on the
591 existing and newly proposed land use and grouping the future land uses and not necessarily followed by the zone. Table
592 3 might want to go through and make sure have the different types of buffers to be applied, it is easy to understand and is
593 just 1 buffer, exactly what kind of fence, exactly how many plants and how wide it needs to be and gets more stringent the
594 higher the buffer requirement. That is why are talking about this no, if have any input on the different buffering options or
595 how they are applied to the different adjacent land uses, now is the time to speak up and review this. Commissioner
596 Vaughan stated basically have eliminate chain link as a buffer. Planner Steele stated unless everybody feels that it should
597 be added back in there. Commissioner Vaughan stated thinks it is very good. Planner Steele stated chain link is not an
598 attractive fencing option but it is the most affordable and it is very functional but think it is usually frowned upon.
599 Commissioner Rackham stated on vinyl is there any requirements on that, could they have slats, rails. Planner Steele
600 stated vinyl privacy so a rail fence wouldn't meet that. Commissioner Rackham stated so it would be vinyl or wood privacy
601 fencing, so privacy applies to both. Planner Steele stated yes, if they wanted to create one with the rail fence that is more
602 of an agriculture feel could add one but that idea is that if it needs buffering probably should be a privacy type fence
603 because are trying to screen the noise and the views and whatever bad things are typing to keep people from. One thing
604 that are running into like if this was in place when the neighborhood went in next to Utah Onions wouldn't have had the
605 issues that had with the Site Plan. Commissioner Rackham asked why the difference in the buffers on the table. Planner
606 Steele stated thinks the rationale there was just the residents that were there first and the development is an added
607 nuisance where homes going next to something that was already there and the development knows what was already
608 there. Commissioner Rackham stated thinks would prefer to see the same buffer regardless of who was there first.
609 Planner Steele stated okay, can keep the buffers the same. Also, another thing to note is that the actual landscape strip
610 will be applied on the new proposed use side so say there is an existing commercial and the residential comes that fence
611 and the landscaping will already be there and will just apply the landscaping width and if just keep it the same it will be the
612 same width on both sides. The tricky thing with single family residential coming next to something, usually the developer
613 doesn't want to plant trees in someone's back yard already because the person moving there wants to be able to do
614 their yard however they want. Commissioner Vaughan asked if everyone felt comfortable to bring this back as an action
615 item at the next meeting or any problems. Planner Steele stated in the meantime don't anticipate changing too many of
616 the required buffer types but if all could review this table and see if see any that are off. Commissioner McCuiston stated
617 he does, commercial next to agricultural is none. Planner Steele stated yes, so an existing land use could require at least
618 a fence if want. Commissioner McCuiston stated think should have at least something, all the other ones do, it is the only
619 one that doesn't. Commissioner Day stated that is probably where a chain link makes the most sense. Planner Steele
620 asked if they wanted him to add a chain link option. Commissioner Day stated it just seems like when are in agriculture
621 and have cows or something like that makes sense. Planner Steele stated so commercial to agriculture which buffer type
622 do they want. Commissioner Day stated but again maybe it is self-regulating thing and maybe don't need to add it
623 because if are going to have cows need to have a fence up. Planner Steele stated thinking about Smith's over by
624 McDonald's nothing there but once something goes in there that is more commercial next to that it wouldn't be required to
625 have anything but if it is a neighborhood going next to that then would build a fence. Whoever is first in line to a certain
626 extent gets some preference. Commissioner McCuiston stated thinks it is fine then to have none, didn't realize that once
627 something changes then that buffer would be put in as well so it is on both sides. Planner Steele stated review that and
628 even during the week if see something don't need to wait until the next meeting, just email staff.

629 [8:11:36 PM](#)

630 **f. Code Amendment – Accessory Dwellings**

631 Planner Steele stated this is something that last week had a resident come to the counter and was asking about
632 building an accessory dwelling on their small farm they bought about 5 acres. The ordinance says that the size of an
633 accessory dwelling cannot be any bigger than 50% of the footprint of the main dwelling, this is to ensure that the total lot
634 coverage does not become overly crowded. This ordinance mainly applies to traditional subdivisions with quarter acre
635 lots. The resident petitioned City Council members and subsequently they have asked the Planning Commission to review
636 this issue and provide a recommendation for a solution. So, what the ordinance says and this is an accessory dwelling,
637 this is not a garage or shed, this is like a little miniature house in somebody's backyard and the City doesn't allow
638 apartments but it does have a pretty good accessory dwelling ordinance that permits small houses. Commissioner
639 Bingham stated like a guest house or something. Planner Steele stated a guest house as long as it is still, the caveat is
640 that it is accessory to the principal structure so that is why they have 50% of the main structure, because it would be funny
641 if someone built a mansion behind a little 500 sq. ft. home or something. So the ordinance right now says detached
642 accessory dwelling units shall not exceed 50% of the footprint of the main dwelling, excluding the garage and are
643 permitted as Major Conditional Use permit approved by the Planning Commission. That is another one of those cases

644 where if had a Board of Adjustment maybe could look at the circumstances and see that it is 5 acres but here are
645 proposing to add that circumstance in there on the end to say for parcels larger than 5 acres, detached accessory
646 dwelling units shall not exceed 90% of the footprint of the main dwelling. There are a lot of ways could address this also
647 could be to not exceed the total square footage of the main dwelling and not necessarily look at the footprint. This is still
648 keeping it accessory to the principal structure it is just loosening those standards up a little bit for someone with a really
649 big lot that wants to build something nice behind their home. Don't know how many people this is really going to apply to
650 but at least this would permit this resident to do what they want to do and add property tax to the City.

651 [8:14:37 PM](#)

652 Commissioner Vaughan asked if this was an Agriculture zone or an R-1. Planner Davies stated accessory dwellings
653 are only allowed in R-1, R-2 and R-3. Commissioner Vaughan asked why they don't split the lot. Planner Steele stated at
654 this time they don't have any frontage to split the lot and they just want to have a home that they rent. Commissioner
655 McCuiston asked how many accessory buildings can they have on a property. Planner Steele stated accessory dwellings
656 1, but accessory structures like a garage can have 2, 3 depending on the lot size. Planner Steele stated are not going to
657 see a lot of R-1 parcels that have a 5 acre lot. Commissioner Vaughan asked if this was a piece of property that can never
658 be split. Planner Steele stated it could but it would require frontage. It is out by the sewer plant and they have a really
659 long, deep piece of property. There are 2 stub roads, but nothing close at this time, they just want to build a nice ranch
660 house out in the middle there and eventually once the stub road develops they would have frontage but right now they
661 can't subdivide because they don't have enough frontage to subdivide it, they have the minimum acreage but don't have
662 the street frontage and it would cost a fortune to actually build the road over to their property, eventually they might want
663 to split it and that is fine as long as they meet the minimum requirements for the zone and they have 5 acres so it is not an
664 issue.

665 [8:17:56 PM](#)

666 Planner Davies stated just to point out too if they decided to split it and let's say the accessory dwelling was on the
667 same lot still as the primary dwelling they would still according to the code they wouldn't be able to keep them on the
668 same lot unless the lots was at least 3,000 square feet bigger than the minimum lot size. So, they would have to meet all
669 the requirements for the accessing dwelling code for that lot. Planner Steele stated so this is another one of those things
670 can give the recommendation to say tough cookies or whatever they want. Planner Steele stated he had told the resident
671 initially tough cookies and he called a Councilmember and they said look at this and so her ewe are.

672 [8:18:55 PM](#)

673 Commissioner McCuiston asked if these changes coming up because they seem to be very specific changes, codes
674 for specific developments, is it just because don't have a Board of Adjustments. Planner Steele stated yes. Commissioner
675 McCuiston stated but are painting with a broad brush across code to allow a few things through, when get a Board of
676 Adjustments, would these be rescinded or keep them. City Attorney Roberts stated this wouldn't, this wouldn't qualify for a
677 variance just looking at the code the reason that the State put such strict regulations on when a variance can be approved
678 is because it was turning into sort of a 'you're my neighbor and like you, you're not my neighbor I don't like you' kind of a
679 board, a lot of cities were doing that. So there are very specific requirements that have to meet, one of them is can't be a
680 self-imposed hardship, so in this case really wanting to have a bigger building but zoning doesn't allow it, isn't going to be
681 a good enough excuse, so this is a true zoning decision if want to make it but Board of Adjustments wouldn't solve this
682 problem.

683 [8:20:03 PM](#)

684 Councilman Gailey stated they were given an assignment by the Mayor, each of the City Council members who seat
685 for them to come and approach one citizen that they thought had good judgement and extend an invitation to that
686 individual to apply for the Board of Adjustment, they received that assignment at their last meeting and doesn't supposed
687 the Mayor would have any heartburn if that assignment spread a little bit if the Commissioners see or know people who
688 would be in a position and would make a good member of that team. They would really like to put that together and have
689 all accepted that assignment to approach somebody if the Commission could do the same that would be great.
690 Commissioner Rackham asked if it would be a conflict of interest if a member of the Commission were on that Board. City
691 Attorney Roberts stated he would have to look at the Land use table they saw earlier but think there is a possibility for
692 appeals from this body to them or vice versa and forget but there could be a conflict though, maybe, maybe not.
693 Commissioner Vaughan stated to the other Commissioners, think they have a charge to try to find someone who they
694 think might be a viable candidate and if they do would suggest having them turn in an application to the mayor. Planner
695 Steele stated right now the process would be if staff told them 'tough cookies' as the Land Use Administrator on the table
696 the Apelet body they would go to City Council and that is basically what has happened. Commissioner Vaughan stated
697 think they are happy to take that on.

698 [8:22:38 PM](#)

699 Planner Steele stated so their very specific task at hand here, this think would solve the issue and that person would
700 be able to proceed if everyone is okay with it and probably no one will ever use it again but it will be on the books just in
701 case. Commissioner Vaughan stated he understands once staff showed him the overhead he understands the specific
702 special need, but hate to open the situation up for people that have no problem with ingress or egress, they are just trying
703 to get around whatever they might be trying to get around, if they are talking 90% of a 4,000 square foot house that
704 means they could build 2 big honking houses on 1 parcel of land and not have to split. Commissioner Bingham stated
705 they can only have 1 accessory building, right. Planner Steele stated the bigger the house the bigger the accessory
706 dwelling can be. Commissioner Bingham asked if that was a bad thing. Commissioner Rackham stated then could have 2

homes on 1 property which think then people are going to come in and say they have 1-2 acres why can't they have it, so think they are going to get into a can of worms if they start accommodating things like this. Commissioner Vaughan stated he certainly has sympathy for this resident but that is also his concern that there might be a surprise behind the curtain unless attach some other conditions in addition to the 90% if want to put a ceiling of x number of square feet maximum, besides building the dwelling unit they also have to comply with all of the other standards that would expect like a driveway. Commissioner Rackham stated thin about that though, has 5 acres, if he has a 4,000 square foot home, right now could build another 2,000 square foot dwelling, so think 50% is pushing it but do not recommend going any higher. Planner Steele stated he wanted to build a 1500 square foot accessory dwelling but was just a little bit short, so should always add onto his principal structure guess. Commissioner Bingham stated loopholes. Commissioner Day stated could put an awning on. Planner Davies stated or if the road was expanded recently. Commissioner Vaughan asked if could have some additional thoughts from other Commissioners so have an idea as to whether or not this is an action item for them or if this is something they want to answer back to the Council that looked at it and came to a different decision that was initially recommended or requested. Commissioner Bingham stated his 2 cents just initially would be if they have the property and it is within all the other City ordinances why not give them the freedom to do what they want to do on their property, so would be okay with 90% of the footprint of the main dwelling for parcels larger than 5 acres. Commissioner McCuistion stated he kind of agrees with Commissioner Rackham it seems like an opening to some ways around parts of the code, so is not completely opposed to it but is cautious. Commissioner Day stated think the other Commissioners bring up some good points, without putting a whole lot of thought into this think quite frankly, if someone has 5 acres and they want to do that don't see too much of a problem with it, they are going to have to deal with that in the future like the resident with the road alignment it is going to limit the ability to sell which that is sort of their issues, but don't see anything but haven't put a lot of thought into it.

8:27:29 PM

Planner Steele stated if this sounds like a good course of action will just bring it back and then can give a recommendation of denial to the City Council and send it onto City Council. Or a formal recommendation, it is not a denial, there is not an application but just recommend to not make amendment. Assuming it is something that they don't want to entertain could they just simply tell City Council they don't want to entertain or do they actually need to take it to them, since don't have an application but could they just take it to the next Planning Commission meeting and make a recommendation and have it formally be that they don't want to entertain this or could just simply reach out to the Council members though email. Commissioner Vaughan asked if they could ask their Council liaison to take their discussion back to Council and let him give his assessment and ask them how seriously they want to look at it, what type of response they get from the Commission because they are split obviously but on the other hand think everyone recognizes the special circumstance here on this one property given these parameters but on the other think are just concerned about possibility of causing more problems down the road. City Attorney Roberts stated think if they don't have an application then are under no obligation to do anything so if this individual would like to submit an application then that would be something that they would have to act as a Commission either recommendation of denial or approval so it is an informal nod from the Council, it could be an informal shake of the head back from the Commission. Commissioner Vaughan stated the application costs money from the resident, correct. Planner Steele stated yes, there is an application and fee associated with it. Commissioner Vaughan stated think to try to show some type of cooperation if they do it informally then can find out how serious the applicant is. Planner Steele stated his guess is if he has to pay for it he probably wouldn't submit one but that is just his guess but can definitely let him decide. Commissioner Vaughan asked what would make it easier as staff reporting on this to handle it themselves or let the Council liaison to take it back and reflect that and see how the Council might feel on having it come back. City Attorney Roberts stated think it depends on what message want to send, if want to control, the messaging then this body should put together a recommendation and send the message up, if want to convey their thoughts collectively through Councilman Gailey that would be appropriate too but it is up to the Commission on how they want the message to be sent. Planner Steele stated if put it in a motion then it is on the minutes and formal but so is this as being recorded on the minutes right now. Commissioner Vaughan stated is thinking this came with a laurel branch in hand and would hate to send back an iron fist. Planner Steele stated it could just be Councilman Gailey hearing this now and reporting back or staff could write an email creating a report and getting on the agenda but is okay doing that as well. Commissioner Day stated a suggestion maybe the Council liaison can just communicate their thoughts if they are not studied out and ready to make a motion rather than belabor this, maybe the Council liaison would be the best avenue for that message unless someone else has a different opinion or wants to make a motion. Commissioner Rackham stated he thinks that is reasonable. Councilman Gailey stated he really believes have done what the Council would have them do, personally think that if this individual is very serious about this that probably ought to go through with the application phase and rather than having them so something simply because somebody said it would be nice if think they need to have him formalize the request would be his opinion and kind of support what City Attorney Roberts said that things are done by application and if are okay with it, will share the Commissions concerns with the Council members that were involved here and think personally ought to be in the hands of the applicant if it proceeds further. Commissioner Vaughan stated thinks he has consensus. Planner Steele stated if understood that correctly Councilman Gailey will reach out to the Council and has the potential applicants contact and will reach out to him. Councilman Gailey stated he will communicate what this discussion was and that the concerns are of the Commission.

8:33:53 PM

Planner Steele stated are bringing back 2 out of the 4 potential amendments, the Architecture Standards and Buffers and Planner Davies is going to work on the setbacks and widened streets for another work session and then the accessory dwellings to be continued.

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[8:34:33 PM](#)

g. **Commissioner Reports**

None

[8:34:50 PM](#)

h. **Adjourn**

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

DRAFT

Minutes of the Syracuse Planning Commission Regular Meeting, November 15, 2016

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on November 15, 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
Greg Day
Curt McCuiston
Gary Bingham

City Employees: Noah Steele, Planner
Stacy Adams, Commission Secretary

City Council: Councilman Gailey

Excused: Commissioner Thorson
Commissioner Rackham
City Attorney Roberts

Absent: Commissioner Moultrie

Visitors: None

[6:03:45 PM](#)

1. **Meeting Called to Order:**

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

[6:04:55 PM](#)

COMMISSIONER MCCUITION MADE A MOTION TO ADOPT THE PLANNING COMMISSION AGENDA FOR NOVEMBER 15, 2016 MEETING. THE MOTION WAS SECONDED BY COMMISSIONER BINGHAM. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

[6:05:29 PM](#)

2. **Meeting Minutes:**

November 1, 2016 Regular Meeting

COMMISSIONER BINGHAM MADE A MOTION TO APPROVE THE REGULAR MEETING MINUTES FOR NOVEMBER 1, 2016. THE MOTION WAS SECONDED BY COMMISSIONER MCCUITION. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

[6:06:10 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.

[6:06:38 PM](#)

None

[6:07:35 PM](#)

4. **Public Hearing, Code Amendment – 10.28.220 Architectural Standards for Industrial Buildings**

Planner Steele stated City Council asked the Commission to look at the Architectural requirements on Industrial buildings and potentially making it a little more practical since had made an amendment earlier in the year and this is kind of a litmus test of practicality and a developer has provided some input saying are close but maybe could move it a little bit and so the current text says, 25% is required for the front and street facing exterior walls must be finished with brick, rock, stone or glass and so it is proposed to change to 15% on the front and 10% on the street facing and has worked with a potential applicant and developer and feels that this would be practical and goes along with the other requirements in the City for homes where the home has a stricter requirement for the front and lesser from the side but still do have at least some sort of requirement. In addition to the materials there is also requirements for architecture variation, in colors, textures and pop outs and that kind of thing, so it is more than just the materials that go into creating a nice building. That would be slightly reduced there and then the other one wanted to since are loosening the primary materials thought it would be a good idea to tighten up what mean by what a pop out is considered and so are defining that as 2 feet projection or recess from the wall plane.

[6:10:08 PM](#)

Commissioner Vaughan asked under this new ordinance, how many projects have they actually had that have been forced into complying with this. Planner Steele stated zero. Commissioner Vaughan asked if staff has had any inquiries from developers, builders, property owners, real estate people in regards to Industrial land or area in Industrial zones. Planner Steele stated they have spoken with Ninigret occasionally and do get phone inquiries but think that this applicant is the most serious that they have seen since the new zone has been adopted. Obviously IPW and Pacific Steel are under construction but they went in before the change was made for the 25% requirement. Before it just simply said what didn't

63 want basically blocky buildings with no variation in materials. Commissioner Vaughan asked staff if had any idea what the
64 standard front exterior wall dimensions are, of the last few Industrial buildings that have been put up what is their total
65 facia area has been of their facing walls. Planner Steele stated not exactly but Pacific Steel that is about a 25 foot tall
66 building and the wall plane that runs east to west is probably a good football field long and then IPW is much smaller the
67 street facing facade is probably about the same but much smaller. Commissioner Vaughan asked if that was their front
68 exterior wall that are talking about, the super long side, thought they were a domino shaped building and thought the short
69 wall was going to be the so called front. Does the code have a very strict definition of what is the front of a building, does it
70 mean it is the main entrance. Planner Steele stated main entrance, yes. Commissioner Vaughan asked if that was a
71 pedestrian entrance or does that necessarily mean where the docks are or where people park. Planner Steele stated it is
72 a combination of where the front entrance is and usually on a building like that the rest of it is so boring and plain it is
73 completely clear what is the front because it is a warehouse so they will put the architectural features along the front.
74 Commissioner Vaughan stated his though there on this is dropping down from 25% down to 15% that is a 40% reduction.
75 And considering that 25% isn't very much to begin with of a building facing to start with if are talking about 1,000 feet of
76 front exterior wall and 25% so that would be 250 feet would be the 25% of that and if reduce that by 40% that brings it
77 down another 80 square feet, now are at 160 feet, so a whopping saving to them is an exterior finish on less than 100
78 square feet of surface area. Planner Steele stated he ran this by the developer and that was kind of the instruction from
79 the Commission last meeting to see what was feasible and if remember the street side where left it last time 5% so
80 actually increased that by 10% on the street side and then the front side were down to 20% so that actually went down a
81 little to 15%. In answering the question of if it is a cost savings, don't know exactly what the cost savings is for that but do
82 have a developer that is comfortable with these proposed percentages and was not comfortable with 25%.

83 6:15:13 PM

84 Commissioner Bingham asked if there are situations where the front exterior wall would be the same as the street
85 facing wall. Planner Steele stated yes. Commissioner Bingham stated then the rest of the building wouldn't have a need.
86 Planner Steele stated yes, if wanted to come back and try to negotiate higher could it is just are kind of walking that line
87 where want the tenants and want the economic development and jobs and want to be able to be competitive because of
88 the surrounding competitions, larger cities and a little bit more convenient but ultimately in the past Syracuse City has had
89 the attitude that are not opposed to growth but if it is going to happen then it better be really nice and so see a lot of the
90 buildings, like the library or Wendy's or other buildings has been the attitude that will have a high architectural standard for
91 buildings and there has been a lot of pressure recently to continually reduce things as a Planner are trying to create sense
92 of place and retain property values and health, safety, welfare and just try to give the facts for the Commission. Ultimately
93 it is the direction that the elected officials want to take the community and so are trying to, are not desperate but are really
94 see the advantages of having a daytime population because businesses have struggled so much so they are willing to
95 start loosening that up. Don't know if there is a direct correlation with high architectural standards and the high vacancy
96 and lease rates that are demanding from that higher standard, could be. Personally, has a background in design so think
97 it is important but don't think it is compromising too much going down to 15% but ultimately it is whatever the Commission
98 wants to recommend to City Council and is happy to try to analyze what the recommendation is and provide the facts.

99 6:17:39 PM

100 Commissioner Vaughan stated forgive him if is getting too specific is not trying to find out exactly the pad they are
101 talking about but is this in an area where currently have no Industrial buildings or for a lack of better term the Ninigret
102 area. Planner Steele stated it is not secret they haven't applied or anything so the drawings aren't something that could be
103 put in the packet but it is directly adjacent to IPW and Pacific Steel on the parcel to the north so the buildings would be
104 fronting SR-193 or the fronts might be shifted so some of the buildings will face either east or west and the majority of the
105 buildings will face north towards SR-193. Commissioner Vaughan stated in this particular case or in this instance in this
106 theoretical situation where might be talking about a developer as opposed to an actual user of the property is not his
107 burden to be able to make payments or is doing that is trying to handle a build to suit and with the addition of 10% this is
108 going to put his tenant in a higher rent bracket and that is going to keep him from coming in. Planner Steele stated the
109 developer told staff that these would be spec Industrial buildings and said is trying to find a build to suit type situation
110 which if have a bird in hand and they want to come that is usually that is where can work with that brand and company
111 because they want to establish their headquarters and are willing to usually fork out the money required to make their
112 flagship building look nice but where it is a spec building sometimes are small businesses or businesses that are
113 relocating and their main priority is not necessarily the amount of brick on the facade, so have to protect the City's interest
114 and also try to find the balance. As far as spec buildings go, the CED Director Mellor is really in on the Economic
115 Development side and get copied in on emails from EDCUtah and they work with companies from out of state and
116 attracting them to Utah and have will give code names for projects like 'Project Eagle' and are looking for x number of
117 square feet and provide 200 jobs an need this much traffic counts, etc. and there is a trend with these companies they are
118 looking for spec space, they are looking for something that is already built, so this is big boon for the City to actually have
119 some space that is available ad open, Industrial space the City has plenty of little commercial spaces, but Industrial space
120 where these companies could locate could really be beneficial for the City. Commissioner Vaughan asked if have had any
121 requests for the Council or any individual members for the Commission to consider dropping this requirement or is this
122 just something that is originating from an applicant. Planner Steele stated the applicant has met with a couple
123 Councilmembers and then the Council pushed it out via email and then asked the Commission to look at it. Commissioner
124 Vaughan stated is just concerned that they have an ordinance that haven't even used it yet and are being asked to
125 change it. Planner Steele stated that is exactly right. Commissioner Vaughan stated what did they create an ordinance if 2
126 weeks later are changing is, is part of his concern there but on the other hand for the benefit of fellow Commissioners is

127 willing to make adjustments and amendments if staff is in a position to tell them to land something that the City is definitely
128 interested in, if that is what it would take to get them in would be interested in doing that. On the other hand, if they make
129 the adjustment and do not land this particular applicant then the day after says is not interested would ask for it to be put
130 back on the agenda to raise it back up again. Planner Steele stated think the existential question of whether or not are
131 amending the ordinance think that has already been determined by the City Council for them, they are amending it, they
132 want to do it and have asked for a recommendation so really what have on the table here is, does this language work, not
133 work or would they make a suggestion to change it. Commissioner Vaughan stated sees no reason that they can't support
134 this.

135 [6:23:44 PM](#)

136 Public Hearing Opened.

137 [6:24:01 PM](#)

138 Public Hearing Closed.

139 [6:24:09 PM](#)

140 Commissioner Vaughan stated he sees no objection if this is something that they have and trusts in staff if this is
141 something that would be beneficial for the Commission to do, is totally in support of it.

142 [6:24:31 PM](#)

143 COMMISSIONER DAY MADE A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL TO THE
144 CHANGE AS PROPOSED IN 10.28.220. MOTION WAS SECONDED BY COMMISSIONER BINGHAM. ALL WERE IN
145 FAVOR. THE MOTION CARRIED UNANIMOUSLY.

146 [6:25:19 PM](#)

147 **Public Hearing, Code Amendment - 10.30.080 Buffer Yards**

148 Planner Steele stated this one contains a lot of detail, last meeting reviewed the table briefly and received a little bit of
149 direction to work with and other staff members to continue and revise it. In the packet is the existing ordinance that is 11
150 pages and has some fuzzy images and a lot of options. Staff tried to consolidate it down to make it more simple and more
151 direct and the challenge with this is there is a lot of different circumstances and a lot of different places where the
152 standard buffer doesn't make sense. The first step is to identify the land use category of the existing land uses so would
153 look in table 1 and it is consolidated into 6 categories and that is independent of zoning, it is more based off of the building
154 type or the use. Then the second step is to refer to table 2 and see the situation that is at hand, so a SFD next to A-1
155 would require no buffer, so these required buffer types something that staff went through and tried to anticipate what the
156 needs are and figure out what the right separation is. Table 3 has letters that correspond to the previous tables to see
157 what is required. Now there is kind of a preference if someone is already there and established so the person that is
158 bringing the potential conflict of land uses is the one that has to bring the buffer. For example if have a farm field next to a
159 proposed residential development obviously are not going to make the farmer put up the fence, it would be the develop
160 that puts up the fence or if it is an Industrial in existing and propose to put residential it is the residential developer that
161 would be required but vice versa if there is a housing complex and the Industrial user wants to go next to them it is the
162 Industrial user that would have to put up the buffer. Hopefully have had a chance to review the different circumstances
163 and can go through that, it is very detailed so is open to any questions if see a particular circumstance where disagree
164 and can make a different recommendation for that type of buffer or if see that in the buffers there is a certain type that
165 would like to see like a moat with a 20 foot wall with crocodiles could create a new type for that one if felt was necessary.

166 [6:30:04 PM](#)

167 Public Hearing Opened.

168 [6:30:19 PM](#)

169 Public Hearing Closed.

170 [6:30:24 PM](#)

171 Commissioner Day stated wanted to thank staff for the effort put into this and after reviewing it think that it would be a
172 great addition and great simplification to the City's very complex Buffer ordinance. Commissioner Vaughan stated first off,
173 his compliments to staff for being able to synthesize it down to a much simpler state, great job to staff that was tasked to
174 do that, it is not easy dealing with those checkerboard charts. One of the things he does note that have lost chain link
175 fences and chain link fences with slats think that is a major improvement and when weigh something like that against 10%
176 on an Industrial building would much rather lose chain link fence than retaining something else like that so think this will
177 make a big, big difference.

178 [6:31:34 PM](#)

179 COMMISSIONER MCCUSITION MADE A MOTION TO RECOMMEND APROVAL TO CITY COUNCIL THE
180 ORDINANCE REVISION FOR BUFFER YARDS. THE MOTION WAS SECONDED BY COMMISISONER BINGHAM. ALL
181 WERE IN FAVOR. MOTION CARRIED WITH A UNAIMOUS VOTE.

182 [6:32:07 PM](#)

183 **5. Adjourn**

184 COMMISSIONER MCCUSITION MADE A MOTION TO ADJOURN TO WORK MEETING. COMMISSIONER DAY
185 SECONDED THE MOTION. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

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Ralph Vaughan, Chairman
Date Approved: _____

Stacy Adams, Commission Secretary

DRAFT

Minutes of the Syracuse Planning Commission Work Session, November 15, 2016

Minutes of the Syracuse City Planning Commission Work Session held on November 15, 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 Greg Day Curt McCuiston Gary Bingham
City Employees:	Noah Steele, Planner Stacy Adams, Commission Secretary
City Council:	Councilman Gailey
Excused:	Commissioner Thorson Commissioner Rackham City Attorney Roberts
Absent:	Commissioner Moultrie
Visitors:	None

[6:32:28 PM](#)

1. **Department Business:**

[6:32:39 PM](#)

a. City Council Liaison Report

Councilman Gailey stated wanted to thank the Commissioners who attended the City Council meeting last night and realize that they all have ample to do. His report is rather extensive tonight, was involved with the property that is currently being looked at in the Industrial zone that acted on with the Architecture Review and also Councilman Maughan was in the group there are some new materials, concrete form liner that was added to the list and would add some architectural variance to the surface of buildings that are there. This group is very concerned and seems to be very, would think that this change as very favorable. Have run it past the members of the City Council and saw no major objection to it, that is why sent it to the Commission for review. Need to report that last night the City entered an agreement with the North Davis Narcotics Strike Force and the Mayor was authorized to sign for the City allowing to participate in that strike force. Is party to some of the information that comes to the City on that strike force and is guessing that a couple times a month get information that involves some kind of a narcotic bust or something that Syracuse police officers participated in, not always in the City of Syracuse but somewhere. Last night adopted a Federal disaster mitigation plan that the State requires of Counties and the Federal government if are going to participate in FEMA, reconciliation after some major disaster there are some benefits for the City being in that. As part of that, one of the things that they were under the understanding that that did not bind them to any of the results of this study but some of the things that they talked about was looking at a satellite police station on the west side of the proposed North Davis Corridor and a fire satellite on the east side should there be a situation where emergency equipment is required and that piece of infrastructure were to go down where couldn't get equipment across and as part of a 10 year plan to look at that so may be coming back to the Commission with that in the future years looking at what ought to do to mitigate some of that. Some of the mitigation would involve also the replacement of steel pipe that is part of the sewer system in Syracuse and replacing that with PVC pipe which tends to do better in liquefaction and signed that agreement so could be in line with Federal disaster funds. Last night gave final subdivision approval to Jackson Court and allowed the City to sign the development agreement between the City and that development and appreciate the Commissions work on that. Also, talked about a right-of-way purchase from UDOT, there are 2 places on 2000 W where UDOT approached the City wanting to purchase a construction easement, one is at the Syracuse Elementary School and the other one is down further past Utah Onions, Heritage Parkway to round that corner out a little bit and gave permission for the Mayor to enter into that agreement with UDOT selling those public lands. The Council adopted the PRD changes that the Commission sent to them last meeting and thank you for your work on that and it was accepted heartily by all members of City Council. They worked on the RPC zone that was also sent to them and with some modifications that was approved, the modifications that were added to it last night although there were some minor changes think the biggest change last night was the tying of the developmental agreement to the land so that if the zoning, if the current developer where to walk away from that, anyone purchasing that would be tied to the development agreement and nothing else but that project could be developed. Now another developer could do it, but would be obligated to that development plan. They opened the General Plan last night to allow an application for Woodside Homes for that development and Annexation into the City. Also, approved a resolution last night one of the things that in this negotiation in Woodside Homes there are some items there that the City Council has obligated the City where there are time deadlines that have to meet or will be in breach of contract. So, have passed a resolution asking the Commission to be timely with their discussions on the Woodside development and in the case of a hung jury or something that the City Council would then reserve the right to come back and make the final decision on that but don't see that ever really playing out but were concerned that they placed the City in a situation where could be sued because couldn't meet the time deadline that is already agreed upon. They talked last night about the compensation and

65 retention plan for City employees, they did not resolve that issue entirely. There is still some discussion to be had on that
66 but think that are very, very close to a resolution of that policy manual and it has been hard work, they have worked on
67 that for guessing a better part of 9 months. Might mention to the Commission that the general feeling among the Council
68 is great gratitude for the work of this body and what have done and what will heroically do in the next 6 weeks. They
69 apologize for the time constraints that are here but they see the benefit of, they don't see another way of reaching the goal
70 of a regional park in the City which has been the park survey they did, one of the number one issues on there was a
71 regional park for the citizens and felt needed to do. Last night they had those that spoke against and had those that spoke
72 for this park, probably an equal ratio but the feeling that has had from those that have contacted him that by in large the
73 general population sees this as a boon to the City and without the free land and being able to take the 2 million dollars
74 that were cashed because of the sale of the property at Jensen Park don't see the city being in a position to move or have
75 this type of a park for 20 years, where this will allow them to move forward and be able to accomplish this particular wish
76 of the City and residents.

77 [6:41:28 PM](#)

78 **b. City Attorney Updates**

79 None tonight.

80 [6:41:46 PM](#)

81 **c. Upcoming Agenda Items**

82 Planner Steele stated have Utah Onion Site Plan that will be December 6th and like Councilman Gailey was
83 suggesting and what will talk about tonight is Woodside Development. They have a Concept Plan and General Plan. So,
84 this is a little different than are used to, if remember back to their training the difference between a Legislative and
85 Administrative decision can say no to Legislative decisions easier than Administrative decisions. So, the process has
86 been consolidated to review the General Plan and Concept Plan at same time, so that the City knows what it is getting at
87 time of approval, there has kind of been a sentiment of fear or just not happy with different conceptual plans that have
88 been shown to the City at General Plan stage and then when actually get to the Administrative stage it changed but the
89 City has felt obligated to continue through because it is an Administrative review. So, coming up have that Concept Plan
90 and General Plan and then after that will have a Zoning and a Preliminary Plat so it is going to be very consolidated and
91 think can get it done. So, what City Council is asking of us they are not requiring that they pass it, they just need this body
92 to make a decision either way but only have 1 meeting for each one of those to have their opinion be heard.

93 [6:43:49 PM](#)

94 **2. Discussion Items:**

95 [6:44:01 PM](#)

96 **a. Woodside Development**

97 Planner Steele stated there is a zone for Woodside to apply for and so that is what is considering. December 6th as
98 was referring to and then the next week December 13th City Council will look at that recommendation for Concept Plan.
99 Then January 3rd after the holidays will have the Preliminary Plat polished and ready for review by the Planning
100 Commission along with the Rezone application, so those are hooked together. Then on January 10th to City Council for
101 the final zone approval and Preliminary Plat and then February 7th they would like to start the first phase on eastern most
102 portion of development and then that would be approved with City Council on February 14th so are working through the
103 winter here. What have the ability to comment on as a Commission, can talk about the layout of the streets, the location of
104 zones, location of the different density zones, as the colors show different lot densities. 3500 square feet, 5600 square
105 feet and 7000 square feet. They have located the smaller lots adjacent to the proposed freeway almost acting as a buffer
106 and along the arterial road there. They have a clubhouse that are proposing and then 50 acre park land that they will be
107 donating to the City, these improvements won't be done by the developer but this is just a concept plan of what is
108 required. In the new zone, it is required to have 25% common space and so with that they will be able to meet that. Know
109 that this has been a little bit of a controversial thing but like Councilman Gailey was saying the carrot that has been
110 presented it the City is just too great to pass up and now do have an opportunity to look at the specifics of this design.
111 Know it can be frustrating at times as a Planning Commissioner or as a recommending body but just need to embrace the
112 role that are given and look at this as an opportunity to make a difference in the role that do have. This is the same design
113 that was in the packet last time. Staff has been reviewing it and some of the comments that have had so far were
114 regarding the shared driveways, the ordinance has a maximum number of shared driveways which is 6 and for the packet
115 next week will put the new zone in there but if would like to review the new zone that was adopted by City Council that is
116 on the City website under the City Council packets, and we can also put it in the Dropbox if want to review it before the
117 next meeting and think that will be useful to give a heads up because a lot of what are reviewing here is to see how it
118 meets the new ordinance. Some of the other items that have been looking at as the road comes in through there it takes a
119 little bit of a right-hand turn and don't know if that is intentional or not but this might create some issues, that is a lot of
120 residential units there, think have sufficient circulation but might as if in getting people in and about of the development
121 and so the person on the corner doesn't have, because there is kind of a similar situation in his neighborhood where there
122 is a hard turn that goes around the corner like that and know that work for the City and takes the opportunity to ask him
123 about traffic calming measures all the time because he is the most impacted by the traffic, people power slide around the
124 corner and he is worried about his kids so that might be an opportunity there to straighten that out of possible or maybe
125 just keep it curved so it is traffic calming. Other item is the ordinance doesn't allow double frontage lots without having, it is
126 technicality if they leave a landscape strip that is HOA maintained between the arterial road and the lot technically it is not
127 a double frontage lot anymore have 2 parcels so just don't have a lot of detail that is proposed there, looks like it goes
128 right up to the back of the sidewalk so what is laid out is fine except just want to have a buffer between the backs of the

lots and make sure it is maintained by the HOA so don't have the burden of shoveling 2 sidewalks and mowing 2 park strips.

[6:50:08 PM](#)

Commissioner Vaughan asked if the colors are accurate. Some of the parcels look much larger than the colors shown, in fact some are the same size as what is the larger lots and just wondering if are colored correctly or if all of the sudden are colored incorrectly. Planner Steele stated ultimately it will be a smaller home on a little bit bigger of a lot, know there has been so much discussion and expression of hate towards the smaller lots and don't know if people will, bet if ask the developer to make the lot smaller probably would if asked. Commissioner Vaughan stated just wanted to make sure the colors matched the densities. Planner Steele stated thinks the colors are correct because the shared driveways there that indicates the correct smaller home lot density. Commissioner Vaughan stated so the shared driveways indicate the colors that correspond. Planner Steele stated yes, because don't allow a flag lot on just a standard single family residential lot. Some of the shapes of the lots are weird so think that, some are really large and some might even be smaller so as move through the refining process will have dimensions on each lot to ensure that each meet the minimum lot standards. Commissioner Vaughan stated there are several where the lots seem to be much larger than the ones next to them and is just wondering why they are larger lots and the color densities. Planner Steele stated there are 3 different categories, smaller lots that go up to from 3500 to 5599 and so probably would actually fall into those jinxes but think is what are proposing and don't know where exactly are at on the square footage but think they would like to have the setbacks of the other jinx with the higher square footage. They could reduce the size or just change the densities or maybe could be shifted around so that the largest lots are grouped with the larger densities, can pass that on. Commissioner Vaughan stated knows this is just an update just a summary and are not discussing it in depth but just a quick observation on it and as much as mentioned this is the newest map. Planner Steele stated is glad that had the meeting tonight but the more that can talk about this and the earlier can talk about it the more prepared will be. One of the other comments is the ordinance block size to 1300 square feet so the driveways won't count as a block separation and so near the canal where the clubhouse is on the north section of road is a pretty long section and not having a scale or north bar or anything on the drawing makes it a little more difficult to be able to really evaluate that. Commissioner Vaughan stated they are committed to that December 6th date the City Council has made it very, very clear that they would like them to be able to get through this thing and think they have had ample opportunity so think should come ready to rock and roll on December 6th.

[6:55:08 PM](#)

b. Code Amendment – Setbacks on Widened Streets

Planner Davies stated follow up from last time, from the discussion from before talked about the potential of initially allowing for lots where they are adjacent to a road that has been expanded or widened that can be considered legal non-conforming without having to come in for a formal determination of that and then also looking at potential reduced setback in those situations as well in the effected yard, whatever yard that may be. Talked about looking at the surrounding areas to the City, as mentioned last time these are more common in older cities with lots that were similar to Syracuse either farm lots or larger town lots where the right-of-way was generally bisected by the property line. Essentially what found is that in Davis County isn't really anything that allows for reduced setback looking further in Salt Lake County and Weber Counties as well isn't a code that would allow for that so if were a go with a reduced setback as a result of a widened yard that would be a first for the surrounding region really, as far as what could really find and could be that there is some obscure code in city that missed in research. Commissioner Vaughan stated please bring back as an action item.

[6:57:13 PM](#)

c. Commissioner Reports

None

[6:57:25 PM](#)

d. Adjourn

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



PLANNING COMMISSION REGULAR SESSION AGENDA

December 6, 2016

Agenda Item # 4

Public Hearing - Code Amendment 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.

During a work session meeting on November 15, 2016 the Planning Commission instructed staff to bring the proposed code forward for a vote with no further changes.

Recommendation

As the ordinance would allow for a simplified legal non-conforming determination process for properties affected by road widening and reduce potential variance requests related to yard setbacks impacted by road widening, staff recommends approval of the ordinance.

SUGGESTED MOTION LANGUAGE

Approval

I move that the Planning Commission recommend that the City Council *approve* the request of Syracuse City to amend section 10.25.030 “Determination of nonconformance” in the Syracuse City Code with the following conditions:

1. (List conditions, if any.)

Continuation

I move that the Planning Commission *continue* the request of Syracuse City to amend section 10.25.030 “Determination of nonconformance” in the Syracuse City Code until (date).

Denial

I move that the Planning Commission recommend that the City Council *deny* the request of Syracuse City to amend section 10.25.030 “Determination of nonconformance” in the Syracuse City Code with the following findings:

1. (List findings justifying denial).

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 street-facing garage.

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



PLANNING COMMISSION REGULAR MEETING AGENDA

December 6, 2016

Agenda Item # 5 Public Hearing: Site Plan for Utah Onions located at 850 S 2000 W

Summary:

Utah Onions has submitted a site plan application for the construction of a 56,200 square foot warehouse facility that will also include new office space. Staff has reviewed their plans and have found to the best of our knowledge that they are in compliance with city ordinance.

Attachments:

Plans

Staff comments with responses

Suggested Motions:

Grant

I move to approve the Site Plan for Utah Onions located at 850 S 2000 W subject to all applicable requirements of the City's municipal codes (and to the condition(s) that...)

Deny

I move to deny the Site Plan for Utah Onions located at 850 S 2000 W, based on...

Table

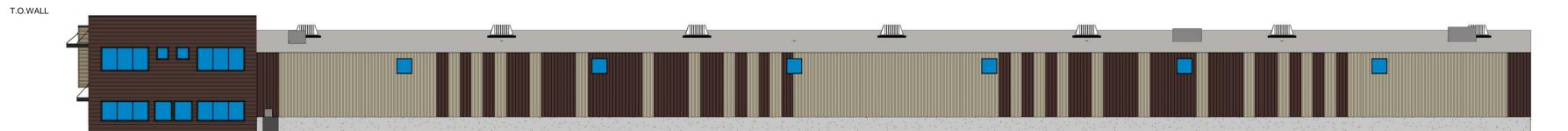
I move to table the Site Plan for Utah Onions located at 850 S 2000 W until....



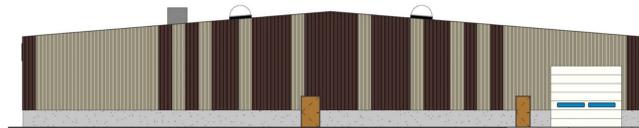
1 3D VIEW
A1.7 scale: 1/2" = 1'-0"



2 OVERALL SOUTH ELEVATION
A1.7 scale: 1/16" = 1'-0"



3 OVERALL NORTH ELEVATION
A1.7 scale: 1/16" = 1'-0"



4 WEST ELEVATION
A1.7 scale: 1/16" = 1'-0"



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architecture, planning, interiors

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salt lake city, ut 84111
t. 801.595.5400
f. 801.595.8900



UTAH ONIONS

**850 SOUTH 2000 WEST
SYRACUSE, UTAH 84075**

CONSTRUCTION
DOCUMENTS

#	Date	Description

ISSUE: 000000
PROJECT NO: 16049
DRAWN BY: Author
CHECKED BY: Checker

SHEET TITLE

RENDERING

A1.7

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UTAH ONIONS

**850 SOUTH 2000 WEST
 SYRACUSE, UTAH 84075**

CONSTRUCTION DOCUMENTS

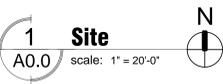
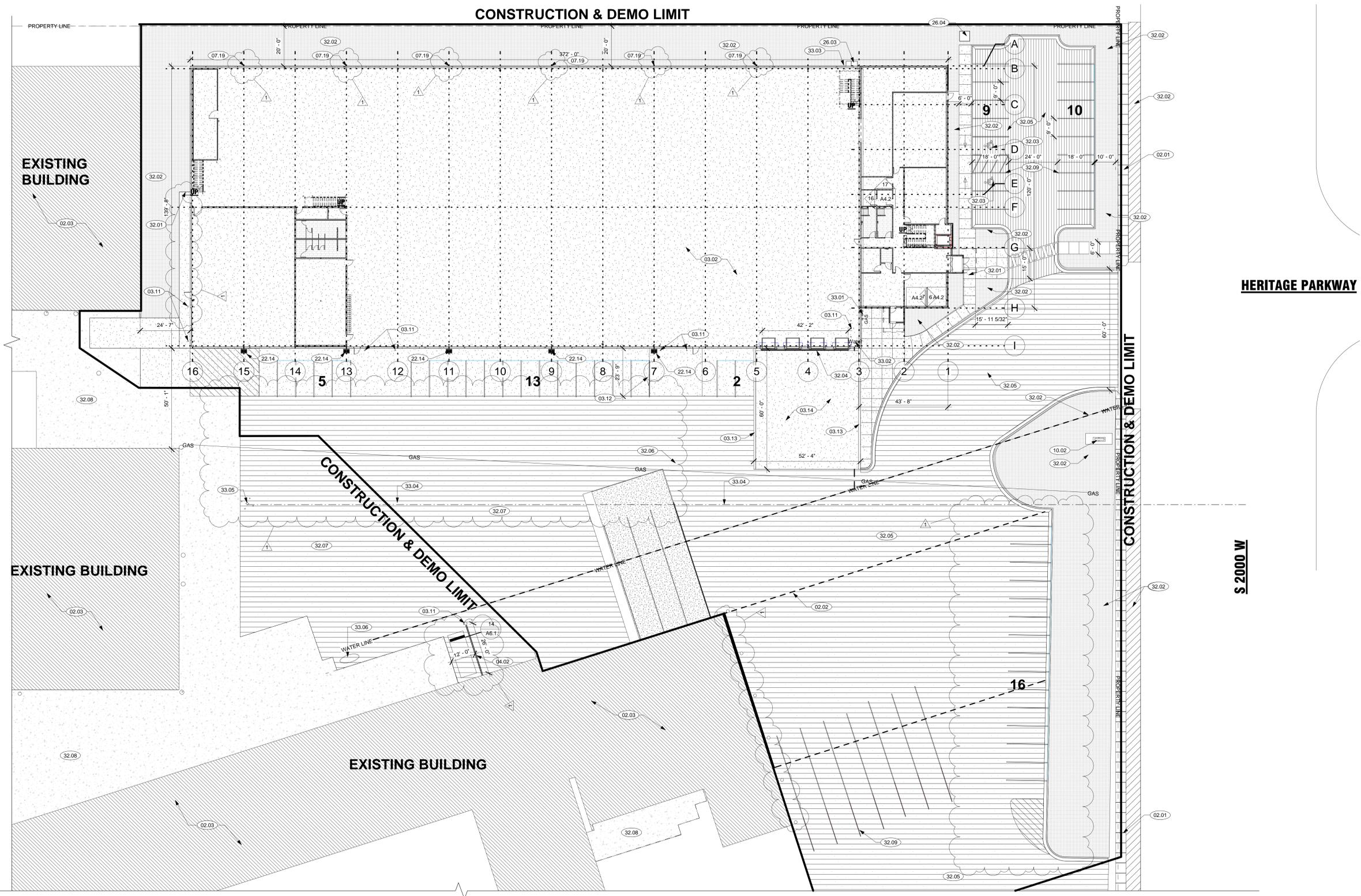
#	Date	Description
1	11/16/2016	City Comments

ISSUE: 10/27/2016
 PROJECT NO: 16049
 DRAWN BY: AO
 CHECKED BY: TA

SHEET TITLE

SITE PLAN

A0.0



OFF STREET PARKING DATA

TOTAL BUILDING AREA = 70,767 S.F.
 WAREHOUSE BREAKROOM = 1085s.f.
 MEZZANINE LEVEL = 1723s.f.
 OFFICE LEVEL 1 = 5157s.f.
 LEVEL 2 = 5229s.f.
 TOTAL = 13,194s.f.
TOTAL/1000s.f. x 1.25 = 16.5 or 17 STALLS
 STORAGE = 46,490 S.F.
NOTE: OFF STREET LOADING REQUIREMENTS
 56,200s.f. - 10,000s.f. = 46,200/30,000 = 2
 2+1= 3 STALLS REQUIRED
TOTAL STALLS REQUIRED: 17 + 3 = 20
TOTAL PARKING STALLS REQUIRED: 20
TOTAL PARKING STALLS PROVIDED: 55

LEGEND

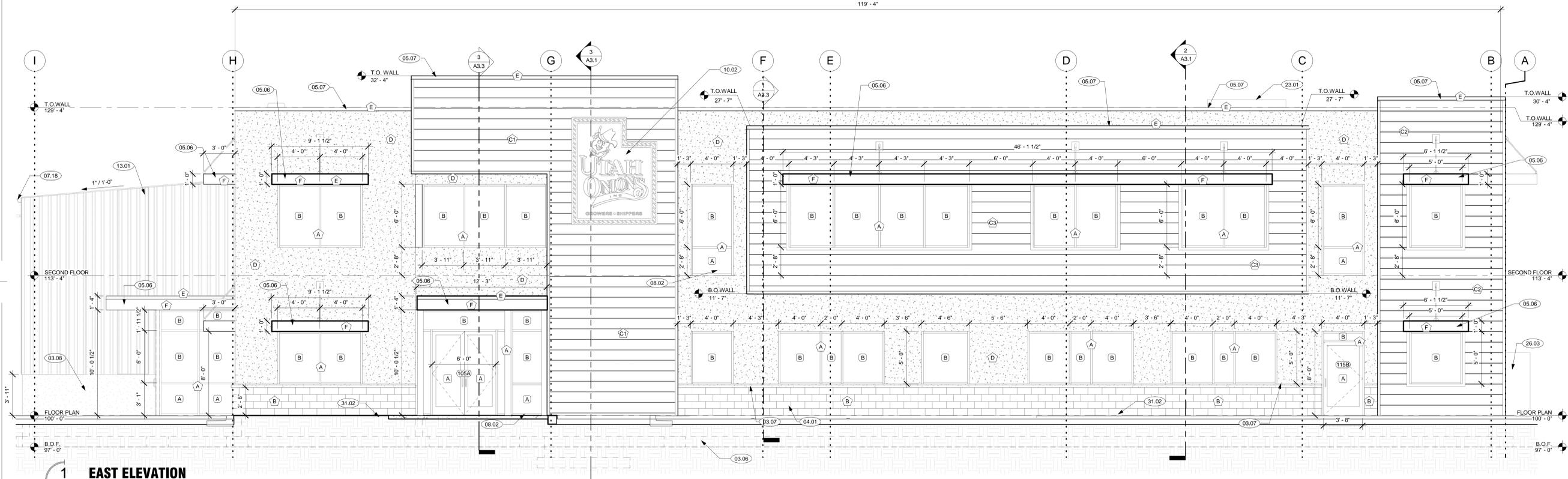
- HATCH REPRESENTS LANDSCAPED AREAS SEE PLANTING PLAN.
- HATCH REPRESENTS CONCRETE AREAS
- HATCH REPRESENTS EXISTING CONCRETE TO REMAIN
- EXISTING BUILDING FOOTPRINT
- ASPHALT PAVING
- HEAVY TRAFFIC RATED ASPHALT PAVING

REFERENCE NOTES

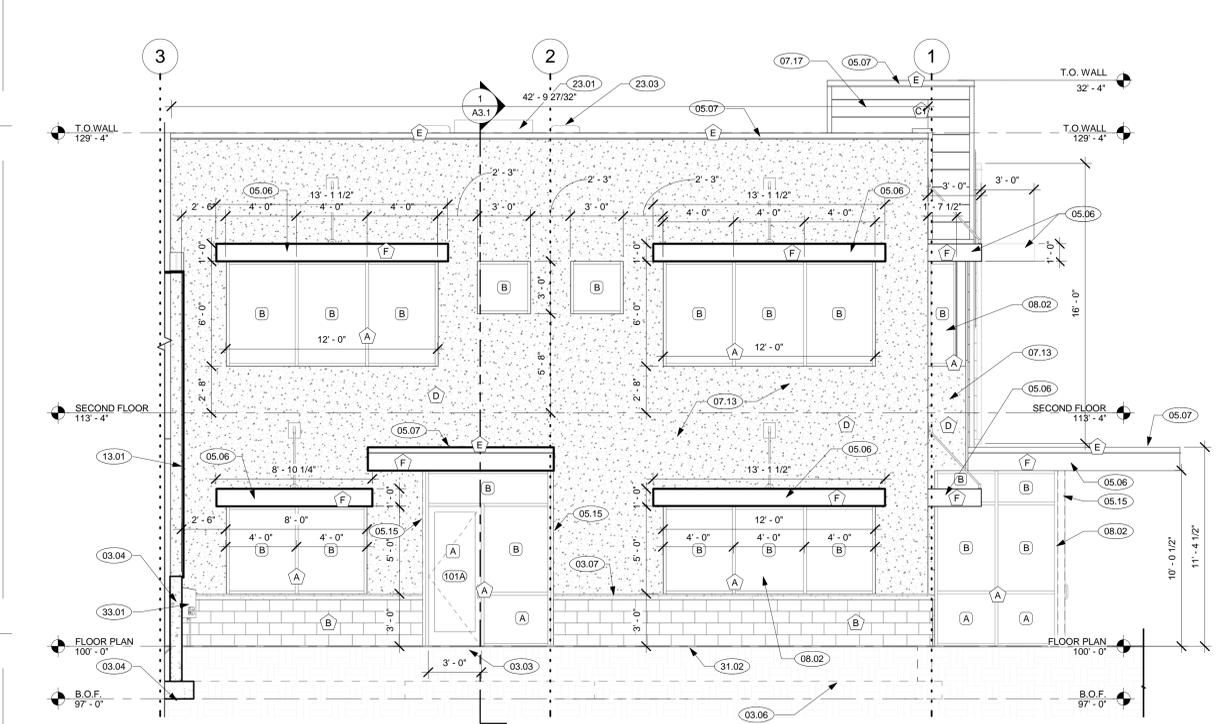
- 03. CONCRETE**
 03.02 6" CONCRETE FLOOR OVER 4" FREE DRAINING GRANULAR FILL OVER 10 MIL. VAPOR BARRIER. SEE STRUCTURAL DRAWINGS FOR REINFORCING.
 03.01 6" DIAMETER STEEL BOLLARD, SET AND FILLED WITH CONCRETE BY GENERAL CONTRACTOR. SEE DETAIL 1/A6.3.
 03.12 6" CONCRETE PARKING AREA. SEE CIVIL AND SOILS REPORT FOR REINFORCEMENT.
 03.13 42" TALL ABOVE GRADE CONCRETE RETAINING WALL. SEE STRUCTURAL DRAWINGS.
 03.14 CONCRETE DOCK RAMP. VERIFY THICKNESS WITH SOILS REPORT AND CIVIL DRAWINGS.
- 02. EXISTING CONDITION**
 02.01 SEE CIVIL DRAWINGS FOR CONTINUATION OF SIDEWALKS.
 02.02 THIS DASHED LINE INDICATES EXISTING BUILDING TO BE DEMOLISHED
 02.03 THIS HATCHED AREA INDICATES EXISTING BUILDING TO REMAIN
- 10. SPECIALTIES**
 10.02 SIGNAGE PROVIDED BY OTHERS.
- 22. PLUMBING**
 22.14 CATCH BASIN SEE PLUMBING AND CIVIL DRAWINGS.
- 26. ELECTRICAL**
 26.03 ELECTRICAL METERING SECTION. SEE ELECTRICAL.
 26.04 SEE ELECTRICAL AND CIVIL DRAWINGS FOR TRANSFORMER LOCATION.

32. EXTERIOR IMPROVEMENTS

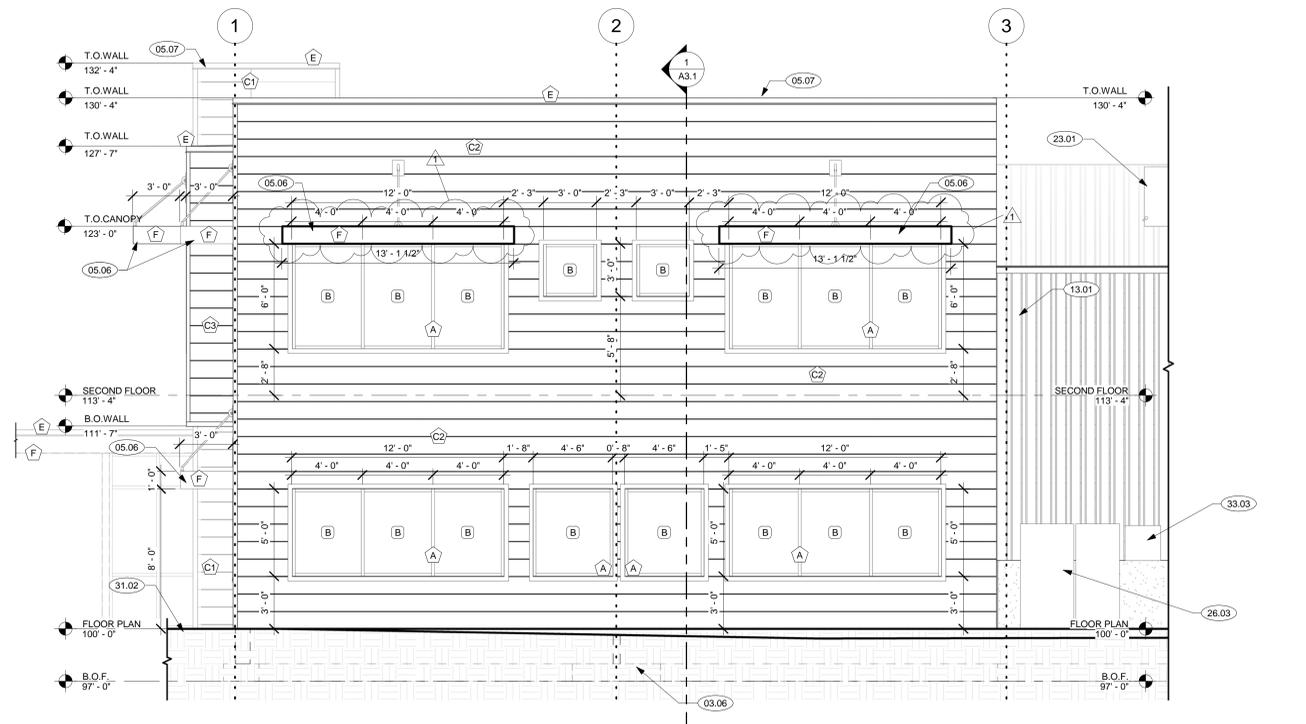
- 32.01 SLOPE SIDEWALKS AWAY FROM BUILDING ALL AROUND, TYPICAL. MAX. 1/4" PER FOOT IN FRONT OF EXIT DOORS. SEE CIVIL DRAWINGS FOR CONTINUATION OF SIDEWALKS.
 NATURAL COLORED CONCRETE SIDEWALK WITH INTEGRAL CURB WALL. ALL CONTROL JOINTS (CJ) AND EXPANSION JOINTS (EJ) SHALL BE HAND TOoled. SPACING SHALL NOT BE LESS THAN 2'-8" OR GREATER THAN 6'-0". JOINTS SHALL BE EVENLY SPACED. EVERY FOURTH JOINT SHALL BE AN EXPANSION JOINT. SEE CIVIL DETAILS.
 32.02 THIS HATCH INDICATES LANDSCAPE AREA. SEE LANDSCAPE PLAN.
 32.03 ACCESSIBLE SYMBOL PAINTED ON PAVEMENT. SEE DETAIL ON CIVIL DRAWINGS.
 32.04 TRENCH DRAIN SEE PLUMBING AND CIVIL DRAWINGS
 32.05 NEW ASPHALT IN THIS AREA. SEE SOILS REPORT FOR REQUIRED THICKNESS.
 32.06 THIS LINE DENOTES THE TRANSITION BETWEEN ASPHALT & GRAVEL PAVING. SEE CIVIL DRAWINGS.
 32.07 THIS AREA TO BE FINISHED WITH GRAVEL PAVING. SEE CIVIL DRAWINGS & SOILS REPORT.
 32.08 EXISTING EXTERIOR CONCRETE PAVING TO REMAIN.
 32.09 PARKING STRIPING. VERIFY COLOR WITH OWNER.
- 33. UTILITIES**
 33.01 GAS METER LOCATION. SEE PLUMBING DRAWINGS FOR DETAILS. GAS LINE SHALL PENETRATE WALL JUST ABOVE THE METER AND THEN BE RUN VERTICALLY ALONG THE INSIDE FACE OF THE WALL BEFORE BRANCHING OUT AND PENETRATING THE ROOF FOR DISTRIBUTION.
 33.02 WATER SHUT OFF/FIRE RISER LOCATION. SEE CIVIL UTILITY PLANS AT TIME OF TENANT IMPROVEMENTS. THE WATER SHUT OFF SHALL BE PROTECTED AS REQUIRED BY CODE. SEE PLUMBING DRAWINGS FOR LOCATION.
 33.03 TELEPHONE T-MARK LOCATION. PAINTED. SEE ELECTRICAL DRAWINGS. EMPTY OVERHEAD CONDUIT SHALL BE RUN TO EACH TENANT SPACE FOR FUTURE PHONE SERVICE.
 33.04 APPROXIMATE FIRE LINE LOCATION. SEE UTILITY PLAN.
 33.05 EXISTING FIRE HYDRANT LOCATION.
 33.06 EXISTING PROPANE TANK TO REMAIN



1 EAST ELEVATION
A2.1
scale: 1/4" = 1'-0"



2 SOUTH ELEVATION
A2.1
scale: 1/4" = 1'-0"



3 NORTH ELEVATION
A2.1
scale: 1/4" = 1'-0"

REFERENCE NOTES

- 03. CONCRETE**
 - 03.03 THICKENED CONCRETE SLAB UNDER DOOR. SEE STRUCTURAL DRAWINGS.
 - 03.04 CONTINUOUS FOOTING. SEE STRUCTURAL DRAWINGS.
 - 03.06 THESE DASHED LINES INDICATE THE FOOTING & FOUNDATION, SEE STRUCTURAL.
 - 03.07 PRE-CAST CONCRETE SILL. SEE WALL SECTIONS.
 - 03.08 EXPOSED CONCRETE FOUNDATION. SEE STRUCTURAL & CIVIL DRAWINGS.
- 04. MASONRY**
 - 04.01 8"x4"x16" COLORED SPLIT FACE CMU BLOCK WITH 1" AIR GAP BETWEEN BLOCK AND VAPOR BARRIER. ALL GROUT TO MATCH ADJACENT BLOCK COLOR. SEE FLOOR PLAN.
- 05. METALS**
 - 05.06 STEEL TRELLIS/CANOPY, PAINTED. VERIFY COLOR WITH ARCHITECT. SEE STRUCTURAL FOR CONNECTIONS AND DETAILS.
 - 05.07 FACTORY PAINTED CONTINUOUS STANDING SEAM METAL COPING. SEE ELEVATIONS FOR COLOR AND MANUFACTURER.
 - 05.15 STEEL C CHANNEL BEAM SEE STRUCTURAL.
- 07. THERMAL AND MOISTURE PROTECTION**
 - 07.13 EIFS OVER 1-1/2" RIGID INSULATION BOARD. SEE ELEVATIONS & WALL SECTIONS.
 - 07.17 METAL SIDING, MBCI 'DESIGNER SERIES' PANEL SEE DETAILS SHEET 12/A6.3.
 - 07.18 CONTINUOUS RAINGUTTER. MATCH ROOF COLOR.

- 08. OPENINGS**
 - 08.02 ALUMINUM STOREFRONT SYSTEM THERMALLY BROKEN FRAME. SEE ELEVATIONS.
- 10. SPECIALTIES**
 - 10.02 SIGNAGE PROVIDED BY OTHERS.
- 13. SPECIAL CONSTRUCTION**
 - 13.01 METAL BUILDING. SEE METAL BUILDING PLANS FOR DETAILS.
- 23. HVAC**
 - 23.01 ROOF TOP MECH. UNIT & CURB. SEE MECHANICAL AND ELECTRICAL DRAWINGS.
 - 23.03 MECHANICAL AIR HANDLER & EQUIPMENT. SEE MECHANICAL DRAWINGS.
- 26. ELECTRICAL**
 - 26.03 ELECTRICAL METERING SECTION. SEE ELECTRICAL.
- 31. EARTHWORK**
 - 31.02 SLOPE GRADE AWAY FROM BUILDING ALL AROUND, TYPICAL.
- 33. UTILITIES**
 - 33.01 GAS METER LOCATION, SEE PLUMBING DRAWINGS FOR DETAILS. GAS LINE SHALL PENETRATE WALL JUST ABOVE THE METER AND THEN BE RUN VERTICALLY ALONG THE INSIDE FACE OF THE WALL BEFORE BRANCHING OUT AND PENETRATING THE ROOF FOR DISTRIBUTION.
 - 33.03 TELEPHONE 'D-MARK' LOCATION, PAINTED. SEE ELECTRICAL DRAWINGS. EMPTY OVERHEAD CONDUIT SHALL BE RUN TO EACH TENANT SPACE FOR FUTURE PHONE SERVICE.

FINISH LEGEND:

- (A) ALUMINUM STOREFRONT SYSTEM, DARK BRONZE ALUMINUM FINISH, U.S. ALUMINUM CORP. OR APPROVED EQUAL.
- (B) CMU B1: SPLIT-FACE; AMCOR BLOCK, MAHOGANY, SEALED
- (C) METAL SIDING, MBCI 'DESIGNER SERIES' 12" FLAT PANEL; C1: SIGNATURE 300, COPPER METALLIC C2: SIGNATURE 200, KOKO BROWN C3: SIGNATURE 200, SADDLE TAN
- (D) EIFS, FINESTONE D1: LIMESTONE FINISH, D6-BRIGHT WHITE
- (E) PARAPET COPING. E1: DARK BRONZE TO MATCH STOREFRONT
- (F) STEEL TRELLIS, PAINTED, SHERWIN WILLIAMS, DARK BRONZE TO MATCH STOREFRONT
- (G) METAL BUILD G1: CO METAL BUILDING, BROWN G2: CO METAL BUILDING, MOCHA TAN

GENERAL NOTES

- WINDOW MULLIONS ARE ASSUMED TO BE 2" THICK.
- FIELD VERIFY ALL FINISHED WINDOW OPENINGS PRIOR TO MANUFACTURING.
- PROVIDE SHOP DRAWINGS FOR ALL WINDOWS PRIOR TO MANUFACTURING, SEE SPECIFICATIONS.
- WINDOW GLAZING TYPES**
 - (A) 1" CLEAR, INSULATED, TEMPERED GLASS, SEALED.
 - (B) 1" CLEAR, INSULATED, SEALED.
- NOTE: GLASS / STOREFRONT SYSTEM TO HAVE THE FOLLOWING CHARACTERISTICS
 - VISIBLE LIGHT TRANSMITTANCE: 68%
 - SHGC: .38
 - U-VALUE: .29
 - SHADING COEFFICIENT: .43



833 south 200 east
salt lake city, ut 84111
1.801.595.5400
1.801.595.8900



UTAH ONIONS

850 SOUTH 2000 WEST
SYRACUSE, UTAH 84075

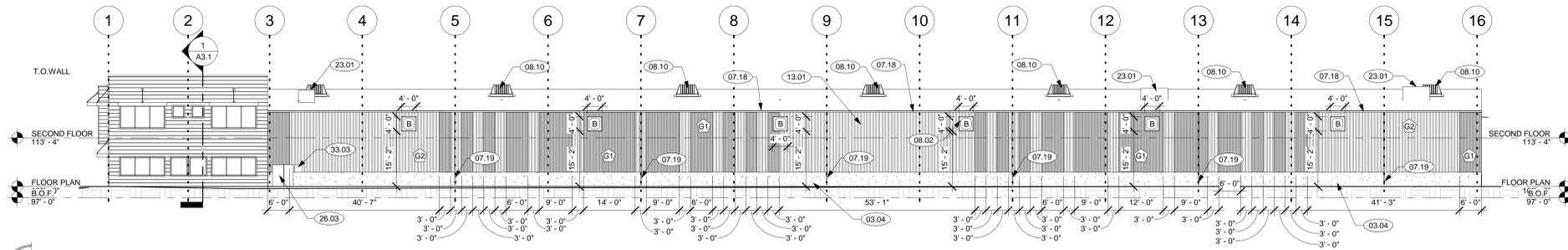
CONSTRUCTION DOCUMENTS

#	Date	Description
1	11/16/2016	City Comments

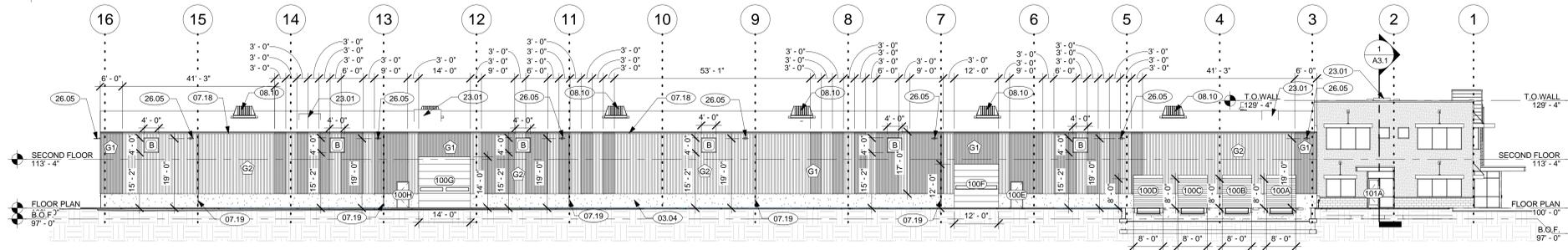
ISSUE:	10/27/2016
PROJECT NO:	16049
DRAWN BY:	AO
CHECKED BY:	TA

BUILDING ELEVATIONS

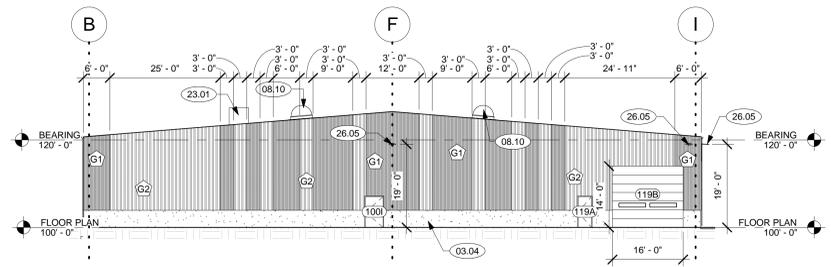
A2.1



1 OVERALL NORTH ELEVATION
A2.2 scale: 1/16" = 1'-0"



2 OVERALL SOUTH ELEVATION
A2.2 scale: 1/16" = 1'-0"



3 WEST ELEVATION
A2.2 scale: 1/16" = 1'-0"

REFERENCE NOTES

- 03. CONCRETE**
- 03.04 CONTINUOUS FOOTING. SEE STRUCTURAL DRAWINGS.
- 07. THERMAL AND MOISTURE PROTECTION**
- 07.18 CONTINUOUS RAINGUTTER, MATCH ROOF COLOR.
- 07.19 DOWNSPOT WATER COLLECTION, DEPOSIT INTO CATCH BASIN. SEE CIVIL. COLOR TO MATCH BUILD COLORS AT DOWNSPOT LOCATION.
- 08. OPENINGS**
- 08.02 ALUMINUM STOREFRONT SYSTEM THERMALLY BROKEN FRAME. SEE ELEVATIONS.
- 08.10 3'-0" X 6'-0" SKYLIGHT. SUNOPTICS SIG-5060-DG2-CC1CC2-LENSCLWH-800MD-MI. OR APPROVED EQUAL.
- 13. SPECIAL CONSTRUCTION**
- 13.01 METAL BUILDING. SEE METAL BUILDING PLANS FOR DETAILS.
- 23. HVAC**
- 23.01 ROOF TOP MECH. UNIT & CURB. SEE MECHANICAL AND ELECTRICAL DRAWINGS.
- 26. ELECTRICAL**
- 26.03 ELECTRICAL METERING SECTION. SEE ELECTRICAL.
- 26.05 LIGHT FIXTURE. SEE ELECTRICAL.
- 33. UTILITIES**
- 33.03 TELEPHONE 'D-MARK' LOCATION. PAINTED. SEE ELECTRICAL DRAWINGS. EMPTY OVERHEAD CONDUIT SHALL BE RUN TO EACH TENANT SPACE FOR FUTURE PHONE SERVICE.

GENERAL NOTES

WINDOW MULLIONS ARE ASSUMED TO BE 2" THICK.
FIELD VERIFY ALL FINISHED WINDOW OPENINGS PRIOR TO MANUFACTURING.
PROVIDE SHOP DRAWINGS FOR ALL WINDOWS PRIOR TO MANUFACTURING. SEE SPECIFICATIONS.

WINDOW GLAZING TYPES

- A** 1" CLEAR, INSULATED, TEMPERED GLASS, SEALED.
 - B** 1" CLEAR, INSULATED, SEALED.
- NOTE: GLASS / STOREFRONT SYSTEM TO HAVE THE FOLLOWING CHARACTERISTICS
- VISIBLE LIGHT TRANSMITTANCE: 68%
 - SHGC: .38
 - U-VALUE: .29
 - SHADING COEFFICIENT: .43

FINISH LEGEND:

- A** ALUMINUM STOREFRONT SYSTEM, DARK BRONZE ALUMINUM FINISH, U.S. ALUMINUM CORP. OR APPROVED EQUAL.
- B** CMU B1: SPLIT-FACED; AMCOR BLOCK, MAHOGANY, SEALED
- C** METAL SIDING, MBCI "DESIGNER SERIES" 12" FLAT PANEL:
C1: SIGNATURE 300, COPPER METALLIC
C2: SIGNATURE 200, KOKO BROWN
C3: SIGNATURE 200, SADDLE TAN
- D** EIFS, FINESTONE
D1: LIMESTONE FINISH, 86-BRIGHT WHITE
- E** PARAPET COPING
E1: DARK BRONZE TO MATCH STOREFRONT
- F** STEEL TRELLIS, PAINTED, SHERWIN WILLIAMS, DARK BRONZE TO MATCH STOREFRONT
- G** METAL BUILD
G1: CO METAL BUILDING, BROWN
G2: CO METAL BUILDING, MOCHA TAN



UTAH ONIONS

**850 SOUTH 2000 WEST
SYRACUSE, UTAH 84075**

CONSTRUCTION DOCUMENTS

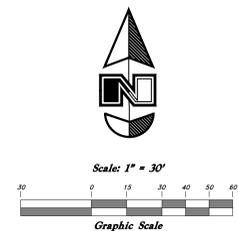
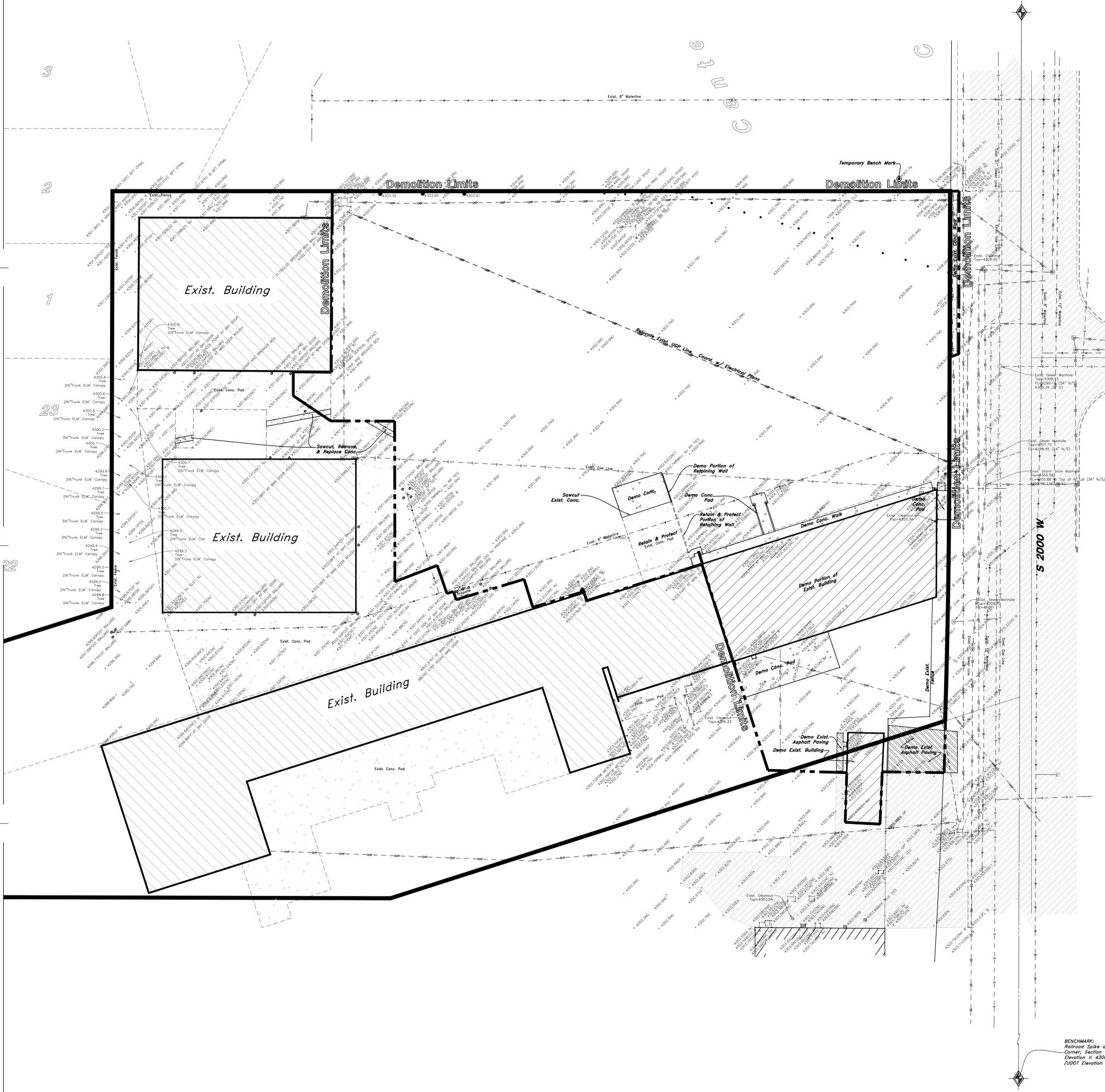
#	Date	Description

ISSUE: 10/27/2016
PROJECT NO: 16049
DRAWN BY: AO
CHECKED BY: TA

SHEET TITLE

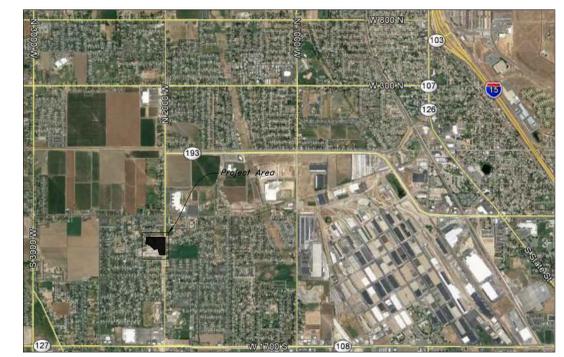
BUILDING ELEVATIONS

A2.2



Legend
(Note: All items may not appear on drawing)

San Sewer Manhole	⊙
Water Manhole	⊙
Storm Drain Manhole	⊙
Cleanout	⊙
Electrical Manhole	⊙
Catch Basins	⊙
Exist. Fire Hydrant	⊙
Fire Hydrant	⊙
Water Valve	⊙
Sanitary Sewer	—S—
Culinary Water	—W—
Gas Line	—G—
Irrigation Line	—I—
Storm Drain	—SD—
Telephone Line	—T—
Secondary Waterline	—SW—
Power Line	—P—
Fire Line	—F—
Land Drain	—LD—
Power pole w/guy	⊙
Light Pole	⊙
Fence	—X—
Flowline of ditch	—OHP—
Overhead Power line	—CMP—
Corrugated Metal Pipe	—CP—
Concrete Pipe	—RCP—
Reinforced Concrete Pipe	—RCP—
Ductile Iron	—DI—
Polyvinyl Chloride	—PVC—
Top of Asphalt	—TA—
Edge of Asphalt	—EA—
Centerline	—CL—
Flowline	—FL—
Floor	—F—
Top of Curb	—TC—
Top of Wall	—TW—
Top of Walk	—TW—
Top of Concrete	—TCW—
Natural Ground	—NG—
Finish Grade	—FG—
Match Existing	—ME—
Fire Department Connection	—FDC—
Exist. Contour	—90—
Finish Grade	—95.337A
Exist. Grade	—95.771A
Ridge Line	—R—
Direction of Flow	—K—
Existing Asphalt	▨
New Asphalt	▨
Heavy Duty Asphalt	▨
Existing Concrete	▨
New Concrete	▨
Spill Curb & Cuffer	▨
Demo Tree	⊗



- GENERAL DEMOLITION NOTES:**
- Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
 - Refer to site improvement plans for more details on limits of removal.
 - Demolish existing buildings and clear from site (including removal of all footings and foundations.)
 - All curbs, gutters, walks, slabs, walls, fences, framework, asphalt, waterlines and meters, gas lines, sewer lines, light poles, buried cables, storm drain piping and structures to be cleared from site unless otherwise shown.
 - All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped according to city, county and utility company requirements, unless otherwise shown.
 - Basements and other excavated areas to be backfilled with clean granular material compacted to 95% of maximum lab density as determined by ASTM D 1557-76. (Test results to be given to owner.)
 - Clear and grub trees, shrubs, and vegetation within construction limits, disposal to be off-site except where noted otherwise. DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.
 - If ASBESTOS is found in existing structures, the Asbestos must be removed in a legal manner by a contractor licensed to handle asbestos materials. (Not a part of contract)
 - Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
 - The location and/or elevation 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 upon as being exact or complete. Contractor shall contact authorities having jurisdiction for field locations. Contractor shall be responsible for protection of in place and relocated utilities during construction.
 - Stockpiles shall be graded to maintain slopes not greater than 3 horizontal to 1 vertical. Provide erosion control as needed to prevent sediment transport to adjacent streets/ways.
 - Contractor shall be responsible for disposal of all waste material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.
 - Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
 - Install traffic warning devices as needed in accordance with local standards.
 - Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.

BENCHMARK:
Railroad Spike at West 1/4
Corner, Section 10, T4N, R2W
Elevation = 4300.35 (GDE)
(UDOT Elevation = 4300.53)



NOT FOR CONSTRUCTION



TENTATIVE FINAL
DEVELOPER



UTAH ONIONS

**850 SOUTH
2000 WEST
SYRACUSE,
UTAH
84075**

CONSTRUCTION
DOCUMENTS

#	DATE	DESC.

ISSUE: _____
PROJECT NO: _____
DRAWN BY: _____
CHECKED BY: _____

SHEET TITLE

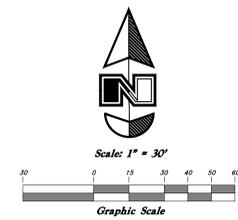
**Demolition Plan
C000**



#	DATE	DESC.

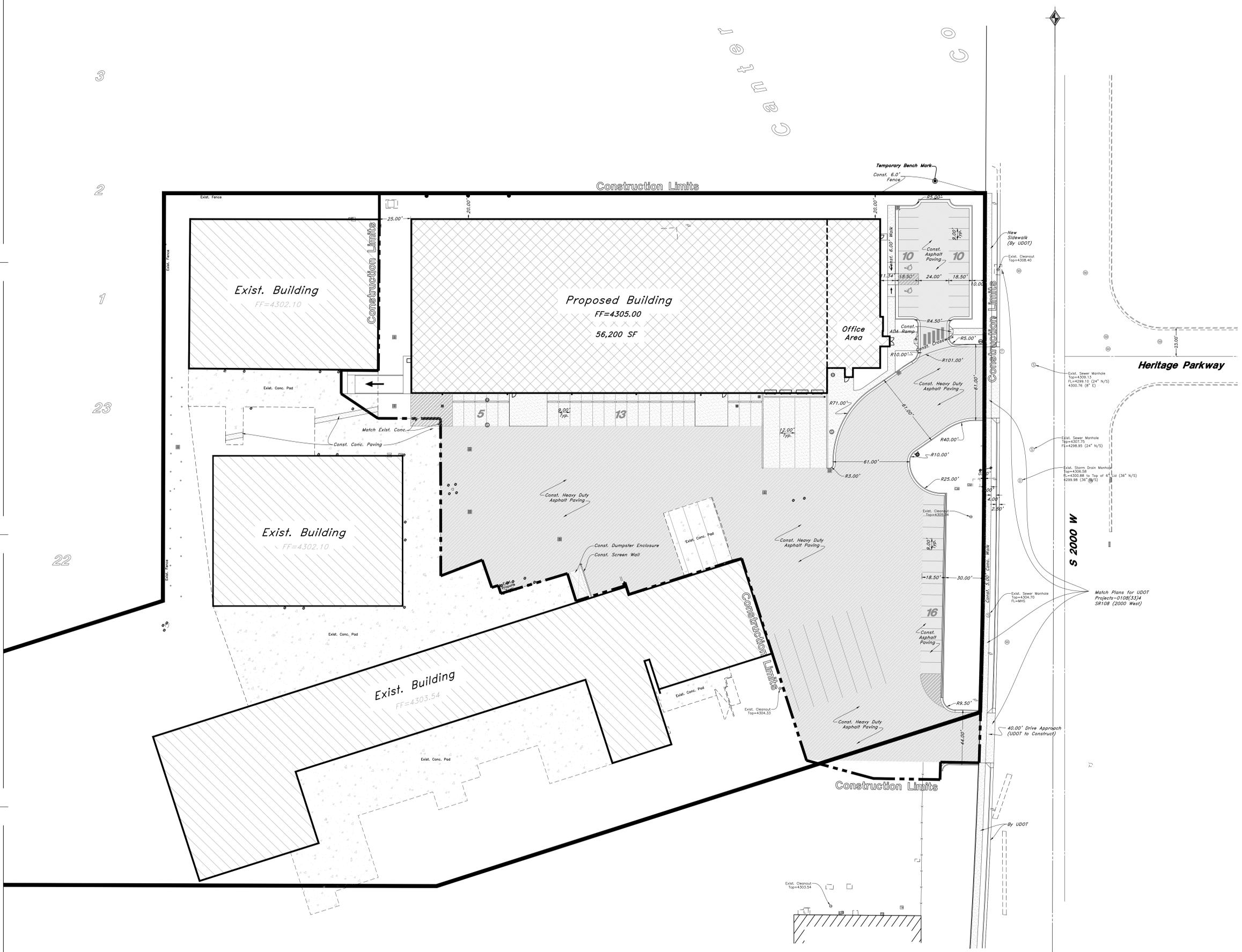
ISSUE: _____
 PROJECT NO: _____
 DRAWN BY: _____
 CHECKED BY: _____

SHEET TITLE



Legend
 (Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Cleanout
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Fire Hydrant
- Exist. Water Valve
- Water Valve
- Sanitary Sewer
- Culinary Water
- Gas Line
- Irrigation Line
- Storm Drain
- Telephone Line
- Secondary Waterline
- Power Line
- Fire Line
- Land Drain
- Power pole w/guy
- Light Pole
- Fence
- Flowline of ditch
- Overhead Power line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- Polyvinyl Chloride
- Top of Asphalt
- Edge of Asphalt
- Centerline
- Flowline
- Finish Floor
- Top of Curb
- Top of Walk
- Top of Concrete
- Natural Ground
- Finish Grade
- Match Existing
- Fire Department Connection
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Existing Concrete
- New Concrete
- Spill Curb & Cuffer
- Demo Tree



Match Plans for UDOT
 Project = D108(33)4
 SR108 (2000 West)

SITE DATA TABLE:
 Total Stalls: 69
 Standard Stalls: 65
 ADA Stalls: 4

- GENERAL SITE NOTES:
1. Stalls designated as handicap will require a painted handicap symbol and sign. (See Details)
 2. Fire lane markings and signs to be installed as directed by the Fire Marshall.
 3. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
 4. Building sidewalks, ramps, and bollards are building contractor responsible items. See architectural plans.
 5. All dimensions are to back of curb unless otherwise noted.

BENCHMARK:
 Railroad Spike at West 1/4
 Corner, Section 10, T4N, R2W
 Elevation = 4300.35 (GBE)
 (UDOT Elevation = 4300.33)

DEVELOPER



UTAH ONIONS
850 SOUTH 2000 WEST SYRACUSE, UTAH 84075

CONSTRUCTION DOCUMENTS

#	DATE	DESC.

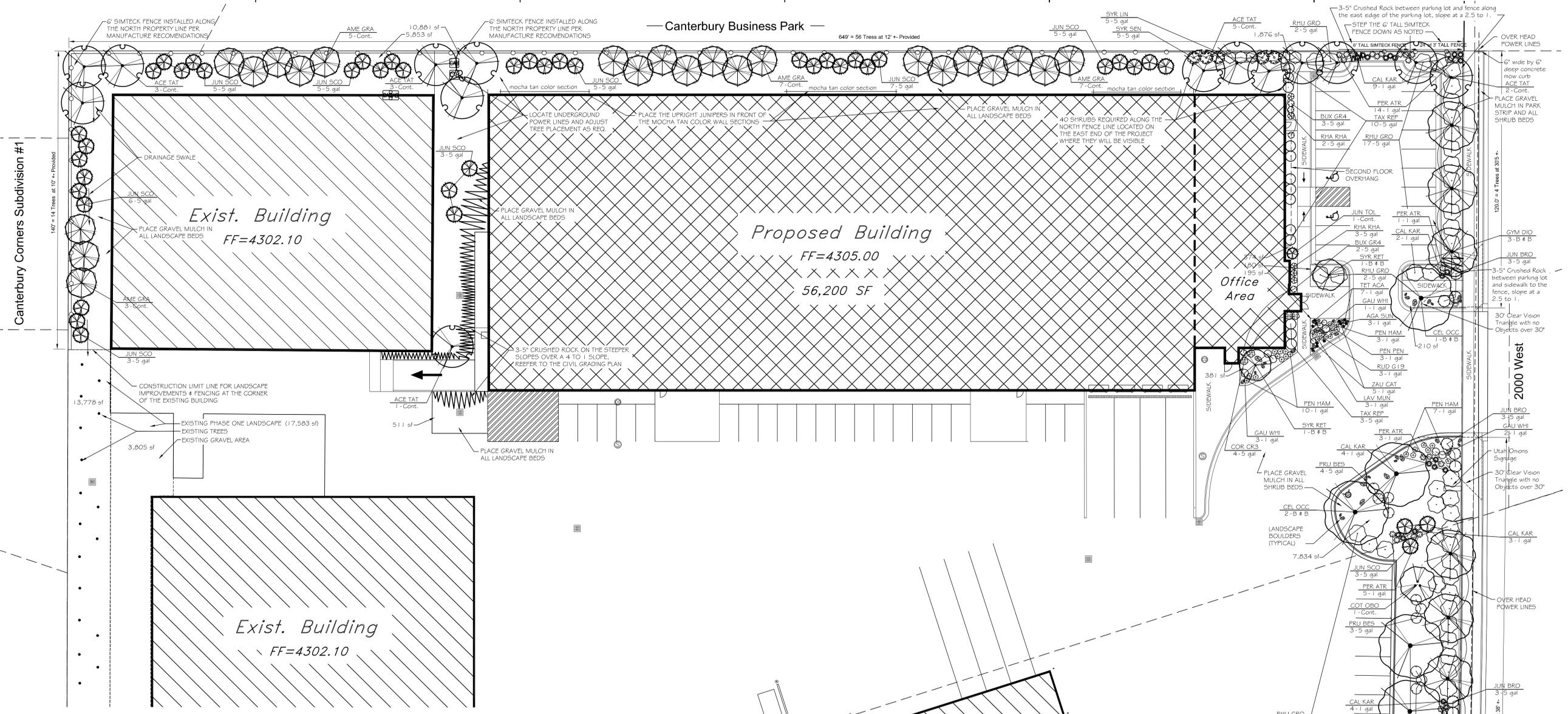
ISSUE: 11/18/2016
PROJECT NO: SGE
DRAWN BY: SGE
CHECKED BY: SGE

Landscape Planting Plan

SGE ASSOCIATES, Inc.
Landscape Architecture
2185 Wood Hollow Way
Bountiful, UT 84010
voice: 801-918-0366
serickson@sge-associates.com

L1.0

Canterbury Business Park



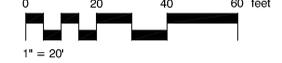
Canterbury Corners Subdivision #1

- LANDSCAPE NOTES:**
- CONTRACTOR TO CONTACT STEVEN G. ERICKSON, LANDSCAPE ARCHITECT AT 801-918-0366 FOR A PRE-CONSTRUCTION MEETING BEFORE BEGINNING WORK AND TO SET UP A LANDSCAPE PLANTING AND IRRIGATION INSPECTION SCHEDULE. LANDSCAPE PLANTING SHALL CONFORM TO ALL APPLICABLE STATE, COUNTY AND CITY LANDSCAPE REQUIREMENTS.
 - THE LANDSCAPE PLANTING AND IRRIGATION PLANS ARE TO BE USED IN CONJUNCTION WITH THE CIVIL, MECHANICAL, ELECTRICAL, AND ARCHITECTURAL SITE PLANS TO FORM COMPLETE INFORMATION FOR THIS SITE.
 - LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
 - BEFORE STARTING WORK, CONTACT APPROPRIATE UTILITY COMPANIES FOR UTILITY LOCATIONS AND COORDINATE WITH GENERAL CONTRACTOR IN REGARD TO LOCATIONS OF EXISTING AND PROPOSED UTILITIES, IRRIGATION SLEEVES, ELECTRICAL CONDUITS, SIGNAGE, ETC. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO UNDERGROUND IMPROVEMENTS AND UTILITIES CAUSED BY EXECUTION OF CONTRACT AND FOR REPAIRS.
 - ALL PLANT MATERIALS SHALL MEET OR EXCEED SIZE LISTED ON PLANT SCHEDULE. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE PLANT MATERIAL WHICH DOES NOT MEET THE QUALITY REQUIREMENTS FOR THE PROJECT SPECIFICATIONS. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL SHAPED HEADS; ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND.
 - ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. PLANT TREES AND SHRUBS PER DETAILS AND SPECIFICATIONS.
 - ALL GRAVEL AND/OR COBBLE BEDS TO BE RAKED SMOOTH AND THEN COVERED WITH DEWITT PRO 5 WEED BARRIER FABRIC BEFORE PLACING GRAVEL OR COBBLE ROCK. FINISH GRADE OF GRAVEL OR COBBLE ROCK TO BE 1/2" BELOW ADJOINING CONCRETE WALKS OR CURBS OUT 12 INCHES FROM CONCRETE EDGE.
 - PROVIDE CONCRETE CURBING WHERE NOTED ALONG WITH POURED IN PLACE CONCRETE CURBING AS NOTED. CONCRETE CURBING TO BE PLACED LEVEL AND UNIFORM. TOP FINISH GRADE OF CONCRETE CURBS TO MATCH UP WITH THE TOP FINISH GRADE OF EXISTING ADJOINING CONCRETE IMPROVEMENTS.
 - EXISTING ON SITE TOPSOIL MAY BE STRIPPED AND REUSED IN THE LANDSCAPE PROVIDED THE TOPSOIL IS QUALITY TOPSOIL. PROVIDE IMPORTED TOPSOIL AS NEEDED TO COMPLETE THE LANDSCAPE INSTALLATION. PROVIDE TOPSOIL DEPTH OF 12" IN THE SHRUB BEDS AND TREE PLANTING AREAS. PROVIDE 6" OF TOPSOIL IN LAWN PLANTING AREAS. DIG SUBGRADE DOWN AS REQUIRED BEFORE PLACING TOPSOIL AS REQUIRED AND SCARIFY SUBGRADE 6" DEEP BEFORE PLACING TOPSOIL.
 - PLANTING MIX BACKFILL FOR TREES AND SHRUBS SHALL BE 50% TOPSOIL AND 50% SOIL EXCAVATED FROM PLANT PIT MIXED FOR THE ENTIRE AREA OF THE PLANTING PIT. PROVIDE IMPORTED TOPSOIL FOR BACK FILL MIX IF ON SITE TOPSOIL IS NOT AVAILABLE OR IS POOR QUALITY.
 - MAINTENANCE OF THE LANDSCAPE WILL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR UNTIL FINAL ACCEPTANCE. AT TIME OF LANDSCAPE ACCEPTANCE, LANDSCAPE INSTALLATION SHALL BE COMPLETE.
 - ALL MATERIAL AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE. CONTRACTOR TO PROVIDE A WRITTEN ONE-YEAR GUARANTEE ON LANDSCAPE PLANTING AND IRRIGATION SYSTEM INSTALLATION FOR LABOR AND MATERIALS.

PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT.	CALL	SIZE
ACE TAT	14	Tatarian Maple / Acer tataricum	Cont.	1.25' Cal	
AME GRA	22	'Autumn Brilliance' Serviceberry / Amelanchier x grandiflora 'Autumn Brilliance'	Cont.	1' Cal	
CEL OCC	6	Common Hackberry / Celtis occidentalis	B # B	2' Cal	
COT OBO	1	American Smoke Tree / Cotinus obovatus Clump	Cont.	1.5' Cal	
GYM DIO	9	Kentucky Coffeetree / Gymnocladia dioica 'Espresso'	B # B	2' Cal	
JUN SCO	45	Rocky Mountain Juniper / Juniperus scopulorum	5 gal		
JUN TOL	1	Tolleson's Blue Weeping Juniper / Juniperus scopulorum 'Tolleson's Blue Weeping'	Cont.	6-7'	
SYR RET	2	Japanese Tree Lilac / Syringa reticulata	B # B	2' Cal	
SHRUBS	QTY <th>COMMON NAME / BOTANICAL NAME</th> <th>CONT.</th> <th>CALL</th> <th>SIZE</th>	COMMON NAME / BOTANICAL NAME	CONT.	CALL	SIZE
BUX GR4	5	Boxwood / Buxus x 'Green Mountain'	5 gal		
COR CR3	4	Cream Cracker Dogwood / Cornus alba 'Cream Cracker'	5 gal		
JUN BRO	12	Broadmoor Juniper / Juniperus sabina 'Broadmoor'	5 gal		
PRU BES	16	Sand Cherry / Prunus besseyi	5 gal		
RHA RHA	5	Fine Line Buchthorn / Rhamnus frangula 'Fine Line'	5 gal		
RHU GRO	55	Gro-Low Fragrant Sumac / Rhus aromatica 'Gro-Low'	5 gal		
SYR LIN	5	President Lincoln Lilac / Syringa vulgaris 'President Lincoln'	5 gal		
SYR SEN	5	Sensation Lilac / Syringa vulgaris 'Sensation'	5 gal		
TAX REP	13	Spreading English Yew / Taxus baccata 'Repandens'	5 gal		
ANNUALS/PERENNIALS	QTY	COMMON NAME / BOTANICAL NAME	CONT.	CALL	SIZE
AGA SUN	3	Sunset Flyssop / Agastache nepetifolia 'Sunset'	1 gal		
GAU WH1	6	Whirling Butterflies Gaura / Gaura lindheimeri 'Whirling Butterflies'	1 gal		
LAV MUN	3	Munstead English Lavender / Lavandula angustifolia 'Munstead'	1 gal		
PEN PEN	3	Firecracker Penstemon / Penstemon exoni	1 gal		
PER ATR	32	Russian Sage / Perovskia atriplicifolia	1 gal		
RUD G19	3	Coneflower / Rudbeckia fulgida 'Goldstrum'	1 gal		
TET ACA	7	Sundancer Daisy / Tetraeneus acaulis	1 gal		
ZAU CAT	5	California Fuchsia / Zauschneria californica 'Catalina'	1 gal		
GRASSES	QTY	COMMON NAME / BOTANICAL NAME	CONT.	CALL	SIZE
CAL KAR	29	Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'	1 gal		
PEN HAM	27	Hamel Dwarf Fountain Grass / Pennisetum alopecuroides 'Hamel'	1 gal		

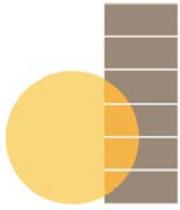
Landscape Irrigation Plan



- LEGEND**
- 6" WIDE BY 6" DEEP CONCRETE CURB WHERE NOTED. TOP FINISH GRADE OF NEW CURB TO MATCH UP TO THE EXISTING CURBS & TO INSTALLED LEVEL AND UNIFORM.
 - ALL SHRUB BEDS TO BE COVERED WITH 1 1/2" CRUSHED CLEAN NEPHI SANDSTONE "SOUTHWORN" GRAVEL MULCH (NO HATCH) OR APPROVED EQUAL AT A 3" DEPTH OVER DEWITT PRO 5 WEED BARRIER FABRIC. SUB GRADE TO BE LEVEL AND UNIFORM BEFORE PLACING WEED FABRIC. TOP FINISH GRADE OF GRAVEL TO BE .5" INCHES BELOW TOP OF CONCRETE WALKS & CURBS.
 - 3-5" CRUSHED CLEAN NEPHI SANDSTONE "SOUTHWORN" GRAVEL MULCH OR APPROVED EQUAL AT A 5" DEPTH OVER DEWITT PRO 5 WEED BARRIER FABRIC ON THE SLOPES. 3-5" CRUSH ROCK FOR ALL SLOPES OVER A 4 TO 1 SLOPES. REFER TO CIVIL ENGINEER GRADING PLAN. SUB GRADE TO BE LEVEL AND UNIFORM BEFORE PLACING WEED FABRIC. TOP FINISH GRADE OF GRAVEL TO BE .5" INCHES BELOW TOP OF CONCRETE WALKS & CURBS.
- BOULDERS:**
- THE LANDSCAPE BOULDERS TO BE A COMPLEMENTARY COLOR TO THE GRAVEL MULCH. SUBMIT BOULDER SAMPLES TO OWNER AND ARCHITECT FOR REVIEW AND APPROVAL. ALL BOULDER PLACEMENTS TO LOOK NATURAL. PROVIDE THE FOLLOWING BOULDERS AND SIZES:
- | SIZE IN FEET | BOULDER #s |
|-----------------|------------|
| 3.0 X 2.5 X 2.0 | 7 |
| 2.5 X 2.0 X 1.5 | 15 |
| 2.0 X 1.5 X 1.0 | 15 |
| 1.0 X 1.0 X 0.5 | 7 |
| TOTAL | 44 |
- NOTE: PROVIDE GRAVEL AND BOULDER SAMPLES FOR REVIEW AND APPROVAL BY THE OWNER AND LANDSCAPE ARCHITECT.

LANDSCAPE LAND USE:

LANDSCAPE AREA	45,692 sf	11.7%
BUILDINGS & PAVING, ETC.	346,144 sf	88.3%
TOTAL AREA	392,036 sf	100.0%



dixon+associates

833 south 200 east
salt lake city
utah 84111
t: 801-595-6400
f. 801-595-8900

architecture
planning
interiors

November 11, 2016

Syracuse City Community and Economic Development Department
1979 West 1900 South
Syracuse, UT 84075

RE: Planner - Site Plan Review - Utah Onion

The following additions, clarifications and revisions have been made in accordance with the review comments received for the above-mentioned project. These clarifications and revisions shall become part of the construction documents. Response numbers correspond with the original review comment numbers.

1. 10-20-090 1.(b) iv. Missing "brown roof" portion of existing building on plan.
The current office area (brown shingled building) has been added to site plans.
2. 10-20-090 1.(b) vii. Abuts 2000 W. lines up with Heritage Parkway, slightly off center. Need letter from UDOT for both driveways.
The UDOT letter is being provided by the owner.
3. 10-20-090 1.(b) viii. Please provide refuse container location and design. None shown.
The trash enclosure/screen wall has been added along the north side of the existing southern building.
4. 10-20-090 1.(d) iii. Please provide 'dark sky' light fixture specs. None provided.
The photometric drawing and light fixture cut sheets are included in this response.
5. 10-20-090 1.(d) iv. Data table insufficient – include date for just this phase and for entire facility. Parking is 1.25 spaces per 1,000 of non-storage space.
This information has been added to sheet A0.0.
6. 10-20-090 1.(d) iv.(e) Floor plans and elevations included for new building but none for front of remaining building behind portion of demolished. Also missing what the car port will look like.

The front of the existing building will be the existing brick. Existing openings will be infilled with brick. The finish will be determined after a visual examination of the wall after demolition. The reference to a “car port” has been taken off the civil plans.

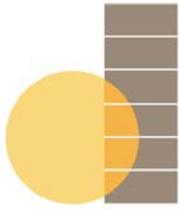
7. 10-20-090 2(a) ii. No pedestrian entrance provided.
Pedestrian access from building sidewalk to 2000 W. has been added.
8. 10-20-090 2.(d) ii. Need more info about retaining “stepped brick” look on remaining façade of ‘south’ building.
The front of the existing building will be the existing brick. Existing openings will be infilled with brick. The finish will be determined after a visual examination of the wall after demolition.
9. 10-30-080 (A) Need to include buffering and fencing on northwest edge of property in phase 2. Refer to original drawings for phase boundaries.
6’ fencing and landscaping along entire north property line has been included. Landscaping and fencing has also been added to the west side of the north west warehouse building.
10. 10-40-030 (C) Front yard in industrial is 30’. Parking is only 10’ back from property line. Need to reconfigure or move back.
Parking lot in NE corner has been left fine as-is as discussed with Noah. The southern frontage parking is now 30’ off property line and landscaped.
11. 10-40-040 Required: $(15,5000/1000 \times 1.25)=19$ Old max: $(12,000/1000 \times 3)= 36$
Provided:77
Parking data has been updated on sheet A0.0.
12. 10-40-060 (A) 2. Both driveway approaches are too wide. Should be no more than thirty-five (35) feet in width.
Approval letter from UDOT provided by owner.
13. 10-40-060 (B) Concern is that interior driveway approaches are too close to driveway approaches from street.
Approval letter from UDOT provided by owner.
14. 10-40-070 (A) Parking stalls too shallow. Provided only 18.50’.
This only occurs where landscaping or wide sidewalks have been designed to account for car bumper overhang. No change made as approved by Noah.
15. 10-40-070 (D) All drive isles and loading spaces need to be paved.
Drive isle to rear is now paved with heavy duty paving.
16. 10-40-070 (H) No lighting information provided. Please choose ‘dark sky’ fixtures and provide spec sheets.
Photometric and light fixture cut sheets are provided in this response.
17. 10-40-070 (I) Driveways for 90 degree parking must be 26’.
The drive isle to rear required has been widened accordingly.

18. 10-120-070 (A) Need table to confirm percentages.
Drive isle to rear is now paved with heavy duty paving.
19. 10-120-070 (B) Report provided with phase 1. PC needs to review.
Compliance has been verified.
20. 10.28.120 (A)(6) Parking in front of buildings. Loading visible from street – recommend landscape screening.
Parking lot in NE corner has been left fine as-is as discussed with Noah. The southern frontage parking is now 30' off property line and landscaped.
21. 10.28.210 (A)(8) Location of wall fans?
None, no issue.
22. 10.28.210 (A)(9) See drive isle comments above in off street parking section.
Drive isle to rear is now paved with heavy duty paving.
23. 10.28.210 (B)(3) Parking areas separate from delivery – however, if the dock area were moved west, a more efficient circulation pattern could be serviced.
Not feasible per existing truck circulation. No change made as coordinated with Noah.
24. 10.28.210 (C)(1) Parking in front. Recommend reducing parking if feasible and move parking further west.
Parking lot in NE corner has been left fine as-is as discussed with Noah. The southern frontage parking is now 30' off property line and landscaped.
25. 10.28.210 (C)(4) Pedestrian walkway not connected to public sidewalk. Please add.
Pedestrian access from building sidewalk to 2000 W. has been provided.
26. 10.28.220 (C) Car port architecture not provided.
The reference to “car port” has been taken off civil plans.
27. 10.28.230 (D)(1) Refuge storage areas not identified.
The trash enclosure/screen wall has been added along the north side of the existing southern building.

If you have any questions regarding any of these responses, please do not hesitate to call.

Sincerely,

Troy Anderson



dixon + associates

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architecture
planning
interiors

November 11, 2016

Syracuse City - ARC
1979 West 1900 South
Syracuse, UT 84075

RE: Architectural Review Committee for Utah Onion

The following additions, clarifications and revisions have been made in accordance with the review comments received for the above-mentioned project. These clarifications and revisions shall become part of the construction documents. Response numbers correspond with the original review comment numbers.

Industrial Site Planning

1. Recommended that the applicant review the location of the handicap parking stalls on the south of the building to possibly be moved closer to the entrance that goes to the employee lounge area.
These stalls were not required and therefore deleted.
2. Space between the parking stalls and building needed so that pedestrians and wheelchairs could travel to the entrances without going behind the vehicles. Properly placed bollards, wheel stops, or curb and gutter would accomplish this.
The parking along the south side of building has been shifted 6' to the south to provide a sidewalk. The stalls are 18' deep stalls and backed by a 26' drive isle.
3. To aid in traffic circulation, additional striping is needed for the drive isles to separate in and out traffic and pedestrian crossing areas from the "south parking" nearest the road. A "rolled curb would help for trucks coming into the site.
Striping has been added on the civil drawings.
4. Bollards are recommended adjacent to the remnant wall after demolition.
Bollards are shown on the revised A0.0 sheet.
5. A pedestrian sidewalk is needed between the street and front door. Landscape plan to be modified accordingly.
The required sidewalk has been added.

Industrial Architecture

1. Adding reveal control lines in the EIFS to add some detail interest around the windows and control cracking.
No change to design intent per discussion with Noah.

2. Recommended replacing the EIFS above the east facing entrance with copper metal paneling.
No change to design intent per discussion with Noah.
3. Need more info for what the remaining wall after demolition will look like. Recommend leaving the natural red brick.
The front of the existing building will be the existing brick. Existing openings will be infilled with brick. The finish will be determined after a visual examination of the wall after demolition.
4. North façade is long and flat. Recommend adding a cantilever or recess between the warehouse and office to create a shadow relief breaking up the north façade.
2 open steel trellises have been added to upper office windows on north façade.
5. Recommend exploring trellis for vines on north wall to add texture variation.
No change as discussed with Noah per existing landscape design.

Industrial Landscape Design

1. Coordinate the tree planting on the north with the vertical banding on the wall.
See landscape architect's response.
2. Recommend replacing native junipers with larger, faster growing, and more shade tolerant trees on north edge.
See landscape architect's response.
3. Committee felt that a fence is not needed even though ordinance requires it. The extra shade from the fence will make vegetation more difficult to grow. Plus, if the fence was not there, the plantings could coordinate with the adjacent property's landscape space. City is working on an ordinance revision.
The ordinance revision is anticipated to allow the required landscaping to be visible and also allow fire department access.
4. The landscape buffer needs to continue along the entire north and west edges of property.
The required buffer has been added.
5. Need lighting fixture locations and specs. Pole lighting? Wall lighting only? "Dark Sky" fixtures required.
Photometrics and cut sheets have been provided in this response.
6. Need trash enclosure location and details.
The trash enclosure/screen wall has been added along the north side of the existing southern building.

If you have any questions regarding any of these responses, please do not hesitate to call.

Sincerely,

November 18, 2016

Utah Onions
850 South 2000 West
Syracuse, UT 84075

Landscape Reply on the City (Architectural Review Committee) Comments:

Industrial Landscape Design

The Committee reviewed the Landscape Plan and found the plan to be attractive and in meeting the objectives of the ordinance. However, the following recommendations were discussed:

1-Coordinate the tree planting on the north side of the building with the vertical banding on the wall.

The tree planting on the north side of the building has the Upright Junipers placed in front of the 3 large mocha tan colored wall sections. The smaller colored wall sections are too small to coordinate tree plantings unless you place the tree right at that colored section and there are many colored sections. The majority of the colored (alternating colors) has deciduous trees placed along those sections as a unified planting.

2-Recommend replacing native junipers with larger, faster growing and more shade tolerant trees on north edge.

The native junipers are the junipers growing on the hillside and they have been used in the older cemeteries and other landscapes in the valley. The native junipers will grow without the need to trim and shape the tree and hold up to the snow load without splitting (they require little maintenance). Faster growing juniper's generally need to be trimmed and shaped and depending on the variety may need the branching wrapped in the winter to keep the branches from splitting (faster growing junipers will require more maintenance). The trees have been placed out from the building and the building shadow will not be a problem for the trees.

3-Committee felt that a fence is not needed even though ordinance requires it. The extra shade from the fence will make vegetation more difficult to grow. Plus, if the fence was not there, the plantings could coordinate with the adjacent property's landscape space. City is working on an ordinance revision.

The proposed solid fence will not be a problem of casting a shade on the proposed new trees. The landscape surface between the fence (property line) and the building is covered with gravel mulch.

4-The landscape buffer needs to continue along the entire north and west edges of property.

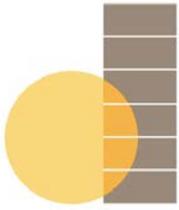
The solid wall and landscape buffer was continued along the north and west sides of the existing building at the northwest corner of the property.

Please give me a call if you have any questions.

Sincerely,

Steven G. Erickson

Steven G. Erickson, PLA, ASLA
Landscape Architect
serickson@sge-associates.com



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architecture
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November 11, 2016

Syracuse City Public Works Department
3061 South 2400 West
Syracuse, UT 84075

RE: Engineer Site Plan Review for Utah Onion

The following additions, clarifications and revisions have been made in accordance with the review comments received for the above-mentioned project. These clarifications and revisions shall become part of the construction documents. Response numbers correspond with the original review comment numbers.

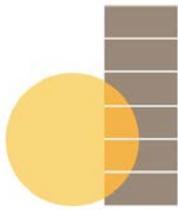
1. The sewer on 2000 West Street is a North Davis Sewer District main. Contact North Davis Sewer for all approvals and standards.
Standards have been incorporated on civil drawings.
2. Show the location of roof drains. Roof drains must be tied directly into the storm drain system.
Roof drains and tie ins now shown on architectural site plan and civil drawings.
3. Submit detention calculations showing the existing basin is sized adequately to handle a 100-year storm event.
Calculations are attached to this submittal.
4. Surface drainage must be captured onsite prior to entering adjacent properties. Show on the grading plan how onsite drainage will be captured along the north property line.
Revised civil drawings now address this issue.
5. The proposed new fire line and service must come off the existing fire line on the property.
Revised civil drawings now address this issue.
6. The existing culinary main is currently not connected to 2000 West and shall be connected with this phase.
Revised civil drawings now address this issue.

7. Asphalt must meet City standards of a minimum of 3" of asphalt on 10" of base.
The soils report is being updated to include soils engineers' recommendations for heavy duty asphalt paving.

If you have any questions regarding any of these responses, please do not hesitate to call.

Sincerely,

Troy Anderson



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interiors

November 11, 2016

Syracuse City Fire Marshal
1869 S. 3000 W.
Syracuse, UT 84075

RE: Fire Site Plan Review - Utah Onion

The following additions, clarifications and revisions have been made in accordance with the review comments received for the above-mentioned project. These clarifications and revisions shall become part of the construction documents. Response numbers correspond with the original review comment numbers.

1. The proposed building does not allow for fire access for the existing building to the west. Fire apparatus roads must extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building of facility.
The plans currently show a 6'-0" solid fence along the north property line. The city ordinance is currently being reviewed and we have been told that the fence requirement will not be required. With the fence no longer being required, this issue will no longer exist.
2. Ensure that the fire access for the buildings are identified, designed and maintained to support the imposed loads of fire apparatus.
Reference fire lane with paint on civil and arch plans. Civil also to note heavy duty asphalt in lane.
3. Identify the location of the fire riser room and FDC in the proposed building, if this room is not protected by a 1hr fire rating and does not have immediate access from the outside a PIV will need to be installed, if this is the case identify the PIV location.
Room is not protected. Exterior wall mounted PIV to be added.

If you have any questions regarding any of these responses, please do not hesitate to call.

Sincerely,

Troy Anderson



PLANNING COMMISSION REGULAR MEETING AGENDA

December 6, 2016

Agenda Item # 6 Public Hearing: Stillwater Residential Planned Community Concept Plan & General Plan Map Amendment

Summary:

The city council voted on November 14, 2016, to open the General Plan outside of an open amendment period and to create a new zone called the Residential Planned Community Zone. Subsequently, the applicant (Woodside homes) has submitted a request to change the City's General Plan map designation for approximately 190 acres located at approximately 2000 W 3500 S from R-1 to the Residential Planned Community (RPC) Zone. The newly created RPC zone includes a slightly different than standard land use approval process. The process combines the general plan map change with the concept plan review. Instead of a staff only level concept review, the Planning Commission and City Council will be able to review the concept plans before granting general plan approval. This is a legislative decision for which the City Council is the land use authority, and as such, has asked that the Planning Commission have a recommendation ready for them at their December 13, 2016 meeting.

Gross Acreage: 190.10

Proposed Units: 700

Gross Density: 3.7

HOA Improved Open Space: 6.76 acres (5% of developed area)

Open Space Land dedicated to City: 50 acres

Gross Developed Area: 123.29

Attachments:

General Plan Map

Concept Plan

Impact Studies

Suggested Motions:|

Grant

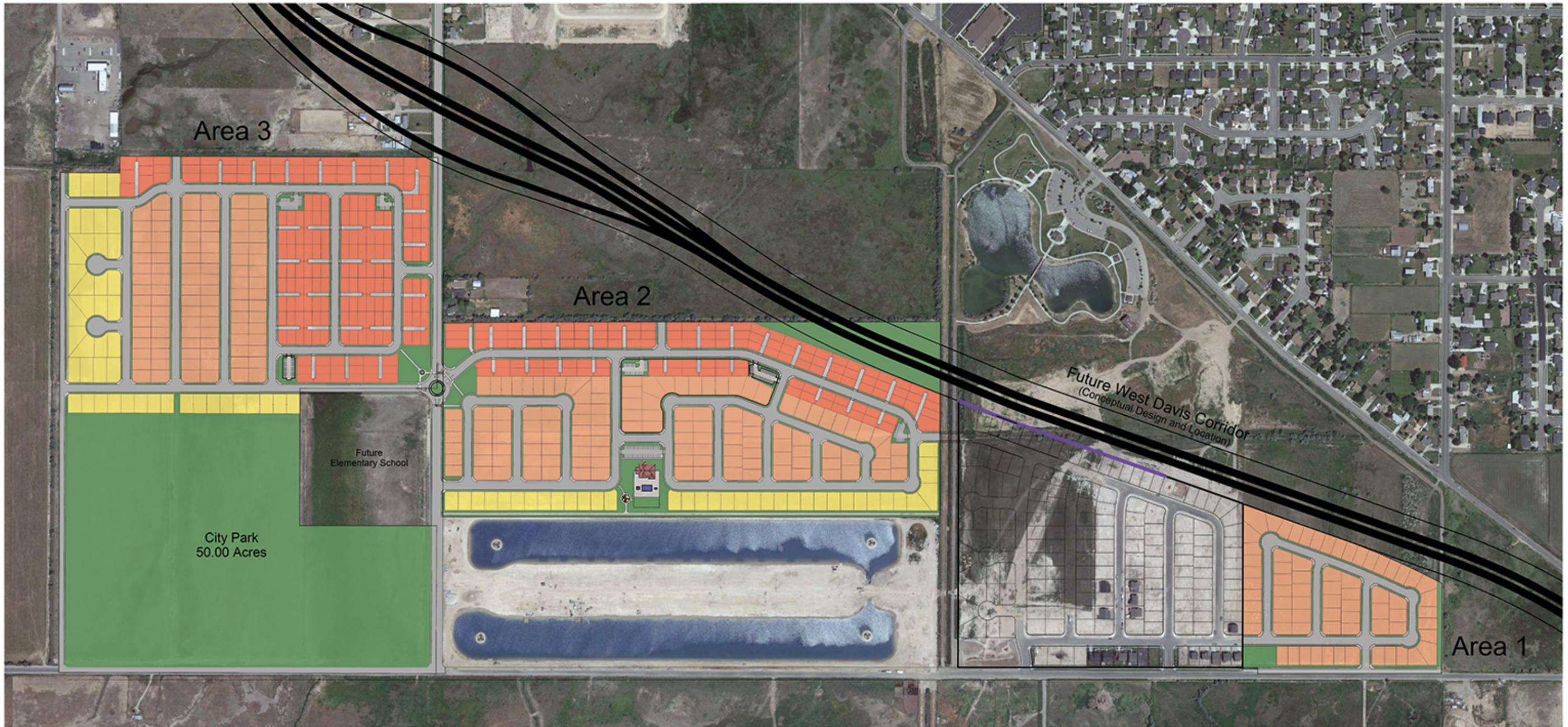
I move to approve the General Plan Map Amendment and Concept Plan for Stillwater Syracuse, located at approximately 2000 W 3500 S subject to all applicable requirements of the City's municipal codes (and to the condition(s) that...)

Deny

I move to deny the General Plan Map Amendment and Concept Plan for Stillwater Syracuse, located at approximately 2000 W 3500 S, based on...

Table

I move to table the General Plan Map Amendment and Concept Plan for Stillwater Syracuse, located at approximately 2000 W 3500 S until....



	Area 1	Area 2	Area 3	Totals	% of Total
Property Gross Acres	16.85	61.69	111.56	190.10	
City Park			50.00	50.00	26.3%
Clubhouse / Pool / Park		1.94		1.94	1.0%
Trails	0.24	2.06		2.30	1.2%
Park	0.41			0.41	0.2%
Corridor Dedications		4.34	0.11	4.45	2.3%
Arterial Dedications	0.71		4.89	5.60	2.9%
Open Spaces	0.26	0.63	1.22	2.11	1.1%
Subtotals	1.62	8.97	56.22	66.81	35.1%
SFD Residential Product	Area 1	Area 2	Area 3	Totals	% of Total
SFD-3500		130	194	324	46.3%
SFD-5600	70	124	101	295	42.1%
SFD-7000		36	45	81	9.8%
Area Totals	70	290	340	700	
% of Total	10.0%	41.4%	48.6%		
Gross Densities (DU/Acre)	4.2	4.7	3.0	3.7	
SFD-3500 Offstreet Parking Provided		67	59	126	

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

All public streets constructed to City standards.

Still Water Syracuse Master Plan

Syracuse, UT

Woodside Homes

November 30, 2016  

stevemplan 1750 East Janella Way
Sandy, UT 84093
Stephen G. McCutchan (801) 557-6945
land planning urban design stevemplan@gmail.com



PLANNING COMMISSION REGULAR MEETING AGENDA

December 6, 2016

Agenda Item # 7

2017 Meeting Schedule & Thought/Pledge Schedule



NOTICE OF ANNUAL MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Annual Meeting Schedule of the **Syracuse City Planning Commission** for the **2017** calendar year is as follows:

Regular Meeting & Work Session Dates:

January 3rd

January 17th

February 7th

February 21st

March 7th

March 21st

April 4th

April 18th

May 2nd

May 16th

June 6th

June 20th

July 4th (cancelled due to holiday)

July 18th

August 1st

August 15th

September 5th

September 19th

October 3rd

October 17th

November 7th

November 21st (cancelled due to holiday)

December 5th

December 19th (cancelled due to holiday)

meetings tentatively cancelled because of legal holidays may be moved to another date with proper notice

The above Regular and Work Session Meetings of the Planning Commission will be held at Syracuse City Hall located at 1979 W 1900 S Syracuse, Utah on the above mentioned first and third Tuesday of each month from 6:00 p.m. to 9:00 p.m. If any meeting day falls on a legal holiday or no Planning business items are scheduled per the approval of the Planning Commission Chairman, the meeting will be cancelled.

PC Schedule 2017

Meeting Date 2017		Invocation/Thought	Pledge
January	3	Day	McCuistion
January	17	Rackham	Thorson
February	7	McCuistion	Moultrie
February	21	Moultrie	Bingham
March	7	Thorson	Day
March	21	Day	Rackham
April	4	Rackham	McCuistion
April	18	McCuistion	Thorson
May	2	Moultrie	Bingham
May	16	Thorson	Moultrie
June	6	Day	Rackham
June	20	Rackham	Day
July	4	<i>cancelled (holiday)</i>	~
July	18	Moultrie	Rackham
August	1	Thorson	McCuistion
August	15	Bingham	Day
September	5	Rackham	Moultrie
September	19	McCuistion	Bingham
October	3	Moultrie	Day
October	17	Thorson	Rackham
November	7	Bingham	McCuistion
November	21	<i>cancelled (holiday)</i>	~
December	5	Rackham	Bingham
December	19	<i>cancelled (holiday)</i>	~



PLANNING COMMISSION REGULAR MEETING AGENDA

December 6, 2016

Agenda Item # 8 Election of Chair and Vice-Chair

Planning Commission Bylaws & Rules of Procedure

II. ORGANIZATION.

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



PLANNING COMMISSION WORK MEETING AGENDA

December 6, 2016

Agenda Item #2a Chapter 10.72 - R-4 Discussion

Factual Summation

There is a property located north of the proposed CVS that is currently zoned r-4 and will be impacted by UDOT's expansion of 2000 W. The expansion leaves an option for the land owner to either leave an existing house (that is in need of serious repair and updating) or demolish it. The landowner approached the city inquiring what his options for new construction would be if the home were to be demolished. He would like to build a new 4-plex in the footprint of the would-be-demolished home. Currently the r-4 zone says: "This zoning shall not be permitted for new development and is only applicable to the existing R-4 zones on the zoning map." It also says that "(A) Density. Six thousand square feet for one unit plus 2,000 square feet for each additional unit in the structure. In no case shall the density exceed 11 lots per gross acre."

The lot is 1.69 acres and multiply that by 11 units per acre gives the capacity to do 6 more units because there is already 12 units on the property. However, if you do the math for the minimum required unit size, that means that for a four plex, the first unit would have to be 6,000 square feet plus 2,000x3 for the subsequent units in the structure gives you 12,000 square feet and then divide that by 4 gives you an average unit size of 3,000. This of course would not be feasible or marketable. Would you all be interested in entertaining modifying this ordinance to allow this gentleman to proceed? If no, there are other possibilities such as converting the home to a small office or continue renting it out as a run down duplex.

The majority of the council agreed to send this issue to the PC for review. The primary concerns of the City council are as follows:

- 1) They want the zone to only be applied to those that already have the r-4 entitlement. No new property is to be entitled R-4.
- 2) The council has NOT agreed to amend the ordinance but they have agreed it is worth consideration. Thus the reason they are sending it to the PC for review.

Attachments:

- map



108

S-2000 W

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