



**Syracuse City  
Planning Commission Meeting  
March 15, 2016**  
Begins at 6:00 p.m. in the City Council Chambers  
1979 West 1900 South, Syracuse, UT 84075

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**Regular Meeting Agenda**

**PLANNING  
COMMISSIONERS**

**CHAIR**

Ralph Vaughan

**VICE CHAIR**

Dale Rackham

T.J. Jensen  
Curt McCuiston  
Greg Day  
Troy Moultrie  
Grant Thorson

1. **Meeting Called to Order**
  - Invocation or Thought by Commissioner **Day**
  - Pledge of Allegiance by Commissioner **Rackham**
  - Adoption of Meeting Agenda
2. **Meeting Minutes**  
March 1, 2016 Regular Meeting and Work Session
3. **Public Comment**, This is an opportunity to address the Planning Commission regarding your concerns or ideas, regarding items that have not been scheduled for a public hearing on this agenda. Please limit your comments to three minutes.
4. **Public Hearing, General Plan Map Amendment R-1 to R-2 Residential - Criddle Farm Estates** property located at 715 S 4000 W
5. **Public Hearing, Site Plan Approval - Utah Onions** property located at 850 S 2000 W
6. **Code Amendment Title X 10.120.020 - Pertaining to Industrial Zone permitted uses.**
7. **Adjourn**

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**Work Session**

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

**NOTE**

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

**CERTIFICATE OF POSTING**

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



# PLANNING COMMISSION REGULAR MEETING AGENDA

March 15, 2016

## Agenda Item # 2

## Meeting Minutes

March 1, 2016 Regular and Work Session

### Suggested Motions:

#### Grant

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

#### Deny

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

#### Table

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

# Minutes of the Syracuse Planning Commission Regular Meeting, March 1, 2016

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on March 1, 2016, at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

**Present:** Commission Members: Ralph Vaughan, Chairman  
Dale Rackham, Vice Chair  
TJ Jensen  
Curt McCuiston  
Troy Moultrie  
Greg Day (late) 618pm  
Grant Thorson

City Employees: Noah Steele, Planner  
Paul Roberts, City Attorney  
Stacy Adams, Commission Secretary

City Council: Councilman Mike Gailey  
Councilman Andrea Anderson

Excused:

**Visitors:** Doug Perry Myles Dearden Brytin Jones  
Braiden Hunter Braydon Pifer Hunter Vanderbeek  
Ethan Smith Nick Jones

[6:03:29 PM](#)

1. **Meeting Called to Order:**

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

[6:04:35 PM](#)

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

[6:04:54 PM](#)

2. **Meeting Minutes:**

**February 16, 2016 Regular Meeting & Work Session**

COMMISSIONER JENSEN MADE A MOTION TO APPROVE THE REGULAR AND WORK SESSION MEETING MINUTES FOR FEBRUARY 16, 2016. THE MOTION WAS SECONDED BY COMMISSIONER THORSON. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

[6:05:29 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.

None

[6:06:14 PM](#)

4. **Public Hearing, Code Amendment Title X 10.40.040 – Pertaining to minimum and maximum parking spaces.**

Planner Steele stated this was discussed last work session and have done away with the maximum number of parking spaces required and have tried to make the minimum requirements match up with the industry standard for national standard and last time agreed for the most part it was good except for a few minor changes. One was concerning the convenience stores which was lower and changed to 3.5 and the other one was commercial, recreation, golf course was per capacity and now says 2 per player. Commissioner Jensen stated the third change was the four-family dwellings. Planner Steele stated yes and left PRD alone and increased the four-family up to 2.5 and before it was 2 all across.

[6:07:53 PM](#)

Commissioner Vaughan opened the Public Hearing.

[6:08:09 PM](#)

Closed

[6:08:37 PM](#)

COMMISSIONER JENSEN MADE A MOTION TO RECOMMEND CODE AMENDMENTS TO TITLE X 10.40.040 TO CITY COUNCIL. MOTION WAS SECONDED BY COMMISSIONER MOULTRIE. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

[6:09:07 PM](#)

5. **Public Hearing, Code Amendment Title X 10.120.020 – Pertaining to Industrial Zone permitted uses.**

Planner Steele stated he added the proposed text in red under the letter (F) Dwellings as permitted, Dwelling units are allowed only for live-in managers of a storage unit project. Dwelling units must be secondary and incidental to the use

63 and located on the same parcel as the storage units. Dwelling units are not allowed in conjunction with any other  
64 permitted uses of this zone and that was the only change.

65 [6:10:01 PM](#)

66 Commissioner Vaughan opened the Public Hearing.

67 [6:10:37 PM](#)

68 Public Hearing Closed

69 [6:10:48 PM](#)

70 Commissioner Vaughan stated the only comment he has on this is, is in favor of it however think it should not be  
71 plural, think it should be specifically limited to 1 dwelling unit per complex and is absolutely no need for 2 or 3 or 6 which  
72 could be permitted on here. Commissioner Moultrie stated they could a maximum of 2 because there are some units that  
73 are larger and have seen some clients that have them and so would put two as the max, from what he has seen.  
74 Commissioner Jensen stated he would support what Commissioner Moultrie said, that way it is 12 hours on and 12 hours  
75 off. Commissioner Thorson asked if there is any way to do a proportional where say one dwelling per unit 100 units or a  
76 way that way, if they put up 2 storage units, don't need 2 managers, if there is a way to do a proportional where they get a  
77 limit they can have 2 or if they justify to the Commission they can have 2 and doesn't know how many units it would take  
78 to justify the time of 1 live-in manager. Commissioner Vaughan asked staff if know how many spaces are in the largest  
79 facility in town. Planner Steele stated doesn't know how many units but the storage units behind the Pizza Factory that  
80 has 2 live-in units and would guess that that may have 100 units, and has never seen storage facilities with more than 2  
81 managers, but brings up a good point that they don't want 2 for a small facility, but if they up to 2 dwelling units that might  
82 give them the ability to say can only have 1 dwelling unit.

83 [6:12:57 PM](#)

84 Commissioner Vaughan stated he likes the idea of limit it to sizing, say 51 or more they could have 2 units but less  
85 than 50, 1 unit. Planner Steele stated he would recommend if they are going to do a proportion that he could do a little  
86 more research because doesn't know exactly how many units are commonly found to figure out that correct ratio and  
87 would hate to throw out a number. Commissioner Vaughan asked Commissioners if they would like it to be a singular unit  
88 or would they consider 2 units. Commissioner Jensen stated he is good with the language the way it is. It gives staff the  
89 leeway to decide what is prudent and what is not, but 2 units would also be reasonable. Commissioner Vaughan stated if  
90 they limit it to 1 unit right now then they wouldn't have to consider a sliding scale and could take care of it right now  
91 however if they limit it to 2 units and have no ceiling or no demarcation between how many units then they could also pass  
92 that tonight but if they decided to break it down into less than 50 or less than 100 then it would necessitate to follow the  
93 suggestion to continue this discussion. Commissioner Jensen asked staff if this was a burning issue. Planner Steele  
94 stated no it is just something they have seen as non-conforming and something that they have seen with future storage  
95 units. Commissioner Jensen asked City Attorney Roberts since they have already noticed a public hearing tonight will  
96 they need to notice it again if they make a minor code change. City Attorney Roberts stated no it is essentially the same  
97 matter so they wouldn't have to have another public hearing. Commissioner Jensen stated he is good with tabling it for 2  
98 weeks so staff can bring back the research, there is no hurray on this. Commissioner Moultrie stated he is good with that  
99 would at least do 2 at max but let's do some research and see what it breaks it down to.

100 [6:15:17 PM](#)

101 COMMISSIONER JENSEN MADE A MOTION TO TABLE THE RECOMMENDATION OF TITLE X 10.20.020  
102 PERTAINING TO INDUSTRIAL ZONE PERMITTED USES TO GIVE STAFF TIME TO DO ADDITIONAL RESERACH.  
103 COMMISSIONER MOULTRIE SECONDED THE MOTION. ALL WERE IN FAVOR, THE MOTION CARRIED  
104 UNANIMOUSLY.

105 [6:15:43 PM](#)

106 Commissioner Vaughan stated as a point it came up at a recent City Council meeting in regards to adjournment,  
107 there are two schools of thought on this, one they have it currently in the Bylaws they do not need a second, do not have  
108 to take on an adjournment however in as much as they are a Robert's Rules of orders City and Robert's Rules of order it  
109 requires a second and it requires a vote. Commissioner Jensen stated he is good with the Commission doing it by  
110 Robert's Rules if the rest of the Commission is good with that. City Attorney Roberts stated generally if the Bylaws are  
111 specific the rules are a default provision so that is something that is going to be addressed with the Bylaw Amendments  
112 and will talk a little bit more about that but under, even under Robert's Rules if there is a specific rule in the Bylaws it  
113 trumps Robert's Rules, so would say to follow the Bylaws and then if the Bylaws are silent, then go to Robert's Rules.

114 [6:16:48 PM](#)

115 **6. Adjourn**

116 COMMISSIONER JENSEN MADE A MOTION TO ADJOURN STRAIGHT INTO WORK SESSION IN THE  
117 CHAMBERS.

122 \_\_\_\_\_  
Ralph Vaughan, Chairman

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

123 Date Approved: \_\_\_\_\_  
124

## Minutes of the Syracuse Planning Commission Work Session, March 1, 2016

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Minutes of the Syracuse City Planning Commission Work Session held on March 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 Chair
	TJ Jensen
	Curt McCuiston
	Troy Moultrie
	Greg Day
	Grant Thorson
City Employees:	Noah Steele, Planner
	Paul Roberts, City Attorney
	Stacy Adams, Commission Secretary
City Council:	Councilman Mike Gailey
	Councilwoman Andrea Anderson
Excused:	
<b>Visitors:</b>	Doug Perry      Myles Dearden      Brytin Jones
	Braiden Hunter      Braydon Pifer      Hunter Vanderbeek
	Ethan Smith      Nick Jones

[6:16:50 PM](#)

### 1. **Department Business:**

[6:17:11 PM](#)

#### **a. City Council Liaison Report**

Councilman Gailey wanted to bring the Commission up to date on a few things that they talked about in City Council meeting last time and will leave the Bylaws to The City Attorney Robert's because they have been in dialog and as a City Council have spent a good deal of the last week communicating with each other about the Commission Bylaws and one of the things mentioned that the Council would recommend is the adjournment be according to Robert's Rules and that it requires a second but will let the City Attorney go into those since he knows those in greater detail. Some of the things they talked about that might be interesting to the Commission is they reviewed the Parks Mater Plan that was presented to the Council and in relationship to that they also disbanded the Parks Committee and the reason for doing that was that they weren't all together sure the mission of that body and so for the time being that committee has been given a hiatus. They also looked at consolidating the fee schedules for Parks & Recreation, Smedley Acres they allowed the contract to repair the main entrance, the old entrance that is there to have the road and utilities updated in that area with curb and gutter a lot of that is being funded by a grant. They reviewed the Transportation Impact fees. They looked at street lighting ordinance and tried to get a feel for designing a plan that would allow them over time to correct some deficiencies in some areas of the City with lighting. One thing that might be of interest to the Commission as an ongoing project, they formed a subcommittee consisting of Councilwoman Lisonbee and Councilwoman Anderson working with the Mayor in relationship to appointments and the 3 of them are in the process of sitting down with City Attorney Roberts and looking at restructuring not just appointment to special services districts but to all appointments by the City.

[6:20:13 PM](#)

Commissioner Jensen stated for clarification of the Commission since they have a full Commission present, want to state it again, when they discussed the Bylaws and think that since Ralph's appointment would fall in-between the old and the new that they would just go ahead and appoint a new Chair upon adoption of the Bylaws was that was everyone agreed on. As it stands right now it would either be Commissioner Vaughan would go essentially until next January which would be an 18 month term and so the idea was that upon adoption of the Bylaws they would just go ahead and do nominations of Chair once the Bylaws were adopted, that was how he remembers it. Councilman Gailey stated from the Council was that somewhere along the line they are going to have to have a tire with a nobble on it of 6 months and as he understood it the Council pretty well left that in the Commission ballpark but if they wanted to have an election in July. Commissioner Jensen stated he would like to hear from the other Commissioners first but since it is the resolution that empowers the Bylaws think that could be included with the resolution without having to amend the Bylaws. City Attorney Roberts stated the Council did talk about this during the Council meeting and they wanted to just have Chair Vaughan finish out this term and then have a 6 month term for the next one until the next election in January that was the direction he got so have amended the Bylaws to reflect that from Council. Councilman Gailey stated that is what he understood too and if that was what the Commission chose as a group to appoint. Commissioner Jensen stated his main thing was Councilman Gailey stated they had not discussed that and the Commission had and wanted to hear from other Commissioners on that. City Attorney Roberts stated if there are any strong feelings, can convey those to the Council but they sort of, they looked at it back and forth and decided to let the one year term finish up and then have a 6 month term. Commissioner Jensen stated he is not opposed to doing it in July, his point on bringing this up is some other Commissioners had expressed some preference on this and wanted to have that on record so the Council Liaison is aware of where they are standing on that, know where he stands has spoken but the other Commissioners haven't

65 spoken. Councilman Gailey stated the other thing related to this was a recommendation was made that maybe the  
66 election ought to happen the first week in December rather than the first week in January to give that Chair the month of  
67 December to organize so that the Commission could hit with their feet running since they don't meet generally in the  
68 second meeting in December that maybe the election be moved to the first of December.

69 [6:23:01 PM](#)

70 Commissioner Vaughan stated he will speak as a Commissioner now and then as a Chair. Comments as a  
71 Commissioner are if they have an election in July they are doing exactly what they just changed the Bylaws to get away  
72 from so the first opportunity they have to contravene and override what they just did they are doing it which thinks is kind  
73 of in the face of why they did it in the first place, that said thinks it is a wasted meeting to have someone for six months.  
74 Now speaking as Chairman the Mayor pulled him aside when this issue first came up in general discussion and said that  
75 he would prefer to have him to continue on as it was only 6 months and it would only be a one-time item, that was not a  
76 recorded conversation just passing along as an incidental thing that did happen, City Attorney, Staff or Council Liaison  
77 may want to get in contact with the Mayor to verify that such conversation took place but again not paid anymore to sit as  
78 Chair as for any other Commissioner, doesn't get his name in the paper any more times than does normally so there is  
79 absolutely nothing other than continuity is what was the main argument they had when they decided to change the  
80 meeting to a different time than July and don't think they would be losing anything if he were to have the opportunity to  
81 serve as Chair for an additional 6 months because it is a one-time deal it is not going to happen again.

82 [6:24:45 PM](#)

83 Commissioner Jensen stated he would still like to hear from the other Commissioners. Commissioner Thorson  
84 stated he doesn't remember addressing this knew the issue was there and they would either have a 6 month or an 18  
85 month term but doesn't remember them discussing it in their group. Commissioner Vaughan stated they didn't.  
86 Commissioner Thorson stated doesn't matter, thinks it is a great idea to do it in December for just the reasons that  
87 Council brought up and if they don't get the Bylaws done by July the will for sure have elections in July, the Bylaws don't  
88 discuss a term they discuss when elections happen so they will have elections when the Bylaws say the elections are,  
89 regardless of how long the Chairman's term is, doesn't discuss a term it is just a date from his understanding. Councilman  
90 Gailey asked City Attorney Roberts to speak to that and they also had some concerns about the State statute and  
91 disclosure maybe could share those as well.

92 [6:25:49 PM](#)

93 City Attorney Roberts stated can go over the main changes, there were really 4 changes identified from what they  
94 had given to the Council before. The first was the election, the main idea at least from the Councilmembers who made  
95 their ideas known were they had been doing this way for years, were changing it in the future rather than cutting one short  
96 or lengthening it should just let the Commissioners know this is a 6 month position and if want can re-elect the same  
97 Chair. The second that they are addressing, heard from most of the Councilmembers on this deals with the ethics and the  
98 gifts section, they were a little, there was some discussion of is this not going far enough could be drawn into a conflict of  
99 interest situation. So what was put in is a new section that specifically says needs to comply with the State Municipal  
100 Officers Act as well as the State Officers Ethics Act. Then the discussion has been the subsections that talk about gifts  
101 and recusal are going above and beyond the State Ethics Code, those are specifically saying you can't participate as a  
102 Commission member if you are an applicant, under State code they could so that as well as the gifts just saying  
103 absolutely no gifts no matter what if it is an applicant or someone who is appearing before them, where under State code  
104 as long as it is not pecuniary and under \$50 it would be acceptable for that low ethics bar but in this case are sort of  
105 setting a higher standard for this body,. The feedback gotten so far is let's just keep that higher bar in place to make sure  
106 that everyone is above board here and will have a final decision on that probably next week. Councilman Gailey stated in  
107 their meeting last week, they kind of walked away from that meeting with the idea think granted that they proposed when  
108 they were discussing that was why not just adopt the State statute as it is and in the meeting kind of sort of all felt okay  
109 with that, but since then has been some other thought so what City Attorney Roberts is describing is the communication  
110 that has taken place since they met in the work session. City Attorney Roberts stated right and the email he sent following  
111 up stated if like the high bar should keep these sections if they don't like then just cut them out and is pretty easy to just  
112 cut out sections when they adopt it. City Attorney Roberts stated the third area of change is the striking the sentence that  
113 there would be no second required to adjourn so the Council would prefer that there be a majority vote called when  
114 adjournment. The fourth item was dealing with the number of votes necessary, in the joint session the Council was saying  
115 they really wanted four votes and the Commission sent it back up saying really want just a majority because there could  
116 be a time where have 5 Commission members and only 7 on the body and is not unheard of to have 2 absent or 1 absent  
117 and 1 recuse and might have a 3/2 vote and in that case it would neither receive approval or denial it would sort of just be  
118 in limbo so would have to push it off to another meeting or if wait long enough after 30 days something is deemed  
119 approved, under the City code. What the Council came up with essentially is the 4 votes are necessary but if a  
120 Commissioner recuses himself then there would be a majority vote. So if the Commission has 6 members present and 1  
121 recuses himself could have the 3/2 situation and the 3 majority would prevail with the simple majority. So if they have a  
122 quorum with 5 people and 1 recuses himself would need to have 3 votes to carry a motion to recommend approval or  
123 denial and thinks that is what the Bylaws will show and thinks that is a little more flexible than what the Commission has  
124 now. Can pass along any feedback to the Council if don't think that is adequate and is happy to do that also and those  
125 were really the 4 sections so if there is any feedback to pass along to the Council next week and Commissioner Vaughan  
126 and Jensen are usually there so they can also convey that.

127 [6:30:44 PM](#)

128 Commissioner Rackham stated his impression regarding the elections was since they didn't get it approved before  
129 January that Commissioner Vaughan would just ride until January and is good with moving it to December thinks that is a  
130 good idea. Commissioner McCuiston stated that was his assumption as well thought they had discussed it but maybe  
131 was just his understanding that was the case, thought would get the additional 6 months and they would vote again then.  
132 Commissioner Vaughan stated for clarification that would extend to the Vice Chairman continuing. Commissioner  
133 Rackham agreed. Commissioner Jensen stated his main goal was to get it on the record so that the Council Liaison would  
134 pass that along to the Council knowing that the Commission had discussed it. City Attorney Roberts stated it would be  
135 great to hear from each of the Commissioners on both the question of moving it to December and also whether the term  
136 would be extended to an 18 month term would really appreciate and might be helpful for him to pass along their  
137 comments.

138 [6:31:52 PM](#)

139 Commissioner Moultrie stated he is fine with December and had the same assumption that Commissioner Vaughan  
140 would continue until January. Commissioner Day stated regarding elections not to diminish the role of the Chairman but  
141 really the Chairman is here to move the agenda along so whether they get a new Chairman or extend it to December  
142 really don't have an opinion, it is just a formality, they are all Planning Commissioners so will go with whatever the body  
143 would want. Commissioner Jensen stated he hasn't commented on moving it to December and is not opposed to that.  
144 Commissioner Thorson stated he has already said his peace but would reiterate the Bylaws do not include a term, they  
145 include a date that they have elections and from what he understands the Bylaws are not changed yet if July comes  
146 around and they haven't had them approved through the City Council, they have to have elections. Commissioner Jensen  
147 stated for the record that this is not something he has discussed with other Commissioners they don't generally don't have  
148 conversations outside this meeting but his thoughts were that with the current temperament of the Commission that  
149 essentially commissioner Vaughan would be re-elected in any case so him serving to December won't change anything  
150 just wanted to have the Commission affirm that one way or another and it sounds like it has been affirmed today so think  
151 that is where they are at and essentially Commissioner Vaughan would serve until December. Commissioner Vaughan  
152 stated he is fine and happy to go with that and think they have consensus on that.

153 [6:33:59 PM](#)

154 **b. City Attorney Updates**

155 City Attorney Roberts stated was going to update them on the Bylaws and have already taken care of that and that is  
156 all he had.

157 [6:34:08 PM](#)

158 **c. Upcoming Agenda Items**

159 Planner Steele stated on March 15<sup>th</sup> they will have 2 items the Utah Onions Site Plan which last night they had  
160 Architecture Review Committee meeting to review their plans and also Criddle Farms, north of Criddle Farms project that  
161 is not annexed into the City yet they would like to change the General Plan from R-1 to R-2. Some of the other updates  
162 and things that are coming down the pipeline further.

163 [6:34:56 PM](#)

164 Commissioner Rackham asked regarding the change to the General Plan, did the City Council approve the  
165 extension. Planner Steele stated they did so applicants have until March 15<sup>th</sup> to get applications in and have already  
166 received the application for the General Plan change. Commissioner Thorson asked if there were any more anticipated  
167 they extended it for this one is that right. Planner Steele there are not any other applications at this time.

168 [6:35:29 PM](#)

169 Commissioner Jensen stated does have one that should be an upcoming agenda item but the City Council has the  
170 Parks Master Plan in their hands right now and would absolutely love to see the Planning Commission get their hands on  
171 that and submit some recommendations along with that before that document gets too much farther since essentially think  
172 they may be and don't know if they have any desire to send that back to JUP for modifications or just do that on our end  
173 but there is enough information in there that it involves the Commission and thinks they really need to get a look at it.  
174 Planner Steele stated they could have or ask Parks Director Robinson if JUB would like to give a presentation or think  
175 staff has a copy of it and could just go through it as a Planning Commission in work session. Commissioner Vaughan  
176 asked according to the way it is proposed is there a requirement that it be presented to the Planning Commission or would  
177 this merely be a presentation for their information, is inclined if it is just a situation where it is information is happy to  
178 receive the information but if they are trying to reach out and take things that may not normally be under their purview  
179 don't think they want to go there. Planner Steele stated think it would be for information purposes only as far as he  
180 understands and the City Council is going to adopt that plan, it does have planning related information but it is not exactly  
181 the General Plan or anything like that.

182 [6:36:56 PM](#)

183 Commissioner Jensen stated he would respectfully disagree the General Plan addresses sub-documents that go to  
184 that and this would be a sub-document to the general Plan, Trails Plan does come in front of the Commission, it has come  
185 in front of the Commission and thinks the Parks Plan should come in front of them because it does involves Land Use, it is  
186 discussing the locations of parks and the percentages of per 1,000 residents how many acres per 1,000 they expects for  
187 parks and such and the Parks Plan very much dovetails into all of that and does think under Title 3 where it discusses  
188 their scope and the fact that it ties into the General Plan does think it puts it under the Commission purview. Planner  
189 Steele stated would be happy to review with City Attorney Roberts whether or not it falls under the Commission and either  
190 way can put it on the agenda in one of the upcoming meetings and whether that is a review item or a voting item can

191 make sure to get it right. Commissioner Vaughan stated for the benefit of the other Commissioners there were 2 members  
192 at the City Council meeting where this was discussed, Commissioner Jensen and myself and at this particular point just  
193 have to rely on staff perhaps Commissioner Jensen might want to meet privately with City Attorney Roberts and staff to  
194 discuss whether or not they believe it is necessary to come forward and if it does come forward then bring it back to the  
195 Commission in a formal setting but right now don't think they can discuss it because they have 5 Commissioners who  
196 have no idea what they are talking about unless they read the newspaper. Planner Steele stated just so the Commission  
197 knows it is not a matter of staff wanting to keep it from them and in fact it wasn't a plan that was commissioned by the  
198 Community Development Department it was outside of the Department that is why haven't had as much involvement and  
199 normally would have.

200 [6:39:06 PM](#)

201 Planner Steele stated also April 5<sup>th</sup> agenda will have CVS Site Plan and Criddle Farms Preliminary Plat. Also, wanted  
202 to talk about the Community & Economic Development Department and address an awkward moment from last meeting  
203 about the Development Services Manager, he has been promoted to that position and this is more about the Department  
204 and Director Mellor and what he brings to the Department with his Economic Development experience and it about  
205 creating hierarchy to help give him more time to work on those big Economic Development projects and attracting new  
206 business and often gets bogged down in the Planning minutia. Also the new Planner replacement, Royce Davies will be  
207 starting on March 7<sup>th</sup> and we are excited since it has been busy. So staff available to the Commission will be the  
208 Development Services Manager, Planner and Planning Technician. Commissioner Vaughan congratulated Planer Steele  
209 on his promotion. Commissioner Jensen stated he wanted to state for the record that they do have full attendance of the  
210 Planning Commission.

211 [6:41:42 PM](#)

212 Planner Steele stated there are a few other projects staff is working on, under construction right now is Beehive  
213 Assisted Living, Jer's Auto and some other projects seen recently Strong Storage are working on their building permit and  
214 want to move to that soon, Pacific Steel and IPW the 2 Industrial projects they are getting very close as well.

215 [6:42:22 PM](#)

216 **2. Discussion Items:**

217 Nothing to report

218 [6:42:32 PM](#)

219 **3. Commissioner Reports:**

220 Commissioner Thorson stated nothing to report. Commissioner Jensen stated nothing that he hadn't already  
221 discussed in this meeting. Commissioner Rackham stated nothing to report. Commissioner McCuiston stated nothing to  
222 report. Commissioner Day stated nothing to report. Commissioner Moultrie stated nothing to report. Commissioner  
223 Vaughan stated nothing and wanted to thank staff for what they do.

224 [6:43:03 PM](#)

225 **4. Adjourn**

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



# PLANNING COMMISSION REGULAR MEETING AGENDA

March 15, 2016

Agenda Item # 4                      General Plan Amendment and Rezone 715 S 4000 W

### ***Factual Summation***

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

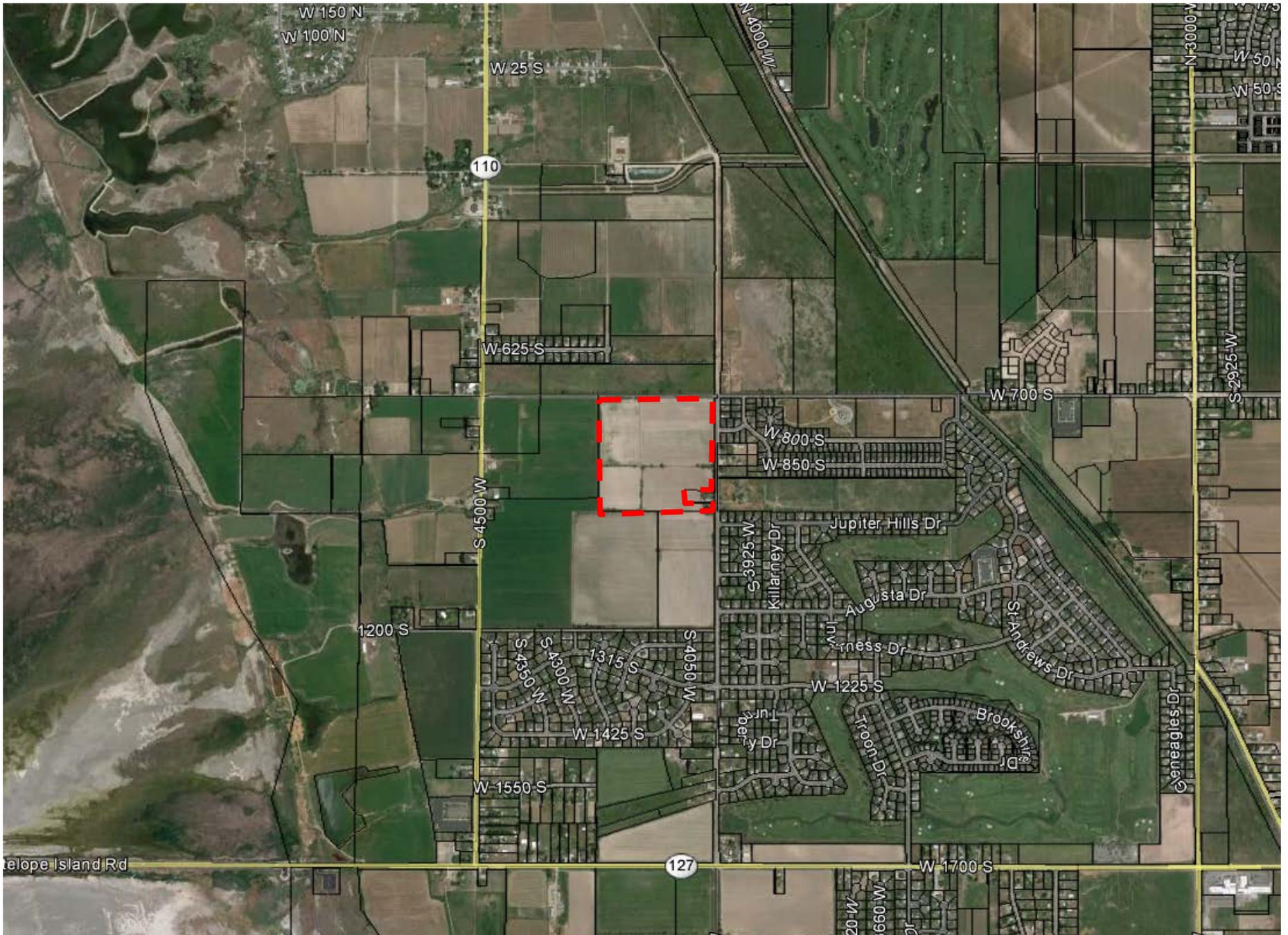
Location:	715 S 4000 W
Current Zoning:	None – Not yet annexed
General Plan:	R-1
Requested GP:	R-2
Total Area:	36 Acres
R-1 Density Allowed:	82 lots
R-2 Density Allowed:	107 lots

### ***Summary***

This property is not yet annexed into the city but is in our annexation declaration. The land is currently under county jurisdiction but since it is in our declaration, we have given it a zone on our General Plan Map. Once annexed, the property's general plan zone would be applied as its current zoning. The decision at hand is whether or not the city would be willing to accept additional residential density at this location. The R-1 zone allows 2.3 lots per gross acre and the R-2 allows 3 lots per gross acre. This is an added approximately 25 houses above what would occur as an R-1. As with all general plan or zoning map amendment requests, it is within this body's purview to give a positive or negative recommendation after an analysis of potential impacts of the proposed amendment on existing infrastructure and public services such as traffic, streets, intersections, water and sewer, storm drains, electrical power, fire protection, garbage collection is considered. A recommendation is needed to be forwarded to the city council for them to make this legislative decision.

### ***Attachments:***

- General Plan Map
- Aerial Map
- R-1 zoning ordinance
- R-2 zoning ordinance



Peloponnesos Rd

110

127

W 150 N  
W 100 N

W 25 S

W 625 S

S 4500 W

S 1200 S

S 1315 S

S 1425 S

W 1550 S

N 4000 W

W 800 S

W 850 S

W 700 S

Jupiter Hills Dr

Augusta Dr

Wrenness Dr

W 1225 S

S 3925 W

Killarney Dr

Cleneagles Dr

St Andrews Dr

Brookshire Dr

Troon Dr

W 1700 S

N 3000 W

W 50 N

W 50 S

S 2925 W

Cleneagles Dr

W 1700 S

W 1660 W

W 1620 W

W 1580 W

W 1540 W

W 1500 W

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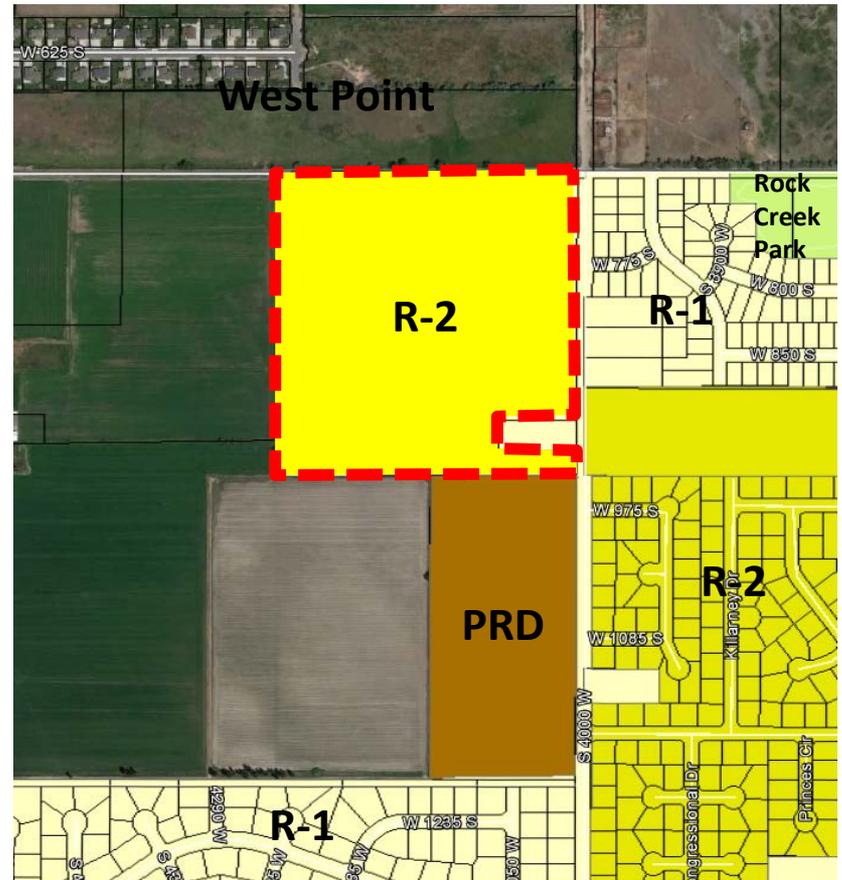
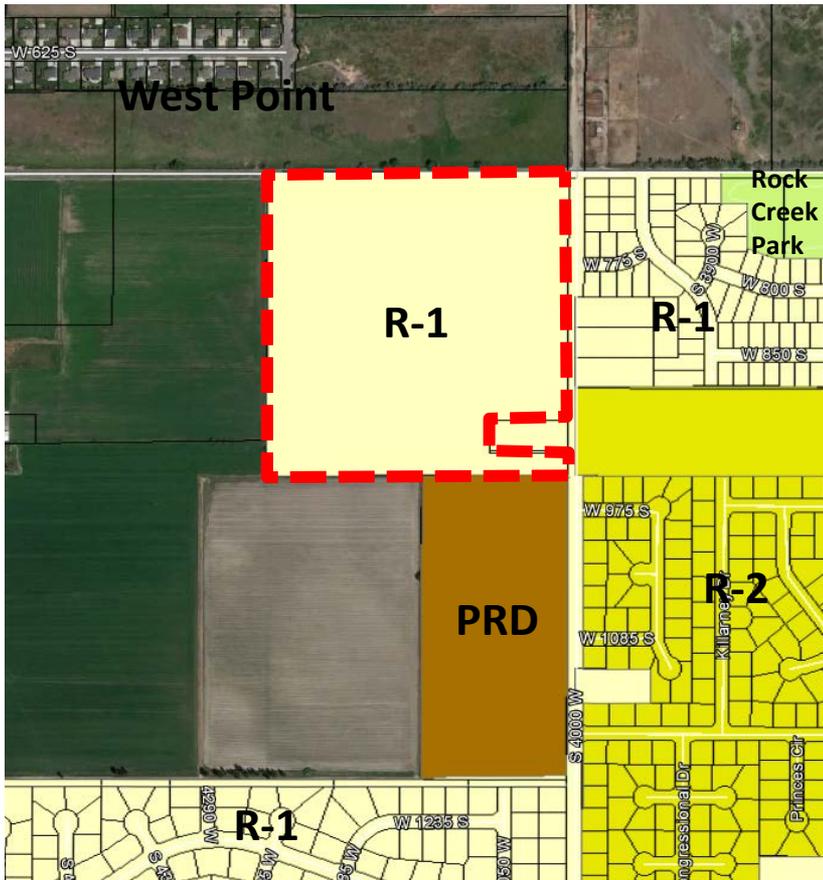
# Proposed General Plan Map Amendment

Location: 715 S. 4000 W.



Existing

Proposed



(16 hits)

## Chapter 10.60 R-1 – RESIDENTIAL ZONE (2.3 LOTS PER GROSS ACRE)

### Sections:

- 10.60.010 Purpose.
- 10.60.020 Permitted uses.
- 10.60.030 Conditional uses.
- 10.60.040 Minimum lot standards.
- 10.60.050 Off-street parking and loading.
- 10.60.060 Signs.
- 10.60.070 Special provisions.

### **10.60.010 Purpose.**

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The purpose of this zone is to promote and preserve, where conditions are favorable, areas for large lot development for families to engage in food production and, where adequate lot area exists, keep a limited number of farm animals and fowl. [Ord. 15-24 § 1 (Exh. A); Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-12-010.]

### **10.60.020 Permitted uses.**

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The following, and no others, are uses permitted by right provided the parcel and/or building meet all other provisions of this title and any other applicable ordinances of Syracuse City.

- (A) Accessory uses and buildings (200 square feet or less).
- (B) Agriculture.
- (C) Aviaries.
- (D) Churches, synagogues, and temples.
- (E) Dwellings, single-family.
- (F) Educational services.
- (G) Farm animal keeping (see SCC 10.30.040).
- (H) Fruit and vegetable stands (for sale of products produced on owner's premises).
- (I) Household pets.
- (J) Minor home occupations.
- (K) Public and quasi-public buildings.
- (L) Public parks.
- (M) Rabbits and hens.

(N) Residential facilities for persons with disabilities.

(O) Vietnamese potbellied pigs. [Ord. 15-24 § 1 (Exh. A); Ord. 11-02 § 1 (Exh. A); Ord. 10-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Ord. 04-12; Ord. 03-18; amended 1991; Code 1971 § 10-12-020.]

### **10.60.030 Conditional uses.**

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The following, and no others, may be conditional uses permitted after application and approval as specified in SCC 10.20.080:

(A) Accessory uses and buildings (greater than 200 square feet) (minor).

(B) Apiaries (minor).

(C) Cluster subdivisions (major).

(D) Day care centers (major).

(E) Dog kennels (minor).

(F) Dwellings, accessory (major/minor, see SCC 10.30.020).

(G) Dwelling groups (major).

(H) Greenhouses (minor).

(I) Home occupations (major).

(J) Private parks and recreational activities (minor).

(K) Temporary commercial uses (see SCC 10.35.050) (minor).

(L) Temporary use of buildings (see SCC 10.30.100(A)(12)) (minor). [Ord. 15-24 § 1 (Exh. A); Ord. 14-01 § 1; Ord. 11-13 § 3; Ord. 11-10 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 10-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Ord. 03-18; amended 1991; Code 1971 § 10-12-030.]

### **10.60.040 Minimum lot standards.**

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All lots shall be developed and all structures and uses shall be placed on lots in accordance with the following standards. Lot area for properties fronting existing streets shall include all property as described on the most recent plat of record.

(A) Density. Minimum lot size 12,000 square feet, but in no case shall the density exceed 2.3 lots per gross acre, unless the Land Use Authority grants additional density, per a cluster subdivision major conditional use permit.

(B) Lot width: 100 feet.

(C) Front yard: 25 feet.

(D) Side yards: 10 feet (both sides).

(E) Rear yard: 30 feet.

(F) Building height: as allowed by current building code.

(G) Variation of lot: the Land Use Authority may reduce the lot width requirement in particular cases when a property owner provides evidence they acquired the land in good faith and, by reason of size, shape, or other special condition(s) of the specific property, application of the lot width requirement would effectively prohibit or unreasonably restrict the ability to subdivide the property or a reduction of the lot width requirement would alleviate a clearly demonstrable hardship as distinguished from a special privilege sought by the applicant. The Land Use Authority shall approve no lot width reduction without a determination that:

(1) The strict application of the lot width requirement would result in substantial hardship;

(2) Adjacent properties do not share generally such a hardship and the property in question has unusual circumstances or conditions where literal enforcement of the requirements of the zone would result in severe hardship;

(3) The granting of such reduction would not be of substantial detriment to adjacent property or influence negatively upon the intent of the zone;

(4) The condition or situation of the property concerned or the intended use of the property is not of so general or recurring a nature as to detract from the intention or appearance of the zone as identified in the City's general plan. [Ord. 15-24 § 1 (Exh. A); Ord. 11-13 § 3; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Ord. 03-08; Ord. 02-16; Code 1971 § 10-12-040.]

#### **10.60.050 Off-street parking and loading.**

Off-street parking and loading shall be provided as specified in Chapter 10.40 SCC. [Ord. 15-24 § 1 (Exh. A); Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-12-050.]

#### **10.60.060 Signs.**

The signs permitted in this zone shall be those allowed in residential zones by Chapter 10.45 SCC. [Ord. 15-24 § 1 (Exh. A); Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-12-060.]

#### **10.60.070 Special provisions.**

All pens, barns, coops, stables, and other similar enclosing structures to keep animals or fowl shall be located no less than 150 feet from a public street and no less than 100 feet from all dwellings on adjacent lots. (This provision shall not apply to pastures.) [Ord. 15-24 § 1 (Exh. A); Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-12-070.]

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## Chapter 10.65

### **R-2 – RESIDENTIAL ZONE (3.0 LOTS PER GROSS ACRE)**

#### Sections:

- 10.65.010 Purpose.
- 10.65.020 Permitted uses.
- 10.65.030 Conditional uses.
- 10.65.040 Minimum lot standards.
- 10.65.050 Off-street parking and loading.
- 10.65.060 Signs.

#### **10.65.010 Purpose.**

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The purpose of this zone is to provide for moderate density single-family residential development that conforms to the system of services available. [Ord. 15-24 § 1 (Exh. A); Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1997; Code 1971 § 10-13-010.]

#### **10.65.020 Permitted uses.**

---

The following, and no others, are uses permitted by right provided the parcel and building meet all other provisions of this title and any other applicable ordinances of Syracuse City.

- (A) Accessory uses and buildings (200 square feet or less).
- (B) Agriculture.
- (C) Churches, synagogues, and temples.
- (D) Dwellings, single-family.
- (E) Educational services.
- (F) Household pets.
- (G) Minor home occupations.
- (H) Public and quasi-public buildings.
- (I) Public parks.
- (J) Rabbits and hens.
- (K) Residential facilities for persons with disabilities.
- (L) Vietnamese potbellied pigs. [Ord. 15-24 § 1 (Exh. A); Ord. 11-02 § 1 (Exh. A); Ord. 10-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Ord. 04-12; Ord. 03-18; amended 1991; Code 1971 § 10-13-020.]

#### **10.65.030 Conditional uses.**

---

The following, and no others, may be conditional uses permitted after application and approval as specified in SCC 10.20.080:

- (A) Accessory uses and buildings (greater than 200 square feet) (minor).
- (B) Apiaries (minor).
- (C) Day care centers (major).
- (D) Dwellings, accessory (major/minor, see SCC 10.30.020).
- (E) Dwelling groups (major).
- (F) Dog kennels (minor).
- (G) Home occupations (major).
- (H) Temporary commercial uses (see SCC 10.35.050) (minor).
- (I) Temporary use of buildings (see SCC 10.30.100(A)(12)) (minor). [Ord. 15-24 § 1 (Exh. A); Ord. 14-01 § 1; Ord. 11-10 § 7; Ord. 11-04 § 3; Ord. 11-02 § 1 (Exh. A); Ord. 10-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Ord. 03-18; amended 1998; Code 1971 § 10-13-030.]

#### **10.65.040 Minimum lot standards.**

---

All lots shall be developed and all structures and uses shall be placed on lots in accordance with the following standards:

- (A) Density: minimum lot size 10,000 square feet, but in no case shall the density exceed 3.0 lots per gross acre.
- (B) Lot width: 85 feet.
- (C) Front yard: 25 feet.
- (D) Side yards: eight feet (both sides).
- (E) Rear yard: 30 feet.
- (F) Building height: as allowed by current building code.
- (G) Variation of lot: the Land Use Authority may reduce the lot width requirement in particular cases when a property owner provides evidence they acquired the land in good faith and, by reason of size, shape, or other special condition(s) of the specific property, application of the lot width requirement would effectively prohibit or unreasonably restrict the ability to subdivide the property or a reduction of the lot width requirement would alleviate a clearly demonstrable hardship as distinguished from a special privilege sought by the applicant. The Land Use Authority shall approve no lot width reduction without a determination that:

(1) The strict application of the lot width requirement would result in substantial hardship;

(2) Adjacent properties do not share generally such a hardship and the property in question has unusual circumstances or conditions where literal enforcement of the requirements of the zone

would result in severe hardship;

(3) The granting of such reduction would not be of substantial detriment to adjacent property or influence negatively upon the intent of the zone;

(4) The condition or situation of the property concerned or the intended use of the property is not of so general or recurring a nature as to detract from the intention or appearance of the zone as identified in the City's general plan. [Ord. 15-24 § 1 (Exh. A); Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Ord. 03-08; Ord. 02-16; Code 1971 § 10-13-040.]

#### **10.65.050 Off-street parking and loading.**

---

Off-street parking and loading shall be provided as specified in Chapter 10.40 SCC. [Ord. 15-24 § 1 (Exh. A); Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-13-050.]

#### **10.65.060 Signs.**

---

The signs permitted in this zone shall be those allowed in residential zones by Chapter 10.45 SCC. [Ord. 15-24 § 1 (Exh. A); Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-13-060.]

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#### **The Syracuse City Code is current through Ordinance 16-07, passed February 9, 2016.**

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



# PLANNING COMMISSION REGULAR MEETING AGENDA

March 15, 2016

## Agenda Item # 5      Site Plan Application – Utah Onions Addition

### *Factual Summation*

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

- Location: 850 S 2000 W
- Current Zoning: Industrial
- General Plan: General Commercial
- Existing Square Feet: 74,696 sqft
- Phase 1 proposed addition (2016): 18,000 sqft
- Phase 2 future addition (2017): 48,000 sqft
- Phase 3 future demolition: -14,181 sqft
- ARC review date: Feb. 29<sup>th</sup>, 2016

### *Summary*

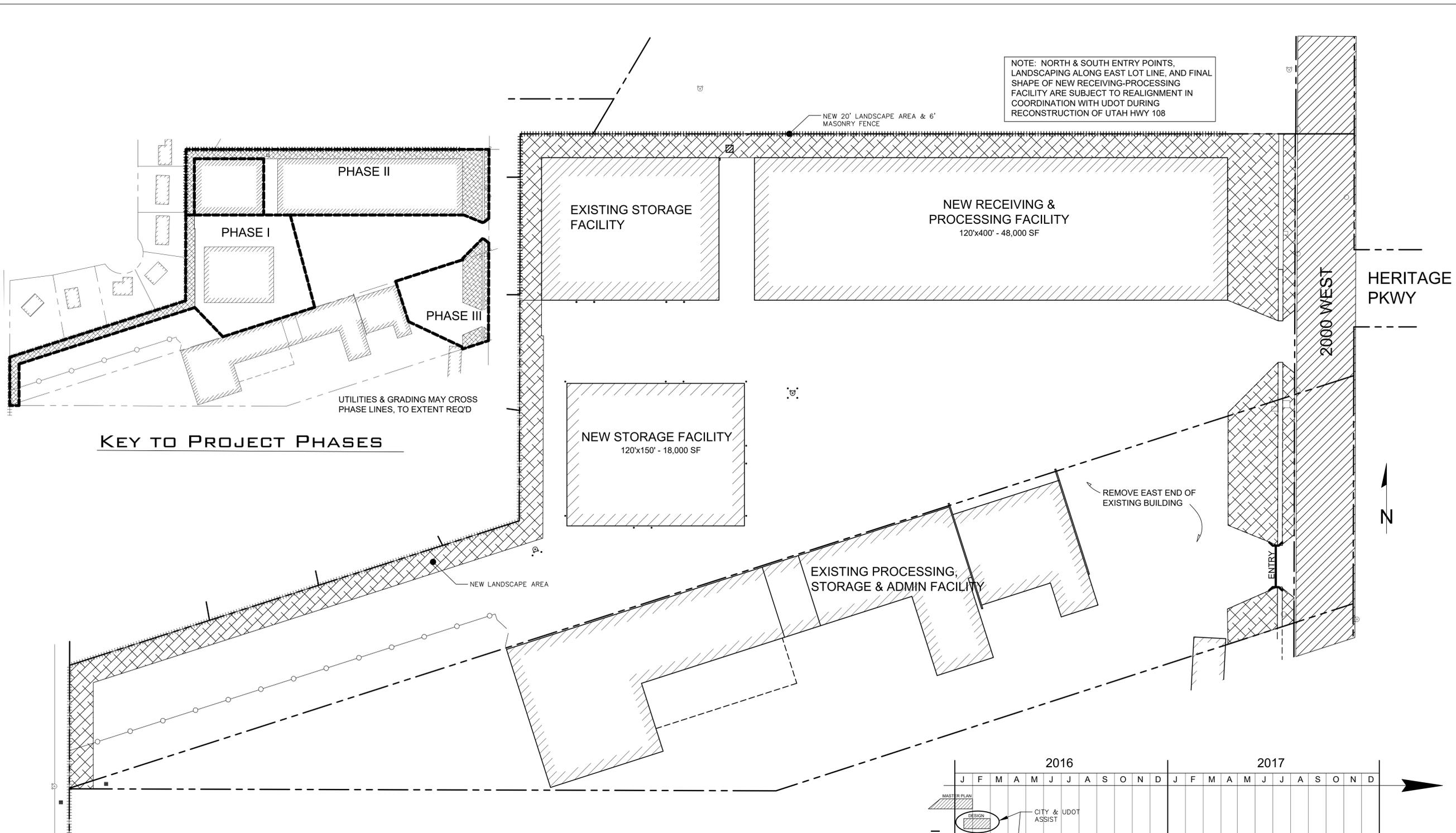
Utah Onions is an industrial use that has been part of the city for a very long time. Over time, the land around the property has urbanized. Due to the age of the development, there are things about the site that are considered “existing non-conforming”. As the business grows, the additions/modifications must be brought up to code and a proportional amount around the project must be improved as well. The use can’t become more “non-conforming”. Some items over the existing site that are currently not conforming include landscaping, paving, and building architecture. This project will make the overall site less non-conforming by adding buffer landscaping, fencing and two fire hydrants.

Staff has reviewed the project and found that it meets our city ordinances with the exception of three items. The first item requires interpretation from the land use authority (PC). The architecture standards for industrial buildings (10.28.220) read “25% of the front and street facing exterior walls must be finished with brick, architectural block, stone, or glass” The ARC reviewed this and recommends that since the building is setback approximately 450’ from the road, (over a football field) PC interpret that due to the deep setback, the building’s face is not highly visible and therefore isn’t “street facing”. The applicant is willing to include the required brick rock or stone but has expressed desire to apply the added detail to the future phase 2 building that will be closer to the street. They can’t do glass due to the sensitivity of onions to light. The second item is that the landscape plan is not stamped by a landscape architect. The third item is that the Environmental Impact Report detailing the potential hazards surrounding the development has not yet been provided. The engineer has agreed to provide the last two items but has not been able to complete them before the submission deadline. The PC could either table until the items are provided or approve with conditions. The PC also needs to approve the proposed phasing plan.

### *Attachments:*

- Site plan/drawings
- ARC Minutes
- Staff review summary





Client Information  
 Name: Brad Dahl, Utah Onions, Inc.  
 Project No.: 5-085  
 Address/Location: 850 South 2000 West  
 Syracuse, Utah 84075



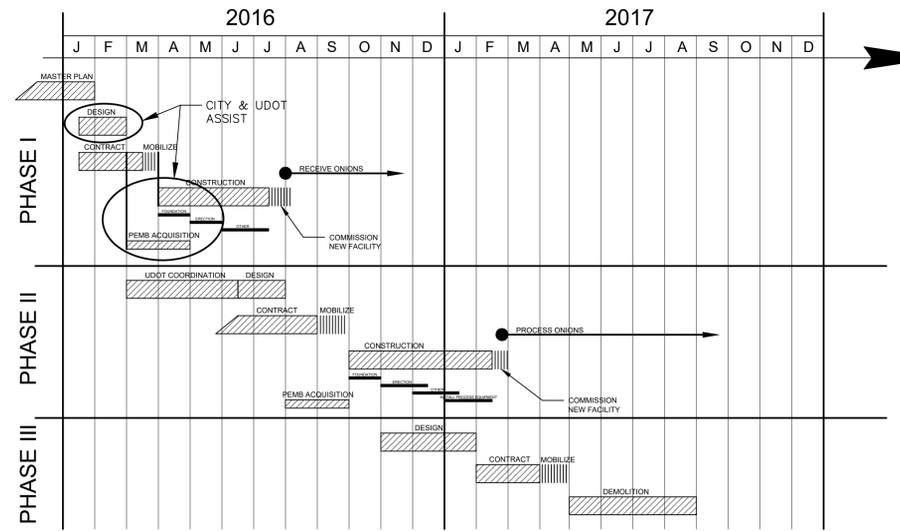
Issued - 8 March 2016

**MCREAKEN ENGINEERING**  
 2107 East 25 South, Layton, Utah 84040  
 801-544-1330 / 801-641-9150

**FACILITIES RENOVATION - FINAL POSITION**  
 SCALE: 1" = 40'

**SITE PLAN REVIEW**

FOR REVIEW ONLY - NOT FOR CONSTRUCTION



Revisions

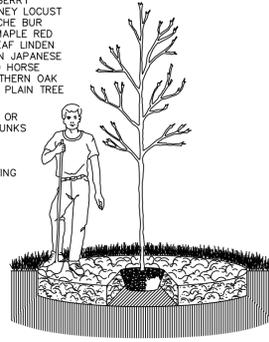
McReaken Engineering expressly reserves rights and other property rights in these documents. No part of these documents may be reproduced, modified, or copied in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission in the contract documents. The user of these documents shall assume full liability for plans, specifications, and other documents prepared by or for McReaken Engineering and its affiliates.

**LANDSCAPE & IRRIGATION NOTES**

- CONTRACTOR TO PROVIDE COMPLETE LANDSCAPE READY FOR OCCUPANCY. ANY QUESTIONS, AREAS OF DISCREPANCY OR CONTRADICTION IN THESE DOCUMENTS IS TO BE BROUGHT TO THE ATTENTION OF THE OWNER PRIOR TO BIDDING. BY SUBMITTING A BID ON THIS PROJECT THE BIDDER CERTIFIES THAT HE HAS FULLY INFORMED HIMSELF OF THE REQUIREMENTS OF THE CONSTRUCTION DRAWINGS AS THEY RELATE TO HIS WORK AND HAVE READ AND UNDERSTAND THE NOTES AND SPECIFICATIONS. ALSO, THAT ANY QUESTIONS, INCOMPLETE AREAS, DISCREPANCIES OR CONTRADICTIONS HAVE BEEN BROUGHT TO THE ATTENTION OF THE OWNER AND THAT THEY ARE RESOLVED.
- IRRIGATION PLAN. CONTRACTOR TO PROVIDE IRRIGATION PLAN TO BUILDING OFFICIAL FOR APPROVAL PRIOR TO INSTALLATION. PLAN TO PROVIDE DOUBLE COVERAGE OR WATERED AREAS FOR PLANT SURVIVABILITY, SINGLE-POINT MANIFOLD CONTROL W/ SATELLITE VALVES AS REQUIRED AND OTHER FEATURES THAT ARE COMMON TO STATE-OF-THE-ART WATERING SYSTEMS. PLAN TO PROVIDE WATER TO ALL LANDSCAPED AREAS.
- CONTRACTOR SHALL CHALK, STRING, MARK OR OTHERWISE DEFINE LAYOUT OF INTENDED WORK AND OBTAIN APPROVAL BEFORE COMMENCING WORK. CONTRACTOR ASSUMES RESPONSIBILITY TO CORRECT THE WORK AT HIS OWN EXPENSE IF HE FAILS TO OBTAIN APPROVAL TO PROCEED BEFORE STARTING. LANDSCAPE LAYOUT SHALL CONFORM TO THE INTENDED LOCATION AND GRADES OF THE INTENDED WORK TO BE DONE NOTWITHSTANDING EXISTING FIELD CONDITIONS.
- CONTRACTOR TO ASSURE THAT PLANTINGS AND FEATURES OF IRRIGATION SYSTEM ARE DECONFLICTED IN ALL AREAS. CONTRACTOR SHALL NOTIFY OWNER FOR DIRECTION TO ADDRESS ANY QUESTIONABLE SITUATIONS.
- CONTRACTOR TO DETERMINE ERODEABILITY OF ALL SLOPES AND SHALL IMMEDIATELY STABILIZE SUCH SLOPES. PROTECT ALL NEWLY EXCAVATED AREAS AND EXISTING SLOPES SUBJECT TO EROSION DURING PHASES OF THE LANDSCAPE OPERATION UNTIL THE PROJECT IS ACCEPTED. BY USE OF MEASURES ACCEPTABLE TO THE OWNER, AND AS AN INCLUSIVE PART OF THIS CONTRACT, CONTRACTOR SHALL REPAIR ANY DAMAGES OCCURRING TO THE SLOPES OR OTHER IMPROVEMENTS CAUSED BY EROSION OR SEDIMENTATION OR SILT DEPOSITS WHILE UNDER CONTRACT AT CONTRACTOR'S EXPENSE.
- SLOPE AND GRADE ALL LANDSCAPE AREAS TO DRAIN PROPERLY AND PREVENT STANDING WATER FROM OCCURRING. STANDING WATER WILL NOT BE ACCEPTED UNDER ANY CONDITION. PROVIDE POSITIVE DRAINAGE FROM ROOF DOWN SPOUTS AWAY FROM STRUCTURES AT A MINIMUM OF 2%. COLLECT SURFACE DRAINAGE WHERE NECESSARY AND ALL ROOF DISCHARGE INTO MECHANICALLY DEvised PVC CATCH BASINS, USING SOLID AND CORRUGATED PIPE.
- BIDDER TO EXAMINE ALL INTENDED GRADES ON SITE GRADING PLAN. CONTRACTOR SHALL BE RESPONSIBLE FOR TOPSOIL DISTRIBUTION AND FINE GRADING TO FINISH GRADES SHOWN ON CIVIL SITE PLANS. FINISH GRADES OF SOIL IN LAWN AREAS TO BE SODDED SHALL BE 2" BELOW PADS, WALKS, PAVING, HEADERS AND CURBS TO ACCOMMODATE SOD. GRADES IN AREAS WHERE SEEDING IS CALLED FOR SHALL BE 1" LOWER THAN ADJACENT EDGE. PROVIDE EVEN, SMOOTH, GRADUAL TRANSITIONS TO ALL GRADES AT TOPS AND BOTTOMS OF SLOPES, AROUND CATCH BASINS, DRAIN COVERS, VALVE BOX COVERS, ETC., REGARDLESS OF SUBGRADE PROVISIONS OF THE GENERAL CONTRACT. IF GRADING IS REJECTED FOR FAILURE TO COMPLY WITH THESE DIRECTIVES, THE WORK/GRADES SHALL BE CORRECTED AT CONTRACTOR'S EXPENSE.
- PROVIDE "ROCK FREE" ZONES 36" IN DIAMETER AROUND TREES SHOWN AND COVER EXPOSED SOIL WITH 3" DEEP SHREDDED BARK MULCH.
- FACE EACH SHRUB TO GIVE THE MOST PLEASING LOOK AS SEEN FROM A LINE PERPENDICULAR TO THE WALL OR WALK TO OR FROM WHICH IT IS VIEWED. PRESERVE ALL NURSERY LABELS INTACT UNTIL AFTER ACCEPTANCE BY OWNER, THEN REMOVE TAGS PRIOR TO FINAL INSPECTION.
- PLACE VINYL EDGING ALONG EDGE OF ROCKSCAPE TO KEEP ROCKS FROM MIGRATING OUT OF ROCKSCAPE AREA. SELECT AND PROVIDE EDGING AS APPROVED BY OWNER.
- PROPERLY DRAIN ROCKSCAPE AREA TO PREVENT STANDING WATER FROM OCCURRING. CALL IMPROPERLY DRAINING AREAS TO THE ATTENTION OF THE OWNER BEFORE PLANTING. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND WALLS. SLOPE LANDSCAPED AREAS A MINIMUM OF 2% AWAY FROM STRUCTURES WHERE POSSIBLE.
- COARSE SHREDDED BARK MULCH SHALL BE PLACED THREE (3) INCHES DEEP IN AROUND ALL TREES AS NOTED ABOVE AS SOIL TOP DRESSING.
- TREE STAKING WILL NOT BE PERMITTED UNLESS SHOWN ON PLANS HEREIN OR OTHERWISE APPROVED BY OWNER. THIN CANOPY OF TREES BY PRUNING TO SUFFICIENTLY MINIMIZE 'WIND-FOLI' AND TIPPING. PROVIDE TIGHTLY PLACED BACK FILL SOIL AROUND TREE BALLS TO PREVENT TIPPING AND CORRECT ANY TREES WHICH TIP PRIOR TO FINAL ACCEPTANCE.

ACCEPTABLE TREES ARE:  
 COMMON HACKBERRY  
 THORNLESS HONEY LOCUST  
 CHINESE PISTACHE BUR  
 OAK NORWAY MAPLE RED  
 MAPLE LITTLELEAF LINDEN  
 CRIMEAN LINDEN JAPANESE  
 ZELKOVA GINKGO HORSE  
 CHESTNUT NORTHERN OAK  
 BEECH LONDON PLAIN TREE

DO NOT STAKE OR GUY TREE. TRUNKS SHALL BE SUFFICIENTLY STURDY TO SUPPORT EXISTING LEAF CANOPY.



**DECIDUOUS TREE DETAIL**

SCALE NTS

THIS APPLIES TO ALL CONIFER & DECID. TREES.

AMEND SOIL WITH ONE LARGE BALE OF PEAT PER TREE PIT. DISTRIBUTE UNIFORMLY INTO TOP 12" OF ROTO-TILLED SOIL THROUGHOUT PIT.

REMOVE ALL ROPES, CORDS & WIRE BASKETS FROM ROOT BALLS.

TREES WITH INJURED TRUNKS WILL BE REJECTED OUTHRIGHT.

APPLY ANTI-DESSICANT SPRAY. THIN BRANCHES BY 1/3. TREES WITH CUT LEADERS WILL BE REJECTED.

REMOVE SHIPPERS TREE WRAP BEFORE FINAL ACCEPTANCE.

PLANTING AREA SHALL BE 3 TO 5 TIMES ROOT BALL DIAMETER. USE A ROTO-TILLER OR SHOVEL TO LOOSEN & MIX SOIL IN THIS ENTIRE AREA. DIG A SHALLOW HOLE IN WHICH TO STABILIZE ROOT BALL. SET BALL ON SOLID GROUND.

MAINTAIN 3" DIAMETER GRASS-FREE MULCH RING AROUND TRUNK WITH 3" DIAMETER METAL PROTECTIVE RING TO SEPARATE FROM SOD OR ROCKSCAPE.

3" MINIMUM LAYER OF SHREDDED BARK MULCH.

**SITE PLAN REVIEW**

**FOR REVIEW ONLY NOT FOR CONSTRUCTION**

NOTES:

- IRREGULAR PLANTING CONTRADICTION TO IRRIGATION PLAN. BUILDING OFFICIAL FOR APPROVAL. CONTRACTOR TO PROVIDE DOUBLE COVERAGE OF WATERED AREAS FOR TREE SURVIVABILITY, SINGLE POINT MANIFOLD CONTROL W/ SATELLITE VALVES AS REQUIRED, AND OTHER FEATURES THAT ARE COMMON TO STATE-OF-THE-ART WATERING SYSTEMS. PLAN TO PROVIDE DRIP LINE WATER TO ALL NEWLY PLANTED TREES.
- TREES. SELECT TREES THAT ARE LISTED ON SYRACUSE STREET TREE LIST, SUITABLE FOR 10-FOOT WIDTH OR LARGER PARK STRIP. ALL TREES TO BE 2-INCH CALIPER MINIMUM WHEN PLANTED.

PROJECT PLANT LIST				
TREES				
Key	Botanical Name	Common Name	* Size	Notes
ZL	Zelkova serrata var. 'musashino'	Zelkova	2" cal.	
HK	Celtis occidentalis	Common Hackberry	2" cal.	
SN	Malus sp	Spring Snow Crabapple	2" cal.	

\* ALL PLANTS AS SPECIFIED OR LARGER

Note: See details for tree planting.

Client Information  
 Name: Brad Dahl, Utah Unions, Inc.  
 Project No: 5-085  
 Address/Location: 850 South 2000 West  
 Syracuse, Utah 84075

Issued - 8 March 2016



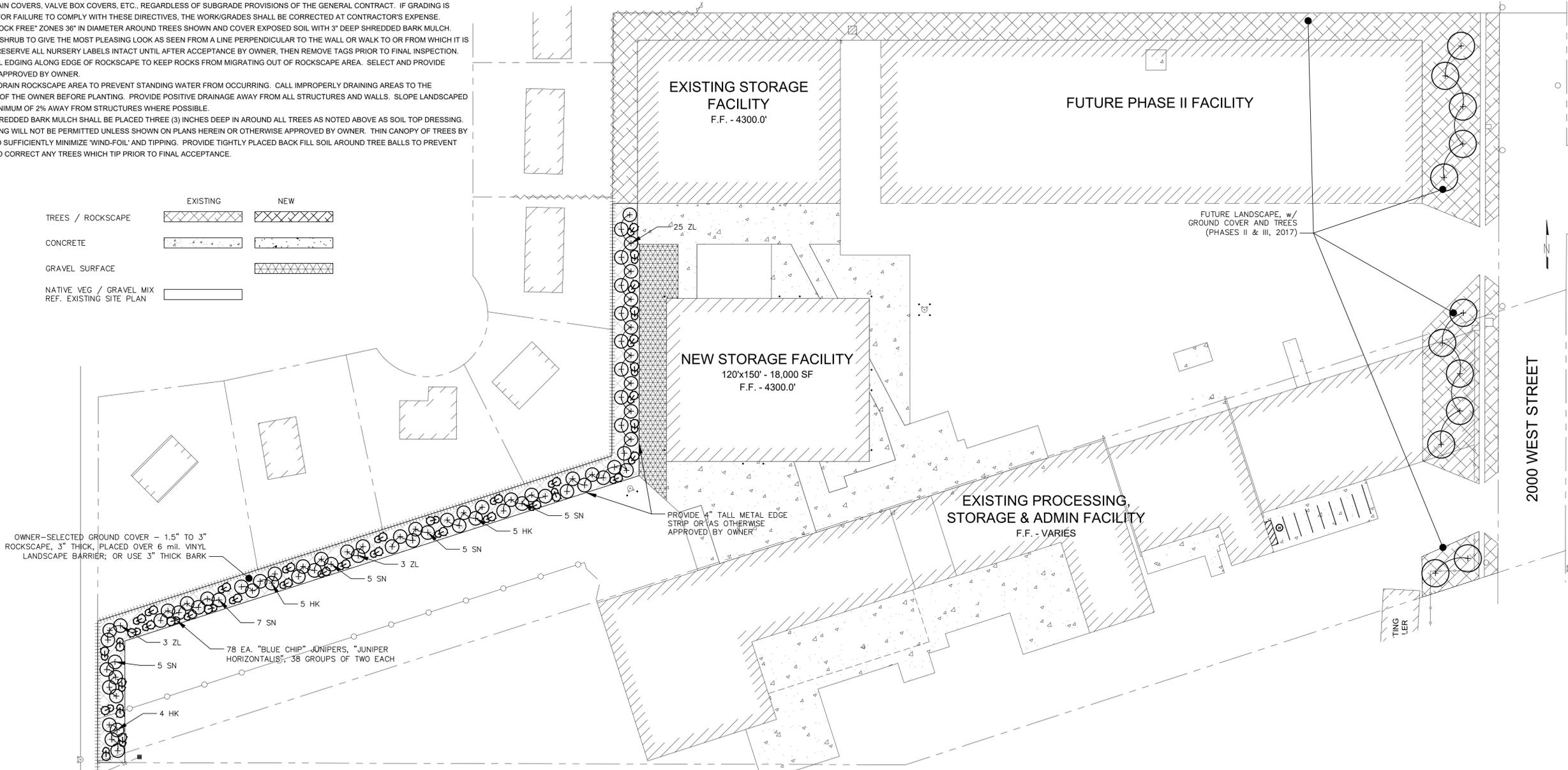
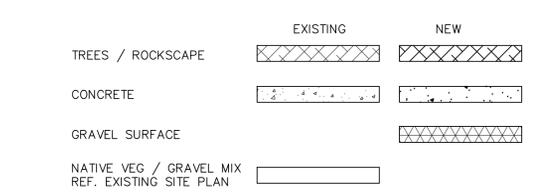
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**SHEET L1**  
 Landscaping Plan



**LANDSCAPE PLAN**  
 SCALE: 1" = 40'-0"

McReaken Engineering 801-544-1130  
 Date: 8 Feb 2016  
 Name of Project: Construct Onions Storage Facility  
 Site Location: Syracuse  
 Drainage Basin: 13.142034 acres  
 Pond Discharge (allowed): 2.6284068 cfs  
 Water Height Above Orifice: 2 feet  
 Orifice Size (if known): TBD in (diameter)  
 Calculated Orifice Size: 8.28 in (diameter)  
 Orifice Area: 53.81 square inch  
 Orifice Q (calculated): 2.6284068 cfs  
 Orifice constant: 0.62  
 Storm period: 100 year

# SITE PLAN REVIEW

FOR REVIEW ONLY

Description	Area (sf)	C	C*A (sf)
Buildings	90,358	0.98	88,551
Pavement	55,695	0.98	54,581
Gravel	376,411	0.98	368,993
Sod	0	0.40	0
Native Veg.	50,000	0.55	27,500
0	0	0.00	0
0	0	0.00	0
<b>Total Area:</b>	<b>572,467</b>		
	<b>Weighted C:</b>	<b>0.86</b>	

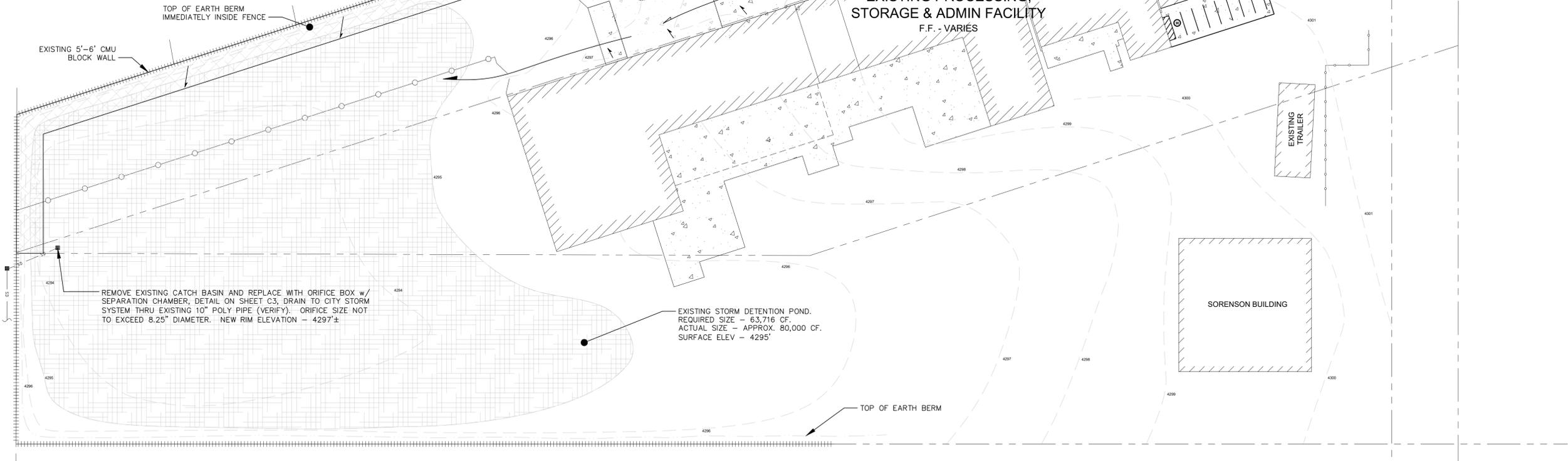
NOT FOR CONSTRUCTION

Time (min)	Intensity (in/hr)	C*area (acres)	Accumulated Storage (cu ft)	Discharge (cfs)	Accumulated Discharge (cfs)	Required Storage (cu ft)
0	0	11.26	0	2.6284068	0	0
5	6.82	11.26	23,235	2.6284068	789	22,446
10	5.18	11.26	35,295	2.6284068	1,577	33,718
15	4.28	11.26	43,744	2.6284068	2,366	41,378
20	3.3	11.26	44,970	2.6284068	3,154	41,816
30	2.89	11.26	59,074	2.6284068	4,731	54,343
60	1.79	11.26	73,179	2.6284068	9,462	63,716
120	0.998	11.26	81,600	2.6284068	18,925	62,676
180	0.683	11.26	83,767	2.6284068	28,387	55,380
360	0.373	11.26	91,494	2.6284068	56,774	34,720
720	0.224	11.26	109,891	2.6284068	113,547	0
1440	0.124	11.26	121,665	2.6284068	227,094	0

Required Pond Volume: 63,716 cu. ft. Occurring at: 60 min.  
 1.463 acre feet

Actual pond height (depth): 2 feet  
 Pond area at actual height: 31,858 square feet (full depth) = volume / actual pond height  
 95,575 square feet (conical shape) = 3 \* volume / actual pond height

- GRADING PLAN NOTES:
- PROVIDE CONCRETE PATCHES AS REQUIRED TO FILL ALL GAPS IN EXISTING CONCRETE.
  - REMOVE EXISTING CONCRETE / GRAVEL AS REQUIRED FOR NEW FACILITY AND PAVING. EXISTING PAVEMENT (IF SOUND AND VIABLE) MAY REMAIN, AS PERMITTED BY ELEVATIONS OF REQUIRED FINAL GRADE LEVELS FOR STORM DRAINAGE.
  - CONTRACTOR TO MODIFY / RESHAPE CONTOURS TO PROVIDE WATER FLOWS IN DIRECTION SHOWN BY DARK ARROWS.
  - ASSURE THAT NEW FACILITY DOWN SPOUTS POSITIVELY DRAIN TO SURFACE SWALES THAT ARE DIRECTED TO ORIFICE BOX. CONTRACTOR TO TAKE CARE IN ASSURING SURFACE WATER DOES NOT INTRUDE TO NEIGHBOR YARDS.



## GRADING & DRAINAGE PLAN

SCALE: 1" = 40'

**Client Information**  
 Name: Brad Dahl, Utah Onions, Inc.  
 Project No: 5-085  
 Address/Location: 850 South 2000 West  
 Syracuse, Utah 84075



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**SHEET C5**  
 Grading & Drainage Plan

Issued - 8 March 2016

# CONCEPT DRAWING

FOR REVIEW ONLY - NOT FOR CONSTRUCTION

**Const Storage Facility**  
 Owner: Utah Onions, Inc.  
 Location: 850 S 2000 W  
 Syracuse UT 84075  
 801-773-0630  
 Project Number: 5-109  
 Issue Date: 8 March 2016

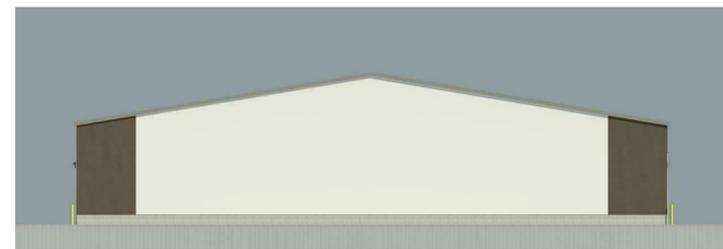


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**McRaeen Engineering**  
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② East Elevation  
12" = 1'-0"



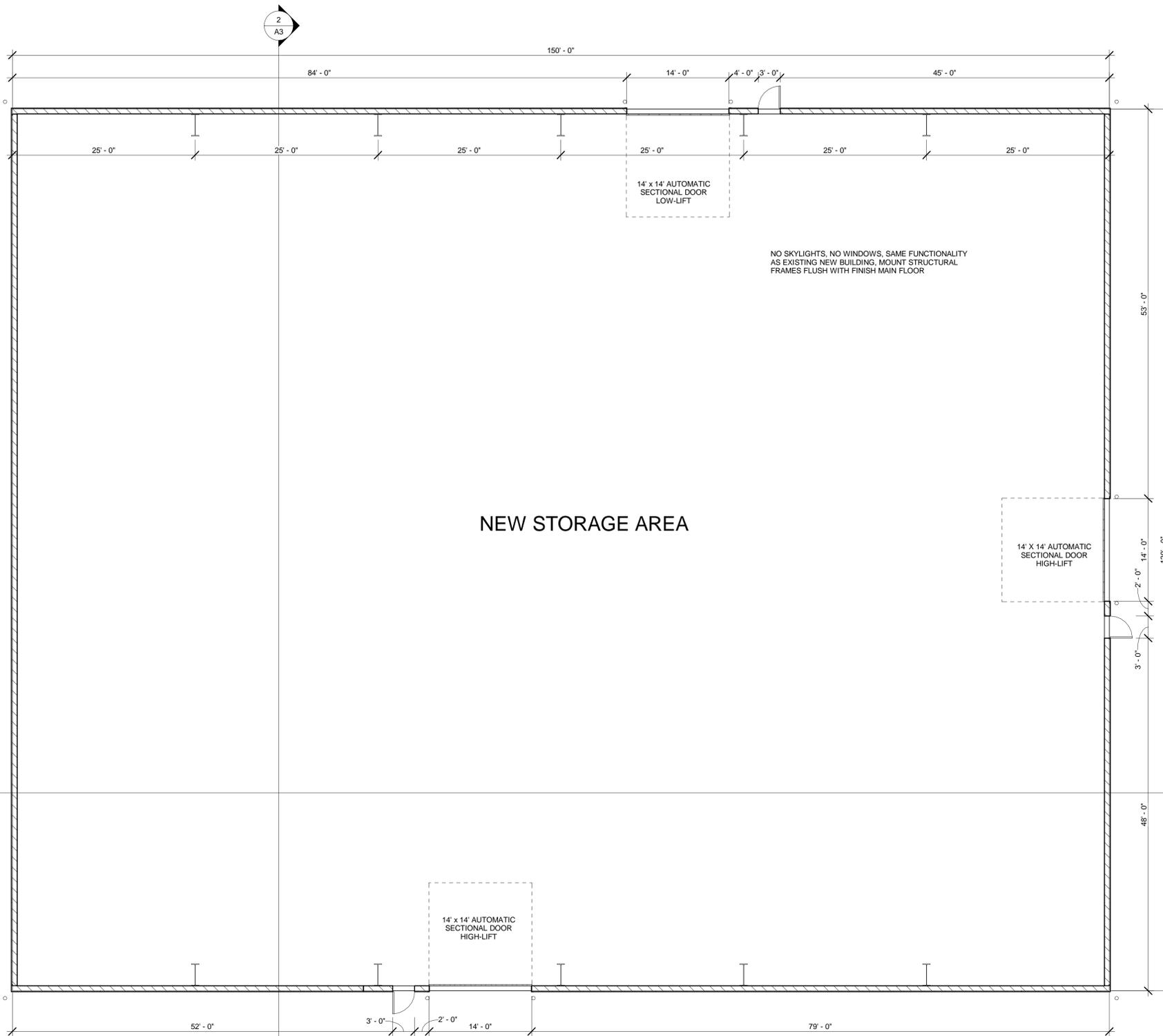
③ West Elevation  
12" = 1'-0"



④ North Elevation  
12" = 1'-0"



⑤ South Elevation  
12" = 1'-0"



① Main Floor  
1/8" = 1'-0"

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Sheet A1  
Floor Plan

# CONCEPT DRAWING

FOR REVIEW ONLY - NOT FOR CONSTRUCTION

**Const Storage Facility**  
 Owner: Utah Onions, Inc.  
 Location: 850 S 2000 W  
 Syracuse UT 84075  
 801-773-0630  
 Project Number: 5-109  
 Issue Date: 8 March 2016



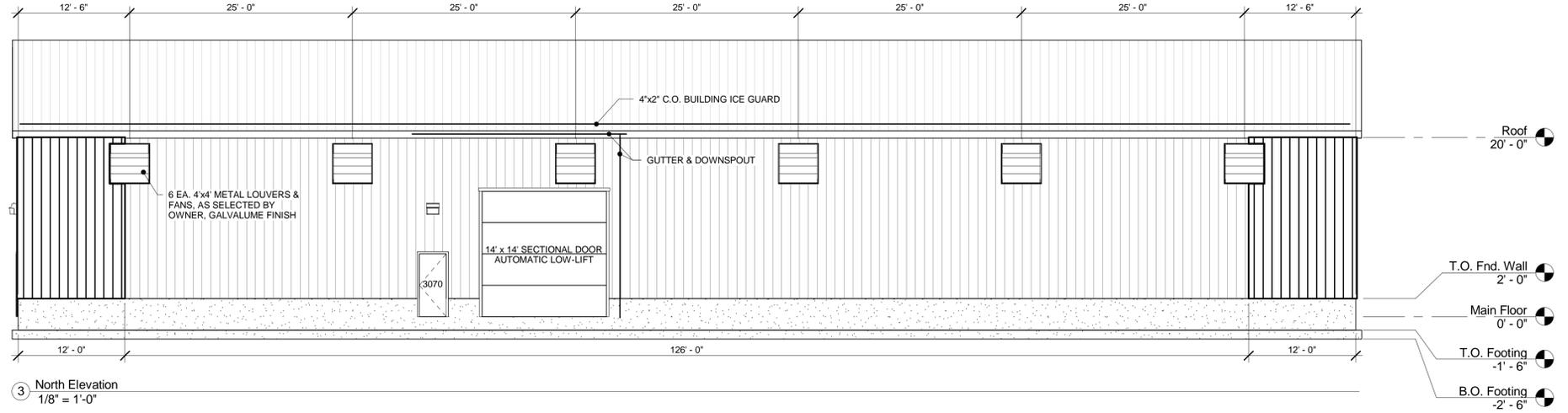
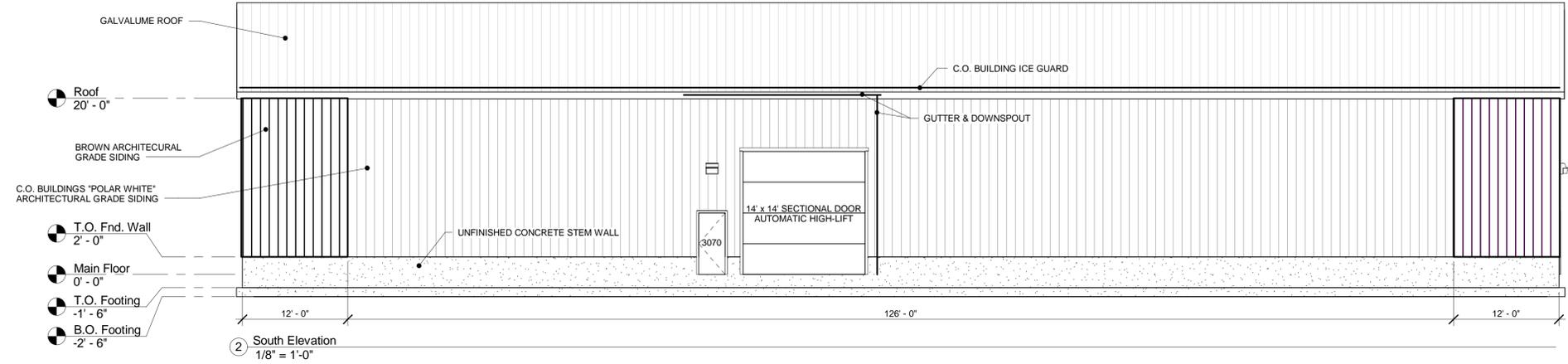
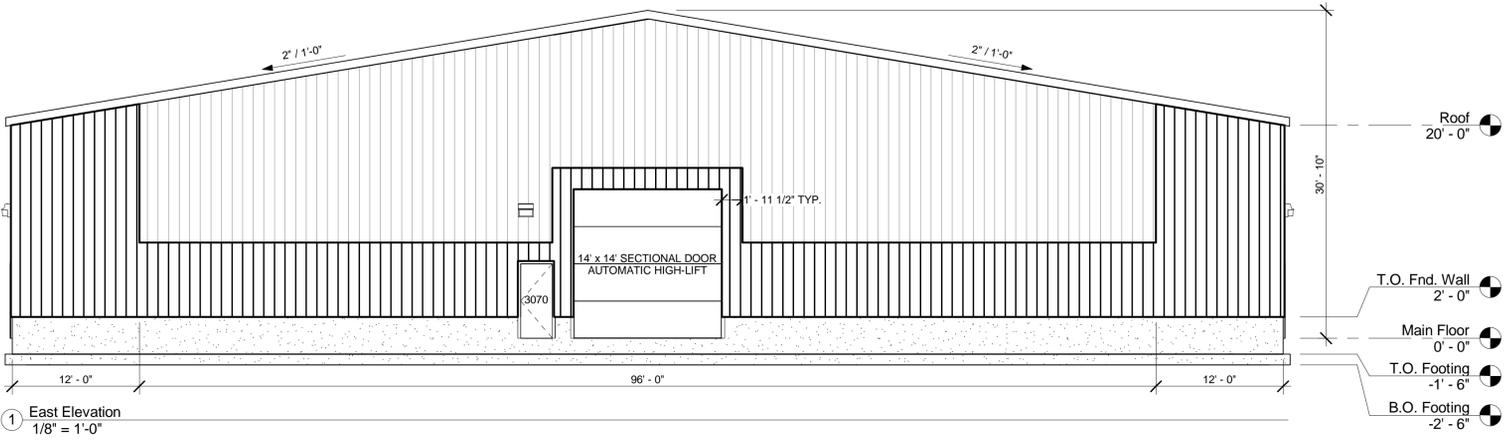
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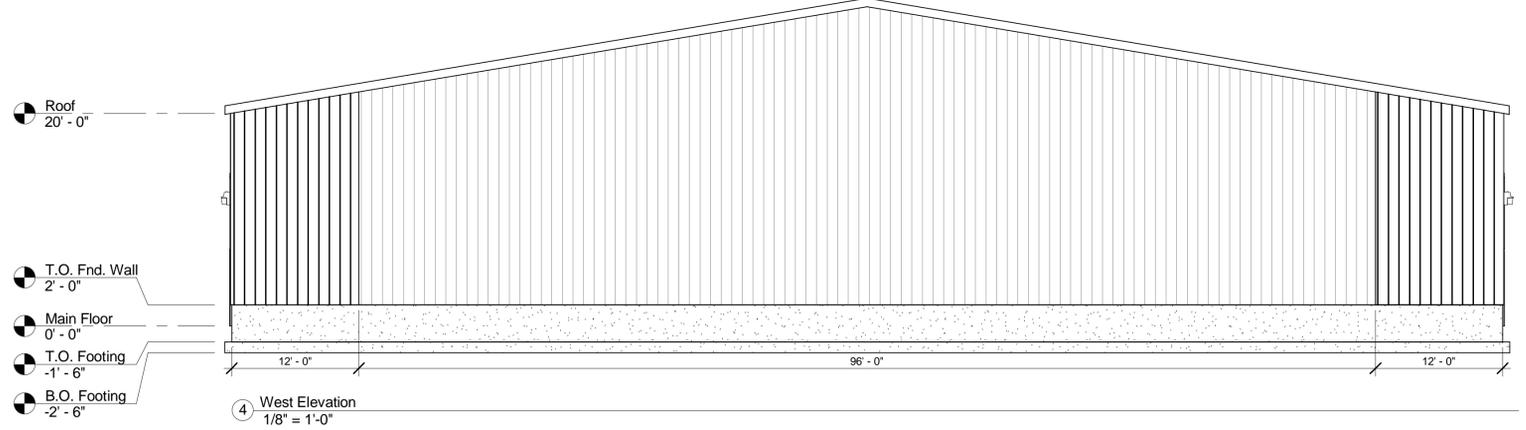
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Sheet A2  
 Elevations



- NOTES:
- PROVIDE EXTERIOR LIGHTS AS SHOWN. LIGHTS TO BE "DARK SKY" LED TYPE EQUIVALENT TO AVOID LIGHT POLLUTION TO NEIGHBORS AND TO HIGHWAY. LIGHT DATA SHEETS TO BE PROVIDED TO BUILDING OFFICIAL PRIOR TO INSTALLATION.
  - EXTERIOR COLORS. COLORS TO BE AS SHOWN ON TITLE SHEET AND SUBMITTED COLOR BOARD, INCLUDING, WHITE OR GALVALUME METAL ROOF, WHITE METAL WALLS w/ MEDIUM GREY HIGHLIGHTS, AND WHITE DOORS. BOLLARDS TO BE YELLOW.
  - EXTERIOR SIDING. SIDING TO BE ARCHITECTURAL GRADE / STYLE, w/ "BROAD FACE" FACING OUTWARD AND NARROW RIB BEING FASTENED TO GIRTS.
  - GUTTERS & DOWNSPOUTS. PLACE 6"x6" GUTTER ABOVE NORTH AND SOUTH FACING DOOR GROUPINGS, w/ 5"x5" DOWNSPOUTS DELIVERING WATER TO EXTERIOR GRADE LEVEL.
  - ICE GUARD. WHERE GUTTERS ARE NOT PRESENT ALONG NORTH AND SOUTH FACING EAVES, INSTALL C.O. BUILDING ICE GUARDS, FASTENED WITH "MOLLY-STYLE" FASTENERS TO ROOF SURFACE. PLACE ICE GUARD SUCH THAT IF LEAKAGE OCCURS, THE WATER WILL DEFLECT TOWARDS BUILDING EXTERIOR.





# Architectural Review Committee

MINUTES

Feb. 29<sup>th</sup>, 2016

5:30-6:30 pm

LARGE CONFERENCE ROOM

<b>FACILITATOR</b>	Noah Steele
<b>NOTE TAKER</b>	Noah Steele
<b>ATTENDEES</b>	Nickolas Webber, Matt Blackburn, Ralph Vaughn, Hedy Mclellan,
<b>CITY STAFF</b>	Planner Noah Steele
<b>VISITORS</b>	Patrick McKreaken(engineer), Brad Dahl (Owner), Shawn Hartley (Owner)

## ITEM 1: REVIEW - Utah Onions Addition - 850 S 2000 W

The Architectural Review Committee discussed the following items:

### Industrial Site Planning

Committee discussed the plan in relation to truck entrances and circulation. Ordinance limits driveway width to 35'. Applicant stated that UDOT allows up to 50'. Applicant agreed to investigate how much space they need and apply for a variance if needed and to show the precise dimensions of the entrance on a revised plan. Another option to design a mountable curb on each side of driveway was discussed. Applicant also agreed to provide letter from UDOT approving the location of thier entrance.

The committee discussed the need to show the location of curb, gutter, and sidewalk along 2000 W. Applicant agreed to add "dotted" lines for thier location because they will be completed in the future by UDOT.

Parking lot surfacing was discussed at length. It is required that industrial parking areas with three or more parking/loading spaces have paved driveways/isles and parking spaces. Applicant wants to keep the non-conforming gravel parking lot for cost savings. The proposed concrete in Phase 1 provides sufficient paved loading spaces, however, the additional building in phase 2 will increase the amount of required paved parking spaces. Applicant agreed to provide the required paved parking spaces in phase 2 and will provide that detail when they go through site plan approval for that phase. Committe concerns with the gravel lot include dust, tracking gravel onto new 2000 W., mud, and the fact that gravel cannot be striped. Striping provides for an orderly and safe industrial environment.

The committe talked about how this is a "non-conforming" use that cannot be made more non-conforming.

Applicant agreed to add phasing lines to clarify the phase 1,2 & 3 areas.

### Industrial Architecture

Ordinance requires "front and street facing" exterior walls to have 25% brick , block, stone, or glass. Applicant is willing to meet this and provided a rendering showing rock on the east facade. Applicant also provided alternative renderings using two colors of steel panels. The committe prefefered the look of the renderings using steel panels more than the rock option. The committe recommends to Planning Commission that since this building is so far off the road and will be blocked from view with outdoor storage, they would like the ordinance to be interpreted as the building's facade is not "street facing". The applicant said that if he wasn't required to add rock to this building in phase 1, he would use the cost savings to make the building in phase 2 more attractive since it will be closer to the street.

Applicant explained that this building will be clad with white and grey architectural steel panels, not the 'non-insulated' raised seam panels. The colors will match the other buildings on site. The committe expressed satisfaction with the architectural steel.

The design of the building is boxy but the bay doors and vertical banding provided break up the look of the massing.

### Industrial Landscape Design

Buffering was discussed and it was agreed that a 20' landscpae buffer and fence would be completed along the north and west edges of the property. Applicant agreed to investigate whether the existing fence could satisfy the 6' fencing requirement in the buffer ordinance. Buffering is needed to shield the sight of tall building walls and noise of the trucks to surrounding neighbors.

Secondary water shares may be required if a secondary connection has not already been made with the building. Applicant agreed to investigate whether or not they have a connection.

The ARC recommends approval of this project to P.C. as long as the applicant meets the above stated conditions.

# McREAKEN ENGINEERING

2107 East 25 South, Layton, Utah 84040 / 801-544-1330

8 March 2016

Mr. Noah Steele  
Planner, Syracuse City  
1979 West 1900 South  
Syracuse, Utah 84075

Subject: Construct Storage Facility, Utah Onions

Noah Steele,

This letter provides responses to Syracuse City comments on subject project – comment letters dated 23 & 25 February 2016.

We have modified site plan drawings in accordance with Syracuse comments and have attached revised drawings hereto. Also attached are detailed written responses to Syracuse City comments.

We look forward to working with Syracuse City in designing and constructing the new storage facility.



PATRICK C. McREAKEN, S.E.

#### Attachments

1. McReaken Engineering responses to Syracuse City Letters
2. Revised Site Plan Drawings
3. Fire Flow Requirements Documentation

McReaken Engineering responses to Syracuse City comments. Paragraphs are keyed to paragraphs in Syracuse letters.

Planning Letter, dated 25 February 2016

1. Landscape buffer and fencing requirements.

RESPONSE. Concur – buffering fence and plant requirements have been incorporated. Structural design for masonry fence will be included in design for building permit. We are also providing a contractor / owner option to consider installing Simtek fence, per discussion at recent Architectural Review Committee.

2. Phase II building setback.

RESPONSE. Concur – Phase II building has been relocated on site plan to provide the required 20 setback from north property line.

3. Parking surfaces.

RESPONSE. Concur – vehicle pathways and travelways near building access and loading areas (vehicle doors) have been provided within 30 feet of new facility. There is, however, no requirement for new parking areas driven by this project.

4. Parking screen.

RESPONSE. Concur with exception – no new parking is being provided with this project. However, new landscaping will be installed during Phase II and Phase III construction.

5. New driveway.

RESPONSE. Concur – new 35-foot wide driveway has been added to site plan. It is planned for construction during Phase II. Note that the 35-foot width shown is consistent with Syracuse allowed maximum width; however, Utah Onions is conducting an analysis to assure they will have adequate width provided when built. If the analysis indicated a wider entry is required, Utah Onions will solicit that permission from Syracuse City prior to Phase II construction.

6. Curb, gutter and sidewalk.

RESPONSE. Concur – see added requirements for curb, gutter and sidewalk shown on Drawing Sheet C2. Note that the UDOT design for these articles is planned for completion in May 2016 and will provide all details for these requirements.

7. UDOT approval on location and number of curb entrances.

RESPONSE. Concur – refer to letter sent to UDOT this date, with info to Syracuse Planning Office, requesting UDOT approval / acknowledgement of continuance of north and south Utah Onions entryways.

8. Plant species.

RESPONSE. Concur – revised plan shows plant species per request.

9. Licensed Architect.

RESPONSE. Concur – revised final site plan will include stamp by registered landscape architect.

10. Environmental Report.

RESPONSE. Concur – an environmental impact report will be provided along with request for building permit.

11. Building coverage numbers.  
RESPONSE. Concur – see new table entitled “Total Utah Onions,” with coverage numbers through Phase III. Note that new table includes Tax I.D. 12-048-0137.
12. East elevation.  
RESPONSE. Concur – see revised east elevation, Sheet A2, which provides all suggestions from Architectural Review Committee meeting, 29 February 2016.
13. Lighting locations.  
RESPONSE. Concur – exterior light locations are shown on Elevations, Sheet A2. Sheet A2 also includes note requiring LED and “dark sky” lighting to avoid light pollution.

City Engineer Letter, dated 25 February 2016

1. Fire line.  
RESPONSE. Concur – fire water line has been rerouted as shown on revised plan. We are no longer dependent upon the private water line to north. We also added the Syracuse City Standard Drawing for pipe embedment to revised plans, Sheet C3.2.
2. Site drainage.  
RESPONSE. Concur – per discussion with city engineer and myself this day, building gutters and downspouts are now shown to eliminate water at based of building, at grade level. See Sheet A2
3. Oil-water Separator.  
RESPONSE. Concur – refer to revised Drawing Sheets C3 & C4 for addition of oil and debris separation capability.
4. Detention basin maintenance agreement.  
RESPONSE. Concur – a detention basin maintenance service agreement will be developed by Utah Onions and submitted to Syracuse City for approval prior to issuance of building permit.
5. Secondary water service.  
RESPONSE. Concur – Syracuse City Standard Drawing 21 has been added to Drawing Sheet C3.2 and will be complied with.

Fire Department Letter, dated 23 February 2016

1. Minimum fire flow.  
RESPONSE. Concur – we have contracted with Pinnacle Engineering to perform fire flow tests. We’ll notify fire department prior to test events and will include results on final design analysis submitted to city. Also, see documentation of fire flow requirement, attached hereto and added to Drawing Sheet C4.
2. Fire hydrant installation.  
RESPONSE. Concur – the stated requirements shall be met.
3. Fire flow test.  
RESPONSE. Concur – see response to #1 above.



## **Utah Onions New Storage Facility**

850 South & 2000 West

Engineer Site Plan Review

*Completed by Brian Bloemen on March 10, 2016*

Below are the engineering comments for the site plan review of the Utah Onions New Storage Facility.

1. The tapping sleeve shall be stainless steel. The culinary main where the proposed connection is, is on the east side of the street.
2. All onsite drainage must be captured into the storm drain prior to leaving the site.
3. The proposed orifice box does not provide a means to prevent oils from entering the storm drainage system.
4. A detention basin maintenance agreement is required.

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

Sincerely,

Brian Bloemen, P.E.  
City Engineer

## Industrial Performance Standard – Prepared for Syracuse City

**Company Background.** Utah Onions (UO) was established in 1977 in the City of Syracuse, by Messrs. Brad Dahl, Sean Hartley and Trent Hartley, who retain ownership to this day. Primary commercial business is wholesale packaging and marketing of onions grown in local area and sales to transportation companies, providing nationwide distribution. We are environmentally considerate to our neighbors and have received no notices of violation from governing authorities since being established. We are active in keeping facilities, projects and workspaces, clean and operational, and fully in compliance with all applicable governing regulations.

**Syracuse Facility.** The Plant in Syracuse serves as the UO headquarters, as well as the primary production servicing facility for all UO operations. Syracuse Plant facilities are somewhat older than the original 1977 operational date and are much in need of renovation / replacement. Five years ago UO began Plant renewal by constructing a new 18,000 SF storage facility on the northwest property corner. Current renovation plans call for construction of another 18,000 SF storage facility (2016), construction of 48,000 SF production / processing facility (2016-2017), then UO will begin to remove some of the older, existing facilities (2017).

**Production Process.** The Syracuse Plant receives onions from farms in northern Utah in smaller, two and three axle trucks, generally in late summer. Onions are stored for several weeks, then cleaned, bagged and loaded on to larger vehicles (semi-trucks) for shipment throughout the country. The workforce varies from 30 to 50 people . . . 30 year-round with the bump-up in late summer.

**Noise.** The loudest machinery is a forklift, which mainly operate inside the facilities and inside semi-trailers which are backed up to the facilities. Noise operations in the outside environment is limited to transient trucks and passenger vehicles owned by employees. Noise from forklifts have been measured at 50-foot distance to be 80 dBA; pick-up trucks, 75 dBA, with larger trucks providing slightly higher noise levels.

**Fire Hazards.** Normal hazards associated with light-industrial environment, including minor amounts of paint, cleaning fluids, etc. The 2016 – 18,000 SF Storage Facility provides two new fire hydrants on site, as well as addition of a Type IIB, non-combustible structure. The demolition project taking place in 2017 will eliminate older combustible structures.

**Odors.** Inherent in onion storage and processing, the Plant has exuded measureable amounts of onion odors from its beginning in 1977 when it was surrounded by onion fields. And, much of the onion storage at the Plant has been outside in wooden boxes, enabling a drift. The new storage building provides a second, new indoor staging location, keeping onions and their attendant odors more controlled in an enclosed, building environment. UO's long-term objective is to minimize drifting onion odors in this section of Syracuse. Since 1977, we have received relatively little complaint from neighbors regarding onion odors, and we are striving to keep our record clean.

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Owner

Date

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Engineer-of-Record

Date

**From:** [Dee Flurer](#)  
**To:** [Stacy Adams](#); [Noah Steele](#)  
**Subject:** Utah Onions' Request for Approval of Site Plan Application  
**Date:** Wednesday, March 09, 2016 6:09:00 PM

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Dear Planner and Planning Tech,

As homeowners at 1031 South 2125 West, which is adjacent to Utah Onions' property, we respectfully submit our concerns regarding their request for approval to build an additional warehouse facility for onion storage.

The value of our property has already been significantly impacted by the recent building that was erected and the migration of the larger number of crates moving closer to our property.

Relative to another building being erected directly behind our property, we urge the City to take the following measures to ensure our property value does not depreciate even further, by requiring Utah Onions to:

1. Replace the existing 4-1/2 ft. fence with an 8 ft. fence or adding an additional 3-1/2 ft. to the existing fence, of equivalent quality and structure of the existing fence.
2. Plant at least 10 ft. rapid-growing trees that are shown on the City's proposed plans.

As we currently have a number of trees next to the existing fence, if the construction of the new facility damages our trees in any way, that Utah Onions will be required to remove and replace said trees.

In closing, we understand the need for Utah Onions to build this facility; however, we also want to be compensated for any negative impact and expenses incurred to our property.

Respectfully,

Joe and Dee Flurer

**From:** [Yvonne Morain](#)  
**To:** [Noah Steele](#)  
**Subject:** re: Utah Onion request  
**Date:** Monday, March 14, 2016 9:12:29 PM

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Syracuse City Community Development Department,

I am quite concerned by Utah Onions request. By expanding their warehouse, this will also increase the amount of trucks coming in and out. Increasing the amount of traffic, and noise, to a already busy road. Their trucks already have a total disregard for the neighbors. I realize that the speed on our street is faster than other parts of the city. Although, I don't feel that there is a need to wait until the last minute to brake. They know as well as anyone else that jake braking is very loud, which is entirely unnecessary. I have been neighbors with this business for 20+ years, and in the last few years the noise has become a increasing problem. I am not in favor of the extra semi trucks traffic or the noise the drivers feel they need to make.

Sincerely,  
ryrain@msn.com

**From:** [Noah Steele](#)  
**To:** [Stacy Adams](#)  
**Subject:** FW: Utah Onions site plan - feedback  
**Date:** Tuesday, March 15, 2016 4:10:02 PM

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**From:** william mott [mailto:wmott76@gmail.com]  
**Sent:** Tuesday, March 15, 2016 3:35 PM  
**To:** Noah Steele  
**Subject:** Utah Onions site plan - feedback

Syracuse Planning Commission,

I live at 861 S. 2125 W. Syracuse just to the North West of the Utah Onion property. I only have two concerns regarding the Utah Onions site plan application, which I think are easily accommodated.

First, the current building on the North West corner of their property has approximately six louvers with fans on the North side of the building. These fans can be quite loud, so I would ask that any new building design or construction take this into consideration to prevent any undue noise to adjacent property owners.

Lastly, I would like to make sure that adequate measures are taken to ensure that water runoff is adequately controlled to prevent any impact to adjacent property owners and subdivisions.

Thank you for considering these points of interest. As long as these areas are addressed I would support the approval of their additional structures.

Thank you,

William Mott - 801-643-4877

861 S. 2125 W.  
Syracuse, UT. 84075



# PLANNING COMMISSION REGULAR MEETING AGENDA

March 15, 2016

## **Agenda Item # 6                    Municipal Code Proposal Pertaining to incidental dwelling units for storage unit managers**

### **Summary**

We have an existing non-conforming use that is occurring in a storage unit complex within the city that is anticipated to re-occur when/if additional storage units are permitted. It is common practice for storage units to have a live-in manager. This makes the units safer and more attractive and is incidental to the use. It is reasonable that storage facilities be maintained by an on-site manager to reduce the risk of burglary, vandalism, and aesthetic deterioration. There is a possibility that the living quarters would become a generic apartment to be rented to the public. Because of this, the proposed ordinances do not allow for rental of the living quarters to the general public.

Staff research completed since the previous meeting has found that local storage unit projects commonly have around 300 total units. The projects that include management living quarters most commonly had only one apartment per every 200-300 storage units. Apartments often had 2-3 bedrooms for husband/wife managers with young children and were located above the office. Vault storage in Roy has 3 manager apartments for 1000 storage units. Seven out of eleven complexes investigated have live in managers.

### **Attachments**

- Proposed Ordinance Version 1
- Proposed Ordinance Version 2
- Research Table

## PROPOSED ORDINANCE VERSION 1

### 10.120.020 Permitted uses.

The following uses, and no others, are appropriate to this zone, compatible with each other, and a permitted right; provided, that the parcel and buildings meet all other provisions of this title, or any other applicable ordinances of Syracuse City, and receive site plan approval as provided in SCC 10.20.100:

- (A) Agriculture.
- (B) Automotive and engine repair services.
- (C) Churches, synagogues, and temples.
- (D) Car washes, self-service coin-operated style car washes and full-service tunnel style.
- (E) Contract construction services.
- (F) Dwellings. (Up to two (2) management living quarters are allowed in connection to a storage unit project. Dwelling units must be secondary and incidental to the use and located on the same parcel as the storage units. Dwelling are not allowed in conjunction with any other permitted uses of this zone).
- (G) Manufacturing, chemicals and allied products or plastic products.
- (H) Manufacturing, compounding, processing, milling, assembling, testing, or packaging (of the following products):
  - (1) Apparel.
  - (2) Fabricated metal products (not including primary metals industries).
  - (3) Food products.
  - (4) Stone, clay, and glass.
- (I) Pawn shops.
- (J) Payday lending/check cashing services.
- (K) Printing and publishing industries.
- (L) Professional nonretail services.
- (M) Public and quasi-public buildings.
- (N) Public parks.
- (O) Rehabilitation centers.
- (P) Restaurants and fast food services.
- (Q) Retail, building materials, hardware, and farm equipment.
- (R) Storage facilities, industrial warehouse.
- (S) Tattoo and body piercing shops.
- (T) Uses considered similar and compatible by the Land Use Administrator.
- (U) Welding or machine shop.
- (V) Wholesale trade. [Ord. 11-02 § 1 (Exh. A); Or

## PROPOSED ORDINANCE VERSION 2

### 10.120.020 Permitted uses.

The following uses, and no others, are appropriate to this zone, compatible with each other, and a permitted right; provided, that the parcel and buildings meet all other provisions of this title, or any other applicable ordinances of Syracuse City, and receive site plan approval as provided in SCC 10.20.100:

- (A) Agriculture.
- (B) Automotive and engine repair services.
- (C) Churches, synagogues, and temples.
- (D) Car washes, self-service coin-operated style car washes and full-service tunnel style.
- (E) Contract construction services.
- (F) Caretaker quarters on the same parcel as storage facilities (see note below).
- (G) Manufacturing, chemicals and allied products or plastic products.
- (H) Manufacturing, compounding, processing, milling, assembling, testing, or packaging (of the following products):
  - (1) Apparel.
  - (2) Fabricated metal products (not including primary metals industries).
  - (3) Food products.
  - (4) Stone, clay, and glass.
- (I) Pawn shops.
- (J) Payday lending/check cashing services. (K) Printing and publishing industries.
- (K) Professional nonretail services.
- (L) Public and quasi-public buildings.
- (M) Public parks.
- (N) Rehabilitation centers.
- (O) Restaurants and fast food services.
- (P) Retail, building materials, hardware, and farm equipment.
- (Q) Storage facilities, industrial warehouse.
- (R) Tattoo and body piercing shops.
- (S) Uses considered similar and compatible by the Land Use Administrator.
- (T) Welding or machine shop.
- (U) Wholesale trade. [Ord. 11-02 § 1 (Exh. A); Or

#### Note: Caretaker quarters in a storage facility shall:

1. Be limited to one (1) dwelling unit per storage facility project.
2. Include a minimum of one (1) kitchen and one (1) bathroom.
3. Be attached to or located within the main structure of the principal use, and not have a total square footage that exceeds fifty percent (50%) of the total area of the building to which it is attached or in which it is located. The entrance to the facility shall be developed in such a way as not to be a conspicuous and dominant feature of the building or site development.
4. Not be rented or leased, but may be considered part of compensation for caretaker services.
5. Be secondary and incidental to the principal use.
6. The property owners shall execute and record a covenant and agreement with the city to revert the property to a commercial use without a caretaker living quarters, including the removal of the kitchen facilities of any permanent addition that does not meet the requirements of the zone in which the use is located, after the expiration of any associated permit granted or the termination of the business.
7. Only be located in the rear or second story of a building.
8. Only be permitted upon positive recommendation from the fire marshal.

## Storage Unit Dwellings Research

name	city	phone	units	apartments	Notes:
1 Towne Storage	Cleafield	784-1230	571	1	3bed 3 bath home
2 Lock It Up	Cleafield	444-3000	250	0	
3 Stock N Lock	Farmington	451-9269	300	1	
4 Stock N Lock	Kaysville	451-9269	88	0	
5 Lock It Up	Layton	444-3000	500	1	husband, wife, kid
6 Cross Street Storage	Layton	547-0102	68	0	
7 Stock N Lock	Lehi	451-9269	325	1	Wife and husband
8 Alpine Storage	Roy	773-5090	1000	3	married couples with kids preferred, 2 bed 1 bath apartment
9 Gateway	Syracuse	773-3179	400	1	wife husband, and kid
10 Gailey/Syracuse Storage	Syracuse	773-8050	34	0	
11 Vault Storage (site plan)	Syracuse	none	400	2	