



Syracuse City Planning Commission Meeting April 19, 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

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

1. **Meeting Called to Order**
 - Invocation or Thought by Commissioner **McCuiston**
 - Pledge of Allegiance by Commissioner **Thorson**
 - Adoption of Meeting Agenda
2. **Meeting Minutes**
April 5, 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. **Major Conditional Use** – Foundation Preschool, Kayla Stoker, property located at 1739 S Doral Dr
5. **Major Conditional Use** – Rise & Shine Preschool, Marla Hansen, property located at 1852 W 1300 S
6. **Public Hearing, Site Plan Approval**, Antelope Animal Hospital, property located at 1679 Marilyn Dr
7. **Preliminary Subdivision Plan**, Criddle Farms South, property located at 1200 S 4000 W, PRD
8. **Adjourn**

Work Session

1. **Department Business**
 - a. City Council Liaison Report
 - b. City Attorney Updates
 - c. Upcoming Agenda Items
2. **Discussion Items**
 - a. Accessory Structures
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

April 19, 2016

Agenda Item # 2

Meeting Minutes

April 5, 2016 Regular Meeting Minutes

Suggested Motions:

Grant

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

Deny

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

Table

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

Minutes of the Syracuse Planning Commission Regular Meeting, April 5, 2016

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on April 5, 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
Grant Thorson
- City Employees: Noah Steele, Planner
Royce Davies, Planner
Paul Roberts, City Attorney
Stacy Adams, Commission Secretary
Jo Hamblin, Deputy Fire Chief
Brian Bloemen, City Engineer
- City Council: Councilman Mike Gailey
- Excused:
- Visitors:**
- | | | |
|------------------|-----------------|-----------------|
| Patrick McReaken | Ted Clark | Trent Hartley |
| Adam Bernard | Matt Reed | Joe Morminu |
| Adam Loser | Doug Hammond | Al Collins |
| Ken Standifer | Con Wilcox | Brad Lasater |
| DeAnna Haskett | Rick Scadden | Derek Terry |
| Richard Cowley | Wilma Johnson | Craig Johnson |
| John Diamond | Johnny Corrales | Erik Craythorne |

[6:00:27 PM](#)

1. **Meeting Called to Order:**

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

[6:01:44 PM](#)

COMMISSIONER JENSEN MADE A MOTION TO ADOPT THE PLANNING COMMISSION AGENDA FOR APRIL 5, 2016 MEETING. THE MOTION WAS SECONDED BY COMMISSIONER RACKHAM. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

[6:02:00 PM](#)

2. **Meeting Minutes:**

March 15, 2016 Regular Meeting & Work Session

COMMISSIONER JENSEN MADE A MOTION TO APPROVE THE REGULAR AND WORK SESSION MEETING MINUTES FOR MARCH 15, 2016. THE MOTION WAS SECONDED BY COMMISSIONER RACKHAM. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

[6:02:28 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

[6:03:00 PM](#)

4. **Site Plan Approval, Utah Onions, property located at 850 S 2000 W**

Planner Steele stated this is part two of Utah Onions, last time talked about their site plan and had a lot of neighbors come and express some concerns over noise and there was discussion about the fans and traffic and the fencing. So since then they have submitted a letter in the packet responding to each one of those concerns and for the benefit of those in the audience that weren't at the last meeting this project is on 2000 W just south of Syracuse High. It is an industrial use that has been in the City for a really long time, there is one large diagonal building and another existing 18,000 square foot building in the north corner and they are proposing to build another 18,000 square foot building and then eventually in phase 2 to build a larger building facility. This is an infrastructure improvement they are not anticipating much additional business just trying to upgrade their facility since it is really old. On the north side will be a new receiving and processing facility with phase 2 and then with phase 3 they would demolish some of the older building along 2000 W. One of the items that were discussed last time were the fans and in the renderings they have moved those fans from the north side of the building to the south elevation. They have also worked with neighbors on the color of the building to reduce glare which was a concern that was expressed and settled on more of tan, cream color. Also within the phasing lines, they would be required to improve fencing and buffering all within the phase within each project. So with the first

64 building they would be required to do fencing and buffering on the east and north boundaries all the way up to below the
65 existing building and then with phase 2 would encompass the north end part and phase 3 would have the demolish and
66 added landscaping along 2000 W. They included a letter from their contractor to address some of the construction noise
67 concerns which says their hours of construction will be between 7AM and 7PM and that they won't run the machinery
68 before or after those hours and will try to be as quiet as possible. The applicant has expressed their desire to meet the
69 noise ordinance and both the contractor and the applicant said that they are willing to do whatever it takes to modify the
70 fans or do whatever and they have hired an expert to measure their existing sound decibels but that report is not complete
71 yet. There is also a letter expressing staff concerns not to go through every item but there was a concern was the
72 driveway paving which their response was that the driveway apron will be paved and that is something that can be
73 discussed as a Commission whether or not that is sufficient. Other items for discussion for the Commission are the
74 phasing lines to the extent of what line that landscaping will be required and could change the phasing lines so they could
75 more or less landscaping during the first phase. Also the wall height, wall type, they have given more info on the existing
76 wall it appears it doesn't have a good foundation so a lot of it is crumbling, it was installed by the housing developer and
77 that is something that can be explored what the appropriate fencing whether it is an 8 foot fence or 6 foot fence or
78 masonry and those are all suggested items of discussion and to make sure if there are any conditions that they are
79 relevant to those impacts to the neighborhoods. As far as the open space percentages, the building heights, the setback,
80 those all meet the ordinance.

81 [6:09:25 PM](#)

82 Commissioner Jensen staff if there have been anymore letters or emails from citizens from the last meeting. Planner
83 Steele stated no. Commissioner Jensen stated so essentially haven't indicated anything one way or another from what
84 was presented today. Planner Steele stated all they have is the record of those who came for the public hearing at the last
85 meeting. Commissioner Rackham stated that it looks like the roof is still white on the plans. Planner Steele stated yes.
86 Commissioner Rackham asked if the applicant was going to do anything to reduce glare on the roof. Planner Steele
87 stated that is something they can discuss if the Commission views as an issue definitely can be discussed. Commissioner
88 Vaughan stated from looking at the pitch it wouldn't reflect glare, the pitch is north and south as opposed to east and west.

89 [6:11:00 PM](#)

90 Patrick McReaken, Layton, he is the architect and engineer on the project, they have addressed all of the issues that
91 were identified at the last meeting and have adjusted the project as deemed necessary especially with noise and the fans.
92 The fence, the west sidewalk along the edge of 2000 W they addressed that and are folding the project in somewhat with
93 the renovation project for 2000 W that is being accomplished by UDOT and starts very soon. They are also getting geared
94 up for their construction, they have worked with the neighbors somewhat to modify the architecture on the outside and the
95 color as mentioned and feel like they are ready to proceed.

96 [6:12:42 PM](#)

97 Commissioner Jensen stated at the last meeting he expressed concern about the existing building which doesn't fall
98 under this application tonight but the fact that it is located so closely to the wall and just wanted to state for the record that
99 under the buffer table ordinance and the 5 classifications A-E and A-D all indicate that the buffering has a distance
100 requirement and usually a planting requirement essentially but under E which is supposed to be the most strict and has
101 the biggest impact, it actually says OR instead of AND so in the case of the building that was built in 2011 that does
102 comply with the ordinance as it is stated because since it falls under buffer table E either do landscaping OR provide
103 additional distance and wanted to point this out to the Commission because that is a problem and don't know why the
104 other 4 buffers say AND for the 2 requirements as far as landscaping and fencing and such but under E it is one OR the
105 other and think that since E is supposed to deal with the most impactful uses they really should look at that and change
106 that OR to an AND. Spoke with staff on this very subject and seems odd and might have been an oversight when the
107 ordinance was done but industrials are most impactful use and so in the future think they want to try to buffer that use
108 better against residents because existing residents are next to Utah Union there are affected by it and any other industrial
109 developments in this area and other areas in Syracuse are going to have the same problem. So wanted to apologize to
110 the applicant for his misunderstanding of the ordinance and wanted to point that out and also wanted to bring up that
111 under the response on the noise it talked about the 80 decibel requirement which is in there but want to point out that
112 under industrial performance standards there is the 80 decibel standard and there is also the ambient + 6 at the property
113 line and both of those apply and think the ambient + 6 is going to be a little lower than the 80 decibels with the sound
114 meter out there and not sure but want to make that clear that the applicant understands that it is not a flat 80 decibels that
115 is not what the ordinance states. Wanted to state that and point out that the building that was built in 2011 misunderstood
116 the buffering table requirement and wanted to apologize for that.

117 [6:15:34 PM](#)

118 Planner Steele stated staff looked at the building from 2011 and they actually modified their drawings a little bit from
119 their original drawings which had it even closer to the boundary, believe it is setback about 20 feet and something that
120 staff would like to revisit possibly in a work session to talk about the buffer table because it has been problematic and has
121 so many choices it is confusing for applicants and would like to make it a little more straight forward.

122 [6:16:20 PM](#)

123 Commissioner Rackham stated on the response letter is says 7AM to 6PM but staff stated 7AM to 7PM here, which
124 one is it. Patrick McReaken stated they stated 7AM to 6PM in the letter that was sent to staff and don't think they are
125 going to work past 6PM but that was the statement of 7AM to 7PM, which one is it probably outside would be 7AM to 7PM
126 and apologize for the discrepancy. Commissioner Rackham stated they are going to review the fan type but doesn't say

127 when will review it or when will publish results. Patrick McReaken stated the noise study will be under way soon they have
128 the contract signed and the provider is filled with work right now and should be able to get to the study later in April. They
129 will have the results of the study well before the building is done and before the fans are in place. The study deals with the
130 2011 building and the new proposed building so are looking at both. Commissioner Rackham asked in #19 it says to refer
131 to 7, 13 & 16 for the fence height but never really specifically addressed whether plan to go to 8 foot or do not plan to go
132 to 8 foot and then also talked about why were higher on the other side but didn't say if were going to lower their side when
133 do landscaping. Patrick McReaken stated to answer that needs to go through a little bit of history as to how they got in the
134 configuration they have not. The masonry fence to their understanding was built by the home developer as Planner Steele
135 mentioned and was built at the existing City standards at the time which was probably the 6 feet. They added some soil
136 on the Utah Onions side to build up the ground and help eliminate any storm water from flowing to any of the neighbors.
137 So it is a bit higher on the Utah Onions side which means the fence right up at the fence and within about 12 feet of the
138 fence is shorter than the 6 feet. Out in the main work area of the yard though it is 6 foot height elevation difference to the
139 fence, their objective in the project is to landscape the area out 20 feet that will have rock and trees and will build up the
140 area to eliminate the need for their operations workforce to be up near the fence which was one of the concerns of the
141 residents that the operators were up near the fence and looked as if they were looking over the fence in their backyard
142 and with the landscape that will take away that opportunity for the operators to get up close. Their objective also is to stay
143 within the City zoning ordinances and have a 6 foot high fence. Commissioner Rackham asked so not an 8 foot fence.
144 Patrick McReaken stated that is correct. Commissioner Rackham asked as far as the property, the height where it goes
145 up are going to leave that intact. Patrick McReaken stated they would like to yes.

146 [6:21:18 PM](#)

147 Commissioner Jensen stated essentially they have put a berm along that fence to catch basically detention to keep
148 the water from flowing into the neighbors. Patrick McReaken stated to deflect the water off. Commissioner Jensen asked if
149 their intention when they upgrade that fence is are they going to put the 6 feet from the top of the berm is that their plan.
150 Patrick McReaken stated the existing fence on the project is planned to stay as is and will landscape out 20 feet from the
151 fence and will have rock and trees and scrubs that were designed by a landscape architect for this setting and this
152 location and felt that it would meet one of the major concerns of the neighbors which was to not have the operational
153 workforce look over the fence and appear as if they are right in their backyard and will help to keep them at least 20 feet
154 away and also lower in elevation and away from the fence. Annually at least they will have to do landscape maintenance
155 out there on the shrubs and tree so their landscape maintainers at least annually will be near the fence but that needs to
156 be done to maintain the trees and shrubs. Commissioner Jensen stated another thing that Planner Steele and he
157 discussed briefly the cinder block that will used for this fence is it going to decorative cinder block or just regular cinder
158 block any thought given to that. Patrick McReaken stated the fence exists right now. Commissioner Jensen stated he was
159 talking about where the rest of the fence will be going in. Patrick McReaken stated the masonry fence exists right now and
160 in phase 2 will build a fence along the north lot line and a part of the west lot line to the north of the existing building now
161 but that will be under phase 2 and will be masonry or prefabricated fence that is a step higher than the masonry look.
162 Commissioner Jensen stated he would make the suggestion that if are going to be putting up any masonry fence that try
163 to use a more interesting type of cinder block than just flat cinder some type of rock texture or something on it. Patrick
164 McReaken stated he fully agrees. Commissioner Jensen asked staff how does that berm affect the fence side with the run
165 off does that mean they have to go higher. Planner Steele stated they can require an 8 foot fence or a 6 foot fence
166 whatever the Commission feels is appropriate for the buffering, the buffer ordinance says fence. Commissioner Jensen
167 sated the question is are they measuring the height is that from the top of the soil at the fence line or is it where the
168 general elevation of the lot is. Planner Steele stated he would say from Utah Onions property but think that is up
169 interpretation. Commissioner Jensen stated from what he understand it sounds like they have put some dirt up against
170 that cinder block to redirect the water which technically would raise the elevation right there against the fence like a little
171 berm so just trying to figure out how they would calculate that. Would it be from the top of the little berm they added or
172 from the top of the general elevation there. Planner Steele stated from the Utah Onions side on the property boundary
173 would be where would be calculated but it is open for discussion. Commissioner Jensen stated the reason he is nit picking
174 on this is because this might bring in a situation where if they have raised the elevation against that fence they may need
175 to add another foot to the fence or something and why is trying to muddle through this. Commissioner Rackham asked the
176 applicant how high is the berm from the normal elevation and how close is the berm to the fence. Patrick McReaken
177 stated the berm is, based on memory, is about 10 or 12 feet from the fence and it builds up at the fence and it slopes
178 down from there if the Commission likes they can reshape the berm somewhat so that at the fence it is at the original
179 height and still have the berm somewhat in from the fence to deflect the water there. Commissioner Rackham stated so it
180 is right up against the fence. Patrick McReaken stated in a lot of the areas it is yes, some it is not.

181 [6:26:55 PM](#)

182 Commissioner Vaughan asked staff regarding the fence there has been discussion and has been mentioned here
183 and the comment on #19 masonry fence height where they talk about existing masonry fence height are they talking
184 about modifying the residents fence or are they still going to be requiring an industrial zone to on the industrial property to
185 erect their own 6 foot masonry fence. Planner Steele stated that is up to the Commission but staff recommendation would
186 be to install a new fence because of the condition of the existing fence. Commissioner Vaughan asked staff if grading
187 from that or landscaping from that would be from existing grade or what would be the artificial grade or the bottom course
188 of the existing masonry fence which in his mind thinking that is what the original ground level was that bottom course.
189 Planner Steele if wanted to could ask for a berm with a fence on top of the berm but there is grading issues for the
190 neighbors so would recommend the existing elevation of whatever the fence is at.

191 [6:55:48 PM](#)

192 Commissioner Vaughan stated because this is an industrial facility what is the current height on stored items or
193 stored inventory in an industrial area. Planner Steele stated there is not anything in the ordinance about a height limitation
194 for storage it says outdoor storage should be screened. Commissioner Vaughan stated the landscaping that has been
195 proposed for this particular project, what is the 10 year height of trees and things like that, wondering when the trees are
196 relatively mature how close are they going to come to the existing height of the stacked pallets and field storage bins.
197 Planner Steele stated that depends on a lot of factors as far as how fast the trees are going to grow and what size they
198 are when they are planted and water and sun but the species that are proposed here are a zelkova, hackberry and
199 crabapple, crabapple is the smallest and probably max mature size is 25-30 feet and a hackberry isn't much bigger and
200 zelkova is probably in the 40-50 feet range. Commissioner Vaughan asked at the spacing they have there are the trees
201 going to touch are they going to create a site barrier that is solid or are they going to have a tree then a view of stacked
202 pallets then a tree then a view of stacked pallets. Planner Steele stated the intent is to create a solid screen of vegetation
203 and what they have proposed appears to do a pretty good job in his opinion. The scrub is a creeping juniper which is
204 really low so that could be a suggestion since as a screening shrub it doesn't do a lot. Commissioner Vaughan asked if all
205 of these are deciduous plants. Planner Steele stated the trees are deciduous and juniper is an evergreen. Commissioner
206 Vaughan stated without being able to tell the individual trees on there from the X's again are they going to wind up with
207 picket space fencing between green trees and pallets in the air. Planner Steele stated think depending on the fence size
208 don't know the exact match hard to say but would expect that the tops of the roof of the building and even possibly some
209 of the pallets will be visible from some of the neighbors and especially before the trees reach full maturity.

210 [6:31:38 PM](#)

211 Commissioner Vaughan asked the applicant first off appreciates their willingness to work with the City and the very
212 detailed response they provided to the City on behalf of the discussion at the previous meeting that is very professional of
213 them to do so. Question regarding an item they addressed on the new building which is at the back of the Haskett and
214 Flurer property is that are going to be changing paint colors from the white to whatever tan shade is going in there. Patrick
215 McReaken stated Mocha Tan is what they call it. Commissioner Vaughan stated is wondering and not sure if it was
216 specified in there perhaps missed it, was there any chance that they would be extending the same paint color to the west
217 facing wall on the existing storage building which would be at the back of the Paige property. Patrick McReaken stated
218 that may be a very beneficial thing to do and they are opened to that. Commissioner Vaughan if it looks as though they
219 are going to be putting up their own masonry fence don't know if the next door neighbors who had the opinion that they
220 were trying to work with them as much as possibly can if for example believe it is the Paige property that has part
221 masonry and a good proton of vinyl fence on the back of their property wondering would there be an allowance for them to
222 possibly remove their walls or could some cooperation or when would that be done where the wall would be going up so if
223 some of those neighbors wanted to take theirs down it might be made easier and possibly even facilitate a better footing
224 for Utah Onions wall. Patrick McReaken stated that would happen under phase 2 and certainly it would be wise to take
225 down the vinyl fence and would make a better footing and foundation for the new masonry or prefabricated masonry look
226 wall. Commissioner Vaughan stated now that they have determined that the wall belongs to the residents have they had
227 any conversation with the Flurer's in regards to their wall now. The Flurer's are the one on the corner where the trees are
228 pushing over a detached wall possibly are encroaching on the Utah Onions property now. Patrick McReaken that wall
229 needs to be repaired of course and are ready to work with the Flurer's to make repairs on that wall. Commissioner
230 Vaughan stated he believes there are some discussion in there that there is no footing underneath the fence. Patrick
231 McReaken stated that is what they understood from the people that were there as the wall went in and will have to
232 determine that of course. Commissioner Vaughan asked the City Engineer if he knows by any chance of the ease of trying
233 to repair a no footed 6 foot concrete retaining wall as to whether or not that is even feasible or this is knock down situation
234 in his recommendation, is concerned about a wall possibly falling onto a wall that is being mandated by the City. City
235 Engineer Bloemen stated if it wasn't constructed with a footing to begin with don't see any point in trying to even repair it
236 think would be better off just taking the whole thing down and putting in a footing and redoing it right the first time.

237 [6:36:08 PM](#)

238 Commissioner Vaughan stated in regards to and mentioned also in regards to the storage bins or the field bins that
239 they are going to try to put a significant percentage of them inside the new structure and possibly even in the new
240 manufacturing or packaging facility. Patrick McReaken stated yes. Commissioner Vaughan stated wondering if that were
241 to happen would they still be stacking the remaining field baskets as high or would those be dropped down in height but
242 occupying the same footprint on the ground. Patrick McReaken stated maybe that is the better management plan for
243 those in the future that a lot of the stacked boxes will be placed in the new facility and also the processing plant somewhat
244 not all the boxes and a good management plan may be to stack them lower for safety and for appearance for the
245 neighbors and they appreciate that.

246 [6:37:12 PM](#)

247 Commissioner Vaughan asked regarding the mobile fueling station that used to be at the corner where the wall is
248 failing know it has been discussed that they will be moving that do they have an idea where that is going to be moved on
249 the property, will that be in phase 1 or phase 2. Patrick McReaken stated that will be under phase 1 and it needs to be
250 moved now. Commissioner Vaughan asked if they have a location on site for that at current time and wondering if they
251 need a time when that fueling would be identified on a blue print. Patrick McReaken stated it has been emptied out as he
252 understands. Brad Dahl stated he met with Deputy Chief Jo Hamblin about it and the tank has been removed and they are
253 putting all new hoses on it and got with him on the City ordinance as far as what is supposed to surround it and kind of a

254 little interpretation there but they intend to make a concrete wall around it, a dyke, but concrete to hold in case of a spill
255 and haven't decided where they are going to put it yet. Commissioner Vaughan stated thank you that is exactly what he
256 was asking for and staff at what point do they need to know where that is going to be located and would it be okay for the
257 Commission if approved pending that subject to staff's approval. Planner Steele stated also spoke with Deputy Chief
258 Hamblin about it as well and he wasn't overly concerned about it as being part of this phase, it was something that was
259 already existing on site, could put in the motion that they show it on some revised plans or revised future plans in phase 2
260 they could show where they propose to put it.

261 [6:39:25 PM](#)

262 Commissioner Jensen stated he wanted to raise the fence height issue again and isn't necessarily opposed to them
263 having the berm right up against the fence and that encroaching on the 6 feet a little bit but think that the thought behind
264 that 6 foot is are standing right next to that fence if it is 6 foot it is a little hard to look over, if it is 5 foot it is a little easier to
265 look over and don't know if that is, kind of wishy washy on it but think certainly they would want to see the fence
266 reconstructed properly with proper footings but wondering what the other Commissioners think about where the berm will
267 be with all the trees right there whether need to force them to raise that to the 6 feet to meet the berm cause that may
268 have them move the berm farther in the property to avoid that and that might create a little channel there for water so am
269 not, kind of curious what the Commissioners are on that. Commissioner Moultrie stated he has done some research on
270 that and in industrial, commercial leaning up against residential a lot of them are requiring an 8 foot fence and that is kind
271 of what he would like to see is an 8 foot fence along the residential side, if it is against commercial is open for suggestions
272 but along residential would like to see an 8 foot fence. Commissioner Vaughan asked the City Attorney if they have the
273 nexus sufficient for that type of requirement. City Attorney Roberts stated when dealing with a site plan approval need to
274 stick with what the code says and not what wanting it to say so should just be applying whatever is in the code and cannot
275 require anything in addition beyond what is in the code.

276 [6:41:25 PM](#)

277 Commissioner Thorson stated he is a little concerned with the plans on their own plans they mention the CMU block
278 wall 5-6 feet high and in his opinion the person whose job it is to update or approve that is the most recent offender of
279 the conflict of land use. So the developer put it up when they built residential next to industrial, industrial is now improving
280 their yard it is now upon them improve that fence to meet the ordinance, it cannot be 5-6 feet it has to be 6 feet. They
281 have gone through a lot of discussion on what the ordinances say they have to comply and that fence measured at the
282 fence shall be 6 feet, if it is 5' 9" it doesn't comply and they will need to fix that. Would like to see them, there is a lot of
283 attitude of let's do as little as we can to comply with the ordinances and get this done but they are going to have to comply
284 and when they get into it 3 months and the enforcement office says the fence isn't high enough they have to build a new
285 fence and that will happen it is not an option either they show it on the plans now they can try and get away with not doing
286 it now and be forced to later and that is fine but it will happen that it has to be 6 feet. Not worried what the fence is or isn't
287 or be replaced or not it shall be 6 feet when the project is done whether it is existing fence or whether it is new fence
288 whether they acknowledge it now or whether acknowledge it later it shall be 6 feet so don't see a lot, don't want to see on
289 the plans 5-6 feet because that means they are going to have a hiccup later but don't care because that is still their job to
290 make it right later, this plan is fine as is they still have to comply with the ordinance. Commissioner Vaughan stated he
291 understands and has walked that fence that property line and it is not a continuous, it is not camelback hump where there
292 is a berm high centering on the back of it just raises and think pretty much over time with trucks have gone over it and
293 pushed it up or have tried to straighten it out and in a couple places there are rises but don't think it is an intentional berm
294 where they have back filled up against it so their property is higher. Commissioner Vaughan asked the City Engineer on
295 requiring this wall would it be his recommendation to follow the dirt level the way it is right now the land level or to make
296 that a true straight line bubble straight at whatever angle that is from the Flurer corner up to that west wall or west line
297 where they would pouring that or should that be a graduated height wall. City Engineer Bloemen stated thinks the City
298 wants the wall to match in with the existing grade don't want to mess with the neighbors or Utah Onions too much but do
299 want to ensure that all of the drainage off of Utah Onions is staying on their property and not going onto the adjacent
300 properties. Commissioner Vaughan stated so it would be a case of removing the excess dirt to try to bring it to a
301 standardized grade angle whatever that is before they commence building their footing on that. City Engineer Bloemen
302 stated thinks should be the least impactful on the residential side and try to match into that grade as best as can. It is a lot
303 easier to move around some dirt on the Utah Onions side when nothing is improved yet to grade that and get it all to drain
304 would be his opinion. Commissioner Vaughan stated is why asked earlier would the Utah Onions fence be at the same
305 level as the bottom course of the residents block wall. City Engineer Bloemen stated yes that would be the best.
306 Commissioner Vaughan stated that would be his recommendation to put the bottom course of the Utah Onions fence at
307 the same course level as the existing masonry wall. City Engineer Bloemen stated yes.

308 [6:46:30 PM](#)

309 Patrick McReaken stated they understand and what they could do is to leave the fence in, place take the dirt back
310 away from it, dig a swale that centers about 8 feet from the fence or so and have that as their landscaped area that still
311 goes out about 20 feet but direct the water to drain through the soil and not have it just deflect off into the main lot, if that
312 sounds like a reasonable solution. City Engineer Bloemen stated think the City's only requirement is that they match into
313 the existing grade of the homes so are not affecting their grades at all and keep drainage on site, however that is
314 accomplished think that is up to Utah Onions. Patrick McReaken stated they would leave their side of the fence intact and
315 only change their side of the fence. City Engineer Bloemen stated just elevation wise, think if the home owners want to
316 remove the existing fence and have them put in a new block wall instead of having 2 fences right next to each other that is

317 between Utah Onions and the home owners to decide. Patrick McReaken stated just to clarify the existing fence they are
318 talking about is the only fence they will have in phase 1, the new masonry fence to be built will under phase 2.

319 [6:48:33 PM](#)

320 Commissioner Jensen asked staff since they have the deficient wall there that has the foundation issues is that under
321 the Commission's purview to require that to be repaired to spec. Planner Steele stated yes. Commissioner Jensen stated
322 the idea to put that little contour there to channel the water away from the fence thinks that is probably a good solution
323 and in that case and would certainly agree with what Commissioner Thorson said that it needs to be 6 feet at all points.
324 Commissioner Thorson stated he really likes the idea of a brief short swale near the fence followed by a berm or
325 something that increases screening, put trees onto of a berm that is 15 feet back and still accomplishes drainage that
326 would be an ideal scenario. Commissioner Jensen stated wanted to point out that the applicant here is actually doing 2
327 things with that buffer they are only required to put in the fence and they are doing fence plus landscaping which think
328 they all appreciate quite a bit. Planner Steele stated he may have misunderstood Commissioner Jensen's question
329 regarding if could require them to add onto someone else's wall. Commissioner Jensen stated they have the section
330 where the wall is leaning or whatever and so would say that is not really to spec, can they require them to repair or
331 replace that. Planner Steele stated where that is not actually Utah Onions wall they would have to work that out with the
332 property owners but what they can require is that there is a wall per the City ordinance so if they want to work that out with
333 the land owner that is up to them but what is under our purview is require that it is there and from his inspection and what
334 he has seen the wall is not high enough and is not durable enough so would recommend they either build one to the side
335 where the property owner doesn't want them to do it and in cases where they can work with the property owner they
336 remove the existing and put a new one up and there are a lot of different kinds of privacy fencing there is of course the
337 standard that has a foundation all the way the standard block but there is also stamped concrete that has piers that is a
338 little less labor intensive but also can provide a really good separation between the two uses with sounds and they come
339 in 8 foot panels they come in 10 foot panels they come in all kinds of different sizes so think for the Commission's purview
340 would recommend just saying want x size fence and where want it. Commissioner Jensen stated his concern is just where
341 the trees are want to make sure don't think they have to replace the entire cinder block wall but think that one section
342 there needs to be addressed. Planner Steele stated it is just a matter of whether or not the owner of the fence is willing to
343 let them mess with it.

344 [6:51:39 PM](#)

345 Patrick McReaken stated well put. There are a lot of neighbors and there is a need for them to have a 6 foot fence
346 perhaps if the wording in the results of this meeting were that their responsibility is work with the neighbors to meet the
347 zoning ordinance and that will whether or not their existing fence stays in place will work with them to make those
348 individual decisions and think the approach they will take though is to build a swale like mentioned and have the trees on
349 a higher landscaped area so they stand higher and help to block out the boxes too and make that work for the City if they
350 allow them to work with the neighbors to build an answer that is a continuous on the western wall but deals with their
351 fences individually. Commissioner Vaughan stated one of the legal concerns he has and sure the City Attorney will concur
352 on this is the Commission cannot force for example Mr. Flurer to fix his fence the only concern they can possibly do is
353 give Utah Onions leave to not have that fence directly on the property line because Mr. Flurer's fence is already over the
354 property line on the Utah Onions property and without him taking action soon it is going to fail and then they have a legal
355 responsibility situation and don't want to see the City mandating a wall only to know it is going to be subject to possible
356 legal action in the future if one of the neighbors isn't a good neighbor. Patrick McReaken stated they need to work with the
357 Flurer's and the Haskett's and others to perhaps make some individual incremental adjustments along that fence as they
358 move along but still have the wall from their side anyway look contiguous. Commissioner Vaughan asked the applicant if
359 there were any other concerns. Patrick McReaken stated they just need to get it under construction but still though their
360 responsibility is to build a good fence. Commissioner Jensen asked the applicant if they have had conversation with the
361 Flurer's about the existing conditions of the fence. Patrick McReaken stated the owners have had that discussion and not
362 sure of the results of that discussion. Brad Dahl stated Mr. Flurer approached him to come from the Utah Onions property
363 side to cut down the trees that have folded the fence onto the property line and was going to do it with a 2 week period but
364 hasn't done it yet. Commissioner Jensen asked if Mr. Flurer was going to remove the trees entirely. Brad Dahl stated yes.
365 Commissioner Jensen stated that is good news his concern was even if they repair the fence if those roots are going to
366 push it over again and so that is good and think they have stated it about 6 times now but that section of fence that is
367 deficient right now are willing to work with them to get that replaced. Brad Dahl stated yes.

368 [6:55:50 PM](#)

369 Commissioner Vaughan stated about ready for a motion and one of the things they should probably incorporate into
370 this because they do not have a draft or a recommended ordinance for this but might want to consider who ever makes
371 the motion is the points that have been volunteered on the McReaken engineering letter of March 29, 2016 incorporated
372 in the packet approximately 16 or 17 points there and some of those include paint on the existing building, paint on new
373 building, 6 foot wall, future location on the plans of the moveable fuel and removal of the concertina and possibly some
374 other things.

375 [6:56:40 PM](#)

376 Commissioner Rackham asked staff when they bring the plans back will it define the fan type. Planner Steele stated
377 once they submit for a building permit they will have a lot of building details, the site plan they don't provide what kind of
378 fan they are putting in. Commissioner Rackham stated the question is are they required to tell staff the exact fan type or
379 just fan. Planner Steele stated no they are not required to give the fan type but since it has been an item of discussion can

380 ask for more details of the fan type. Patrick McReaken stated they are prepared to specify that on the site plan drawings if
381 they wish. Commissioner Jensen his main concern with what Commissioner Rackham brought up is whatever they end up
382 choosing that is the least impactful to the neighbors and don't think they need to give specific brand, model or whatever
383 just as long as they get the end result they are looking for. Patrick McReaken stated they will have the initial fan selection
384 however subject to the results of the noise study when that comes in and can specify the initial fan selection right now and
385 put that on the site plan but after the noise study may have to modify that or add some baffles but will have to get the
386 results of the study first though. Planner Steele stated any details they can address for how responding to the potential,
387 how mitigating those impacts to the neighbors with baffles or whatever the more detail the better.

388 [6:58:51 PM](#)

389 COMMISSIONER THORSON MADE A MOTION TO APPROVE THE SITE PLAN APPROVAL FOR UTAH ONIONS
390 AS SUBMITTED AND DISCUSSED WITH SPECIFIC ORDINANCE CONCERNS REGARDING THE FENCE THAT
391 THEY ACCOMPLISH A 6' FENCE EITHER BY IMPROVEMENTS OR BY GRADING, ACKNOWLEDGE THE NOISE
392 LEVEL REQUIREMENTS, SCREEN OUTSIDE STORAGE SPECIFICALLY THE FIELD BOXES EITHER BY TREES OR
393 FENCE AND SELECTION OF FANS PENDING THE NOISE STUDY AND TO ENSURE THAT THE COMMISSISON
394 WOULD LIKE TO SEE THE RESULTS OF THE NOISE STUDY WITH ONGOING SUBMITTALS. COMMISSIONER
395 JENSEN SECONDED THE MOTION. (see 7:14:45 PM for approval)

396 [6:59:59 PM](#)

397 Commissioner Rackham stated before they vote there is an audience member that came to speak. Commissioner
398 Vaughan stated unfortunately this is a plan approval they had their shot when they had the public hearing at the last
399 meeting. Commissioner Jensen stated he wouldn't mind hearing from them obviously they didn't make the public hearing
400 last time it couldn't hurt to hear from them. Commissioner Day stated would call it and request it that they add new
401 information that hasn't been already discussed. Commissioner Thorson asked if he needs to suspend his motion until
402 after they speak. Commissioner Vaughan stated no, they can hold it in abeyance at leave of Commission if there is
403 anyone else who would like to come forward and speak on this this would be their opportunity.

404 [7:01:39 PM](#)

405 Deanna Haskett, 1011 S 2125 W Syracuse, came before the Commission before and hearing what has been said of
406 course want to reiterate a couple of different things that feel like are getting over looked which are a big concern to me
407 because feels like where her home is located have one of the biggest impacts on what this new building is going to do to
408 her home. They keep talking about a 6 foot wall, it is not a 6 foot wall, it is a 5 foot wall right now and it is at least a foot
409 and a half to 2 feet on their grade so the concrete that they have for this existing building is at least a foot and a half to 2
410 feet higher than the wall height so literally on their side it is like 3 feet so if they are working at all on that concrete it is like
411 a 3 foot height difference for them to her backyard so in talking about not doing anything with the preexisting wall it is not
412 a 6 foot wall as it is only a 5 foot. Would like to see a 6 foot from the tallest side that way if they are working back
413 there on any of the concrete going between the buildings will not see that as much but where it is at right now it is like 3
414 feet on their side so there is literally no privacy, no blocking and get what was said about the placement of the trees it is
415 not going to make a big difference, it is going to be like a picket fence where will be able to see all of that plus there is
416 going to be added traffic and once those pallets are gone and have the new building that is where they are planning on
417 having all their semis come in so with that 3 foot level is going to be seeing out to 2000 W all of those semi's and having
418 all of that diesel noise coming between the buildings into her property so to not have a 6 foot wall from the tallest side
419 even if they move the berm back it is still going to be a 3 foot height difference on most of the property between both of
420 the properties. If they want to do and is happy to have them tear down the existing wall behind her house and put a 6 foot
421 height on the tallest side which would make it an almost 8 foot wall on her side and that is really, hope, hope, hope that
422 the Commission will really take that into consideration for her because it has been a big headache for her having the
423 newer building there and having as much construction and work that has to constantly look at because of the height
424 difference it is not a privacy wall at all as it stands right now so that is a really big concern to her. Her concern is for the
425 fence placement if don't require them to do it in phase 1 and they do it in phase 2 that is a lot more construction seeing
426 again if they don't have to do anything with the fence until a year from now because they are wanting phase 1 to be done
427 by this fall and feel like the fence should be a bigger priority and should be done by the time the building is finished as well
428 and spoke with Joe Flurer yesterday about his trees and he has asked Utah Onions, he has some dead Poplars that he
429 wants to come in and have cut down from Utah Onions side but he has a lot of live trees and is very concerned with what
430 they are planning on doing on Utah Onions side that it will kill a lot of his roots and will kill his trees off and he will have
431 more trees that will have to be cut down and to express that concern for him. But really the emphases for the Commission
432 is to please take into consideration that wall height and having that extended from the highest side so that she does have
433 more privacy on her property because with as much as work as they are planning on doing with the new building that is a
434 lot more for her so just wanted to make sure that wasn't bypassed and overlooked so feel like they are talking about a 6
435 foot wall and Utah Onions talking about not touching the existing wall and not doing an additional wall and it is not 6 foot
436 as it currently sits and it is about 3 feet on their side so please take that into consideration with the decision to either have
437 them tear down the existing wall and make it 6 foot on the high side so that it is taller on her side so that when she is
438 looking out there are not in her backyard or if they do decide to build a wall behind her wall that is fine but want it to be 6
439 feet minimum from the highest side so that really is a big grade level difference. It is really a big concern to her and is
440 worried, spoke to Heath Rogers who is an investigator or detective with Syracuse Police and wasn't aware of this meeting
441 and had some police work he had to do and couldn't be here tonight otherwise he would have been here and he is
442 concerned about if there will be shrubbery added behind his building because he is frustrated he has like the Reid's a lot
443 of the impact from the fans and he was expressing his frustration to her today about the noise and how loud it is and thank

444 goodness it doesn't run in the summer because couldn't use their yard and would like to see some landscaping between
445 that existing building and the fence line right now. But please, please have a 6 foot wall on the highest side, would really
446 appreciate that. Commissioner Jensen asked if her lot was immediately north of the Flurer's. DeAnna Haskett stated just
447 north of the Flurer's, she is between the Paige's and so the Flurer's is on the corner and hers is right next to it and where
448 it shows the existing building her home is the home where can see the existing building and is just south of that and can
449 see the concrete peninsula and that is where they are planning on putting the new building so can see through her
450 backyard how much of an impact especially from her windows that sees all of the work that is being done when they are
451 processing back there so that is a big concern to her with the grade level difference even if they go in and put a berm or
452 wider ditch as was talked about to make the height the same at the wall it is not going to impact how much she can see
453 inside the property because inside the property it is still going to have a much higher height difference and so it is not
454 going to help her at all as a home owner and is kind of frustrating in a sense to her because wants to make sure she does
455 have a buffer when they bought their home 10 years ago that building wasn't there and the only things they saw were the
456 onion crates which honestly did not bother her cause it was like a neighbor they never saw but after they built the newer
457 building there is a lot of coming and going they have changed and are not out there art 630 in the morning beeping their
458 horns anymore like they were but still have a lot more work that is seeing happen on a daily basis and once that other
459 building is there it is going to be even worse so that is her concern that if there isn't a wall there that it is going to fill more
460 encroaching from Utah Onion in her personal space so would really, really like to see a minimum of a 6 foot wall on the
461 highest side.

462 [7:15:23 PM](#)

463 Commissioner Vaughan asked staff to tell them for staff purposes what should this go through what the height of the
464 wall and where it is going to be in relationship to property. Patrick McReaken stated this might help the conversation they
465 appreciate Mrs. Haskett very much for helping them with the paint colors and it is good they had the property owners
466 here, they would like to build a 6 foot high wall that is a true 6 feet on the east side of the wall and that will think satisfy
467 what she is looking for. Commissioner Day stated he believes Commissioner Thorson articulated it very well, the fence
468 has to be 6 feet and don't think this body should be negotiating between property owners different things, the fence should
469 comply with the ordinance that they have 6 feet tall and concur with the motion that provided by Commissioner Thorson.
470 Commissioner Rackham stated he would like a clarification on Commissioner Thorson's motion was he talking just new
471 fence added or all the fence that is on the property. Commissioner Thorson stated his thought is that by grading they can
472 scrape away dirt from that wall and establish a true at the fence measurement of 6 feet that is what he thinks could
473 happen. Commissioner Rackham stated okay but it has to be on all, even existing walls. Commissioner Thorson stated
474 yes, existing or new it has to be 6 feet. In his opinion if he was the code enforcement officer go out there on either side of
475 the wall and put a tape up and if it is less than 6, it is not 6 feet so if they leave their side 2 feet than the other side and it
476 doesn't measure 6 feet on that side it is not 6 but the code and ordinance could over rule that depending on an
477 interpretation but in his opinion it is the higher side of elevation. Commissioner Rackham asked if his motion stated that it
478 is all existing and new fence. Commissioner Thorson stated it didn't say. Commissioner Jensen asked if he would like to
479 modify his motion. Commissioner Thorson stated it could be either existing or new whichever complies with the ordinance.
480 Commissioner Rackham stated that is fine but just wanted to make sure because think what Utah Onions is talking about
481 is new fence and want to make sure the motion included existing fence. Commissioner Vaughan stated there is no
482 modification of the existing fence it is going to scratched, it is a scratch fence starting from brand new and on their side of
483 the property it is going to be 6 foot. Commissioner Rackham stated okay if that is the case. Patrick McReaken stated
484 talking also about from the corner where the fences form a corner at the Flurer's lot up to the north to the end of the phase
485 1 construction, phase 2 then would have to have that same criteria so they would take out the fence that exists behind the
486 Fluer's and Haskett's homes just along that north south line and have that replaced with a full 6 foot high fence on either
487 side.

488 [7:13:25 PM](#)

489 Commissioner Jensen stated was going to state that there is absolutely nothing stopping people from assuming they
490 can match the block from adding a couple of courses to meet that requirement so don't always have to tear the fence
491 down can work with what they've got for aesthetic purposes sometimes it is just better to replace the entire fence and
492 sounds like are looking at as far as that entire north south fence there mentioned looking at upgrading that entire fence.
493 Patrick McReaken stated yes. Commissioner Vaughan stated for clarification by the maker and the second, feel
494 comfortable going forward with the motion the way it has been submitted and seconded or would like to withdraw it with
495 consent of second and make sure they are clear and adjust everything. Commissioner Thorson stated he thinks they are
496 good and doesn't care how they comply how with the ordinance they shall and it is not up to the Commission to say they
497 have to comply it is already the rule and the law and they are approving the plan that will comply with the ordinance,
498 Commissioner Jensen stated he is comfortable with the motion as stated he stated it has to meet the 6 foot requirement.
499 Commissioner Vaughan asked staff if was comfortable with what they have and what their intent is trying to do with this.
500 Planner Steele stated yes.

501 [7:14:45 PM](#)

502 ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

503 [7:15:29 PM](#)

504 5. **Public Hearing, Site Plan Approval, CVS Plaza, property located at 1974 W 1700 S**

505 Planner Steele stated this is CVS Pharmacy on the prominent corner in the Town Center the corner of 2000 W and
506 Antelope it is near Founders Park and across the street from the clock tower. It is a 13,000 square foot building with 70

507 proposed parking spaces. Working with the Town Center Master Plan the architect and engineers were very cooperative
508 in trying to find a concept that works with the ordinance and will also be context appropriate and provide for a nice project
509 in the Town Center that will be successful. They have used a lot of similar material and styles that are found in some of
510 the other buildings in the Town Center. They have provided a pedestrian plaza on the corner that would have some stairs
511 and seating and kind of a refuse as kids are crossing the street there since it is an active crosswalk and the main entrance
512 would be on the east. They have met with the Architecture Review Committee and they are passing on a positive
513 recommendation for the building architecture and site plan. Included is a reference from the engineer of how they have
514 addressed all the staff comments and have addressed the majority of them and there are a few minor outstanding items
515 that will be more related to the plat.

516 [7:19:40 PM](#)

517 Commissioner Jensen asks staff has the City Council has voted to change the parking requirements. Planner Steele
518 stated yes. Commissioner Jensen stated so the maximums no longer apply, even though it states in the Planning
519 Comments it states they are over the maximum requirements even though there is no longer a maximum requirement.
520 Planner Steele stated yes but they actually applied before that was officially changed. Commissioner Jensen stated might
521 want to strike that since it no longer applies. Commissioner Jensen stated this might not be the time but the signage
522 requirements is that a separate approval. Planner Steele stated yes they will be required to do a conditional use permit for
523 their signage. Commissioner Jensen stated looking at those and not quite sure if all those big huge CVS logos all over the
524 place is exceeding the square footage requirements or if it meets it or not but if that is under a separate review that
525 doesn't apply to tonight. Planner Steele stated that will be under a separate review there is a maximum square footage
526 requirement based off of the façade of the building square footage a ratio and will review when they submit that
527 application. As far as the parking spaces they are over what the maximum is but with the proximity to Founder Park felt
528 that would be beneficial for the City to record some. Commissioner Jensen stated he is not opposed to the maximums just
529 noting since the City no longer requires maximums that no longer apply.

530 [7:21:36 PM](#)

531 Scott Moreland, Boos Development represents CVS along with the civil engineer and architecture firms and wanted
532 to thank the Commission for the opportunity tonight and are very excited to present this project in Syracuse and bring
533 CVS to this corner and felt they have presented a good project in congruence with staff and are here to answer any
534 questions along with consultants as well as far as any technical questions might have. Victor Yanez with Norr, as
535 mentioned they designed this building according to the design standards to try to enliven the corner, engage the
536 community and provide for pedestrian access into the site. They wanted to give a differentiation in the uses and the
537 access points while still meeting all the requirements. It is an upgraded building from what CVS's typical prototype would
538 be because CVS is very interested in serving this community and being a good asset to the City. They have as staff
539 mentioned a small plaza at the corner with some landscaping and steps coming up to the elevation of the building to allow
540 for an area for the youth to use away from the street as well as a more direct access to the sidewalks leading to the front
541 door which faces east on this property. They incorporated the cross gable feature that is found in other buildings within the
542 area and are using brick and cement board very durable materials throughout the building in order to reduce their
543 maintenance and improve the look and feel of the environment. Believe that everything that they have done is consistent
544 with and sometimes going beyond the requirements of the City and respectfully request the approval of this project. Leslie
545 Morton with Psomas, it is a 13,000 square foot building and just under a 2 acre site, there is a drive through pharmacy
546 that wraps around the building at the corner and the drive through window is where the tower feature is that was
547 mentioned. There are 70 parking stalls, landscaped islands in the parking stalls with trees and have met all the tree
548 requirements of the City landscape buffer between the street and the parking lot and also within the islands. Staff had
549 mentioned Founders Park and talked a little about this in the Architecture Review Committee also that there is a lot of
550 traffic that currently goes through this site coming from the Park onto Antelope Drive and CVS has agreed to grant a
551 public access easement through the site so on the very east edge of the property there is a access easement that runs
552 from the north all the way to the south that the public would still be able to use that as access from the Park onto Antelope
553 Drive.

554 [7:26:18 PM](#)

555 Commissioner Thorson stated there was a comment about coordinating accesses with UDOT and has that changed,
556 other than it is review by them. Leslie Morton stated they have submitted to UDOT for their access permit and it is in
557 review, what they have talked about with UDOT is the access they are showing onto 2000 W is going to be a temporary
558 access and when UDOT comes through there and widens that road from basically their access point to the north that
559 access will be eliminated and the access will come from the north and will line up with the access into the shopping center
560 to the west and then their access will curve into their site from the north which shows on the site plan with the arrows and
561 that will be the permanent future access and UDOT will do that when they widen 2000 W. The access on Antelope is
562 permanent right in, right out from the access. Commissioner Thorson asked if it was this that talked about the study for fire
563 flow, was that this project. Planner Steele stated maybe he was thinking of fire riser, that was one of Deputy Hamblin's
564 comments and they have met that comment. Planner Steele stated was he referring to A, provide documentation that the
565 water system provide adequate fire flow through the Syracuse City Engineering department. Leslie Morton stated at this
566 point they haven't determined all of the actual fire flows that are required. The building hasn't been fully designed but is
567 sure that the City system has plenty of adequate fire flow to take care of a 13,000 square foot building. City Engineer
568 Bloemen stated that is a standard comment Deputy Chief Hamblin puts on all site plans.

569 [7:28:33 PM](#)

570 Commissioner Jensen asked the applicant if they had any problems meeting staff's concerns, Leslie Morton stated
571 no, they worked very closely with staff for several months on both the site plan and the way the site is laid out and also the
572 building features and architectural features of the building. Commissioner Jensen asked staff if they felt like they have
573 addressed any concerns. Planner Steele stated yes, absolutely, they have been very good to work with and have
574 exceeded all and everything asked for have provided.

575 [7:29:13 PM](#)

576 Commissioner Rackham asked the applicant if can explain why have 2 speed bumps and why they were put where
577 they did. Leslie Morton stated that was one of the discussions that they had in the Architecture Review Committee, there
578 was some concerns about the traffic coming from Founders Park and they are very used to just kind of cruising through
579 that empty parking lot and not rally having to worry about maybe a car backing out into that drive lane so as a result of
580 that conversation they added a couple things. They added a stop sign right as they come out of Founders Park with note
581 #5 on the plans so that anybody coming right out of the park will have to stop and look for traffic coming from the right or
582 the left in the future and the speed bumps were added just to slow cars down going through the public access area so that
583 they are not going too fast if there is a car trying to back out. Commissioner Rackham stated he would have expected it to
584 just be up more by the stop sign then in the middle of the parking lot like that. Commissioner Rackham asked Planner
585 Steele if he was involved in that. Planner Steele stated yes in the Architectural Standards it says that major internal
586 circulation pathways should have some sort of separation between the parking and the drive isle and this was a proposed
587 solution that they came up with to try to remedy this and felt it would help. Commissioner Rackham stated what he is
588 looking at if they just had one up closer to the stop sign so that it didn't impact their parking lot. Planner Steele stated if
589 their engineer feels like that would still meet their needs then is open to that discussion too. Leslie Morton stated they can
590 take a look at that. Commissioner Vaughan stated partially he was the one who raised that particular comment during the
591 Architectural Review Committee, have met with the 3 applicants here as part of that committee meeting and his concern
592 at that time for background is the eastern most spaces coming off the now access for the school kids going out to
593 Antelope was for those 9 spaces if they were to try to back out, cars are sometimes coming rather rapidly southbound
594 through that and would be going out the blind side of there looking for cars. Suggested making those possibly even
595 diagonal tilted to the left but that would result in the loss of at least one parking space so the compromise came forward
596 with possibly speed humps as opposed to speed bumps and there is a difference and think the fire department might want
597 to chime in on those and would have a recommendation for the actual design of a speed hump to be used in the parking
598 lot for the purposes of not jarring someone in the back of an ambulance and that is the main reason for having a hump as
599 opposed to a bump. It hasn't been raised before but will do now and perhaps can ask whether or not they want to have
600 the same type of speed reduction device included across the northern access going out to 2000 W or whether or not they
601 think that would be too much of a straight shot and cars would have a tendency to speed up as soon as they make that
602 last left turn heading towards 2000 W. Commissioner Rackham stated his thoughts when looking at this, they have the
603 driveway, the drive through existing right there, most people that are going to park in the pharmacy rather than going over
604 the speed bump and around they are going to make the sharp left and then are going to go into oncoming traffic so that is
605 why think putting it back closer to the stop sign with 1 would probably be the better. Commissioner Vaughan stated that is
606 something they can discuss with the applicant right now. Leslie Morton stated she wasn't sure she understood the
607 concern there of the cars coming out of the drive through. Commissioner Rackham sated the drive through coming out or
608 exiting and then people coming in, rather than going in over the speed bump to get to a parking stall they are probably
609 going just turn left and would have the 2 cars hanging there and could see that being a traffic problem, not a huge one but
610 a little bit. Leslie Morton stated to avoid the speed bump they would make the quick left. Commissioner Rackham stated
611 so if the first speed bump wasn't there think it would help the flow. Leslie Morton stated understood.

612 [7:35:01 PM](#)

613 Commissioner Jensen stated the one marked #22 think probably would be a good idea to nudge that to the south a
614 little bit so it is more aligned with the northern island, where people might try to make the turn and hug the curb to partially
615 avoid the speed bump and think that would be more effective if it just a little more to the south and more in line with the
616 island there. Leslie Morton stated thinks their concern and Commissioner Rackham suggested that one be removed.
617 Commissioner Jensen stated he was talking about the northern one, nudging it 20-30 feet to the south is what he is
618 suggesting as far as the southern one is necessarily opposed to it but Commissioner Rackham does bring up a good
619 point. Commissioner Vaughan asked if would like the speed hump moved own to the extension of the south boundary of
620 the landscape island. Commissioner Jensen stated yes, move it so it is more in line with the island. Leslie Morton stated
621 another solution for the south one could be to get rid of the south one completely and put a stop sign in the island.

622 [7:37:00 PM](#)

623 Commissioner Day stated maybe would be appropriate to help the flow of this is that they proceed with the public
624 hearing and take all the comments and maybe discuss them at that time verses piece milling it together. Commissioner
625 Vaughan agreed and asked the applicant if there was anything else the applicant would like to express or any other
626 questions of the applicants and their presentation.

627 [7:37:26 PM](#)

628 Commissioner Vaughan opened up the Public Hearing.

629 [7:37:49 PM](#)

630 Public hearing closed.

631 [7:37:53 PM](#)

632 Commissioner McCuiston stated getting back to the speed bumps discussion, thinks speed bumps in any form are
633 horrible idea and they do nothing but irritate the public, damage emergency equipment and make people speed up
634 because they have a perceived loss of time through an event like that. Speed pillows and speed, race intersections and
635 things like that are a little bit better but questioning if they really need them there at all. Commissioner Day stated he
636 would agree with Commissioner McCuiston and find them rather annoying and find the snow plow people find them rather
637 annoying as well. Commissioner McCuiston stated once they try and move snow through there they find out they are
638 never a good solution. Commissioner Thorson stated would agree that their value is offset but a lot of downsides, at a
639 minimum would eliminate the south one don't think they should, people entering the parking lot from Antelope want no
640 reason for them to get hung up right at the entrance when the car right behind them wants to enter to and then have a
641 backup, want free flow off of Antelope into the parking lot. Commissioner Vaughan asked if anyone else want to chime in
642 on the speed humps. Commissioner Jensen stated that going with a wider solution there were it is kind of like not just a
643 little hump but a wide raised section that kind of accomplishes that and think is a little easier on the snowplows but
644 certainly the little humps can be an issue but if it is something that is a more of a raised area to kind of just slow traffic
645 down a little bit. Commissioner Vaughan stated that is the definition of a speed hump and those are generally approved by
646 fire Departments universally across the United States because of the angle, pitch and speed of which to traverse safely
647 but on the other hand have had 3 Commissioners comment negatively do they have a 4th and then they can reach a
648 consensus on that one specific point.

649 [7:40:01 PM](#)

650 Commissioner McCuiston stated he just wanted to say that questions the value if they are actually going to slow
651 traffic or deter anyone from speeding through there, they would just cut through sideways where the striping for the cars is
652 and don't see it as an effective solution or one that is needed, could use a raised sidewalk at the entrance of Founders
653 Park and accomplish the same thing. Commissioner Vaughan stated when they get to a motion that speed humps be
654 deleted from the design.

655 [7:40:38 PM](#)

656 Commissioner Jensen stated wanted to comment that it is a very nice looking building and think that they did a very
657 good job on the elevations and it looks like it will complement the existing Town Center well and kudos to the Architecture
658 Review Committee for the hard work on that as well as the developer. Commissioner Vaughan wanted to reiterate that the
659 Architecture review Committee did recommend approval of this project to the Planning Commission as a unanimous vote
660 from them.

661 [7:41:23 PM](#)

662 COMMISSIONER THORSON MADE A MOTION TO APPROVE THE SITE PLAN APPROVAL OF THE CVS PLAZA
663 WITH THE REMOVAL OF THE 2 SPEED BUMPS WITH NO OTHER TRAFFIC CALMING DEVICES. COMMISSIONER
664 MCCUISTION SECONDED THE MOTION. ALL WERE IN FAVOR, MOTION CARRIED UNANIMOUSLY.

665 [7:41:53 PM](#)

666 **6. Public Hearing, Preliminary Subdivision Plan, Criddle Farms South, property located at 1200 S 4000 W, PRD**

667 Commissioner Day recused himself from the meeting. Commissioner Thorson asked staff regarding this agenda item
668 it appears that the address on the agenda of 715 S 4000 W is incorrect. Planner Steele stated there was a previous
669 application for the other address and was a simple mix up and the actual address is 1200 S 4000 W. Commissioner
670 Thorson asked if that changed any of the notification requirements. Planner Steele stated the notification letters went out
671 to the correct addresses it was just merely a misprint on the actual agenda.

672 [7:43:22 PM](#)

673 Planner Steele stated this is Criddle Farms and are dubbing this Criddle Farms South to not confuse it with the other
674 General Plan items that were seen. It is a PRD and already received zoning and included in the packet is a development
675 agreement that was signed in 2013 and within that development agreement it was an annexation and a concept plan and
676 some of the articles of agreement were density, number of units, open space, trails. In the original concept that was
677 agreed upon was 99 units and is now proposing 101 which is still below the actual maximum density that was already
678 agreed on. The proposed preliminary plan is 4 phases and the north arrow is facing to the right so 4000 W is at the bottom
679 and 1200 S is on the left of the plan. They have pretty much stayed with the concept plan with the exception of the
680 location of the trail and this is something that staff has worked with them to try to provide a little more beneficial location
681 for the trail and the neighbors and provide a little more buffering. The trail has been moved to the south with a 30 foot
682 wide landscape strip between the street and the backs of the lots and staff thought that would be a more beneficial
683 location for the trail, more visible and not walking behind and between people's backyards and side yards so a little more
684 visible. Also in the packet is also a memorandum of how they have addressed engineering comments and they have
685 submitted new plans but as far as can see they have addressed staff's concerns. Moving forward there are some
686 outstanding items that they need to work on, more detailed landscape plan and as a PRD they are required to have
687 amenities as the open space and common space. The common space is the more improved type of open space and then
688 open space is a little more loosely defined. So they will be required to do a more detailed plan with that and also another
689 development agreement that will detail some of those, the landscape features and how are going to move forward with
690 them and also included the PRD ordinance for reference.

691 [7:47:33 PM](#)

692 Planner Steele stated on 1200 S have had discussions with them about what kind of improvements would be required
693 since they border that public street and have reached an agreement of what can be done and what the cross section will
694 look like. There is an existing trail that was installed as part of the Bridgeway island subdivision that goes east to west and

695 along 1200 S and right now 1200 S is an existing dirt road and that is all and basically serves as a cut through for farmers
696 and pheasants. The cross section for 1200 S would maintain that trail and then a 66 foot right of way and would have a
697 little smaller asphalt width and then a park strip on the north and a sidewalk on the north.

698 [7:48:48 PM](#)

699 Commissioner Vaughan asked staff regarding the memorandum dated March 31, 2016 under engineering plans it
700 talks about lots 73, 75, 76 and then 38, 49, 40 can staff point them out where it states sewer and land drain needs to be
701 extended. Planner Steele the problem here is the original plans that they submitted had different lot numbering since they
702 put in the phases but believe the second page. Commissioner Vaughan asked if could translate when it particularly the
703 one that talks about draining into the detention basin assuming that might be parcel A in the diagram. Planner Steele
704 stated parcel A is the top left corner and will have a detention basin in it. The original concept shows the lot numbers and
705 are pretty similar to what is on the plans that the comments were based off of. Commissioner Jensen asked staff they
706 recently changed the PRD ordinance from net acres to 6 gross and so does this meet the 6 gross requirement. Planner
707 Steele stated yes it does, they proposed 5.3 gross. Commissioner Jensen stated they changed it and lowered it slightly
708 and just wanted to make sure and know under this development agreement that it was lower than what was normally
709 allowed which was part of the annexation agreement but just want to make sure this meets the ordinance. Planner Steele
710 stated everything looks like it does and are locked into that development agreement. Commissioner Jensen stated his
711 question for the City Attorney and may be for future use is they have a development agreement or an annexation
712 agreement and they subsequently change the ordinance does the new ordinance supersede that development
713 agreement. City Attorney Roberts stated would need to review the development agreement if it conflicted with what was in
714 the agreement then they are locked in with what the agreement said, can't change the rules that is the point of a
715 development agreement but if it is consistent with the development agreement then the new standards could be applied.

716 [7:52:37 PM](#)

717 Commissioner Thorson asked staff it states on there it has open space of 10.4 acres for a total of 54% is that
718 including the front yards of each of these lots and does the definition of open space include side and front yards,
719 effectively the front yards of each property and don't know and they have talked about what open space and common
720 space meant but just not seeing it, just seeing a high density residential development with very little open area that people
721 can use but not seeing the 54% open space that is useable by the public. Planner Steele stated are correct the way the
722 open space is calculated includes someone's backyard, side yard and front yard but the common space is the improved
723 area that will have amenities and would be more of the true "open space" that most people would interpret it as.
724 Commissioner Thorson asked what the definition of open space in this development agreement, does it allow it to include
725 front yards and side yards. Planner Steele stated as far as he has read it and understood it, it can include those side
726 yards but are not allowed to be fenced in, the concept of a PRD is that it is more of an open area that usually the lot lines
727 are right under the foundation similar to like a town home or a Sunset Villas where they have shared common space but
728 often that shared common or open space becomes someone's backyard that isn't that usable but the technically the
729 neighbors can use. Commissioner Thorson stated looking at R-1 residential, his front yard is as open as these front yards
730 and just not seeing and is disappointed in the City's definition and application of open space, these are just front yards so.
731 Planner Steele stated he completely agrees. Commissioner Thorson stated it complies as written and can't object or deny
732 it but objects tot eh use of it. Planner Steele stated he agrees and in reality is someone gonna go say 'hey son let's go
733 play catch' behind someone else's unit, it's not going to happen. Commissioner Thorson stated the reality of this open
734 space does not meet what he thinks is the intent of open space. Commissioner Jensen stated he looked it up there is a
735 20% common space requirement and looking at it there are parcels A-G as the open space. Planner Steele stated that is
736 correct and that is one of the outstanding items is have asked them to provide a more detailed table showing the different
737 parcels and is also something they need to explore more of what kind of amenities they are going to offer in each one of
738 those parcels because it has got to be good. Commissioner Jensen stated one thing to keep in mind is the trails do
739 technically count as common space. Planner Steele stated parcel B has the trail in it and can't tell the boundaries but
740 believes includes the whole length of the eastern. Commissioner Jensen stated looking at the colored diagram where the
741 trails snake through there and looks kind of nice actually.

742 [7:56:32 PM](#)

743 Commissioner Vaughan asked staff regarding the development agreement that there is an allowance for maximum
744 density and wondering if there a minimum density and could they set any standard for this, where would they be if it was a
745 R-1, R-2 or R-3 project as opposed to a PRD where trying to maximize and wind with basically a. Planner Steele stated
746 this would be too dense to go in any of those other zones and as far as a minimum don't really understand or know where
747 is going with that guess technically they could put one house in the middle of it and the City wouldn't care. Commissioner
748 Vaughan stated at 20 acres how many units could there be under R-1, R-2 and R-3. Planner Steele stated he can do the
749 math really quick if he wants. Commissioner Jensen stated 46. Planner Steele stated if is getting at does this have more
750 units than the other zones the answer is yes. Commissioner Vaughan stated he is doing an extension of Commissioner
751 Thorson's question that the density and the spacing here just looks to be too much and looks more like Los Angeles
752 rather than Syracuse Utah particularly when compared to existing developments north, south and to the east. Planner
753 Steele stated he does not disagree but this was the concept that was already approved, doesn't mean that things can't
754 shift and move around but it is very similar to what the concept that was already approved. Commissioner Vaughan stated
755 that is why he asked was there a minimum stated in that agreement there is a maximum stated but not minimum. Planner
756 Steele stated no. Commissioner Vaughan asked if they have the power to reduce that maximum by 20%, 30% or 40%.
757 City Attorney Roberts stated no, they cannot do that, the development agreement is in place and the zoning is in place,
758 they are entitled to the density and cannot lower the density at all. Commissioner Vaughan stated basically an agreement

759 that is cast in stone are here just to lift the rubber stamp and drop it. City Attorney Roberts stated are here to make sure it
760 is developed in accordance with the ordinances governing PRD can't change the use in a site plan review. Planner Steele
761 stated under the current PRD zone this would also meet the current ordinance as well but understand his concern and
762 obviously don't expect any rubber stamps from this Commission and appreciate the thorough review and can assure that
763 staff takes a judicious eye to it and are invested and want to see a good development out there too and try to act within
764 the parameters that have been given to staff and have been in conversation with their engineer to try to negotiate a good
765 product and they have expressed that they are willing to work with the City and if there are some specific things that can
766 do that feel would be a better product for the City there are willing to work with the City. Commissioner Vaughan sated so
767 basically saying that this agreement executed under a former City Council a former Planning Commission is basically an
768 agreement that is somewhat binding and then further on that in staff's opinion does this project fall under and comply
769 legally with the current PRD. Planner Steele stated yes, staff has done a review of the current ordinances and yes
770 unfortunately are bound by that agreement. Commissioner Jensen stated just a point of clarification had brought up the
771 annexation agreement and wanted to point out that that annexation never came before the Planning Commission it was
772 something that the City Council worked out and at the time it was put forward had mentioned that felt it probably should go
773 before the Planning Commission so could make a recommendation on it but were never given that opportunity. There are
774 2 things on the common space that are troubling him in 2 areas, looking at parcel A and understand they are trying to
775 align with 975 S there but that space for parcel A looks kind of un-useful to him essentially can call it common space but
776 no one is really ever going to use it and parcel B is kind of under the same thing and would rather see parcel B and parcel
777 C get unified in some fashion so that they actually connect just don't like all this orphaned common space and think that
778 the purpose of the common space is to try to unify it into one area or not necessarily one area but into useable groups not
779 just left over acreage. Planner Steele stated and those types of comments are under the Commission's purview to provide
780 input at the preliminary plan stage. Commissioner Jensen stated under the current structure of Title VIII isn't the Planning
781 Commission supposed to get some input before they get it put in front of them. Planner Steele stated so the process is
782 concept, preliminary and final. Commissioner Jensen stated thought under concept thought the thought at the time it was
783 that it would be brought in front of the Planning Commission to make some initial comments not necessarily approval or
784 anything but just make suggestions but were never given that opportunity. Planner Steele stated the concept stage goes
785 to the development review committee which is at staff level committee that is scheduled every Monday. Commissioner
786 Jensen stated but as part of that as understood it there was supposed to be an opportunity to put that before the Planning
787 Commission and City Council as well so can make some additional input before they get into where they are vested.
788 Planner Steele as far as he understood they are acting within the proper protocol but would be happy to look and see if
789 there is anything that. Commissioner Jensen stated the reason he said this is it would have been an opportunity for them
790 to make these suggestions before it got this far along in a public hearing and the developer is pretty far along in the
791 process, the whole point is they are not trying to let them get vested earlier but if could make initial comments earlier it
792 could be helpful to the developer. Planner Steele stated and like had mentioned earlier in the meeting about ways to
793 annex land in the future when they do a development agreement and requirement them to the do the design work up front
794 that it is good and the City knows what is getting but is bad that don't get to vet out that concept design more and so since
795 that concept was part of the development agreement that was their concept review and so since they had already gotten
796 that then that is why it was taken directly to preliminary.

797 [8:04:28 PM](#)

798 Commissioner Thorson stated he thinks they should move on and hear from the applicant and move onto the public
799 hearing and then continue their discussion after with the additional information from those parties.

800 [8:04:47 PM](#)

801 Rick Scadden, North Ogden, think it has been pretty well discussed what the design was the reason for the change
802 from the original was different amenities. One big point would like to make think was a very good concern from the staff
803 was they are creating more space between 4000 W and the backyards of the homes that border that 30 foot strip will
804 make it much more appealing for the people who live there. Most everything was addressed and can answer questions if
805 have them and want to point out a willingness to work with the City, the staff has been great to work with and have given
806 them good direction and a willingness to work with ideas and things that would be amenable for the project to move
807 forward but also believe current zoning and current land use do meet those requirements based on the way it is written
808 now.

809 [8:06:11 PM](#)

810 Commissioner Jensen asked the applicant if would be necessarily opposed to trying to do some things here to try to
811 unify the common space a little better. Rick Scadden stated they would not be opposed to that, their intent was to try to
812 break it up to where it was in different areas of the project but would be open to moving them around. Don't see that
813 moving a few around would cause them any great problems so would be open to ideas. Commissioner Rackham asked
814 the applicant regarding open space parcels are any of them detention basins. Rick Scadden stated parcel A and that is
815 why they would start in that phase because of course they would have to put that in in the beginning. Commissioner
816 Rackham stated the ordinance requires some kind of amenity in a detention pond. Rick Scadden stated they have
817 discussed different things from playground equipment to other things and have discussed that with staff a couple times.
818 Commissioner Rackham stated nothing firm committed. Rick Scadden stated not yet but are definitely open to making it a
819 community that people would obviously want to be in and have those amenities to use.

820 [8:08:09 PM](#)

821 Commissioner Vaughan opened the public hearing.

822 [8:08:27 PM](#)

823 John Diamond, 3269 W 1800 N Clinton, is here representing a couple of entities and first of all would like to bring to
824 the attention of the Commission that Hooper Irrigation has an irrigation pipeline that goes down the east side of this
825 project on 4000 W and when that was put in back in the early 60's of course this was all farm land down in there and all
826 that piping is non-reinforced pipe so the concern would be on the ingress and egress areas that something would have to
827 be done there to reinforce that pipe and protect that pipe from the damage like they had down by when Bridgeway Island
828 went in down further they had a lot of problems there with broken lines and things on that non-reinforced concrete and
829 thinks that is something that needs to be considered. The other question has is they also have an irrigation easement that
830 goes down 1200 S and the same situation there and don't know it hasn't been discussed what the plan for 1200 S was
831 and that is his question don't know if the Commission knows or not but the reason that asphalt trail was put in there was to
832 protect that irrigation line and it is also a non-rated line so it wouldn't be a line that could go under the street it would have
833 to be reinforced and that is why the City put that asphalt down through there. John Diamond asked the Commission if they
834 had an answer on what they are planning on doing along 1200 S. Commissioner Vaughan sated they cannot answer his
835 question but will make sure those are addressed by City staff and particularly the City Engineer. Commissioner Vaughan
836 asked Mr. Diamond if he knew specially what the diameter of what the pipe sections are. John Diamond stated down to
837 1200 S from 4000 W down to 4500 W is 12 inch it is pit pipe 80 PSI and the line going across 4000 W it is a funny size it
838 is like a 23 inch pipe it is an oddball size pipe. John Diamond stated the other concern he has is they own the property to
839 the west and this property was not in Syracuse City when they entered into an agreement with Syracuse City to take the
840 tail water and developed the pond that is below 4500 W and this is where that water would wind up and the agreement
841 with the City and has a copy of the agreement is that the system at the time for the zoning that was in place in the City
842 and several of these properties, the Simpson property is now come in and requested and been approved for more density
843 and this property has been approved for more density and that pond was not designed to hold that much water and so
844 their concern is that it needs to be considered in the planning. Has nothing against the development but they just don't
845 want to have a problem down the road with a 100 year storm or whatever because it was not designed to take this kind of
846 run off. Commissioner Vaughan asked if he had a copy of the agreement he could leave with the City Attorney. John
847 Diamond stated yes and it was also recorded down at the County courthouse. John Diamond state the other question
848 would be to the waste water that would dumped into that system according to the agreement has to meet the clean water
849 act and the other design of it they have had oil separation boxes and things of that nature to catch any oils and sediments
850 and things of that nature and that would need to be included in the design as well.

851 [8:13:41 PM](#)

852 Craig Johnson, Syracuse, would like to continue on the conversation of what Commissioner Jensen was talking about
853 having open space better and what Commissioner Thorson also stated the open space or the common space needs to be
854 better. It is the intent of the ordinance as was created with the PRD and needs to have that feel of common space and
855 where it is little small pockets here and there, echo what Commissioner Thorson and Jensen have said and think it also
856 needs to have better design. If that takes some of the lots out so be it but they need to look at having a better common
857 space to fulfill the intent of the ordinance.

858 [8:14:43 PM](#)

859 Public hearing closed

860 [8:14:50 PM](#)

861 Rick Scadden he wanted to confirm the size of pipe on 1200 S. Commissioner Vaughan stated 12 inch in 1200 S and
862 23 inches on 4000 W. Rick Scadden stated the design was as mentioned are open if there is a better idea they are open
863 to it and don't want to be bad neighbors they want to put a project that has their name on it and is important to them that
864 they can do it right.

865 [8:15:49 PM](#)

866 Commissioner McCuiston stated is just wondering if the Ensign drawing concept is the concept that was approved,
867 the colored one. Planner Steele stated yes. Commissioner McCuiston stated sees a lot better trail connectivity and
868 interconnection of the open spaces in the concept plan plus it contains 2 fewer lots than the newer one before them now
869 and doesn't see trails on it at all. Planner Steele think what happened was staff made a comment to move the trail to
870 along 4000 W and there wasn't a lot of thought beyond what would be remaining in those other parcels and agrees they
871 need to improve the open spaces and give more detail on what will be going on in them. Commissioner McCuiston and it
872 contains a couple of extra additional lots is that part of the agreement or just extra lots they have thrown in. Planner Steele
873 stated let me check the agreement. Commissioner Vaughan stated the green looks like the highest lot is #99.
874 Commissioner Jensen stated it is 101 in the advised. Planner Steele stated density, the subject area shall be limited to no
875 greater than 6.7 units per acre so is suspecting under 4 where it says open space, shall contain 50% and 20% improved
876 common space don't think they could reach 6.7 units with the required open space. Commissioner McCuiston stated
877 thinks the trail system that was there actually connected the open spaces together and created something that works and
878 what they have before them is really disjointed and non-functional. Commissioner Vaughan stated at 6.7 that would be
879 134 lots as opposed to the 99 showing in the green. Commissioner McCuiston stated his concern would be to see a
880 different site plan that shows functional open space and functional common space. Planner Steele stated yes, they need
881 to submit more detailed landscape plan and also there is a development agreement that will talk about the architecture of
882 the buildings and they have agreed that they will provide that to staff. The options are to table it until get more detail if they
883 like or can even deny it they want or can pass with conditions if know more specifically what would like to see.
884 Commissioner Thorson asked if there was a time limit if they table, do they have to address it in 60 days or.

885 Commissioner Vaughan stated it would most likely be the first available date unless the applicant would request a longer
886 time but as was mentioned by staff one alternative would be to deny it as presented and part of the argument for that is
887 there is a wide variance between the maps that are presented now and what was initially agreed upon when the original
888 agreement was drawn up the white map as opposed to the green map. Commissioner Thorson stated of the 2 options
889 tabling has a time limit to address it and denial could mean a reapplication and not sure what the rules are and the
890 burdens would put on them either way and would like to know what they are. City Attorney Roberts stated think with the
891 deficiencies that have been identified they are working on those so seems like tabling would be the more prudent way to
892 go and just come back in 2 week or 4 weeks or when they have had an opportunity to turn those things in and get those
893 questions answered rather than denial which requires them to go through the whole application process again.
894 Commissioner Jensen stated looking at their plan and trying to solve what they have proposed verses the concept plan
895 and to hit 101 lots on the color concept plan utilizing the land for parcel B & H could accomplish those extra 2 lots plush
896 could shift lot 73 to 58 shift that row over a little bit to add a little more common space to parcel E and then as for parcel H
897 could probably nudge it a little but do like having the trail go through the subdivision there and know staff likes the idea of
898 putting the trail along 4000 W but in his opinion is a little unimaginative and like the idea of staking off 4000 W and into
899 that interior road there and maybe there is a way between lot 1 & 54 get the trail to snake back to 4000 W there or also
900 snaking over in the land that will part of another development later but does like the concept plan better accomplishes the
901 purpose of the common space and still think there is a lot of room for improvement but think this should be tweaked
902 because the common space looking at now just doesn't feel common to him it feels like a bunch of different pocket areas
903 for and not all the residents are equally served by it.

904 [8:21:50 PM](#)

905 Commissioner Vaughan asked staff if this was rejected by the Commission under normal circumstances the applicant
906 would have to refile and again pay fees, if they were to deny it with prejudice and wave fees would that allow the applicant
907 to bring it back under the current fees paid or is that something the City would prefer not to do. Planner Steele stated like
908 City Attorney Roberts stated think tabling would be the prudent option on the table but the denial would have to be very
909 specific of what ordinance it was not compliant with. Commissioner Vaughan stated would it be sufficient to say that the
910 original agreement as depicted in green is different than the new plan with lot design, open space, enumerated open
911 space and lack of a trail system would that be sufficient in staff's option or maybe a question for City Attorney Roberts.
912 Commissioner Rackham stated the ordinance requires additional parking not attached to the houses and don't see any of
913 that in there either so. Planner Steele stated 2.5 spaces for PRD. Commissioner Rackham stated doesn't it stated
914 additional also. Commissioner Jensen stated that is the .5 with the idea that the extra .5 can be used for common parking
915 areas. Planner Steele stated didn't see anywhere where it said common parking areas just saw the 2.5 so what are
916 referring to accurate as far as the ratios go and is something that could be identified as non-compliant. Commissioner
917 Rackham stated another thing they are supposed to be seeing some kind of a plan for houses type thing, there is nothing
918 in there but want to remind them that there is a 2 car garage requirement. Planner Steele stated wanted to let the
919 Commission know what staff was thinking about the trail there and potentially could be both interests met and what
920 Commissioner Jensen said is a good point that those spaces should be interconnected and cohesive and think the
921 different interests at hand are the residents themselves and interconnecting those, their own open spaces and then the
922 connection more of the City wide scale of creating a trail system of people trying to go between Rock Creek Park and the
923 eventually the trail over to the causeway. So there are kind of those 2 competing interests almost like a freeway and a
924 local road so kind of a hierarchy and were thinking more of the neighborhood as a whole so possibly as they go through
925 and explore their internal open spaces could have sidewalks that are smaller and interconnect them and then more of the
926 freeway could be the trail that connects.

927 [8:25:59 PM](#)

928 COMMISSIONER JENSEN MADE A MOTION TO **TABLE** THE PRELIMINARY SUBDIVISION PLAN FOR CRIDDLE
929 FARMS SOUTH TO ADDRESS THE STATED CONCERNS.

930 [8:26:05 PM](#)

931 Commissioner Vaughan asked if had a specific date in mind or at the next available meeting. Planner Steele stated it
932 depends on how quickly staff gets the updated plans, the next Planning Commission meeting is April 19, 2016 and require
933 that the plans are in the Wednesday before the meeting to compile the packet and that is really pushing it. Rick Scadden
934 stated they moved the trail system from staff's direction and wanted to point out and thought it was a good point from
935 them is that trail is going to go right through about a dozen backyards so if someone is sitting in their backyard having a
936 cook out or get together people are going to be walking through their backyard and that was the intent of moving the trail
937 was and think it was a valid point and think from a homeowners stand point as well and also likes that it moves the homes
938 further west off of 4000 W and think it is a valid point as well now as far as it going in other areas and also combining
939 some open space don't have any problems with that but think the trail being in people's backyard should be of concerns
940 as well and think it should come under consideration like on parcel D with open space and people will literally be walking
941 through backyards. Will come back with updated plans and ideas and will talk with their engineer and let staff know how
942 quick can get it back but would like to get back as soon as possible and something that is agreeable and workable to the
943 Commission. Commissioner Vaughan stated by statute are required to set in contiguous to a date certain. Rick Scadden
944 stated if are not able to get done by April 19, 2016, then it would be 2 weeks from there but will work to get that done by
945 the 19th. Commissioner Vaughan stated how about the first meeting in May because this project has been on hold for a
946 couple years now. Rick Scadden stated not for them but for other people that is correct. Planner Steele stated May 3,
947 2016 would be the first meeting in May. Commissioner Vaughan stated with an approximate submission date of April 27,
948 2016. City Attorney Roberts stated could craft the motion and move to table this to April 19, 2016 but if the applicant

949 contacts the City and hasn't gotten them to staff by April 13, 2016 then it could be moved to May 3, 2016 so could leave it
950 open that if they can get it done can add them to that agenda but if not can move to the next. Rick Scadden stated would
951 like to get it done. Commissioner Jensen stated his motion was just to table it until the applicant was able to submit a
952 revised plan and gives the applicant the leeway and if can make it by April 19, 2016 that is fine and by staff's judgement if
953 not it could be May 3, 2016 but likes keeping it open. Commissioner Jensen added as part of his motion a better plan that
954 better unifies the common space. Rick Scadden asked for clarification because they did change the trail based on staff's
955 recommendation and what the Commission would recommend with what to come back with. Commissioner Vaughan
956 stated cannot give recommendation but have had the opportunity of hearing what all of their comments have been in that
957 regard. Commissioner Jensen stated would make a quick comment on that they do have another project that is not a PRD
958 but if look at the Trailside subdivision by the roundabout on 2700 S the trail that goes through there it does kind of go
959 through people's backyard but under the PRD ordinance as it stand do allow for the rear pad to be fenced off so that could
960 help screen the houses but do think there are some thing that could be done by shifting some of the lots around to
961 address that concern and create a little bit of extra open space in the process and are a lot of creative things that can be
962 done and want to give the applicant adequate time to do that and whatever meets the ordinance is fine but the common
963 space really needs to be more unified is his concern.

964 [8:32:10 PM](#)

965 COMMISSIONER JENSEN REITERATED HIS MOTION TO **TABLE** THE PRELIMINARY SUBDIVISION PLAN
966 FOR CRIDDLE FARMS SOUTH TO ADDRESS THE STATED CONCERNS AND BETTER UNIFY THE COMMON
967 SPACE WITH REVISED PLANS FOR THE APRIL 19TH OR MAY 3RD. COMMISSIONER RACKHAM SECONDED THE
968 MOTION. ALL WERE IN FAVOR, MOTION CARRIED UNANIMOUSLY.

969 [8:32:33 PM](#)

970 Commissioner Thorson stated has a comment regarding the trail system and the applicants comment regarding the
971 trail going through people's backyard which makes the point that it is not open space it is considered a backyard by
972 everyone in the room, it is not functional open space by the definition and when read the definition of open space in the
973 current code that is not open space, it is not for the general use of the public it is not conducive to the human environment
974 in the definition. The justification of moving the trail because it is in people's backyard exactly proves that. Commissioner
975 McCuiston sated he would like to echo Commissioner Thorson's comments and agree with him.

976 [8:33:19 PM](#)

977 ALL WERE IN FAVOR, MOTION CARRIED UNANIMOUSLY WITH COMMENTS.

978 [8:33:44 PM](#)

979 Commissioner McCuiston stated point of order wanted to point out that they spent over 2 and a half hours on 3
980 agenda items and if are not more judicious in their use of time will not get through tonight's agenda and will hard pressed
981 to get through any nights agenda. Commissioner Vaughan stated he thinks one of the other items before them will go
982 rather quickly but will definitely take that into mind.

983 [8:34:16 PM](#)

984 Commissioner Day has rejoined the Commissioners.

985 [8:34:19 PM](#)

986 **7. Public Hearing, General Plan Map Amendment, Barber, property located at 1972 S 2000 W, R-3 Residential to PRD**

987 Planner Steele stated the current zoning for this property is R-2 and are just working on the general plan amendment
988 because of the map closure. The total area is 4.7 acres and under the current zoning they could do 14 lots and the PRD
989 will allow 28 lots. It is across the street from where we are right now and their proposal is to build something similar to
990 development to the west and south which is Craig lane Estates which is a HOA community and is another similar
991 development style that had been talking about where it has shared common space. The existing General Plan is R-3 and
992 wanting to change to PRD can see the R-2, Craig Lane was initially a cluster subdivision and that was between 1999-
993 2005. The applicant submitted a letter stating why they want to change it and basically they want to create a similar
994 product and provided a concept plan to show where the home sites would be and where the open space parcels would
995 be. Planner Steele read the PRD ordinance purpose description.

996 [8:37:36 PM](#)

997 Commissioner Jensen stated it shows the density for R-2 and PRD but for the benefit of the Commission the density
998 for R-3 would be about 19 lots.

999 [8:37:49 PM](#)

1000 Commissioner Vaughan asks staff why did staff accept this when the project does not meet minimum standard for a
1001 PRD. Planner Steele stated referring to the acreage and the minimum acreage for a PRD is 5 acres and this is a 4.7 acre
1002 piece and in the summary explained that they could purchase land for their access and they would need to purchase
1003 some land in the corner which could potentially take them over the 5 acres so staff is the venue to provide information and
1004 not the decision maker or the filter have provided analysis and facts for the Commission to decide if this is something that
1005 want to approve or not.

1006 [8:38:45 PM](#)

1007 Commissioner Rackham asked staff if they had provided anything that said they have talked in an agreement or just
1008 verbally that they can buy it. Planner Steele stated they did have a meeting with the HOA presidents of Craig Lane
1009 Estates and Troy Barber the land owner and they let staff know verbally that they would be willing to provide that access
1010 and sell the land.

1011 [8:39:19 PM](#)

1012 Commissioner Jensen asked staff that the PRD mentions it has to be fronting a major arterial, this isn't fronting 2000
1013 west. Planner Steele stated in the summary also explained this does not have frontage however if they were to consider it
1014 as part of or an extension of Craig Estates they do which fronts 2000 W. Planner Steele stated he warned the applicant
1015 that this is a stretch and to be fair have said there are some outstanding items but if the Commission felt that this could be
1016 a good addition to the City and think that with some work by essentially adjoining to Craig Estates they could be
1017 considered meeting those standards but that is a stretch and interpretation that will leave to the Commission to make.

1018 [8:40:27 PM](#)

1019 Commissioner Vaughan asked if staff mentioned to the applicant that the City recently changed the status of
1020 piggybacking additional projects to get the benefit of a former phase or former properties trying to assemble them to get
1021 the benefits of the larger project. Planner Steele stated referring to a Still Water Estates kind of situation. Commissioner
1022 Vaughan stated yes. Commissioner Jensen stated or Trailside. Planner Steele stated yes and have thoroughly cautioned
1023 them and knows it is a stretch and respectfully let the Commission make the decision.

1024 [8:41:25 PM](#)

1025 Adam Bernard, Syracuse, as has been pointed out this is a stretch and this is why have come forward to the Planning
1026 Commission because know that it is not necessarily an ideal situation for this zone or any of the zones. Their desire is to
1027 work with the home owners association to provide what is best for the community and know that this is in the heart of
1028 Syracuse and understand that it is a very important piece of property. The property owner has mentioned he can put
1029 these PRD, smaller homes, small profile homes that are contiguous with the HOA that is currently there. With the current
1030 zoning like Planner Steele mentioned can get 14 homes and even with the PRD would only be getting 14 homes. The
1031 mention of 4.7 acres there is roughly 4.7 acres and have talked about taking out lot 3 on 2000 W and would answer the
1032 fronting problem as well which is .3 of a lot but that does not provide a good backdrop for the community. They want this
1033 to stay as more of a private area just like continuation of the HOA. They could take out that lot and put another 2 homes in
1034 but they don't really want to do that and don't think the City wants that to have back of homes facing 2000 W and want to
1035 keep that as Professional Office space as it is currently general planned as and are willing to work with the people around
1036 the property and understand it is a stretch and that is why are before the Planning Commission to see what can and
1037 cannot stretch on.

1038 [8:44:09 PM](#)

1039 Doug Hammond, representing the Craig Estates HOA, several years ago Troy Barber came to their HOA in a general
1040 meeting and proposed this particular plan and it was accepted by the residents in a majority to give him the option for this
1041 access and they were very concerned that the type of homes that are being built in that area are big, in fact they are so
1042 big that they look into the backyards of other homes further down in Craig Lane and wanted to prevent this so that they
1043 asked if he would build single level homes, no basements and he agreed to that. These would be upscale homes as can
1044 see by the design and will add very nicely to the City Center. It doesn't add to increase traffic on 2000 W it would come
1045 out directly on Craig Lane so we feel it would be a very positive plus to the community. The HOA again has approved their
1046 coordination with them. Commissioner Vaughan asked if he was part of the applicant group or speaking as someone on
1047 the issue as an interested party in favor of. Doug Hammond stated as an interested party because of part of the HOA.
1048 Commissioner Vaughan stated he has no ownership of the property at all. Dough Hammond stated no, not at all, no
1049 interest from that aspect. Commissioner Vaughan asked Adam Bernard if there were any other members of his applicant
1050 party.

1051 [8:46:17 PM](#)

1052 Commissioner Rackham stated looking at the concept it has a lot of open space that is back behind homes but don't
1053 see any common space and are supposed to have 20% common space. Adam Bernard stated correct and that common
1054 space is with developmental amenities and have talked about are able to put a trail type system through lot 2, in between
1055 lot 1 & 2 to connect this and are willing to and this is a general plan amendment this is not their final site plan they didn't
1056 feel that was necessary to provide but are willing to put access point to 2000 W as well as to the senior assisted living
1057 homes so would have access to both streets whether it is a trail or a sidewalk so the children don't have to go all the way
1058 around to get home can cut through this area and are willing to make and has said this is a general plan amendment this
1059 is not a site plan.

1060 [8:47:39 PM](#)

1061 Commissioner Jensen stated R-3 allows 19 lots and are showing 18 lots including the 4 lots facing 2000 W, what is
1062 the purpose of the PRD. Adam Bernard stated the R-3 the frontage of the homes the 80 feet in the front, the lot width
1063 would not allow for the homes they desire to build.

1064 [8:48:04 PM](#)

1065 Commissioner Vaughan asked the applicant if they have entered into escrow or a contract agreement for the actual
1066 purchase of the additional properties. Adam Bernard for the additional property from the HOA, they have not entered into
1067 an agreement because like has said they can reach the 5 acres just by themselves with lot 3. Commissioner Vaughan
1068 stated so just initial talks then.

1069 [8:48:29 PM](#)

1070 Commissioner Vaughan opened up the public hearing.

1071 [8:48:38 PM](#)

1072 Doug Hammond, going back to the map and looking at the very south border that actually opens up into open space
1073 into Craig Estates the same with the area where the entrance would be is open space and on the west is also open space
1074 as part of Craig Lane so with this kind of a design it is going to create a very nice atmosphere for homes because it is all
1075 open.

1076 [8:49:24 PM](#)

1077 Al Collins, Syracuse, owns a property that is adjacent to this and just has a couple questions, what is the current
1078 zoning for Craig Estates. Planner Steele stated R-2. Al Collins stated so his proposal is would not piggyback onto a
1079 project that currently exists and then give it a higher density population capability it shouldn't exceed R-2 if they are
1080 jumping off of Craig Lane homes and like Commissioner Vaughan stated earlier do they want it to look like Los Angeles
1081 with the high density population. This is prime commercial land that could be developed off of other properties and just
1082 thin it is a bad idea to piggyback off another project and build high density homes right there and don't want it to look like
1083 downtown L.A. there and wouldn't go into an approval without purchasing land to reach the 5 acre minimum shouldn't give
1084 an exclusion to the applicant. If an exclusion is made to them what are they going to do next so think everything needs to
1085 be in place, contracts, and purchase agreements before is approved and should not exceed an R-2.

1086 [8:50:53 PM](#)

1087 Joe Morminu, Syracuse, own the property that is adjacent to Al Collin's and just moved from Orange County
1088 California last July to get a away from the density and crowding and this looks like a plan from Orange County California
1089 and definitely opposed to it and afraid is going to affect his property values.

1090 [8:51:48 PM](#)

1091 Public hearing closed.

1092 [8:51:56 PM](#)

1093 Adam Bernard stated as had been mentioned these would be low profile homes, the Ovation style homes where they
1094 are single level and will not be blocking anybody or anything. R-2 density would allow them 14 lots and there are 14
1095 building pads on the concept plan and don't foresee how that is any higher density than what an R-2 would allow besides
1096 than it allows them to get these spaces here and actually quite surprised having these comments as these homes that
1097 they could be building homes just like the 2 comments that were made that would have a lot higher impact and higher
1098 negative to their property value which surprises him but also coming off of 2000 W would be detrimental to the City to
1099 have a new road onto 2000 W doesn't necessarily need to be there.

1100 [8:53:16 PM](#)

1101 Commissioner Jensen stated as had pointed out before and they have recently changed it from R-2 to R-3 trying to
1102 accommodate the applicant to make this property a little bit more useful and the idea of taking it to the R-3 is the smaller
1103 minimum lot size and slightly smaller frontage than R-2 and looking at the configuration trying to figure out if there is a way
1104 that they could do traditional lots there. The big issue that has with it is until they actually have 5 acres thinks it is
1105 irresponsible for them to PRD 4.7 if they don't know where the .3 acres is and also the City is getting away from PRD,
1106 certainly the Criddle property just came through but that was the last PRD that the City Council at the time was interested
1107 in entertaining and they did add one along 1700 S for Craythorne recently but that is along a major corridor and in his
1108 mind when he envisions Syracuse if there were to be any more PRD's it would be along 1700 S, east of 2000 W or north
1109 of Antelope along 2000 W and are about the 2 places in the City where could even consider doing PRD in his mind
1110 because the rest of Syracuse has made it abundantly clear they are just not interested in that. What was proposed here
1111 certainly hits as far as density hits R-3 but with the minimum lot sizes and common space and the plan looks like could be
1112 tweaked quite a bit just really not comfortable unless could make it as part of an agreement that is drafted beforehand
1113 making the change blind because it is just what is being proposed now isn't necessarily what will see, once they get the
1114 PRD they can go for the full density if they can make it work and can't say no and just ran into that with the last applicant
1115 and they are allowed 6.7 and are going to get as close to that as they can and could be the same here so just not
1116 comfortable with this at this time and think need more firm information and also just comfortable approving more PRD's
1117 unless are on a major corridor.

1118 [8:55:50 PM](#)

1119 Commissioner Day stated agrees with Commissioner Jensen if this doesn't meet the acreage has a hard time
1120 approving it and maybe the applicant could clarify their plan a little bit more to get there and maybe would help. This
1121 doesn't look like Los Angeles, has been there, they can do some nice home here and do some nice things and don't really
1122 put much thought into those type of comments but think as a body need to look at the ordinance and if this proposal is not
1123 in compliance with the ordinance either need to give the applicant more time to come into compliance or not advance it
1124 and that is what the discussion should be centered on and Commissioner Jensen brings up a good point that if they live
1125 and die by these agreements if they want to bring it in and show a concept plan and nitpick it and say do this, this and
1126 this that is what they approve essentially so think should let the applicant clarify their 5 acres and see if they can get up
1127 into compliance. Is hard pressed that hooking on to Craig Lane can constitute connection to a larger road and having a
1128 little internal struggle with that.

1129 [8:57:18 PM](#)

1130 Commissioner Vaughan stated he respectfully disagrees. From now on are expected if a project is only 92% of what
1131 the requirements are they should accept it. The minimum standard is 5 acres are they going to start making 10,000 lots
1132 9,206 are they going to start changing everything because they are 8% short. They have a minimum standards for their
1133 lots, for their zones, for houses the height they can be those are minimum standards. The applicant in this particular case

1134 said in front of them that it was a long shot and already knew that he was outside the bounds. Sorry don't mean to be
1135 Ming the Merciless but in this particular case think it is easy to turn it down because it doesn't not meet the minimum
1136 standards. Perhaps when the applicant comes back and has 5.01 acres that would be a different story, it would be a
1137 completely different discussion but at this particular point there is only one discussion, does the applicant meet 5.0 acres,
1138 the answer is no.

1139 [8:58:38 PM](#)

1140 Commissioner Day stated he would like to clarify his comments he wasn't suggesting that they approve something
1141 that doesn't meet the minimum standards all was suggesting was perhaps the applicant could use some time to adjust his
1142 proposal. Commissioner Vaughan stated he understand and agrees the applicant has from now until the cows come
1143 home to get 5 acres because the ordinance will still stand and if he owns the 4.7 now those will still be his but at this
1144 particular time is .3 short.

1145 [8:59:06 PM](#)

1146 Commissioner Jensen asked City Attorney if they table it could they come back and incorporate additional acreage
1147 without having to do a public hearing and additional noticing. City Attorney Roberts stated they would have to take a look
1148 if the adjusted boundary would require some additional notice and give people a chance to come and weigh in on that.
1149 Commissioner Jensen stated if they tabled it, it might save them some inconvenience. City Attorney Roberts stated if they
1150 changed the boundaries and would need to see if needed to be re-notice it and reopen the hearing or if it doesn't change
1151 the noticing that is not a substantial change to the application.

1152 [8:59:46 PM](#)

1153 Adam Bernard stated lot is that .3 of an acre they can get that 5 acres, would that solve Commissioner Jensen's
1154 concern of it being off of a main thoroughfare, it is 2000 W it is one of the main streets in the City and so is struggling to
1155 understand, understand that the plan proposed does not have 5 acres, can come to the Commission and say take lot 3
1156 out and have 5 acres but does that meet everyone's requirements. The question is what other things would the
1157 Commission like to see because are willing to work with the Commission to make it happen. Commissioner Vaughan
1158 stated speaking for himself when they have 5.0 in hand please come back, until have it in hand. Adams Bernard stated
1159 they own all of those 18 lots and so the total acreage there is 5.96 but do not want to change and don't think it is best for
1160 the City to change those fronting lots from Professional Office to an R-3 or PRD but can do that if need to. Commissioner
1161 Vaughan asked the applicant if would like to request a continuous to a date certain in which their project will show 5 plus
1162 because right now what is before them is 4.7 and the answer to that in his opinion speaking as 1 of 7 the answer is no.
1163 Adam Bernard stated would like to have all 7 Commissioner's concerns and say can come back when all concerns
1164 answered. Commissioner Jensen stated another way to get to the 5 acres and know people don't like reconfiguring the
1165 lots but the lot depth on the other 4 lots that own is well in excess for what the minimum requirements for R-2 are so if
1166 needed to shave off 20 feet from the back of the 4 lots to get there. Adam Bernard stated that is what is saying they can
1167 get there but what is best for the City. Commissioner Jensen stated still struggles with the other part of it with the access
1168 to 2000 W and that is pretty clear in the PRD. Adams Bernard stated right and then if they take all of lot 3 does that
1169 answer the concern of getting to 2000 W. Commissioner Jensen stated it doesn't address his bigger concern of whether
1170 they want PRD at all and that is the question for the Commission. Commissioner Day stated they are getting caught in the
1171 details and thinks Commissioner Jensen is right, do they want PRD here, let the applicant come up with his plan to meet
1172 the ordinance, question is at this point do they want PRD here. Heard from the president of the HOA from Craig Estates
1173 and they weren't against it, they actually thought it would be a benefit to what they were doing but that is the question is
1174 do they want PRD in this area. Commissioner Vaughan stated the question because are bound by ordinance is whether
1175 or not does this meet the minimum standard. The City Council can say they like this because it is pink and fuzzy and
1176 warm and they are nice on the other hand if the Planning Commission says what does the code say. Commissioner
1177 Jensen stated with all due respect this is a legislative decision not an administrative one.

1178 [9:03:41 PM](#)

1179 Commissioner Rackham stated they either need to extend or end they are past 9pm. Commissioner Jensen made
1180 motion to extend so can complete their regular agenda items. City Attorney Roberts stated they have scheduled public
1181 hearings it would wide to at least let the public be heard. Commissioner Thorson stated would second it. Commissioner
1182 Day stated they owe it to the public and those people who made application to continue but would ask that they do
1183 everything they can to expedite some of these and not belabor some of the topics. Commissioner Rackham asked if
1184 planning to extend all the way until item 11 or the public hearing. Commissioner Jensen stated all the way to item 11 and
1185 adjourn they need to get the other items out of the way. Commissioner Day also seconded the motion. All were in favor,
1186 motion carried unanimously.

1187 [9:04:04 PM](#)

1188 Commissioner Rackham asked the applicant regarding the extra lot talked about throwing into this, what is the
1189 current zoning. Adams Bernard stated all of it is zoned R-2 actually but the general plan has it as Professional Offices.
1190 Commissioner Rackham stated so would have to go from Professional office to PRD. Adams Bernard stated correct.
1191 Commissioner Rackham stated he echoes Commissioner Vaughan's sentiment that it is 4.7 when it is 5 come talk to them.

1192 [9:05:00 PM](#)

1193 Commissioner Thorson stated it is his opinion that would rather have a variance against the frontage than the PRD
1194 open idea would rather and don't know if could give that now but would rather see a variance to the frontage requirement
1195 rather than a PRD at this place but that was the only objection gave as being able to develop as R-3 at least

1196 economically. Really don't like the idea of an open PRD option would rather have it clear concise lots and if it makes it
1197 possible for them to develop similar to the adjoining properties with other variances would go for that but not the PRD.

1198 [9:06:01 PM](#)

1199 Commissioner McCuiston stated is not a fan of the PRD hasn't seen much of it go well and doesn't think wants to
1200 approve anymore.

1201 [9:06:20 PM](#)

1202 Commissioner Jensen stated doesn't want to lead the applicant on and have to table it if just not going to give them
1203 the PRD in the first place but if they think they can get some type of agreement where they can get where they want to get
1204 and maybe draft an agreement that goes along with and certainly give the applicant time to get to the 5 acres not opposed
1205 to tabling it to give them that time but don't want to and this is just a recommendation tot eh City Council to keep in mind
1206 but hate to table it if the Commission is ultimately going to say no anyway.

1207 [9:06:54 PM](#)

1208 Commissioner Vaughan stated thinks they have 2 choices they can deny it because it doesn't meet the minimum
1209 standards for even filing for it or the applicant at his request can come forward and ask for a delay to a date certain and
1210 the date would be open to the applicant but other than that the chair would entertain a motion to deny.

1211 [9:07:19 PM](#)

1212 Commissioner Thorson stated he would deny it on multiple grounds with prejudice.

1213 [9:07:24 PM](#)

1214 Adam Bernard asked as Commissioner Jensen mentioned this is going forward to the City Council so the
1215 Commission can forward with a negative vote and the Council can say yes but the question is what does that do for him.
1216 Commissioner Vaughan stated staff could answer that for him. City Attorney Roberts stated a negative recommendation is
1217 just that it is a recommendation, it is not binding the Council could, they do what they want to do and it carries with it what
1218 believes it will and knows that the Council does take into consideration what the Commission thinks but it is certainly not
1219 binding. Adams Bernard stated right and if they go forward with a negative recommendation that would be the next
1220 Council meeting on the 12th. Commissioner Jensen asked the applicant if he had a preference either way.

1221 [9:08:24 PM](#)

1222 COMMISSIONER THORSON MADE A MOTION TO DENY THE BARBER PROPERTY FOR GENERAL PLAN MAP
1223 AMENDMENT CHANGE FROM R-3 TO PRD BASED ON CRITERION IN THAT IT DOES NOT MEET 5 ACRES, IT
1224 DOES NOT HAVE DIRECT ACCESS TO AN ARTERIAL AND IN ADDITION IT IS THE OPINION OF THE COMMISSION
1225 TO NOT HAVE A PRD IN THIS AREA. COMMISSIONER JENSEN SECONDED THE MOTION. ALL WERE IN FAVOR,
1226 MOTION CARRIED UNANIMOUSLY.

1227 [9:09:09 PM](#)

1228 **8. Public Hearing, Minor Subdivision, Cowley, property located at 1373 S 2000 W, R-1 Residential**

1229 Planner Davies stated this is a lot that is splitting in half so lot 1 on the west side will be 12,358 and lot 2 on the east
1230 side will be 12,500. It is located just north of Syracuse Elementary on the corner of 2000 W and 1350 S. IN the staff report
1231 mention there was a parcel of land to the north a thin strip that is currently owned by the City and have discussed that with
1232 the applicant and has expressed wanted to include that in the subdivision and was recommended by staff. It is currently
1233 zoned R-1 and all of the minimum lot standards are met by this subdivision.

1234 [9:10:48 PM](#)

1235 Planner Steele stated if can add in their motion since this is City owned property that would be essentially be giving to
1236 the applicant in the motion include something to the effect that recommend that City Council deeds this property to the
1237 owner. Planner Davies stated they would need 2 separate motions, one that states are comfortable with deeding that
1238 property over and another motion to either approve, deny or table the subdivision.

1239 [9:11:32 PM](#)

1240 Commissioner Jensen asked staff general plan is R-2 or R-3, which could affect setbacks. Planner Davies stated was
1241 not sure what general plan is zoned. Commissioner Jensen asked staff the City property along 2000 W has it been offered
1242 for public sale at some point. Planner Steele stated doesn't know but it is a small sliver and really doesn't have any value
1243 and has been maintained by the land owner for who knows how long and it is like .07 acres.

1244 [9:13:07 PM](#)

1245 Commissioner McCuiston asked how the expansion of 2000 W impact the property there. Planner Davies the road
1246 dedication on the west side accounts for the expansion.

1247 [9:13:20 PM](#)

1248 Planner Steele stated the property is general plan map is Neighborhood Services and the property to the south is
1249 Professional Office and that was changed recently to accommodate the assisted living. Commissioner Jensen stated so
1250 that entire parcel is Neighborhood Services but the existing zoning is what are applying right now.

1251 [9:13:47 PM](#)

1252 Richard Cowley, owners of the property there and there is enough room behind it there to create that 12,000 square
1253 feet with 100 foot fraise and just decided they needed to sell it and told getting too old to keep it mowed. Would like to give
1254 another family a residence in town and would be right adjacent to the Cottages and they have maintained the little strip on
1255 the north side there and keeps the weeds cut so it looks like lawn ever since the Cottages went in.

1256
1257
1258
1259
1260
1261
1262
1263
1264
1265
1266
1267
1268
1269
1270
1271
1272
1273
1274
1275
1276
1277
1278
1279
1280
1281
1282
1283
1284
1285
1286
1287
1288
1289
1290
1291
1292
1293
1294
1295
1296
1297
1298
1299
1300
1301
1302
1303
1304
1305
1306
1307
1308
1309
1310
1311
1312
1313
1314

[9:14:53 PM](#)

Commissioner Vaughan opened the Public Hearing.

[9:15:07 PM](#)

Wilma Cowley, the original owner of the property and they have looked forward to having a neighbor there but has been kind of nice to have the open space but it is a good neighborhood and accessible to the schools for a family and the acreage there that could build a nice family home for someone with a family and an area for a garden there.

[9:16:05 PM](#)

Public hearing closed.

[9:16:18 PM](#)

COMMISSIONER DAY MADE THE MOTION TO GRANT THE APPROVAL OF THE 2 LOT MINOR SUBDIVISION LOCATED AT 1373 S 2000 W AND FORWARD CITY COUNCIL. COMMISSIONER DAY RECOMMENDS THE CITY DEED THE EXCESS PROPERTY TO THE PROPERTY OWNER. COMMISSIONER JENSEN SECONDED THE MOTION. ALL WERE IN FAVOR, MOTION CARRIED UNANIMOUSLY.

[9:17:25 PM](#)

Commissioner Jensen recused himself from the next item.

[9:17:33 PM](#)

9. **Final Subdivision, Still Water Lake Estates, Phases 8 & 9, located at approximately 3669 S Bayview Drive**

Planner Steele stated this is phase 8 & 9 of Still Water, phase 8 has 19 lots and phase 9 has 29 lots. They have met all of the staff comments and one of the outstanding items is that they will have to escrow 50% of the cost to cross the canal and that was per the development agreement and they have agreed to do that at a future time when they sign the escrow agreement.

[9:18:45 PM](#)

Commissioner McCuiston asked how does the road terminate into the canal and the trail there or how does it plan to. Planner Steele stated they are providing a temporary hammerhead turnaround easement and have had some discussion with Deputy Chief Hamblin has worked with them to ensure that this doesn't create a hazard for people wanting to turn around for emergency vehicles, Deputy Chief Hamblin signed off on this configuration and they have agreed to paved it and there are details on how that will work and have agreed to actually put asphalt in it and a nice apron and sign on the north and south edge saying 'no parking'.

[9:20:05 PM](#)

Commissioner Vaughan stated think this is the best part of the Still Water Lake Estate project and think these lots are good size and think it is time and wish them good luck.

[9:20:31 PM](#)

Commissioner Rackham asked where the temporary turnaround is will that have a driveway with a curb and gutter there. Planner Steele asked if the house will have a separate driveway. Commissioner Rackham stated there is a strip between the road and the paved. Planner Steele stated there will be a concrete driveway apron and the hammerhead part will be asphalt. Commissioner Vaughan stated and nothing can be built on those lots while the hammerhead is in effect. Planner Steele stated actually they propose building homes on those lots, the current ordinance does say that it is not allowed however that ordinance came into place after they had signed their development agreement and proceeded with the development and the cul-de-sacs are not per the current cul-de-sac ordinance. Commissioner Vaughan stated this is another asterisks then. Planner Steele unfortunately there are some gray area items and have to move forward.

[9:21:59 PM](#)

Commissioner McCuiston asked if type 3 barricade will be placed to prevent people from driving head through the trail into the canal or jersey barricade as a type 3 barricade sign. Planner Steele stated the applicant nodded yes.

[9:22:30 PM](#)

Commissioner Day stated point of clarification the applicant will be able to build on those 2 lots. Planner Steele stated yes. Commissioner Rackham stated on the road that goes across how long does the escrow account sit before they get their money back or the road gets build. Planner Steele stated it is in the development agreement and believes it is 5 years but does expire but has a feeling that road will punch through soon.

[9:23:15 PM](#)

Commissioner Vaughan asked staff would it be possible to add a condition that the fire lane be marked or the hammerhead be marked as a fire lane and that no parking be permitted at any time, no use other than as hammerhead for the fire department this would allow development of a lot but would make that the exclusive use of the fire department. Planner Steele stated yes can put that in the motion and is something have discussed with them and they have agreed with but doesn't hurt to put it in the motion and that is something, the hammerhead is something that want to make sure that emergency turnaround is in place and so staff wants to make sure it is there and done right.

[9:24:11 PM](#)

COMMISSIONER DAY MADE A MOTION WITH THE FINDING THAT PHASES 8&9 MEETS MUNICIPAL CODE AND TO RECOMMEND APPROVAL TO CITY COUNCIL WITH CONDITIONS UPON PROPER SIGNAGE ON THE ROAD TERMINATION AND ON THE FIRE HAMMERHEAD WITH EXCLUSIVE USE BY THE FIRE DEPARTMENT

1315 WITH BARRIERS AND ALSO WITH THE CLARIFICATION THAT THEY WILL BE ABLE TO BUILD ON LOTS 914 & 913.
1316 SECONDED BY COMMISSIONER THORSON. ALL WERE IN FAVOR, MOTION CARRIED UNANIMOUSLY.

1317 [9:25:24 PM](#)

1318 **10. Land Acquisition, City to purchase property located at 507 W 2700 S due to future 500 W road widening**

1319 Planner Davies stated off of 2700 S there is a piece of property that is currently zoned A-1 and the City would like to
1320 purchase that and the property owner is currently a landlord so they rent out the property and are some plumbing
1321 improvement that need to be made to the property and in order to make those it would increase the property value and so
1322 has approached the City and stated know will need this piece of property for road improvements in the future offered to
1323 sell it before make improvements at a cheaper cost rather than improve it and continue to use it and increase the price of
1324 the property so the City would end up paying more later. In its current state the City is planning on demolishing the
1325 building anyway so plumbing improvement would not be relevant when the road goes in and not in the interest of the City
1326 to allow the improvements as it would increase the value of the property. So the City would like to purchase it from them in
1327 its current state and needs a recommendation from the Planning Commission according to the code to do so.

1328 [9:27:08 PM](#)

1329 Commissioner Vaughan stated on the picture it shows a red box with an LDS Church next to it is the tenant of the
1330 property the LDS Church or should it be on the northwest corner. Planner Davies stated it is a small strip of property.
1331 Commissioner Thorson stated it is in the correct location. Commissioner Vaughan asked there is a house and tenant
1332 there. Planner Davies stated yes there is a house in there with the trees drove by it and didn't see it. Planner Davies yes,
1333 it is in there kind of covered by the trees. Commissioner Rackham asked when the widening was supposed to occur.
1334 Planner Steele stated currently are working with Clearfield and maybe the City Engineer can give more info but good
1335 news is that the City received a grant regarding it. City Engineer Bloemen stated the City received a grant to do the
1336 northern portion and this portion where the house is kind of undetermined when it will get done but staff thinks it is best to
1337 purchase it now and get this acquisition out of the way. Commissioner Jensen stated thinks the City is being foresightful
1338 on this.

1339 [9:28:44 PM](#)

1340 COMMISSIONER MCCUITION MADE A MOTION TO FORWARD AN APPROVAL TO THE CITY COUNCIL FOR
1341 THE CITY TO PURCHASE THE PROPERTY LOCATED AT 507 W 2700 S DUE TO FUTURE 500 W ROAD WIDENING.
1342 COMMISSIONER MOULTRIE SECONDED THE MOTION. ALL WERE IN FAVOR, MOTION CARRIED UNANIMOUSLY.

1343 [9:29:30 PM](#)

1344 **11. Adjourn**

1345 COMMISSIONER JENSEN MADE A MOTION TO ADJOURN WITH NO WORK SESSION FOR THIS MEETING.
1346 COMMISSIONER MCCUITION SECONDED THE MOTION. ALL WERE IN FAVOR

1353 _____
1354 Ralph Vaughan, Chairman

1353 _____
1354 Stacy Adams, Commission Secretary

1355 Date Approved: _____



PLANNING COMMISSION REGULAR MEETING AGENDA

April 19, 2016

Agenda Item #4

Major Conditional Use Permit

Foundation Preschool
1739 S Doral Drive

Factual Summation:

Zone:	R-1 Residential
Acreage:	.36 Acre
Applicant:	Kayla Stoker
Required Parking:	3 spaces (.5 per teacher & per 7 students)
Provided:	6 spaces

Background:

This request is for a preschool home occupation for children ages 3 to 4. City code requires all preschools where the number of sessions per week is greater than four to be processed as a major conditional use. In addition, city code requires home preschools to have backyards fully enclosed with secure fencing and limits the number of students to 16.

The applicant is requesting **6-10 preschool sessions** per week with **up to 16 children**, Monday - Friday Morning sessions from 9:00am - 11:30am and Monday - Friday Afternoon sessions from 12:00pm - 2:30pm. The applicant would like to open the preschool in **September**. The residence has 6 foot vinyl fencing installed in the back yard. The applicant is scheduled to have their previously finished basement inspected by the City and once approved by Planning Commission will be issued a business license.

Attachments:

- Aerial
- Site Plan

Suggested Motions:

Grant

I move to **approve** the Major Conditional Use Permit for Foundation Preschool, located at 1739 S Doral Drive, R-1 Residential Zone subject to all applicable requirements of the City's municipal codes (and to the condition(s) that...)

Deny

I move to **deny** the Major Conditional Use Permit for Foundation Preschool, located at 1739 S Doral Drive, R-1 Residential Zone, based on...

Table

I move to **table** the Major Conditional Use Permit for Foundation Preschool located at 1739 S Doral Drive, R-1 Residential Zone until....



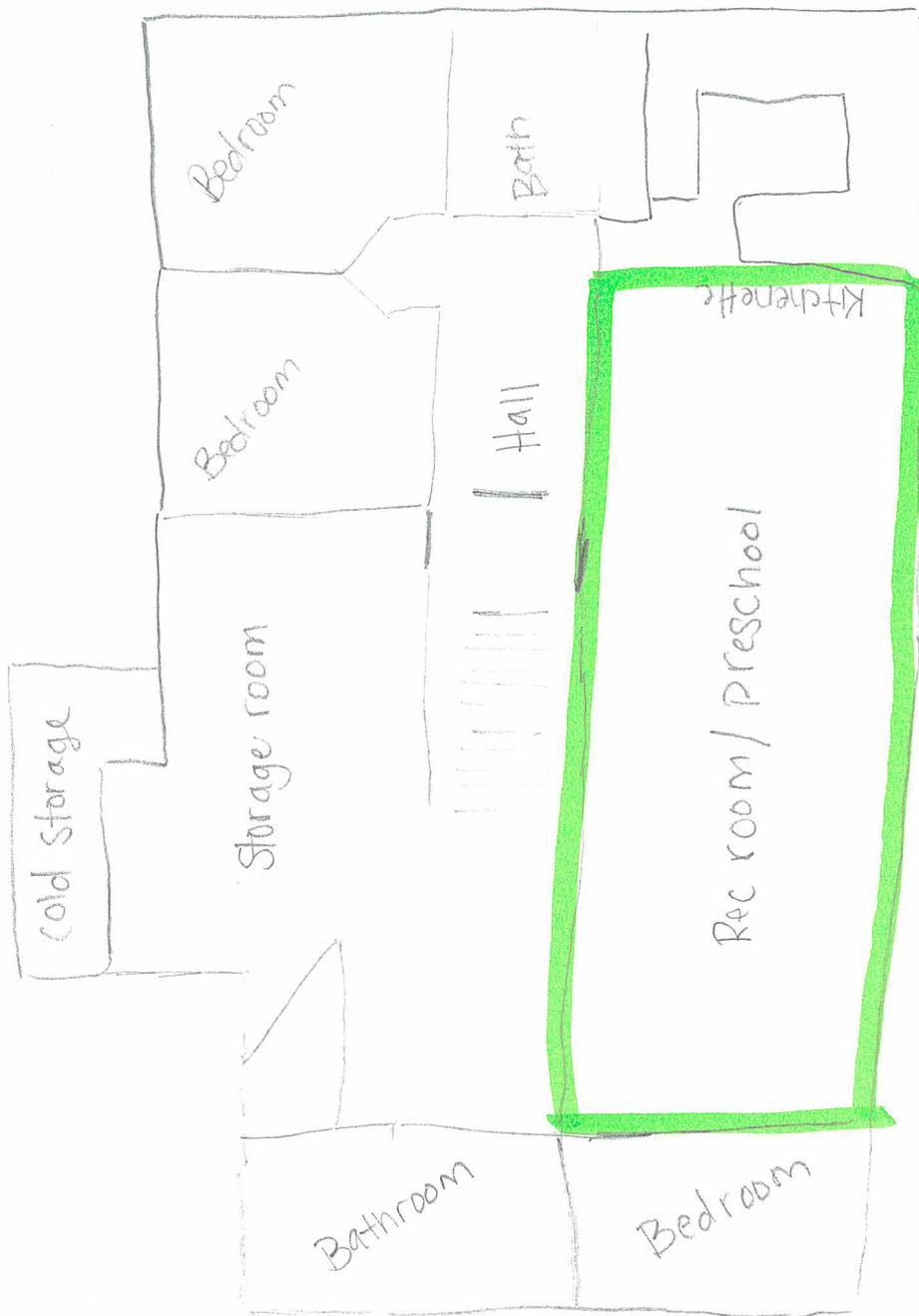
Major Conditional Use 1739 S Doral Dr Kayla Stoker, Foundation Preschool



© 2014 Google

© 2014 Google





Total SF 2479
Preschool SF 700

(D) Major [Home Occupations](#).

(1) The definition of a major [home occupation](#) shall include any business within a residential [zone](#) that meets the standards listed in subsection (B) of this section but requires additional conditions of approval imposed by the [Land Use Authority](#), as provided herein, to mitigate the increased impact of such [home occupations](#) on the surrounding property owners.

Major [home occupations](#) shall be [conditional uses](#) in all residential [zones](#) due to the potential increase in the impact of a business as allowed by the following:

(a) A larger [commercial vehicle](#), not exceeding 20,000 pounds, may be used, provided it is parked on private property and adequately screened. Parking of the [commercial vehicle](#) shall occur on the side or in the rear of the home.

(b) Day care, where the number of children is greater than eight and a second employee is required at the home.

(c) [Preschools](#), where the number of sessions is greater than four per week.

(d) A larger percentage of the home or an accessory [building](#) may be used for the [home occupation](#) under conditions recommended by the [Planning Commission](#). The [use](#) of an accessory [structure](#) or an attached or detached garage, or [yard](#) space, for a [home occupation](#) may be considered as a [conditional use](#) only under the following conditions:

(i) The [Planning Commission](#) finds that the proposed [home occupation](#) will be clearly accessory and subordinate to the principal [use](#) of the property for [dwelling](#) purposes; and

(ii) The [Planning Commission](#) finds that the proposed [home occupation](#) will not adversely affect the residential nature and aesthetic quality of the neighborhood; and

(iii) Any off-street parking displaced by the [home occupation](#) is relocated elsewhere on the lot or parcel in compliance with [setback](#) standards for the zoning in which the property is located; and

(iv) The [Planning Commission](#) may impose any conditions it deems necessary to mitigate impacts of the [home occupation](#) on the neighborhood.

(2) Major [home occupations](#) may include, but not necessarily be limited to, the following:

(a) Any [use](#) allowed as a minor [home occupation](#) that is requiring additional conditions of approval as shown in subsection (D)(1) of this section.

(b) Small engine repairs (excluding automobiles, motorcycles, and snowmobiles).

(c) Woodworking.

(d) Pest or weed control service.

(3) The following [uses](#), by the nature of the investment or operation, have a pronounced tendency once started to increase beyond the limits permitted for [home occupations](#) and thereby impair the [use](#) and value of a residentially zoned [area](#) for residential purposes and are more suited to professional or business districts. Therefore, the [uses](#) specified below shall not be permitted as home occupations:

- (a) Minor or major auto repair, painting of vehicles, trailers, or boats;
- (b) Funeral chapel or home;
- (c) Gift shops;
- (d) Medical or [dental clinic](#);
- (e) Welding or machine shops; and
- (f) Appliance repair (large).

(E) [Child day care home](#) occupations shall limit the number of children at the residence to eight unless a second adult works for the [home occupation](#), in which case the day care shall limit the number of children at the residence to 16.

(1) All [day care home](#) occupations shall have a back [yard](#) fully enclosed with a secure [fence](#).

(2) All [day care home](#) occupations shall acquire a license from the Utah Department of Health, Bureau of Licensing Requirements.

(3) Any person residing within the [dwelling](#) or employed from out of the [dwelling](#) shall not have a conviction of any crime, identified in Section [77-27-21.5\(1\)\(e\)\(i\)](#), Utah Code Annotated 1953, or any other sexual crime against another person. Employees and everyone 18 years of age or older in the household shall provide a criminal background clearance through the Utah Bureau of Criminal Investigation prior to any contact with the children attending such day cares.

(F) [Adult day care home](#) occupations shall limit the number of adults at the residence to six at only one time. The following standards shall apply:

(1) The adult day care must be operated by a person who resides in the [single-family dwelling](#).

(2) An adult day care participant, who is not mentally or physically capable of negotiating a normal path to safety, shall count as three persons. The City may request a statement from a physician that a participant is mentally and physically capable of negotiating a normal path to safety.

(3) An off-street, unobstructed, paved parking [area](#) for the pick up and drop off of adults must be provided.

(4) When assistive devices or aids are necessary for an adult day care participant to negotiate a normal path to safety, the adult day care shall be handicap accessible.

(5) The [rear yard](#) shall be fully enclosed with a secure [fence](#) at least 60 inches in height.

(6) The adult day care must be licensed by the state of Utah and continuously maintain a current license with the state as outlined in State Administrative Code R501-13.

(G) [Preschool](#) Home Occupations. [Home preschools](#) shall have back [yards](#) fully enclosed with secure fencing and shall limit the number of students to 16 children per session. [Ord. 11-02 § 1 (Exh. A); Ord. 10-02 § 1 (Exh. A); Ord. 08-11 § 1 (Exh. A); Code 1971 § 10-7-040.]



PLANNING COMMISSION REGULAR MEETING

AGENDA

April 19, 2016

Agenda Item #5

Major Conditional Use Permit

Rise & Shine Preschool

1852 W 1300 S

Factual Summation:

Zone:	R-1 Residential .
Acreage:	36 Acre
Applicant:	Marla Hansen
Required Parking:	3 spaces (.5 per teacher & per 7 students)
Provided:	4 spaces

Background:

This request is for a preschool home occupation for children ages 3 to 4. City code requires all preschools where the number of sessions per week is greater than four to be processed as a major conditional use. In addition, city code requires home preschools to have backyards fully enclosed with secure fencing and limits the number of students to 16.

The applicant is requesting **7 preschool sessions** per week with **8 children per session**, Monday - Friday Morning sessions from 9:00am - 11:30am and Monday & Wednesday Afternoon sessions from 12:00pm - 2:30pm. The applicant would like to open the preschool in **September**. The residence has 6 foot vinyl fencing installed in the back yard. The applicant is scheduled to have their previously finished basement inspected by the City and once approved by Planning Commission will be issued a business license.

Attachments:

- Aerial
- Site Plan

Suggested Motions:

Grant

I move to **approve** the Major Conditional Use Permit for Rise & Shine Preschool, located at 1852 W 1300 S, R-1 Residential Zone subject to all applicable requirements of the City's municipal codes (and to the condition(s) that...)

Deny

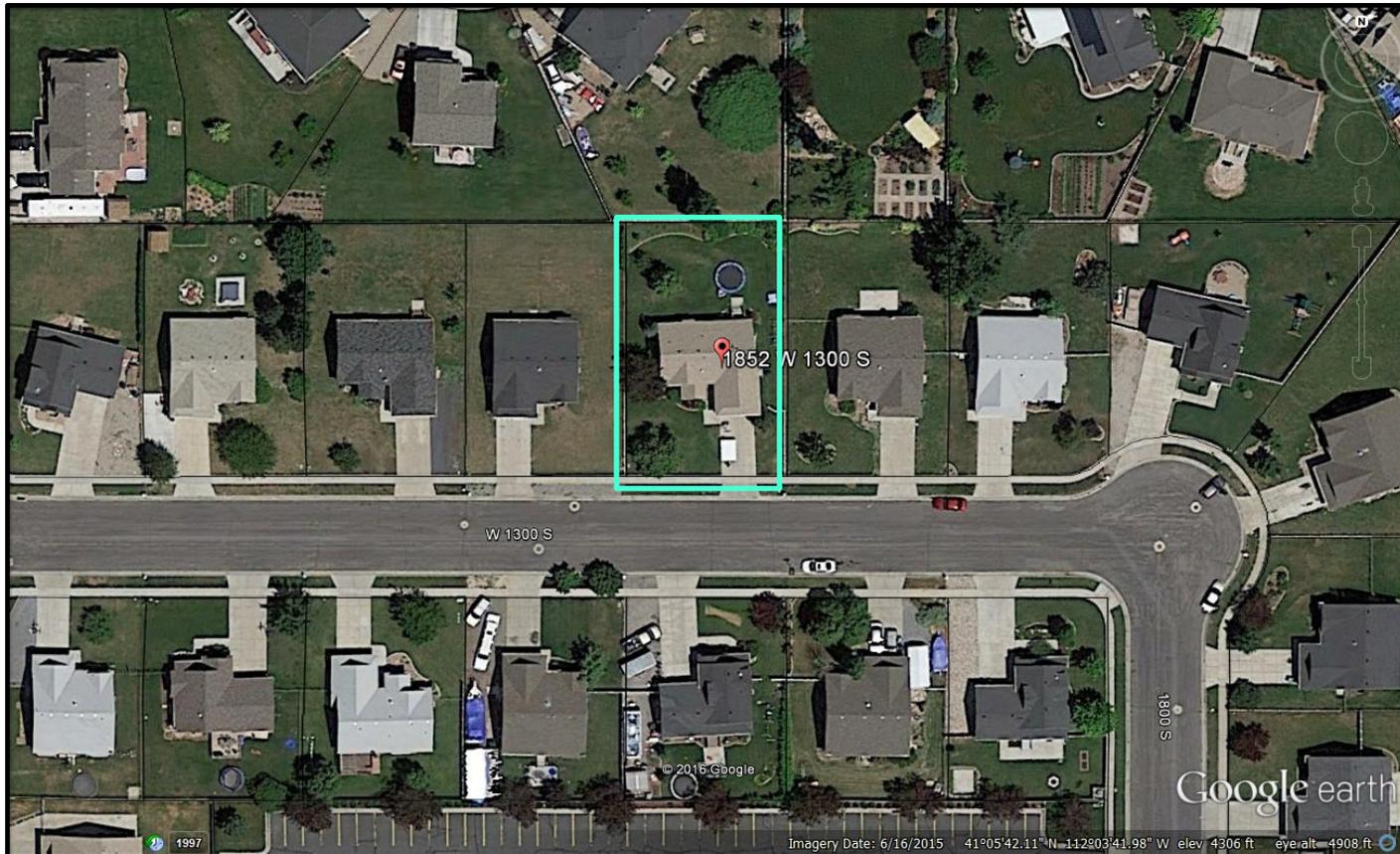
I move to **deny** the Major Conditional Use Permit for Rise & Shine Preschool, located at 1852 W 1300 S, R-1 Residential Zone, based on...

Table

I move to **table** the Major Conditional Use Permit for Rise & Shine Preschool, located at 1852 W 1300 S, R-1 Residential Zone until....

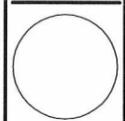


Major Conditional Use 1852 W 1300 S Marla Hansen, Rise & Shine Preschool



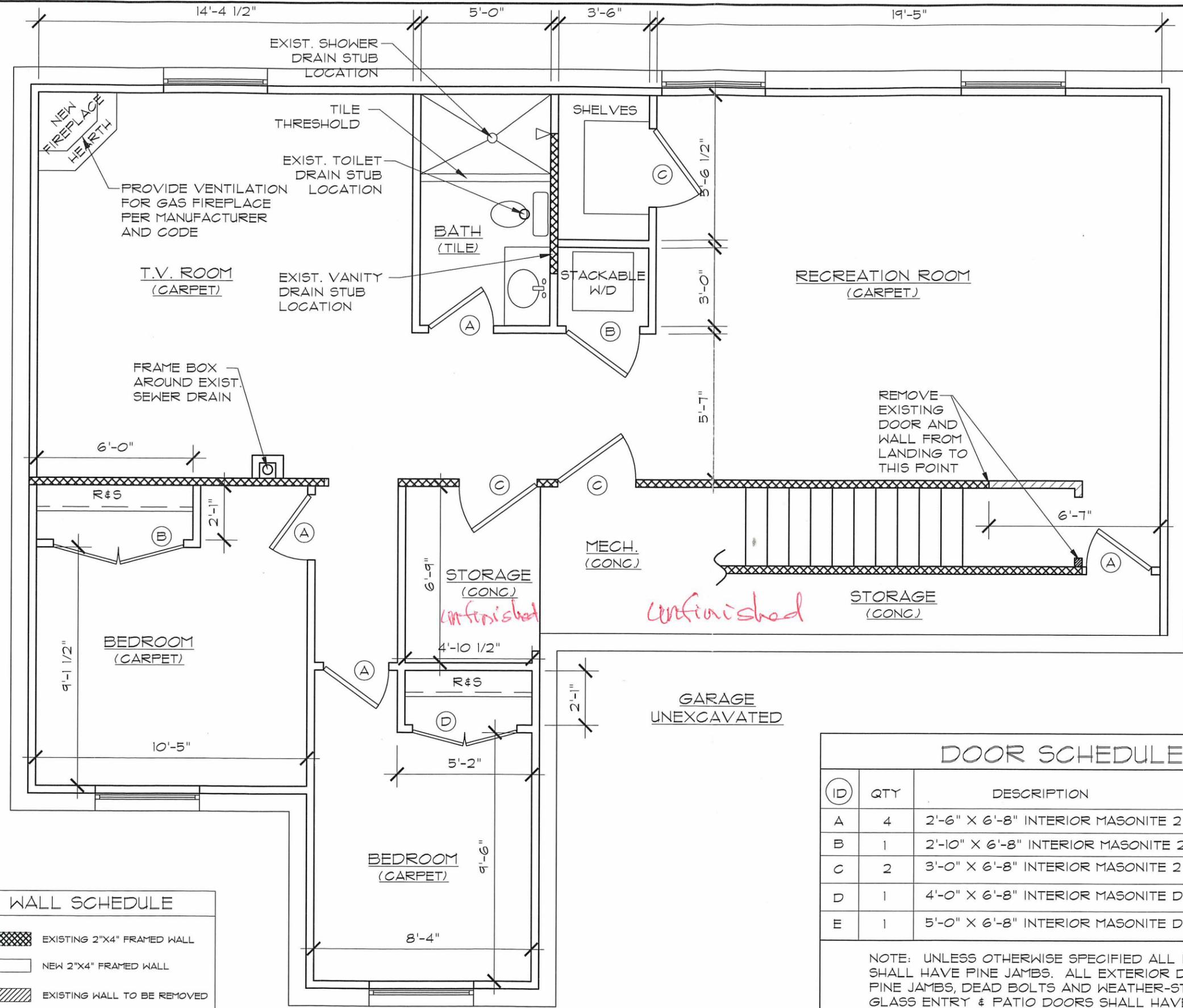
Marla Hansen
 801-643-1570
 1852 W. 1300 S.
 Syracuse

REVISIONS:
 REVISION
 REVISION



BASEMENT-FLOOR-PLAN

SHEET TITLE:
 DRAWN BY:
 J. SADLER
 CHK'D BY:
 ISSUE DATE:
 5/6/11
 PLAN NUMBER:
 BA1044
 SHEET NUMBER:
 1 OF 1



WALL SCHEDULE

	EXISTING 2"x4" FRAMED WALL
	NEW 2"x4" FRAMED WALL
	EXISTING WALL TO BE REMOVED

NOTE:
 VERIFY ALL FIELD DIMENSIONS PRIOR TO CONSTRUCTION.

BASEMENT LEVEL FLOOR PLAN

SCALE: 1/4"=1'-0" (1,040 SQ. FT. FINISHED)
 (168 SQ. FT. UNFINISHED)

DOOR SCHEDULE

ID	QTY	DESCRIPTION
A	4	2'-6" X 6'-8" INTERIOR MASONITE 2 PANEL
B	1	2'-10" X 6'-8" INTERIOR MASONITE 2 PANEL
C	2	3'-0" X 6'-8" INTERIOR MASONITE 2 PANEL
D	1	4'-0" X 6'-8" INTERIOR MASONITE DOUBLE DOOR 2 PANEL
E	1	5'-0" X 6'-8" INTERIOR MASONITE DOUBLE DOOR 2 PANEL

NOTE: UNLESS OTHERWISE SPECIFIED ALL INTERIOR DOORS SHALL HAVE PINE JAMBS. ALL EXTERIOR DOORS SHALL HAVE PINE JAMBS, DEAD BOLTS AND WEATHER-STRIPPING. ALL GLASS ENTRY & PATIO DOORS SHALL HAVE LOW-E, DOUBLE GLAZED, TEMPERED SAFETY GLASS.



Google ear

© 2016 Google

© 2016 Google

(D) Major [Home Occupations](#).

(1) The definition of a major [home occupation](#) shall include any business within a residential [zone](#) that meets the standards listed in subsection (B) of this section but requires additional conditions of approval imposed by the [Land Use Authority](#), as provided herein, to mitigate the increased impact of such [home occupations](#) on the surrounding property owners.

Major [home occupations](#) shall be [conditional uses](#) in all residential [zones](#) due to the potential increase in the impact of a business as allowed by the following:

(a) A larger [commercial vehicle](#), not exceeding 20,000 pounds, may be used, provided it is parked on private property and adequately screened. Parking of the [commercial vehicle](#) shall occur on the side or in the rear of the home.

(b) Day care, where the number of children is greater than eight and a second employee is required at the home.

(c) [Preschools](#), where the number of sessions is greater than four per week.

(d) A larger percentage of the home or an accessory [building](#) may be used for the [home occupation](#) under conditions recommended by the [Planning Commission](#). The [use](#) of an accessory [structure](#) or an attached or detached garage, or [yard](#) space, for a [home occupation](#) may be considered as a [conditional use](#) only under the following conditions:

(i) The [Planning Commission](#) finds that the proposed [home occupation](#) will be clearly accessory and subordinate to the principal [use](#) of the property for [dwelling](#) purposes; and

(ii) The [Planning Commission](#) finds that the proposed [home occupation](#) will not adversely affect the residential nature and aesthetic quality of the neighborhood; and

(iii) Any off-street parking displaced by the [home occupation](#) is relocated elsewhere on the lot or parcel in compliance with [setback](#) standards for the zoning in which the property is located; and

(iv) The [Planning Commission](#) may impose any conditions it deems necessary to mitigate impacts of the [home occupation](#) on the neighborhood.

(2) Major [home occupations](#) may include, but not necessarily be limited to, the following:

(a) Any [use](#) allowed as a minor [home occupation](#) that is requiring additional conditions of approval as shown in subsection (D)(1) of this section.

(b) Small engine repairs (excluding automobiles, motorcycles, and snowmobiles).

(c) Woodworking.

(d) Pest or weed control service.

(3) The following [uses](#), by the nature of the investment or operation, have a pronounced tendency once started to increase beyond the limits permitted for [home occupations](#) and thereby impair the [use](#) and value of a residentially zoned [area](#) for residential purposes and are more suited to professional or business districts. Therefore, the [uses](#) specified below shall not be permitted as home occupations:

- (a) Minor or major auto repair, painting of vehicles, trailers, or boats;
- (b) Funeral chapel or home;
- (c) Gift shops;
- (d) Medical or [dental clinic](#);
- (e) Welding or machine shops; and
- (f) Appliance repair (large).

(E) [Child day care home](#) occupations shall limit the number of children at the residence to eight unless a second adult works for the [home occupation](#), in which case the day care shall limit the number of children at the residence to 16.

(1) All [day care home](#) occupations shall have a back [yard](#) fully enclosed with a secure [fence](#).

(2) All [day care home](#) occupations shall acquire a license from the Utah Department of Health, Bureau of Licensing Requirements.

(3) Any person residing within the [dwelling](#) or employed from out of the [dwelling](#) shall not have a conviction of any crime, identified in Section [77-27-21.5\(1\)\(e\)\(i\)](#), Utah Code Annotated 1953, or any other sexual crime against another person. Employees and everyone 18 years of age or older in the household shall provide a criminal background clearance through the Utah Bureau of Criminal Investigation prior to any contact with the children attending such day cares.

(F) [Adult day care home](#) occupations shall limit the number of adults at the residence to six at only one time. The following standards shall apply:

(1) The adult day care must be operated by a person who resides in the [single-family dwelling](#).

(2) An adult day care participant, who is not mentally or physically capable of negotiating a normal path to safety, shall count as three persons. The City may request a statement from a physician that a participant is mentally and physically capable of negotiating a normal path to safety.

(3) An off-street, unobstructed, paved parking [area](#) for the pick up and drop off of adults must be provided.

(4) When assistive devices or aids are necessary for an adult day care participant to negotiate a normal path to safety, the adult day care shall be handicap accessible.

(5) The [rear yard](#) shall be fully enclosed with a secure [fence](#) at least 60 inches in height.

(6) The adult day care must be licensed by the state of Utah and continuously maintain a current license with the state as outlined in State Administrative Code R501-13.

(G) [Preschool](#) Home Occupations. [Home preschools](#) shall have back [yards](#) fully enclosed with secure fencing and shall limit the number of students to 16 children per session. [Ord. 11-02 § 1 (Exh. A); Ord. 10-02 § 1 (Exh. A); Ord. 08-11 § 1 (Exh. A); Code 1971 § 10-7-040.]



PLANNING COMMISSION REGULAR MEETING

AGENDA

April 19, 2016

Agenda Item # 6

Antelope Animal Hospital 1679 S Marilyn Drive

Factual Summation

Please review the following information. Any questions regarding this agenda item may be directed to Royce Davies, City Planner.

Location:	1679 S Marilyn Drive
Current Zoning:	Neighborhood Services
General Plan:	Neighborhood Services
Total Area:	1.13 Acres

Summary

The applicant is requesting approval of a commercial site plan for a veterinary clinic including an existing home to be converted to commercial space. The property was rezoned from R-3 (Single Family Residential) to NS (Neighborhood Services) on February 9, 2016. The rezone was in accordance with the General Plan designation of Neighborhood Services that existed on the property prior to the rezone. The proposed veterinary clinic is a permitted use in the NS Zone under “Professional non-retail services” (SMC 10.105.020.(P)). The applicant has indicated that the existing home will accommodate a permitted or conditional use in the NS Zone, however this use has not yet been determined. This is common practice in commercial development and no use designation is required prior to site plan approval. However, site plan modifications that may be required when the use is determined may require that the site plan be re-approved. This occurs at the discretion of the applicant.

The veterinary clinic will be an Animal Clinic as defined in SMC 10.10.040 Definitions: ‘Animal clinic’ means an establishment for the care, grooming, and treatment of small animals and household pets, with all facilities within a completely enclosed building, except for vehicle parking.” The site will be accessed by automobile traffic from Marilyn Drive and will feature 19 parking spaces with 2 additional handicapped accessible spaces. Pedestrian accesses have been provided from the public sidewalks abutting Marilyn and Antelope Drive. Both of these accesses are handicapped accessible and provide access to both buildings.

Signage is proposed along the southern property line in the form of a monument sign and in the northwest corner of the property attached to the fence.

Landscape buffers have been included along all property lines where they abut adjacent residential properties. The trash enclosure has been surrounded by landscaping where feasible

and all required yards have been landscaped to meet the requirements of the Syracuse Municipal Code.

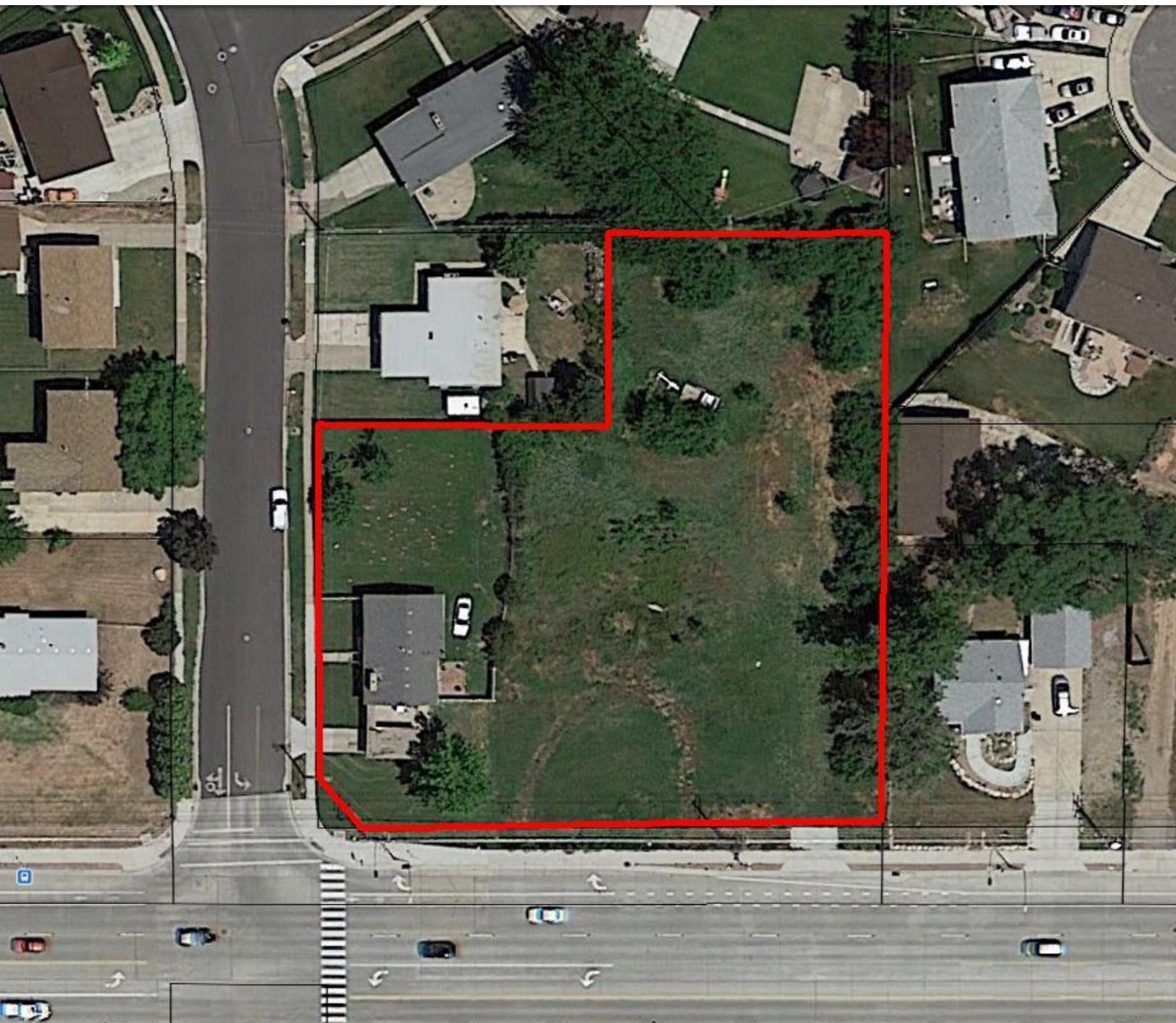
The building is intended to appear as an existing barn that has been repurposed to house a veterinary clinic. To achieve this effect, the architect proposes the use of insulated metal panels as permitted by SMC 10.28.110.(F).(3) to achieve a wainscot barn-wall appearance. The remainder of the exterior will be comprised of wood, red brick, and glass accents with an insulated metal roof similar to the façade metal paneling.

The primary entrance to the building will feature a covered patio with a decorative stamped concrete walkway and adjacent planters to provide an attractive entranceway that is visually differentiated from the remainder of the structure. To maintain the architectural intent and integrity of the building design, there will be a false barn door on the southern façade. This door will provide visual interest and further the restored barn design theme as this would be the façade where a barn door would normally be located. This door will not be accessible to pedestrians.

There is a portion of the parcel to the north that will not be developed. This area abuts residential uses and is currently occupied by a mixture of small trees, grasses, and other low-lying vegetation. The vinyl fence on the northern property line will continue east to fence off the area while still providing a gate for access and maintenance. A 15 foot buffer will be maintained on the southern side of the fence that will accommodate vegetation that meets the Buffer Table C requirements found in SMC 10.30.080.

Attachments:

- Aerial Map
- General Plan Map
- Zoning Map
- Site Plan



R-3 Residential

Neighborhood
Services

A-1
Agricultural



R-3
Residential

Neighborhood
Services

General
Commercial



A NEW FACILITY FOR: ANTELOPE ANIMAL CLINIC

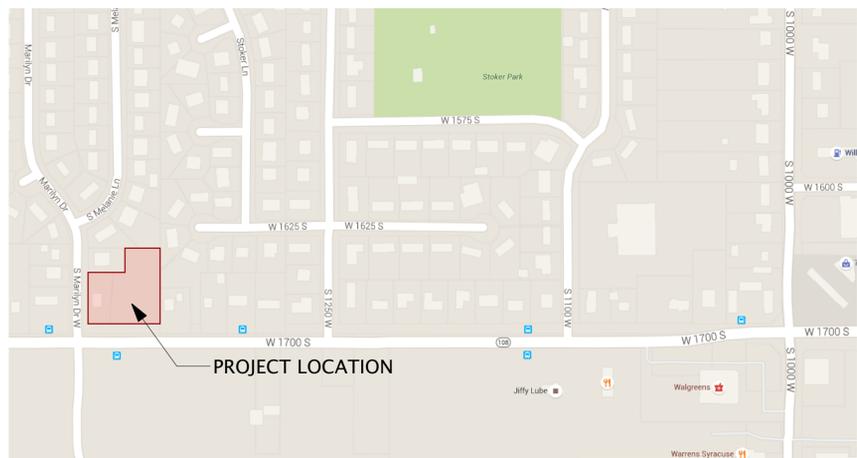
CORNER OF S. MARILYN DR & W 1700 S
SYRACUSE, UTAH 84075 PARCEL # 120530104

A/E/C TEAM:

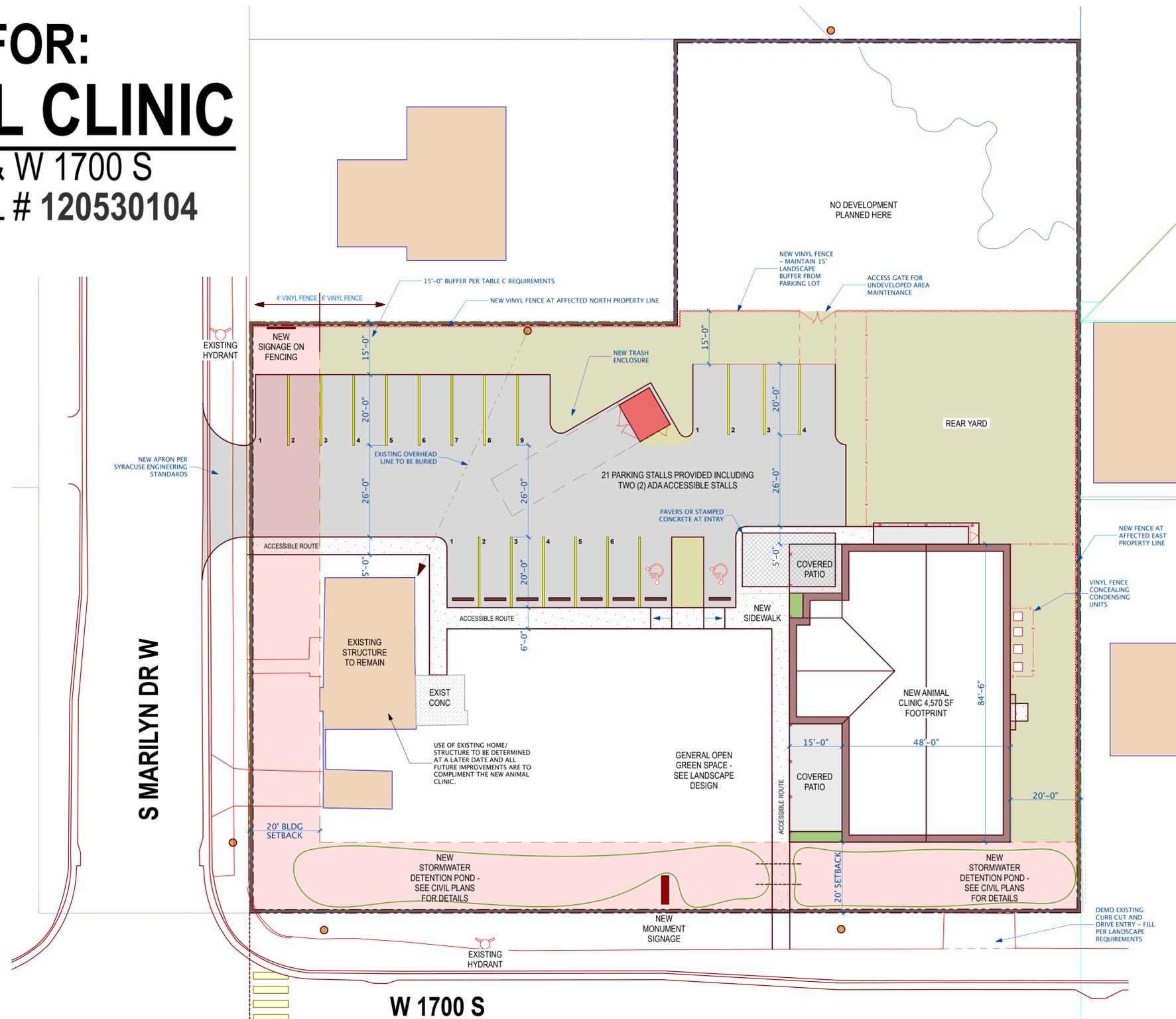
<p>FURST CONSTRUCTION COMPANY</p> <p>GENERAL CONTRACTOR: Furst Construction Company 708 West North Temple Salt Lake City, UT 84116 CONTACT: Adam Maher PHONE: 801-244-5340 E-MAIL: adam@furstconstruction.com</p>	<p>LEGEND ENGINEERING</p> <p>CIVIL: Legend Engineering 52 W 100 N Heber City, UT 84032 CONTACT: Lindzi Bell PHONE: 435-654-4828 E-MAIL: lindzi@legendengineering.com</p>
<p>MOUNTAIN WEST ARCHITECTS</p> <p>ARCHITECTURAL: Mountain West Architects 543 25th Street Ogden, UT 84401 CONTACT: Trevor Broughton PHONE: 801-458-6226 E-MAIL: trevor@mountainwestarchitects.com</p>	<p>LANDSCAPE DESIGN</p> <p>Landscape Design: RDL Design Company Inc. 1020 East Yale Avenue Salt Lake City, UT 8105 CONTACT: Bob Lien PHONE: 801-647-3114 E-MAIL: rldesign@comcast.net</p>



1 SOUTH ELEVATION
SCALE: N.T.S.



1 VICINITY MAP
SCALE: N.T.S.



2 PRELIMINARY SITE PLAN
SCALE: 1/16" = 1'-0"

PARKING SPACE CALCULATIONS		
BASED ON TABLE 10.40.040		
ANIMAL CLINIC	5,525 SQUARE FEET (4,869 down +956 up)	PROVIDED = 17 @ >2.5/1000SF
DENTAL AND MEDICAL CLINICS	PER 1,000SF OF FLOOR AREA	MIN- 2.5 MAX- 4.5
EXISTING HOME / BUSINESS SPACE	1,300 SQUARE FEET	PROVIDED = 4 @ >2.5/1000SF
OFFICES AND PERSONAL SERVICES	PER 1,000SF OF FLOOR AREA	MIN- 2.5 MAX- 3.5
21 TOTAL SPACES PROVIDED		

PLAN DETAILS	
FIRST FLOOR	4,569 SQUARE FEET
SECOND FLOOR	956 SQUARE FEET
TOTAL PARCEL AREA	1.12 ACRES
TOTAL DISTURBED AREA	0.80 ACRES

SHEET INDEX	
A1	COVER SHEET / ARCHITECTURAL SITE PLAN
A2	ARCHITECTURAL FLOOR PLANS
A3	ARCHITECTURAL ELEVATIONS
E1	PHOTOMETRIC SITE PLAN
C-1	GRADING PLAN
C-2	UTILITY PLAN
C-3	DETAILS
C-4	STORMWATER POLLUTION PREVENTION PLAN
C-5	SWPP DETAILS
L-1	LANDSCAPE PLAN



REV	DATE	DESCRIPTION
1	3-21-2016	SYRACUSE CITY PRELIMINARY DESIGN
2	4-13-2016	SYRACUSE CITY SUBMITTAL

A NEW FACILITY FOR:
ANTELOPE ANIMAL CLINIC
CORNER OF S. MARILYN DR & W 1700 S
SYRACUSE, UTAH 84075

MOUNTAIN WEST ARCHITECTS | 543 25TH ST. OGDEN, UT 84401 | PH: 801-388-6052 | WWW.MOUNTAINWESTARCHITECTS.COM

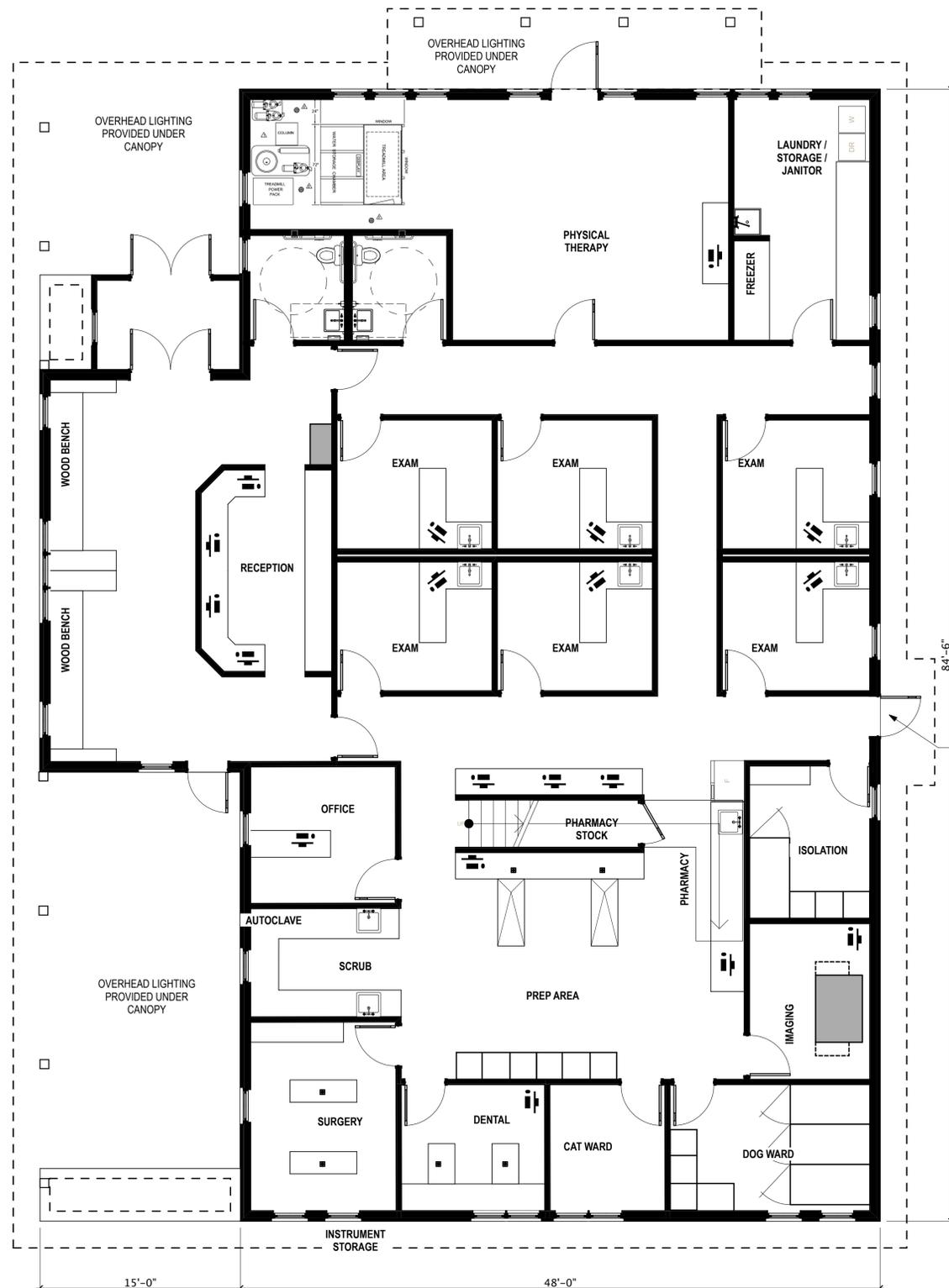
SHEET TITLE:
MASTER PLAN

SHEET NUMBER:
A1

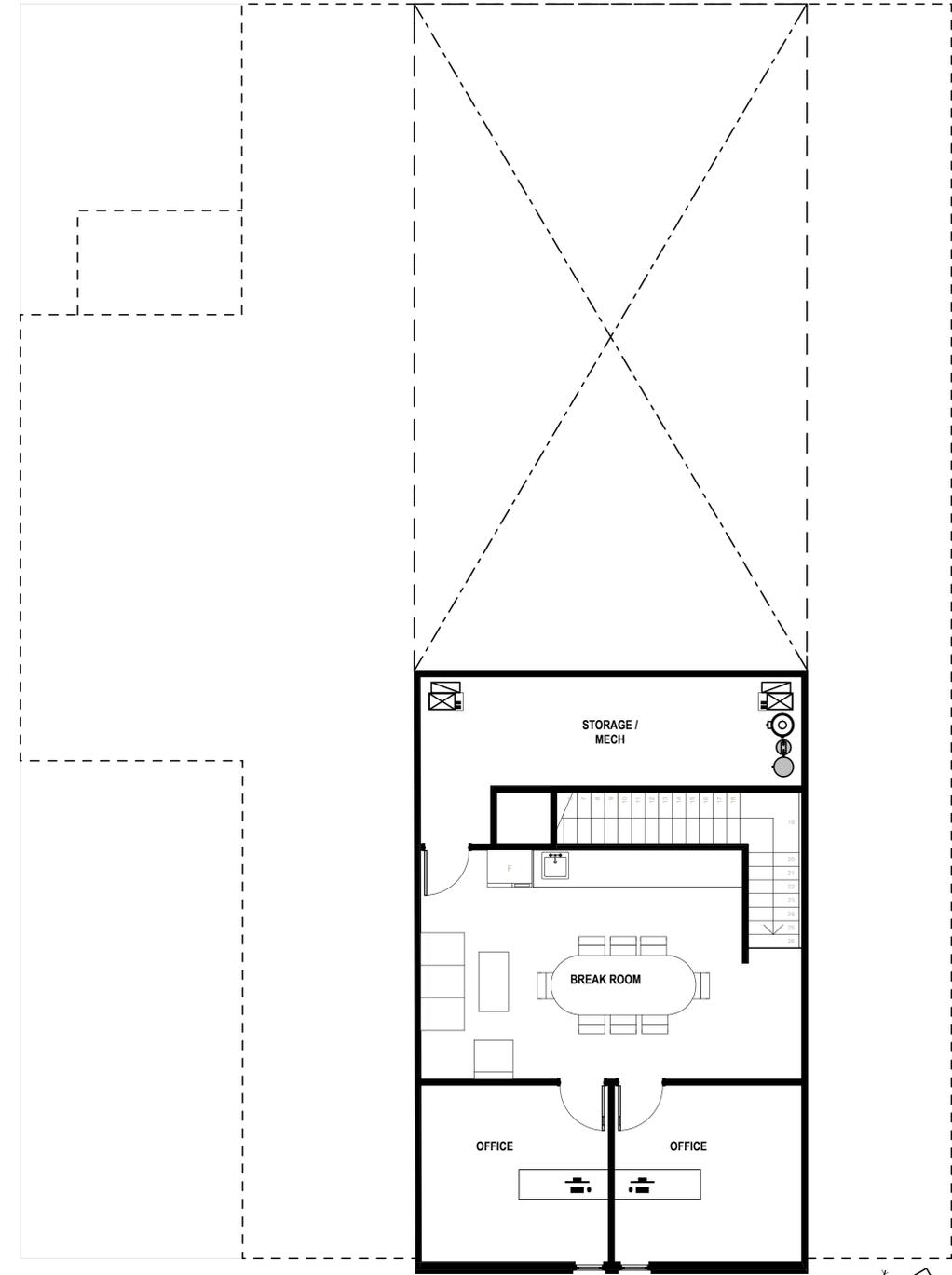
PROJECT: CH-035

DO NOT SCALE DRAWING

ARCHITECTURAL SITE PLAN

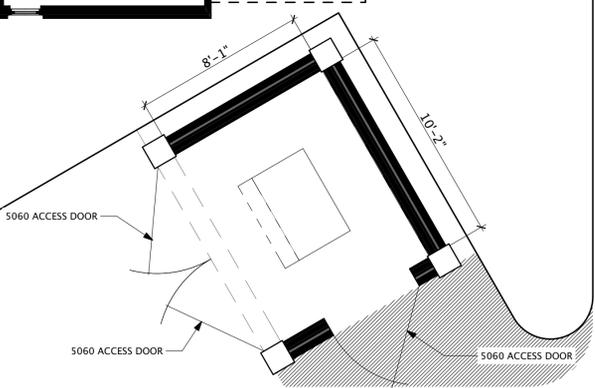
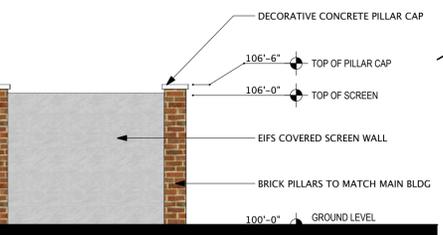
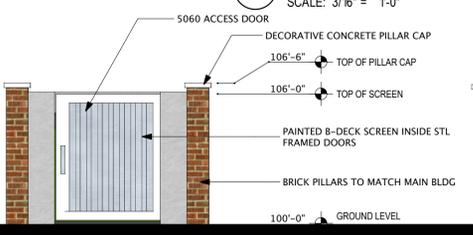
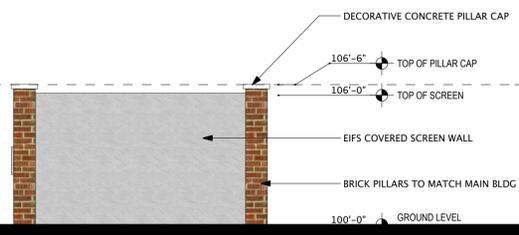
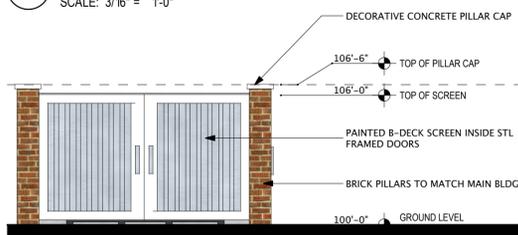


EAST DOOR TO BE HOLLOW METAL DOOR SECURED BY DEADBOLT AND ALARMED BY A MAINTAINED SECURITY SYSTEM - OVERHEAD LIGHTING ALSO TO BE PROVIDED



1 FIRST FLOOR
SCALE: 3/16" = 1'-0"

2 SECOND FLOOR
SCALE: 3/16" = 1'-0"



3 TRASH ENCLOSURE - FRONT
SCALE: 1/4" = 1'-0"

4 TRASH ENCLOSURE - BACK
SCALE: 1/4" = 1'-0"

5 TRASH ENCLOSURE - SIDE GATE
SCALE: 1/4" = 1'-0"

6 TRASH ENCLOSURE - SIDE
SCALE: 1/4" = 1'-0"

7 TRASH ENCLOSURE - PLAN
SCALE: 1/4" = 1'-0"



REV	DATE	DESCRIPTION
1	3-21-2016	SYRACUSE CITY PRELIMINARY DESIGN
2	4-13-2016	SYRACUSE CITY PRELIMINARY DESIGN

A NEW FACILITY FOR:
ANTELOPE ANIMAL CLINIC
CORNER OF S. MARILYN DR & W. 1700 S
SYRACUSE, UTAH 84075

PROJECT:

SHEET TITLE:
FLOOR PLANS
SHEET NUMBER:
A2
DO NOT SCALE DRAWING

ARCHITECTURAL FLOOR PLANS

MOUNTAIN WEST ARCHITECTS | 543 25TH ST. OGDEN, UT 84001 | PH: 801-388-6052 | WWW.MOUNTAINWESTARCHITECTS.COM



SOUTH ELEVATION

Scale: 3/16" = 1'-0"



NORTH ELEVATION

Scale: 3/16" = 1'-0"



WEST ELEVATION

Scale: 3/16" = 1'-0"



EAST ELEVATION

Scale: 3/16" = 1'-0"



REV	DATE	DESCRIPTION
	3-21-2016	SYRACUSE CITY PRELIMINARY DESIGN
	4-13-2016	SYRACUSE CITY PRE SUBMITTAL

A NEW FACILITY FOR:
ANTELOPE ANIMAL CLINIC
 CORNER OF S. MARILYN DR & W. 1700 S
 SYRACUSE, UTAH 84075
 MOUNTAIN WEST ARCHITECTS | 543 25TH ST. OGDEN, UT 84401 | PH: 801-388-6052 | www.mountainwestarchitects.com

PROJECT:
EXTERIOR ELEVATIONS
 SHEET NUMBER:
A3
 DO NOT SCALE DRAWING

EXTERIOR ELEVATIONS



LOT LINES (PROPERTY)	---
EXISTING CURB AND GUTTER	---
PROPOSED CURB AND GUTTER	---
PROPOSED STORM DRAIN LINE	SD
EXISTING STORM DRAIN LINE	SD
GRADE BREAK	GRADE BREAK
FINISH GRADE CONTOUR LINES	4960
EXISTING GRADE CONTOUR LINES	4960
FINISH GRADE SLOPE	SLOPE
GRADE BREAK	GB
INVERT ELEVATION	IE
TOP OF GRATE	TOG
TOP OF ASPHALT	TA
TOP BACK OF CURB	TBC
PROPOSED	PROP
EXISTING	EX
FINISHED GRADE	FG
FINISHED FLOOR ELEVATION	FFE
BACK OF SIDEWALK	BOW

NOTES:
 SEE SHEET C-3 FOR PAVEMENT SECTION DETAILS
 SEE SHEET C-3 FOR DRAINAGE CALCULATIONS
 ALL ROOF DRAIN DOWNSPOUTS SHALL BE TIED INTO THE STORM DRAIN
 ALL IMPROVEMENTS IN 1700 SOUTH STREET SHALL BE APPROVED BY UDOT

- DESIGN NOTES:
- 3'x3' INLET BOX PER DTL 5, SHEET C-3
 - 15" CORRUGATED HDPE PIPE @ 0.3% MIN SLOPE
 - STANDARD CURB AND GUTTER PER PER DTL 1, SHEET C-3
 - REVERSE-PAN CURB PER DTL 2, SHEET C-3
 - THICKENED EDGE SIDEWALK PER DTL 3, SHEET C-3
 - ADA RAMP PER DTL 4, SHEET C-3
ALL ADA STALLS SHALL HAVE SLOPES OF LESS THAN 2% IN ALL DIRECTIONS
 - ROOF DRAIN DOWNSPOUT, CONNECT TO STORM DRAIN PIPE W/ 6" ROOF DRAIN LINE. SEE MECHANICAL PLANS FOR CONTINUATION
 - INSTALL OUTLET STRUCTURE W/ 2.0" ORIFICE PER DETAIL SHEET C-3
TOG=4305.00
IE=4302.38, SUMP=4299.38
 - JUNCTION BOX W/ SOLID LID
 - INSTALL SNOOT, BIOSKIRT AND TRASH SCREEN PER DTLs 6, 7 & 8, SHEET C-3

- GENERAL NOTES:
- CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION
 - CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION
 - ALL PROPOSED WATER LINES TO HAVE A MINIMUM OF 5' OF COVER
 - ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS PER CITY STANDARDS.
 - ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
 - SEE UTILITY PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES.
 - ALL WORK TO BE ACCORDING TO CITY STANDARDS.

NO.	REVISIONS	BY	DATE

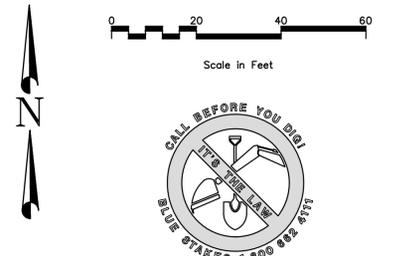
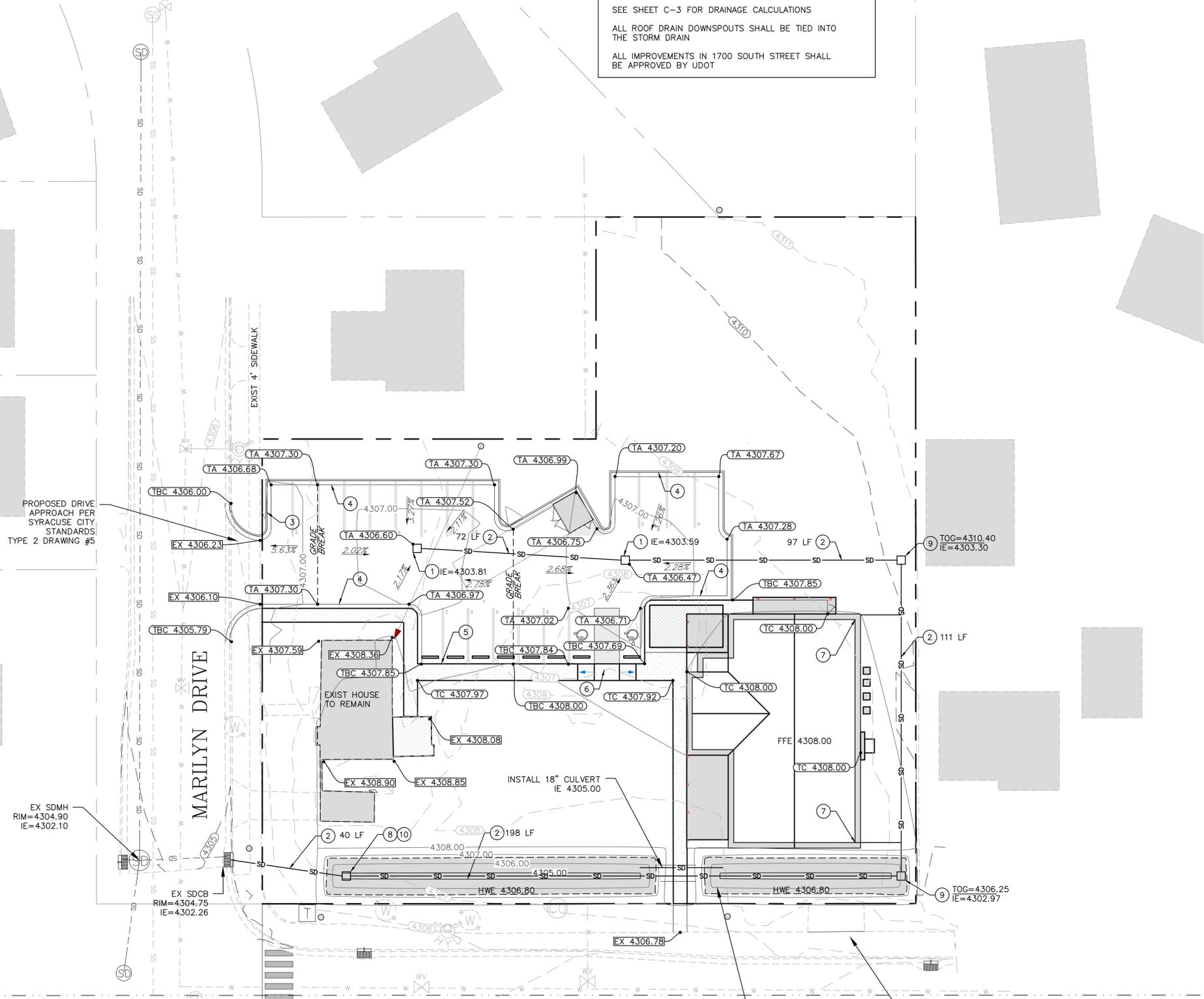
LEGEND ENGINEERING
 52 WEST 100 NORTH
 HEBER CITY, UT 84032
 PHONE: 435-664-4898
 www.legendengineering.com



ANTELOPE ANIMAL HOSPITAL
 GRADING PLAN
 SYRACUSE, UT



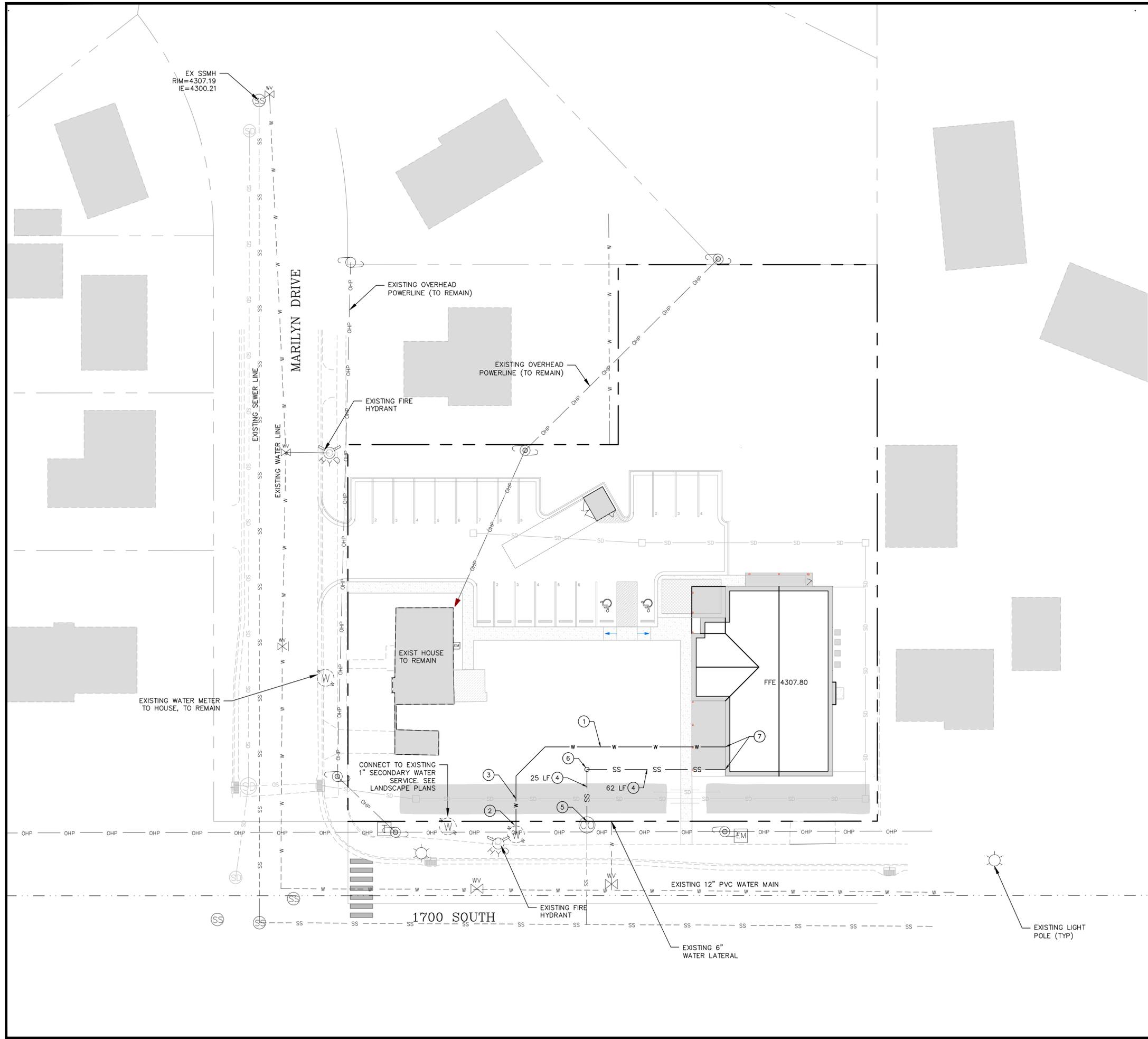
SHEET:
C-1
 DATE:
 Apr 13, 2016



PROPOSED DETENTION BASIN
 TOP 07.80
 HWE=06.80
 BOT=05.00
 VOL REQ'D=2,704 CF
 VOL PRV'D=2,723 CF

REMOVE EXISTING DRIVEWAY AND REPLACE WITH SIDEWALK PER UDOT STD DWG# GW 11 AND CURB AND GUTTER TYPE B-1 PER UDOT STD DWG# GW 2





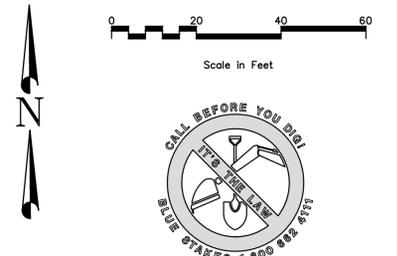
LOT LINES (PROPERTY)	---
EXISTING CURB AND GUTTER	====
PROPOSED CURB AND GUTTER	=====
PROPOSED STORM DRAIN LINE	---SD---
EXISTING STORM DRAIN LINE	---SD---
PROPOSED WATER LINE	---W---
EXISTING WATER LINE	---W---
PROPOSED SEWER LINE	---SS---
EXISTING SEWER LINE	---SS---
PROPOSED FIRE LINE	---FL---
EXISTING FIRE HYDRANT	
PROPOSED FIRE HYDRANT	
EXISTING WATER VALVE	
PROPOSED WATER VALVE	
CATCH BASIN	
INVERT ELEVATION	IE
FINISHED FLOOR ELEVATION	FFE

- UTILITY DESIGN NOTES:**
1. INSTALL 1" PVC C-900 WATERLINE
 2. CONNECT TO EXISTING 3" WATER METER. INSTALL 1" TYPE K COPPER PIPE BETWEEN TAP AND METER. CONTRACTOR TO VERIFY SIZE AND LOCATION PRIOR TO CONSTRUCTION
 3. MAINTAIN 18" MIN VERTICAL SEPARATION BETWEEN WATER AND SEWER/SANITARY PIPES.
 4. INSTALL 4" PVC SDR-35 SEWER PIPE AT 2.0% MIN. SLOPE PER ASTM D3034 SDR35
 5. CONNECT TO EXISTING 4" SEWER LATERAL. CONTRACTOR TO VERIFY LOCATION, ELEVATION, AND SIZE PRIOR TO CONSTRUCTION
 6. INSTALL 4" SEWER CLEANOUT (TRAFFIC RATED) PER SYRACUSE CITY STANDARDS.
 7. END ALL UTILITIES 5' FROM BUILDING, SEE PLUMBING PLANS FOR CONTINUATION

- GENERAL NOTES:**
1. CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION
 2. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION
 3. ALL PROPOSED WATER LINES TO HAVE A MINIMUM OF 5' OF COVER
 4. ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS PER CITY STANDARDS.
 5. ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
 6. SEE GRADING AND DRAINAGE PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES.
 7. ALL WORK TO BE ACCORDING TO CITY STANDARDS.

PRIVATE UTILITIES
 CONTRACTOR TO CONTACT THE FOLLOWING COMPANIES PRIOR TO ANY CONSTRUCTION. EXACT LOCATION OF THESE UTILITIES TO BE DESIGNED AND COORDINATED BY THE FOLLOWING COMPANIES.

QUESTAR GAS - 801-324-3448
 QWEST - 801-974-8112



NO.	REVISIONS	BY	DATE

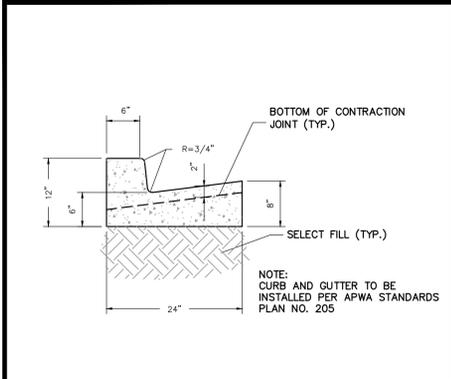
LEGEND ENGINEERING
 52 WEST 100 NORTH
 HEBBER CITY, UT 84032
 PHONE: 435-664-4898
 www.legendengineering.com



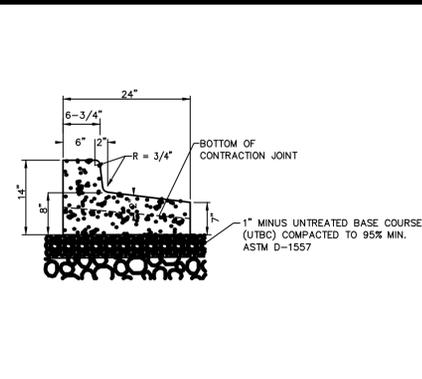
ANTELOPE ANIMAL HOSPITAL
 UTILITY PLAN
 SYRACUSE, UT



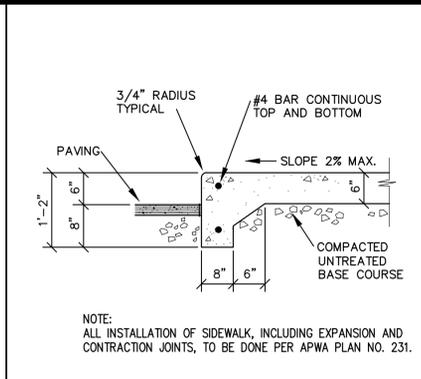
SHEET:
C-2
 DATE:
 Apr 13, 2016



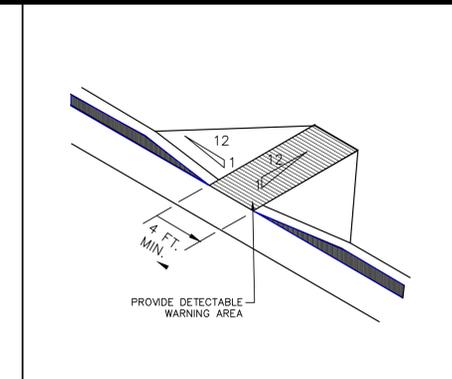
1 24" CURB & GUTTER
N.T.S.



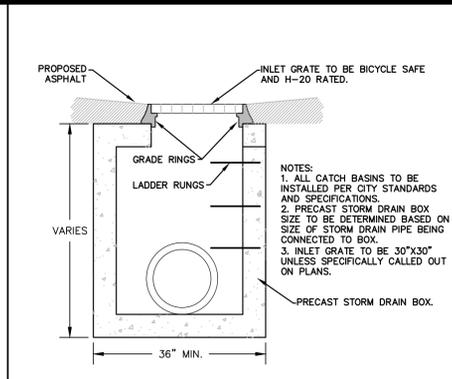
2 24" REVERSE PAN CURB & GUTTER
N.T.S.



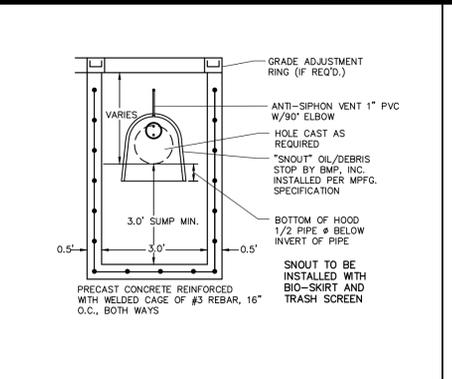
3 OPEN FACE SIDEWALK
N.T.S.



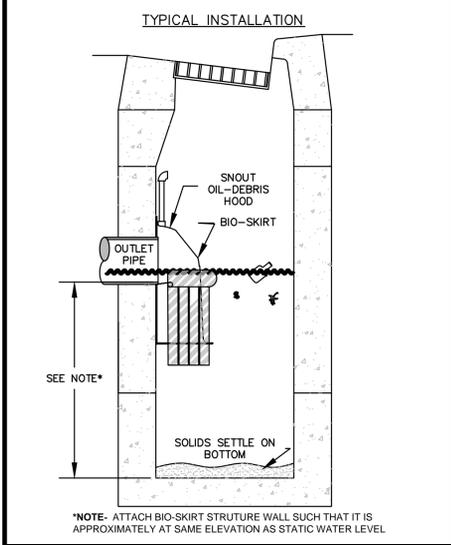
4 ADA RAMP
N.T.S.



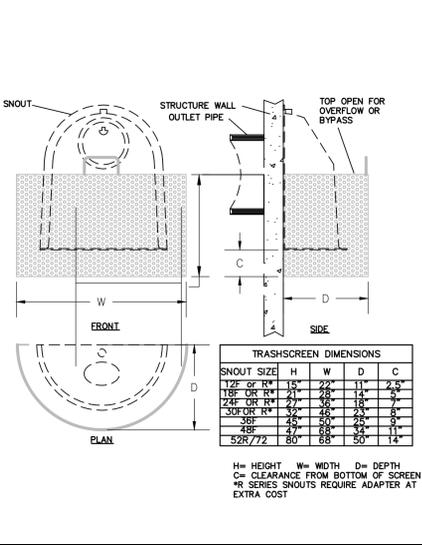
5 STANDARD STORM DRAIN INLET BOX
N.T.S.



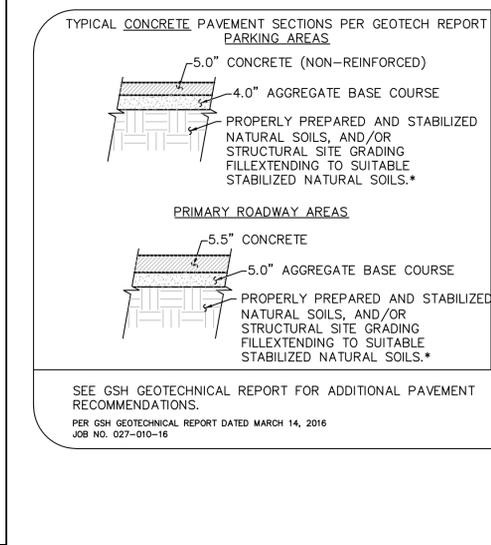
6 SNOUT OIL & DEBRIS STOP
N.T.S.



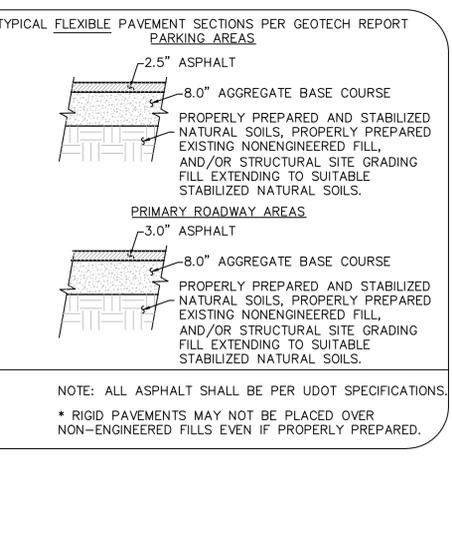
7 BIO SKIRT
N.T.S.



8 TRASH SCREEN
N.T.S.



9 TYPICAL CONCRETE PAVEMENT SECTIONS PER GEOTECH REPORT PARKING AREAS



10 TYPICAL FLEXIBLE PAVEMENT SECTIONS PER GEOTECH REPORT PARKING AREAS

STORMWATER CALCULATIONS

ANTELOPE ANIMAL CLINIC - SYRACUSE

Restriction Rate: **0.20 cfs/acre** **100 Year flood design**

Runoff Coefficient

Roof Area	5929 ft ²	C _{roof}	0.90
Paved Area	10919 ft ²	C _{paved}	0.80
Landscaped/undevelope	32009 ft ²	C _{landscaped}	0.30

Total Area: 48857 ft² Weighted C: 0.48
1.12 acres CA: 23674 ft²

Lapsed Time (min)	Accum Rainfall (in)	"CA" (ft ²)	Accum Flow (ft ³)	Allow Discharge (ft ³)	Required Storage (ft ³)
5	0.568	23674	1121	67	1053
10	0.864	23674	1705	135	1570
15	1.070	23674	2111	202	1909
30	1.440	23674	2841	404	2437
60	1.780	23674	3512	808	2704
120	2.000	23674	3946	1615	2331
180	2.050	23674	4044	2423	1622
360	2.220	23674	4380	4845	-466
1440	2.940	23674	5800	19381	-13581

Summary

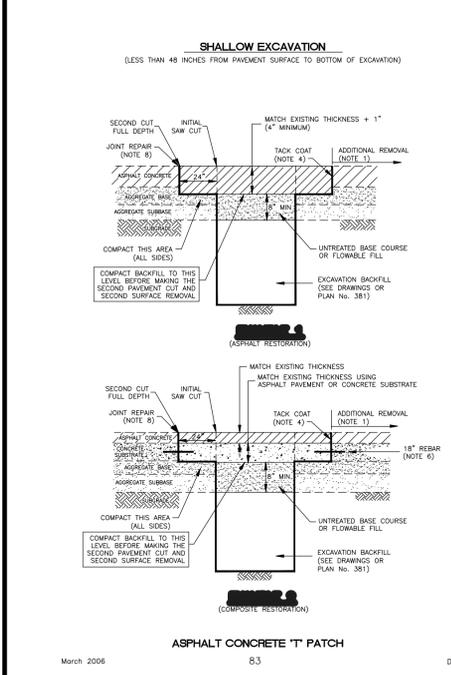
Required detention storage = 2704 ft³
Allowable release rate = 0.22 ft³/sec

DETENTION BASIN SUMMARY

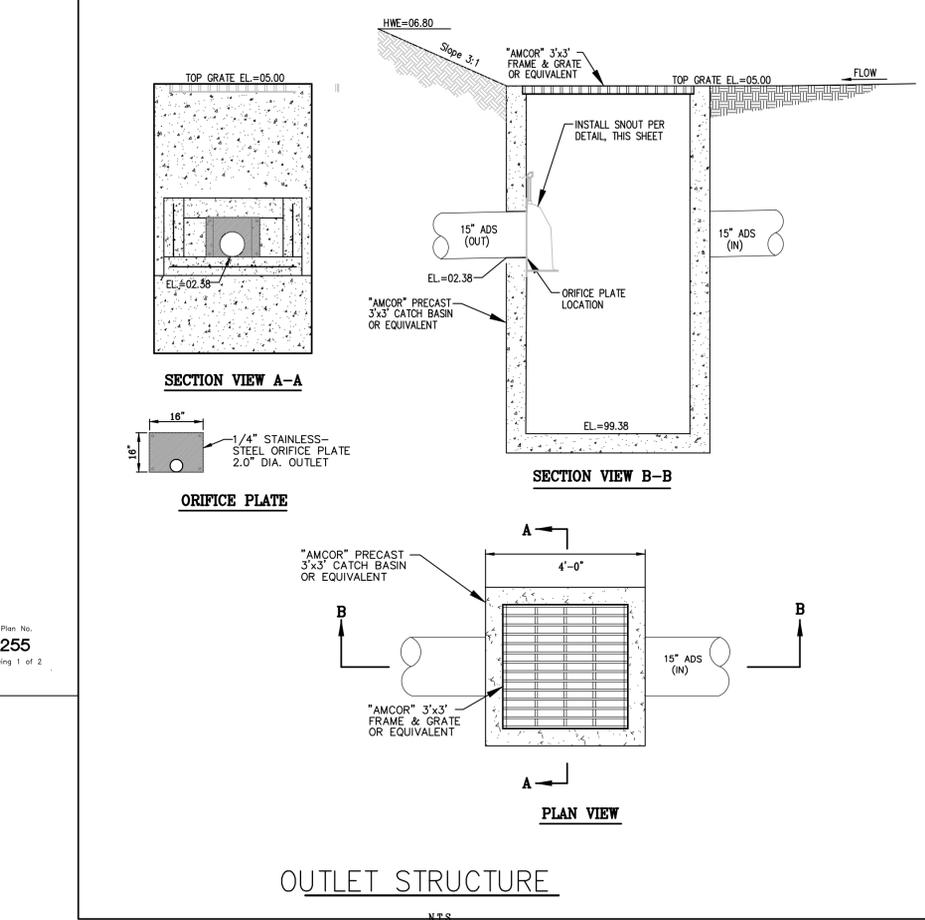
Detention Provided in Detention Pond

Elevation	Area (ft ²)	Volume (ft ³)	Acc. Volume (ft ³)
4305.00	376	0	0
4306.00	1625	1001	1001
4306.80	2680	1722	2723
4307.00	2971	565	3288
4308.00	4115	3543	6831
Total Detention Provided in Pond=			6,831

HWE



11 SHALLOW EXCAVATION
N.T.S.



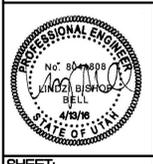
12 OUTLET STRUCTURE
N.T.S.

NO.	REVISIONS	BY	DATE

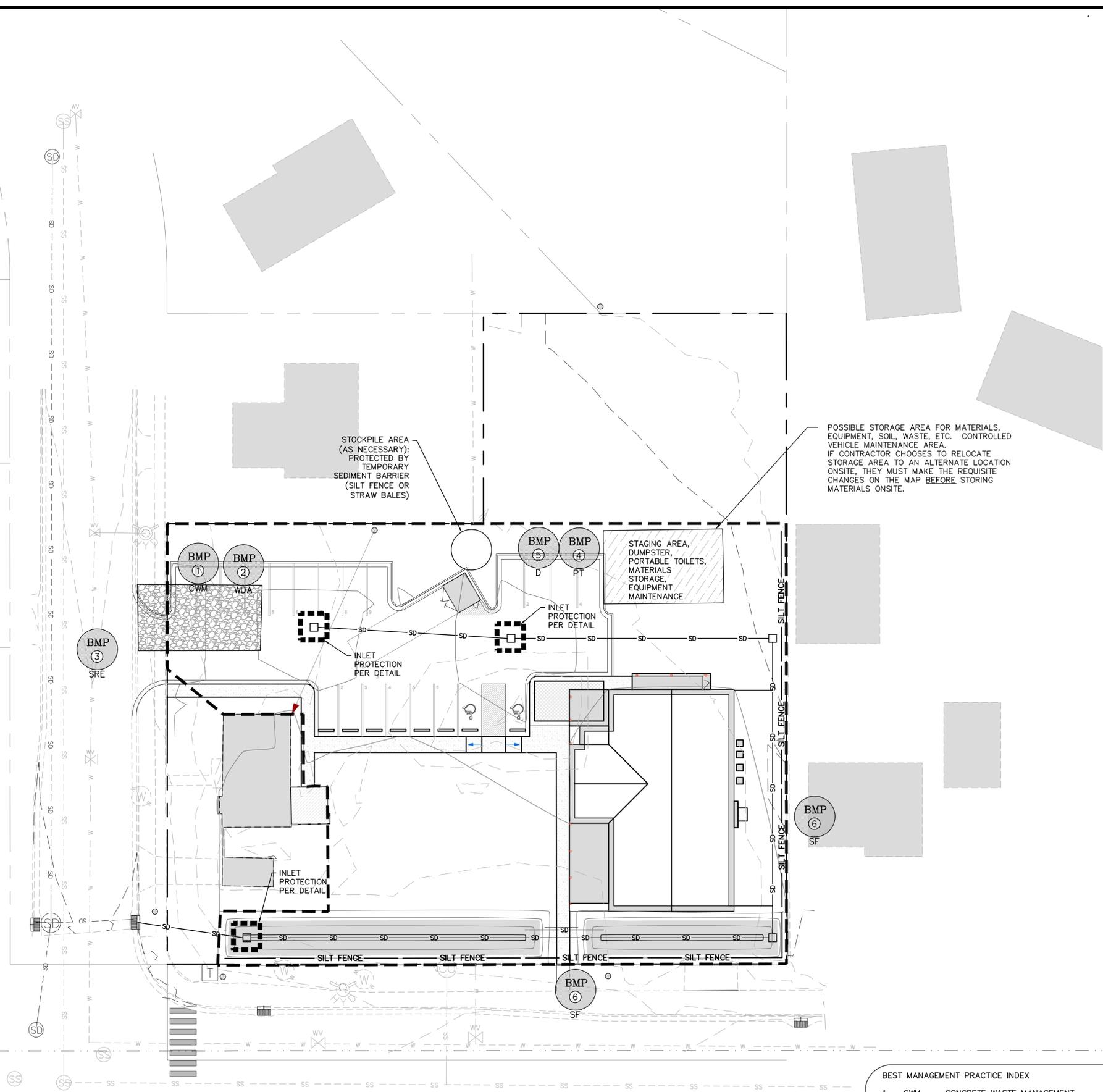
LEGEND ENGINEERING
52 WEST 100 NORTH
HEBER CITY, UT 84032
PHONE: 435-664-4698
www.legendengineering.com



ANTELOPE ANIMAL HOSPITAL
DETAILS
SYRACUSE, UT



SHEET: **C-3**
DATE: Apr 13, 2016



SITE AREA:
 TOTAL PARCEL AREA: 1.12 ACRES
 TOTAL DISTURBED AREA: 0.80 ACRES

- BEST MANAGEMENT PRACTICE INDEX**
- | | | |
|---|-----|--------------------------------------|
| 1 | CWM | CONCRETE WASTE MANAGEMENT |
| 2 | WDA | EQUIPMENT AND VEHICLE WASH DOWN AREA |
| 3 | SRE | STABILIZED ROADWAY ENTRANCE |
| 4 | PT | PORTABLE TOILET |
| 5 | D | DUMPSTER LOCATION |
| 6 | SF | SILT FENCE |
- ADDITIONAL BMP's TO BE ONSITE:
 • SPILL CLEANUP
 • VEHICLE & EQUIPMENT FUELING
- SEE SHEET C-5 FOR BMP DETAILS

LEGEND

	EXISTING CURB AND GUTTER
	PROPOSED CURB AND GUTTER
	PROPOSED FENCE
	PROPERTY LINE
	EXISTING SEWER
	EXISTING WATER LINE
	FINISHED CONTOUR LINE
	EXISTING CONTOUR LINE
	PROPOSED STORM DRAIN LINE
	EXISTING STORM DRAIN LINE
	SILT FENCE
	LIMITS OF DISTURBANCE
	INLET PROTECTION
	BEST MANAGEMENT PRACTICE SEE BEST MANAGEMENT PRACTICE INDEX AND SHEET C-5 FOR DETAILS
	XX

- GENERAL NOTES**
- DURING CONSTRUCTION
- ALL EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE INSPECTED AND MAINTAINED REGULARLY (MINIMUM ONCE A WEEK) AND AFTER EVERY STORM EVENT.
 - LAND DISTURBANCE SHALL BE KEPT TO MINIMUM TO CONTROL RUNOFF FROM THE SITE.
 - LIMIT LAND CLEARING AND RESTORE ALL GRADING AS SOON AS POSSIBLE.
 - STAGED SEEDING TO RE-VEGETATE CUT AND FILL SLOPES AS THE WORK IS IN PROGRESS.
 - AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND OTHER EROSION.
 - MAINTENANCE OF STREET: STREETS TO BE KEPT CLEAN AND FREE FROM DEBRIS.
 - CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION.
 - A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE KEPT ON THE SITE DURING ALL CONSTRUCTION ACTIVITY.
- POST CONSTRUCTION
- EROSION CONTROL STRUCTURES MAY BE REMOVED ONCE 70% REVEGETATION HAS BEEN ESTABLISHED.
 - EROSION CONTROL STRUCTURES BELOW SEEDING AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS BEEN ESTABLISHED.
 - EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE.
 - THE FOLLOWING PRECAUTIONS SHALL BE PERFORMED:
 A) PERIODIC INSPECTION OF SEDIMENT BASIN AND CLEANING WHEN THE BASIN IS MORE THAN 1/4 FULL. INSPECTION SHALL BE DONE AFTER EVERY MAJOR RAINFALL AND EVERY 6 MONTHS AS A MINIMUM. DISPOSAL OF ANY GREASE OR OIL MUST BE DONE IN ACCORDANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
 B) LITTER, DEBRIS AND CHEMICALS MUST BE PICKED UP AND KEPT IN A LOCATION TO PREVENT POLLUTION OF STORM WATER DISCHARGE.
 C) PARKING AREAS SHALL BE KEPT FREE FROM AUTOMOBILE FLUIDS AS TO NOT WASH INTO THE STORM DRAIN SYSTEM.

- BMP CALLOUTS**
- INSTALL CONCRETE WASTE MANAGEMENT AREA PER DETAIL. MUST BE MIN. 5' ABOVE GROUNDWATER ELEVATION OR LINED.
 - STREET SWEEPING TO REMOVE SEDIMENT TRANSPORTED ONTO STREETS FROM CONSTRUCTION ACTIVITY.
 - PROVIDE DUST CONTROL TO TOTAL AREA OF DISTURBANCE UNTIL FINAL STABILIZATION.

BMP'S TO APPLY TO ENTIRE SITE

CONTRACTOR TO UTILIZE GRADING TECHNIQUES (SURFACE ROUGHENING AND ROUNDDING AT TOPS OF CUTS & TRANSITIONS). TO BE USED IN CONJUNCTION WITH MULCH TACKIFIER OR SOIL BINDER.

MATERIAL MANAGEMENT AND SPILL PREVENTION CONTROL: PAINTS, SOLVENTS, ADHESIVES AND CURING COMPOUNDS SHOULD BE STORED INDOOR, AWAY FROM RAINFALL AND OFFSITE FLOWS. PREVENT FUEL AND PETROLEUM SPILLS BY USING OFFSITE FACILITIES WHEN POSSIBLE. ONLY MAINTAIN/FUEL EQUIPMENT IN DESIGNATED AREA.

APPLY WATER DURING CONSTRUCTION OPERATION TO PREVENT EXCESSIVE WIND EROSION AND DUST GENERATION FROM EXPOSED SOIL SURFACES.



NO.	REVISIONS	BY	DATE

LEGEND ENGINEERING
 52 WEST 100 NORTH
 HEBBER CITY, UT 84032
 PHONE: 435-664-4898
 www.legendengineering.com



**ANTELOPE ANIMAL HOSPITAL
 STORMWATER POLLUTION PREVENTION PLAN
 SYRACUSE, UT**



SHEET:
C-4
 DATE:
 Apr 13, 2016

Silt fence

- DESCRIPTION: A temporary sediment barrier consisting of a filter fabric stretched across and attached to supporting posts and entrenched.
- APPLICATION: To intercept sediment from disturbed areas of limited extent.
 - Perimeter Control: Place barrier at down gradient limits of disturbance.
 - Sediment Barrier: Place barrier at toe of slope or soil stockpile.
 - Protection of Existing Waterways: Place barrier at top of stream bank.
 - Inlet Protection.
- INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
 - Synthetic filter fabric shall be a pervious sheet of propylene, nylon, polyester, or polyethylene yarn. Synthetic filter fabric shall contain ultraviolet ray inhibitors and stabilizers to provide a minimum of 6 months of expected usable construction life at a temperature range of 0 deg. F. to 120 deg. F.
 - Burlap shall be 10 ounces per square yard of fabric.
 - Posts for silt fences shall be either 2" x 4" diameter wood, or 1.33 pounds per linear foot steel with a minimum length of 5 feet. Steel posts shall have projections for fastening wire to them.
 - The fabric is cut on site to desired width, unrolled, and draped over the barrier. The fabric toe is secured with rocks or dirt. The fabric is secured to the mesh with twin, staples or similar devices.
 - When attaching two silt fences together, place the end post of the second fence inside the end post of the first fence. Rotate both posts at least 180 degrees on a clockwise direction to create a tight seal with the filter fabric. Drive both posts into the ground and bury the flap. Provide at least 6" overlap at post.
 - When used to control sediments from a steep slope, silt fences should be placed away from the toe of the slope for increased holding capacity.
- MAINTENANCE:
 - Inspected immediately after each rainfall and at least daily during prolonged rainfall.
 - Should the fabric on a silt fence or filter barrier decompose or become ineffective before the end of the expected usable life and the barrier still be necessary, the fabric shall be replaced promptly.
 - Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately one-half the height of the barrier.
 - Re-anchor fence as necessary to prevent shortcutting.
 - Inspect for runoff bypassing ends of barriers or undercutting barriers.

6

Equipment and vehicle wash down area

- DESCRIPTION: A temporary stabilized pad of gravel for general washing of equipment and construction vehicles.
- APPLICATION: At any site where regular washing of vehicles and equipment will occur. May also be used as a filling point for water trucks limiting erosion caused by overflow or spillage of water.
- INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
 - Clear and grub area and grade to provide maximum slope of 1 percent away from paved roadway.
 - Compact subgrade.
 - Place filter fabric under wash down area if desired (recommended for wash area that remains more than 3 months).
 - Install silt fence down gradient (see Plan No. 122).
- MAINTENANCE:
 - Requires periodic top dressing with additional stones.
 - Solely used to control sediment in wash water. Cannot be utilized for washing equipment or vehicles that may cause contamination of runoff (such as fertilizer equipment or concrete equipment).
 - The wash area shall be maintained in a condition that will prevent tracking of mud onto public rights-of-way.
 - Periodic top dressing with 2 inch stone may be required, as conditions demand, and repair any structures used to trap sediments.
 - Inspect daily for loss of gravel or sediment buildup.
 - Inspect adjacent area for sediment deposit and install additional controls as necessary.
 - Expand stabilized area as required to accommodate activities.
 - Maintain silt fence as outlined in Plan No. 122.

16

Stabilized roadway entrance

- DESCRIPTION: A temporary stabilized pad of gravel for controlling equipment and construction vehicle access to the site.
- APPLICATION: At any site where vehicles and equipment enter the public right of way.
- INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
 - Clear and grub area and grade to provide maximum slope of 1 percent away from paved roadway.
 - Compact subgrade.
 - Place filter fabric under stone if desired (recommended for entrance area that remains more than 3 months).
- MAINTENANCE:
 - Requires periodic top dressing with additional stones.
 - Prevent tracking or flow of mud into the public right-of-way.
 - Periodic top dressing with 2 inches stone may be required, as conditions demand, and repair any structures used to trap sediments.
 - Inspect daily for loss of gravel or sediment buildup.
 - Inspect adjacent areas for sediment deposit and install additional controls as necessary.
 - Expand stabilized area as required to accommodate activities.

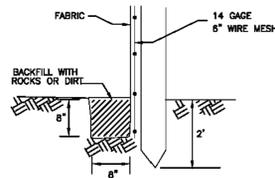
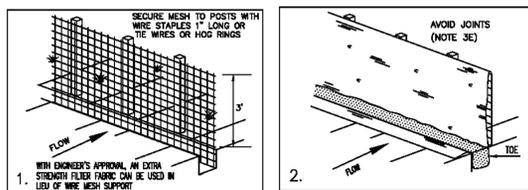
18

Inlet protection – gravel sock

- DESCRIPTION: Placement of gravel sock on grade upstream of, or in front of storm drain inlets to filter or pond water runoff
- APPLICATION: At inlets in paved or unpaved areas where up gradient area is to be disturbed by construction activities.
- INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
 - On-grade inlet protection:
 - On-grade inlet protection should be used when completely blocking a storm drain inlet box would result in forcing water further downstream would cause flooding or other undesirable results.
 - Prepare filter media (gravel sock, straw waddle, or other approved media) in accordance with manufacturer's recommendations.
 - Install filter media just upstream of the inlet box.
 - Filter media shall butt tightly against the face of the curb and angle at approximately a 45 degree angle away from the curb to trap runoff between the media and the curb.
 - Excessive flows will flow either over or around the filter media and into the inlet box.
 - Expect ponding behind the filter media.
 - Drop inlet protection:
 - Drop inlet protection should be used at low points in the curb and when diverting flows further downstream will not cause undesirable results.
 - Prepare filter media (gravel sock, straw waddle, or other approved media) in accordance with manufacturer's recommendations.
 - Install filter media around the entire perimeter of the inlet grate.
 - Filter media shall butt tightly against the face of the curb on both sides of the inlet grate.
 - Excessive flows will either flow around the media or over the top and into the inlet box.
 - Expect ponding around the inlet box.
- MAINTENANCE:
 - Inspect inlet protection after every large storm event and at a minimum of once monthly.
 - Remove sediment accumulated when it reaches 2 inches in depth.
 - Replace filter medium when damage has occurred or when medium is no longer functioning as intended.

10

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (SWMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



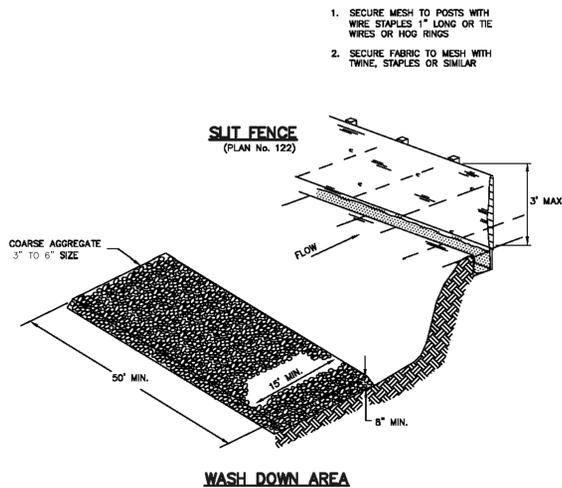
Silt fence

122

February 2006

7

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (SWMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



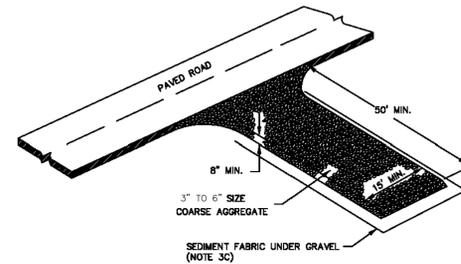
Equipment and vehicle wash down area

Plan No. 125

February 2006

17

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (SWMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



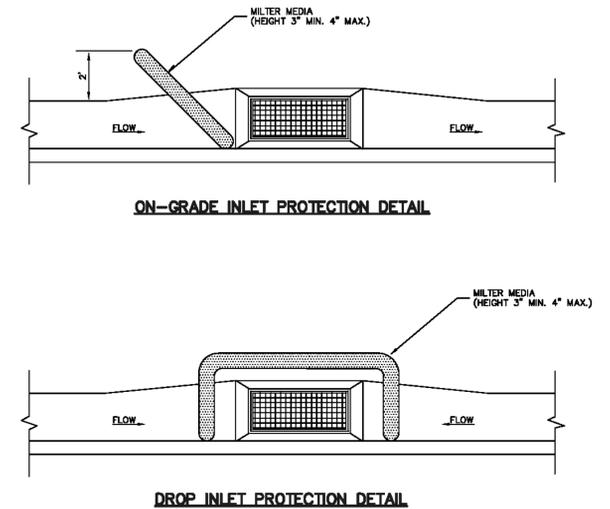
Stabilized roadway entrance

Plan No. 126

February 2006

19

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (SWMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



Inlet protection - gravel sock

Plan No. 124

September 2006

11

Drawing 1 of 3

NO.	REVISIONS	BY	DATE

LEGEND ENGINEERING
52 WEST 100 NORTH
HEBER CITY, UT 84002
PHONE: 435-664-4698
www.legendengineering.com



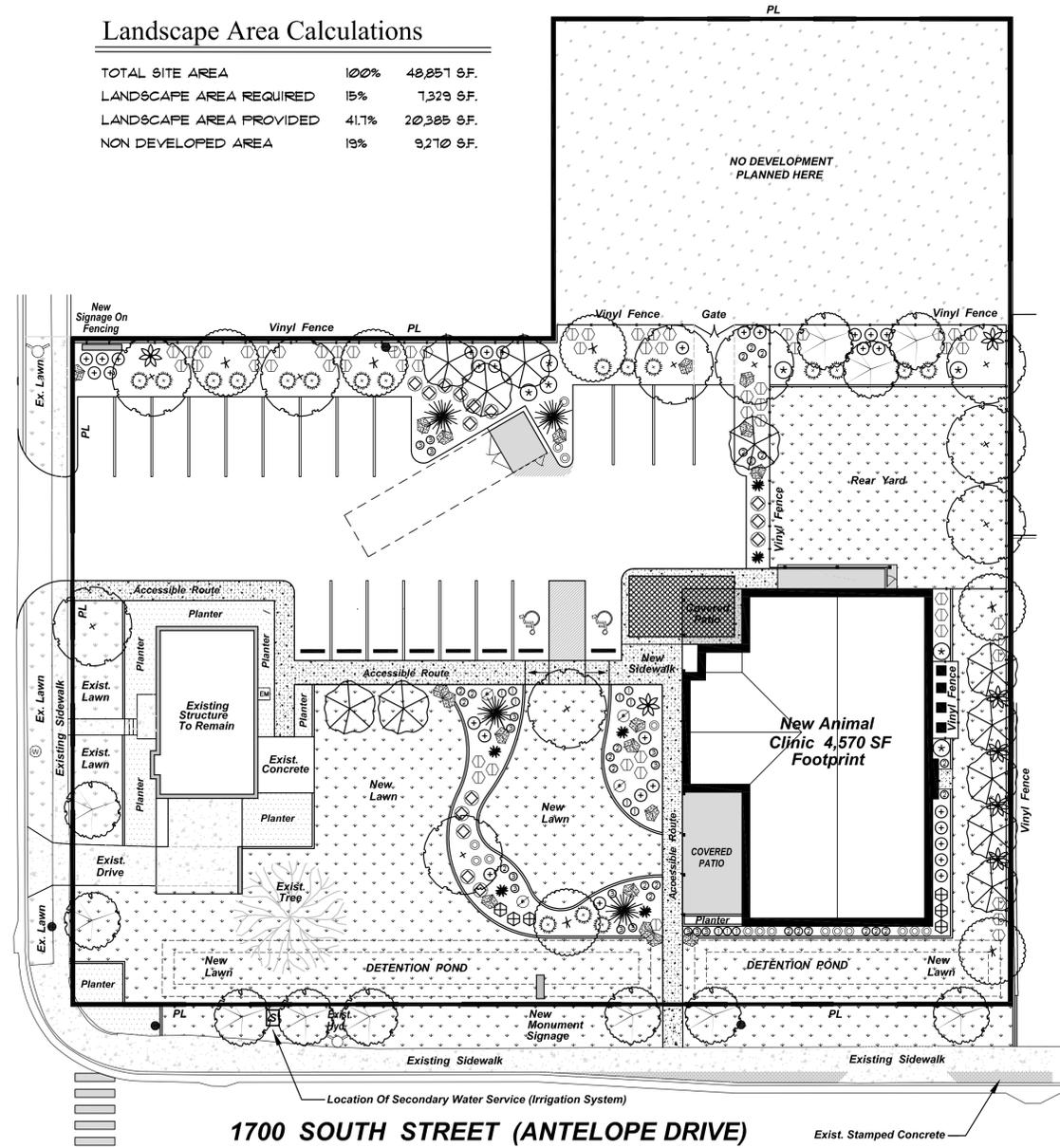
ANTELOPE ANIMAL HOSPITAL
SWPPP DETAILS
SYRACUSE, UT



SHEET: C-5
DATE: Apr 13, 2016

Landscape Area Calculations

TOTAL SITE AREA	100%	48,251 S.F.
LANDSCAPE AREA REQUIRED	15%	7,329 S.F.
LANDSCAPE AREA PROVIDED	41.7%	20,385 S.F.
NON DEVELOPED AREA	19%	9,210 S.F.



1700 SOUTH STREET (ANTELOPE DRIVE)

Legend

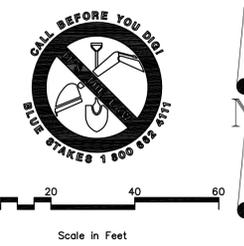
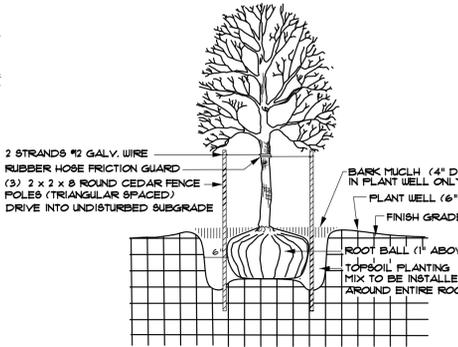
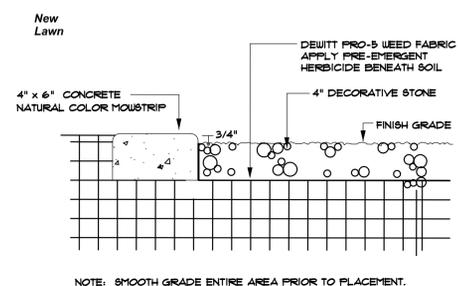
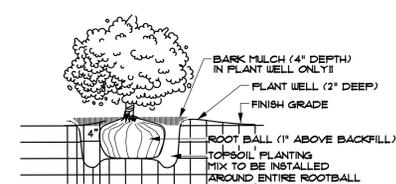
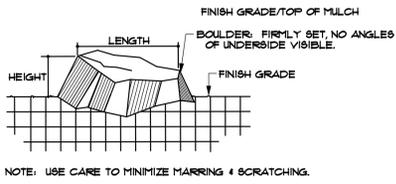
Symbol	Description	Remarks
	Landscape Boulder / 4' Min. Size / Individually Placed	Boulder Type And Color Shall Be From Brown's Canyon Or Local Source, Blonde-Tan Colored Quartzite, Block Edges.
	4" x 6" Extruded Concrete Mowstrip / Natural Color	Install In Straight True Lines And Uniform Curves, 4' Between All Lawn And Shrub Areas. Compact Sub-grade To 90% Prior To Installation.
	New Lawn Area / Use Water Conservative Mixture	Install New Lawn In Areas Shown And Over A 4" Depth Of Topsoil. Provide Cutsheet For Water Conservative Mixture.
	New Shrub - Rock Area / 1/2" Min. Size / "Calico"	Install In Areas Shown To A Depth Of 4 Inches Over "DeWitt" Brand Weed Barrier Fabric. Rock To Be A "Calico" Product Or Equal.

General Notes

- All bidding landscape contractors shall have a minimum of 5 years experience in the installation of commercial landscapes and irrigation projects, and be able to supply the necessary staff to perform all tasks associated with these drawings, and in a professional and timely manner.
- The landscape contractor, at all times, shall have personnel on-site experienced in being able to interpret the drawings correctly, and accurately measure the design layout using the specified scale.
- The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning work. The contractor shall coordinate his work with the project manager and all other contractors working on the site.
- The finish grade of all planting areas shall be smooth, even and consistent, free of any humps, depressions or other grading irregularities. The finish grade of all landscape areas shall be graded consistently 1/2" below all walks, curbs, etc.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
- All plant materials shall be approved prior to planting. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the specifications.
- The contractor shall plant all plants per the planting details, stake/guy as shown. The top of the rootballs shall be planted flush with the finish grade.

Landscape Architect

RDL Design Company, Inc.
1020 East Yale Avenue
Salt Lake City, Utah 84105
Phone : 801-647-3114
Email : rdl@design.comcast.net



Plant List (TREES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
11		Malus 'Spring Snow'	Spring Snow Crab	2" Calliper 8'-10' Height	Full Head Crown Straight Trunk
4		Pinus heldreichii leucodermis	Bosnian Pine	6' Height B & B	Full Throughout Specimen
6		Prunus virginiana 'Canada Red'	Canadian Red Cherry	2" Calliper 8'-10' Height	Full Head Crown Straight Trunk
11		Syringa reticulata	Japanese Tree Lilac	2" Calliper 8'-10' Height	Full Head Crown Straight Trunk
10		Tilia tomentosa 'Sterling'	Sterling Silver Linden	2" Calliper 10'-12' Height	Full Head Crown Straight Trunk

Plant List (SHRUBS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
4		Berberis thund. 'Crimson Fygm'	Crimson Fygm Barberry	5 Gallon	15"-18" Height
1		Caryopteris clandonensis	Blue Mist Spiraea	5 Gallon	18"-24" Height
7		Physocarpus opulifol. 'Diablo'	Diablo Ninebark	5 Gallon	24"-30" Height
17		Rhus aromatica 'Grow-Low'	Grow Low Sumac	5 Gallon	18"-24" Spread
15		Rosa 'Knock Out Red'	Knock Out Red Rose	5 Gallon	18"-24" Spread
30		Spiraea bumalda 'Neon Flash'	Neon Flash Spiraea	5 Gallon	18"-24" Height
6		Yucca filam. 'Golden Sword'	Golden Sword Yucca	5 Gallon	15"-18" Height

Plant List (ORNAMENTAL GRASSES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
6		Calamagrostis a. 'Avalanche'	Avalanche Feather Grass	5 Gallon	24"-30" Height
56		Calamagrostis a. 'Foerster'	Foerster Feather Grass	5 Gallon	24"-30" Height
16		Festuca s. 'Little Bunny'	Little Bunny Fountain Grass	1 Gallon	12"-15" Height

Plant List (PERENNIALS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
11		Hemerocallis 'Stella d'Oro'	Stella d'Oro Day Lily	1 Gallon	Full Can
22		Lavandula 'Hidcote Blue'	Hidcote Blue Lavender	1 Gallon	Full Can
15		Salvia 'East Friesland'	East Friesland Sage	1 Gallon	Full Can

** Plant material quantities are provided for convenience in bidding ONLY!! The contractor shall provide and install all plant materials either shown or noted on the plans, and of the sizes and heights specified.

Plant Material Quality Note:

All plant materials shall be of number one quality and size for the container specified. All materials of each variety shall be furnished by the same supplier and come from the same stock or group. The Owner and Landscape Architect have the right to reject any and all plant materials not meeting specification or in a healthy condition for the project. The contractor shall secure all plant materials for the project a minimum of 60 days prior to the anticipated installation date. No plant material substitutions will be considered following the 60 day period. All plant materials shall be reviewed and approved prior to shipment to the site.

Planting Notes

- All lawn areas shall receive a 4 inch depth of topsoil, all shrub planting areas shall receive a 4 inch depth of topsoil. If topsoil material is not available on-site, it must be imported from an approved local source. All topsoil shall be of a sandy loam consistency. Provide chemical analysis for all topsoil for approval.
- Prior to placement of topsoil, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches, by the use of mechanical means, in order to create a transition layer between existing and new soils.
- All lawn areas shall be sodded using high grade material of a water conservative mixture, and shall be composed of drought tolerant, Bluegrass, Fescue & Perennial Ryegrass. Prior to installation, all areas shall receive a starter fertilizer applied at the rate recommended by the manufacturer.
- All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site.
- Plant backfill mixture shall be composed of 3 parts topsoil to 1 part humus additive (Soil Pep/or equal), and shall be rotary mixed on-site prior to installation.
- Plant fertilizer shall be 'Agriform' brand 21 gram tablets used as per manufacturers recommendations.
- All trees located in lawn areas shall receive an 'Arbor Guard' trunk protector, or equal, and have a 36 inch diameter sod-free ring. All trees shall be staked for wind protection, unless otherwise indicated.
- Upon completion of planting operations, all shrub pits and tree wells shall receive a 4 inch depth of shredded bark mulch mixture as a cover. The overall shrub beds themselves (beyond plant wells) shall receive a 4" depth of decorative stone surfacing over Pro-5 weed barrier fabric. The decorative stone material to be "BID" for shrub beds is "Calico". Stone for other areas is as shown in the Legend. These materials are available through several local suppliers. Provide a "Mock-Up" of the various proposed materials for approval.
- In decorative stone beds, cut the fabric from around the water well of each plant, then apply fine ground bark inside water well. The remainder of the planter bed shall receive the depth of decorative stone.
- Landscape maintenance shall be required for a period through the second mowing of the lawn (30 days minimum) and shall include mowing, weeding, pruning and one fertilization.
- The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of completion and final acceptance.

Submittal Requirements

- The contractor shall provide to the Owner/Engineer product samples of all landscape materials such as boulders, decorative stone, bark mulches, weed barrier fabric, soil amendments & import topsoil in order to obtain approval to be used on the project, and prior to shipment to the site. Failure to provide this in a timely manner will in no way affect or delay the construction schedule and time for project completion.
- All plant materials shall be secured for the project a minimum of 60 days prior to shipment to the site. The contractor shall provide to the Owner/Engineer written confirmation of this a minimum of 30 days prior to planting of the project. No substitutions will be considered following this time period.

Sub-Grade Requirements

- LAWN AREAS : Six (6) inches below finish grade. This will allow for the installation of a four inch depth of topsoil along with the sodding material, leaving it slightly below finish grade and concrete areas.
- SHRUB AREAS : Eight (8) inches below finish grade. This will allow for the installation of a four inch depth of topsoil along with a four inch depth of bark mulch or decorative stone, leaving it slightly below finish grade and concrete areas.
- SUB-GRADE COORDINATION : The Landscape contractor shall meet early on in the construction process with the site grading contractor, in order to ensure that all sub-grades, prior to final topsoil placement, are provided. Any discrepancies or questions shall be discussed and resolved at that time. Landscape operations shall not begin until the specified sub-grade elevations have been provided.

NO.	REVISIONS	DATE

LEGEND ENGINEERING, LLC
52 WEST 100 NORTH
HEBER CITY, UT 84003
PHONE: 435-654-4828
TOLL FREE FAX: 1-866-310-9972
www.legendengineering.com



ANTELOPE ANIMAL CLINIC
LANDSCAPE PLAN
SYRACUSE, UTAH





PLANNING COMMISSION REGULAR MEETING AGENDA

April 19, 2016

Agenda Item #7 **Criddle Farms Preliminary Subdivision Plat**
1200 S 4000 W

Factual Summation

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

Current Zoning: PRD
Annexation/Concept Plan Date: 12/10/13
Total Area: 20.061 Acres
Development Agreement Density Allowed: 6.7 units/acre
Concept Plan # of Lots: 99 lots
Preliminary Plan # Lots: 101 lots

4/5/16 PC Meeting:

Tabled - applicants to provide more detail for what amenities will be offered in the common space, reconfigure design so common space is more accessible and interconnected, and add trail or sidewalks through the common spaces.

Summary

This property was annexed into the city with a development agreement. The agreement determines the max density, housing type (single family), open space, trail, and concept plan. Nevertheless, the project is required to go through the preliminary and final subdivision process during which modifications to the plan can be made as required by ordinance. Please review the attached documents for additional detail.

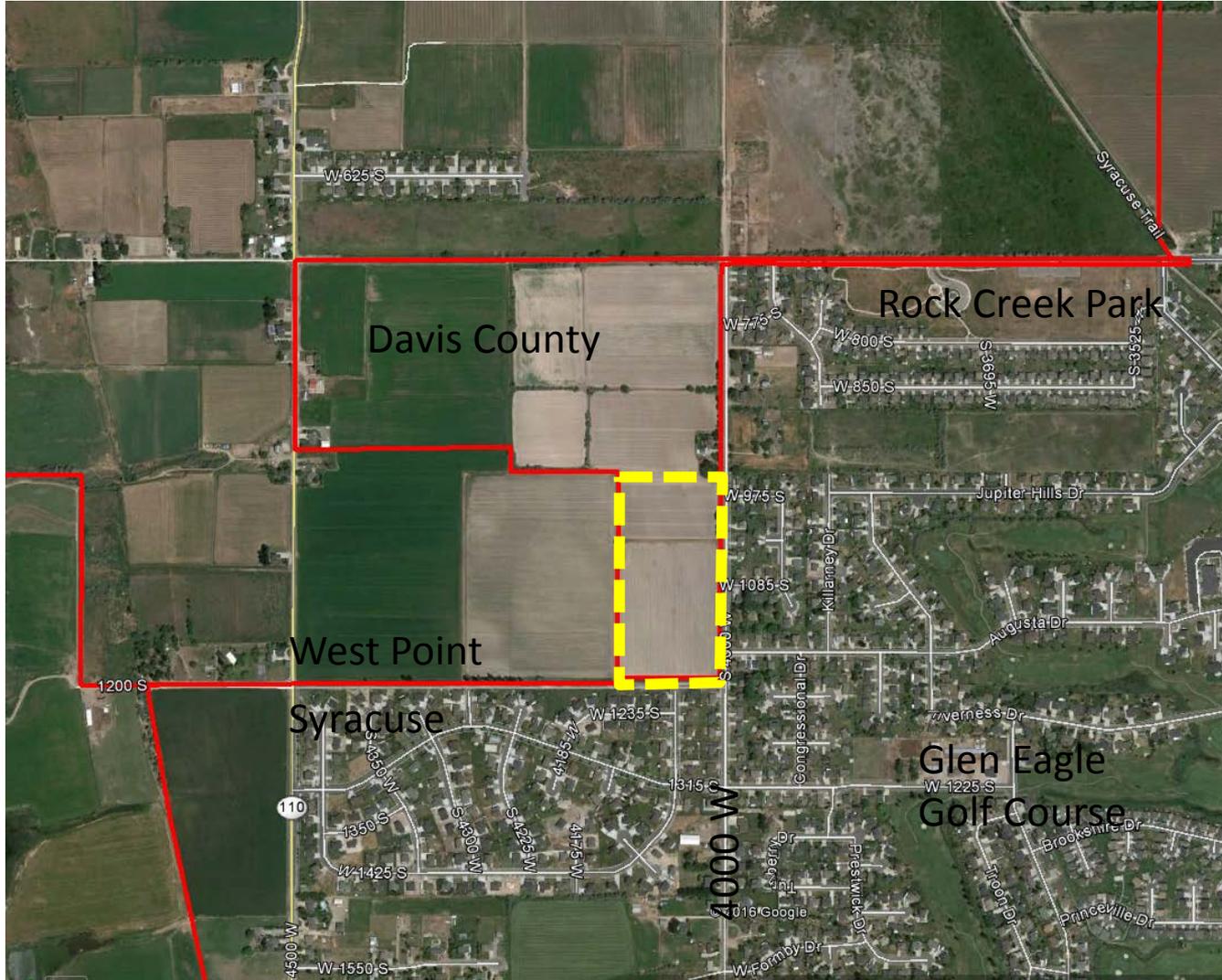
Attachments:

- Aerial Map
- Development Agreement
- Revised Preliminary Plan
- Staff Reviews
- PRD zoning ordinance



Preliminary Subdivision Plan – Criddle Farms

Location: 1200 S. 4000 W.



**AGREEMENT FOR THE ANNEXATION AND DEVELOPMENT OF LAND BETWEEN
SYRACUSE CITY AND WILLIAM CRIDDLE FARMS, LLC
(Approximately 1200 South 4000 West)**

THIS AGREEMENT for the development of land (hereinafter referred to as this “Agreement”) is made and entered into this ____ day of _____, 2013, between SYRACUSE CITY, a municipal corporation of the State of Utah (hereinafter referred to as “City”), and WILLIAM CRIDDLE FARMS, LLC (hereinafter referred to as “Owner”). City and Owner collectively referred to as the “Parties” and separately as “Party”.

RECITALS

WHEREAS, in furtherance of the objectives of the Syracuse City General Plan, City has considered an application for an annexation of property into the City and zone change therefore from the present zoning to PRD (Planned Residential Development), of said property, located at approximately 1200 South 4000 West on the west side of 4000 West in Syracuse City (hereinafter the “Subject Area”); and

WHEREAS, the total area proposed for annexation and rezone is contained in the Subject Area which consists of approximately 20.61 acres and is described in Exhibit “A” which is attached hereto and incorporated by this reference; and

WHEREAS, Owner is the Owner of the Subject Area and has presented a proposal for development of the Subject Area to the City, which provides for development in a manner consistent with the overall objectives of Syracuse City’s General Plan; and

WHEREAS, Parties desire to enter into this Agreement to provide for the annexation, and for the rezoning of the Subject Area, in a manner consistent with the overall objectives of the City’s General Plan and the intent reflected in that Plan; and

WHEREAS, City is willing to annex, and to grant PRD zoning approval for the Subject Area, subject to Owner agreeing to certain limitations and undertakings described herein, which Agreement will provide protection for the Subject Area and the surrounding properties and will enable the City Council to consider the approval of such development at this time; and

WHEREAS, City believes that entering into this Agreement with Owner is in the vital and best interest of the City and the health, safety, and welfare of its residents.

NOW, THEREFORE, each of the Parties hereto, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree as follows:

**ARTICLE I
DEFINITIONS**

The following terms have the meaning and content set forth in this Article I, wherever used in this Agreement:

1.1 “City” shall mean Syracuse City, a body corporate and politic of the State of Utah. The principal office of City is located at 1979 West 1900 South, Syracuse, Utah 84075.

1.2 “Owner” shall mean WILLIAM CRIDDLE FARMS, LLC. The principal mailing addresses for Owner is listed in paragraph 7.2.

1.3 “Subject Area” shall have the meaning set forth in the Recitals accompanying hereto.

ARTICLE II CONDITIONS PRECEDENT

2.1 This Agreement shall not take effect until City has approved this Agreement pursuant to a resolution of the Syracuse City Council.

2.2 Owner agrees to restrict the uses permitted under a PRD zoning designation and as set forth in this Agreement.

ARTICLE III CITY’S UNDERTAKINGS

3.1 Subject to the satisfaction of the conditions set forth in Section 2.2 and Article II, City shall approve the annexation of the Subject Area, and the rezone of the Subject Area from its present zoning to PRD, with an effective date of no sooner than the effective date and adoption of this Agreement by the City Council. Any annexation or zoning amendment shall occur upon a finding by the City Council that it is in the best interest of the health, safety and welfare of the citizens of Syracuse City to make such a change at this time.

3.2 The proposed zoning change is as reflected on Exhibit “A.”

ARTICLE IV OWNER’S UNDERTAKINGS

4.1 Conditioned upon City’s performance of its undertakings set forth in Article III with regard to the annexation and to the zoning change of the Subject Property, and provided Owner has not terminated this Agreement pursuant to Section 7.8, Owner agrees to the following:

- 1) Zoning- Development of the property designated for PRD zoning, once zoned PRD, shall comply with all applicable City rules, regulations and codes and the provisions of this Agreement.
- 2) Density- The Subject Area shall be limited to no greater than 6.7 units per acre.
- 3) Single Family Units- All units within the subject area shall be single family detached homes.
- 4) Open Space- Development of the proposed property shall contain no less than fifty percent (50%) open space. No less than twenty percent (20%) of said open space shall be improved with amenities. The type of amenities will be addressed during the development process and may be included in a development agreement.
- 5) Trail System- A trail system shall be included in the development and shall connect to any existing or future trails on properties abutting the Subject Area. Specifically the subject area shall have two trail connections on the south portion of the Subject Area on 1200 South and a future connection to the Emigrant Trail to the north of the Subject Area.
- 6) Conceptual Plan- The development of the Subject Area shall be substantially similar to the Conceptual Rendering that is attached hereto as Exhibit “B” and incorporated by this reference. During the development process amendments to the conceptual rendering may be necessary to accommodate matters such as changes to infrastructure design and layout for engineering purposes or slight adjustments to open space to enhance usability and connectivity.

- 7) Development Agreement- The Parties agree to be bound by the all City rules, regulations, and codes, this Agreement. Additionally, before development may begin the Parties shall enter into a development agreement. The development agreement may address any matters contained in this Agreement as well as matters such as architectural style, use and maintenance of open space and trails, home owners' association, street cross sections, landscaping and any other matters relating to the development of the Subject Area.
- 8) These enumerations are not to be construed as approvals thereof, as any required approval process must be pursued independent hereof.
- 9) Owner agrees to limit development to the uses allowed in the PRD zone and this Agreement on all properties within the Subject Area, and if other uses are desired, Owner agrees to seek amendment of this Agreement before pursuing the development of those uses. The City may but under no circumstances shall the City be required to amend this Agreement.
- 10) Any conflict between the provisions of this Agreement and the City's codified requirements shall be resolved in favor of the more strict requirement unless expressly waived by the City Council.

ARTICLE V GENERAL REQUIREMENTS AND RIGHTS OF CITY

5.1 Issuance of Permits - Owner. Owner, or its assignee, shall have the sole responsibility for obtaining all necessary building permits in connection with Owner's Undertakings and shall make application for such permits directly to the Syracuse City Community Development Department and other appropriate departments and agencies having authority to issue such permits in connection with the performance of Owner's Undertakings. City shall not unreasonably withhold or delay the issuance of its permits.

5.2 Completion Date. The Owner shall, in good faith, reasonably pursue completion of the development. Each phase or completed portion of the project must independently meet the requirements of this Agreement and the City's ordinances and regulations, such that it will stand alone, if no further work takes place on the project.

5.3 Access to the Subject Area. For the purpose of assuring compliance with this Agreement, so long as they comply with all safety rules of Owner and its contractor, representatives of City shall have the right of access to the Subject Area without charges or fees during the period of performance of Owner's Undertakings. City shall indemnify, defend and hold Owner harmless from and against all liability, loss, damage, costs or expenses (including attorneys' fees and court costs) arising from or as a result of the death of a person or any accident, injury, loss or damage caused to any person, property or improvements on the Subject Area arising from the negligence or omissions of City, or its agents or employees, in connection with City's exercise of its rights granted in this paragraph.

ARTICLE VI REMEDIES

6.1 Remedies for Breach. In the event of any default or breach of this Agreement or any of its terms or conditions, the defaulting Party or any permitted successor to such Party shall, upon written notice from the other, proceed immediately to cure or remedy such default or breach, and in

any event cure or remedy the breach within thirty (30) days after receipt of such notice. In the event that such default or breach cannot reasonably be cured within said thirty (30) day period, the Party receiving such notice shall, within such thirty (30) day period, take reasonable steps to commence the cure or remedy of such default or breach, and shall continue diligently thereafter to cure or remedy such default or breach in a timely manner. In case such action is not taken or diligently pursued, the aggrieved Party may institute such proceedings as may be necessary or desirable in its opinion to:

6.1.1 cure or remedy such default or breach, including, but not limited to, proceedings to compel specific performance by the Party in default or breach of its obligations; and

6.1.2 If the remedy of reversion is pursued, the defaulting Owner agrees not to contest the reversion of the zoning on undeveloped portions of the Subject Area, by the City Council to the previous zoning on the property, and hereby holds the City harmless for such reversion.

6.2 Enforced Delay Beyond Parties' Control. For the purpose of any other provisions of this Agreement, neither City nor Owner, as the case may be, nor any successor in interest, shall be considered in breach or default of its obligations with respect to its construction obligations pursuant to this Agreement, in the event the delay in the performance of such obligations is due to unforeseeable causes beyond its fault or negligence, including, but not restricted to, acts of God or of the public enemy, acts of the government, acts of the other Party, fires, floods, epidemics, quarantine restrictions, strikes, freight embargoes or unusually severe weather, or delays of contractors or subcontractors due to such causes or defaults of contractors or subcontractors. Unforeseeable causes shall not include the financial inability of the Parties to perform under the terms of this Agreement.

6.3 Extension. Any Party may extend, in writing, the time for the other Party's performance of any term, covenant or condition of this Agreement or permit the curing of any default or breach upon such terms and conditions as may be mutually agreeable to the Parties; provided, however, that any such extension or permissive curing of any particular default shall not operate to eliminate any other obligations and shall not constitute a waiver with respect to any other term, covenant or condition of this Agreement nor any other default or breach of this Agreement.

6.4 Rights of Owner. In the event of a default by Owner's assignee, Owner may elect, in its discretion, to cure the default of such assignee; provided, Owner's cure period shall be extended by thirty (30) days.

ARTICLE VII GENERAL PROVISIONS

7.1 Successors and Assigns of Owner. This Agreement shall be binding upon Owner and its successors and assigns, and where the term "Owner" is used in this Agreement it shall mean and include the successors and assigns of Owner, except that City shall have no obligation under this Agreement to any successor or assign of Owner not approved by City. Notwithstanding the foregoing, City shall not unreasonably withhold or delay its consent to any assignment or change in Ownership (successor or assign of Owner) of the Subject Area. Upon approval of any assignment by City, or in the event Owner assign all or part of this Agreement to an assignee, Owner shall be relieved from further obligation under that portion of the Agreement for which the assignment was made and approved by City.

7.2 Notices. All notices, demands and requests required or permitted to be given under this Agreement (collectively the “Notices”) must be in writing and must be delivered personally or by nationally recognized overnight courier or sent by United States certified mail, return receipt requested, postage prepaid and addressed to the Parties at their respective addresses set forth below, and the same shall be effective upon receipt if delivered personally or on the next business day if sent by overnight courier, or three (3) business days after deposit in the mail if mailed. The initial addresses of the Parties shall be:

To Owner: WILLIAM CRIDDLE FARMS, LLC
1455 South 1000 West
Clearfield, Utah 84015
Attn: Con Wilcox, Managing Member

To City: SYRACUSE CITY CORPORATION
1979 West 1900 South
Syracuse, Utah 84075
Attn: City Manager

Upon at least ten (10) days’ prior written notice to the other Party, either Party shall have the right to change its address to any other address within the United States of America

If any Notice is transmitted by facsimile or similar means, the same shall be deemed served or delivered upon confirmation of transmission thereof, provided a copy of such Notice is deposited in regular mail on the same day of such transmission.

7.3 Third Party Beneficiaries. Any claims of third party benefits under this Agreement are expressly denied, except with respect to permitted assignees and successors of Owner.

7.4 Governing Law. It is mutually understood and agreed that this Agreement shall be governed by the laws of the State of Utah, both as to interpretation and performance. Any action at law, suit in equity, or other judicial proceeding for the enforcement of this Agreement or any provision thereof shall be instituted only in the courts of the State of Utah.

7.5 Integration Clause. This document constitutes the entire agreement between the Parties and may not be amended except in writing, signed by the City and the Owner.

7.6 Exhibits Incorporated. Each Exhibit attached to and referred to in this Agreement is hereby incorporated by reference as though set forth in full where referred to herein.

7.7 Attorneys’ Fees. In the event of any action or suit by a Party against the other Party for reason of any breach of any of the covenants, conditions, agreements or provisions on the part of the other Party arising out of this Agreement, the prevailing Party in such action or suit shall be entitled to have and recover from the other Party all costs and expenses incurred therein, including reasonable attorneys’ fees.

7.8 Termination. Except as otherwise expressly provided herein, the obligation of the Parties shall terminate upon the satisfaction of the following conditions:

7.8.1 With regard to Owner’s Undertakings, performance of Owner of Owner’s Undertakings as set forth herein.

7.8.2 With regard to City's Undertakings, performance by City of City's Undertakings as set forth herein.

Upon an Owner's request (or the request of Owner's assignee), the other Party agrees to enter into a written acknowledgment of the termination of this Agreement, or part thereof, so long as such termination (or partial termination) has occurred.

7.9 Recordation. This Agreement will be recorded in the Davis County Recorder's Office.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their duly authorized representatives effective as of the day and year first above written.

SYRACUSE CITY CORPORATION,

By: _____
JAMIE NAGLE, Mayor

ATTEST:

By: _____
CASSIE BROWN, City Recorder

Signed by

CON LAYNE WILCOX
Managing Member, William Criddle Farms,
LLC

Subscribed and sworn to me this _____ day of _____, 2013.

Notary

Signed by

G. DOUGLAS WILCOX
Managing Member, William Criddle Farms,
LLC

Subscribed and sworn to me this _____ day of _____, 2013.

EXHIBIT "A"

Legal Description of Wilcox property located at approximately 4000 West Street and 1200 South Street

Beginning at the East Quarter Corner of Section 7, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and running;

Thence North $89^{\circ}57'53''$ West 662.87 feet along the quarter section line to the mid-point of the south line of the Southeast Quarter of the Northeast Quarter of said Section 7;

Thence North $0^{\circ}14'27''$ East 1317.95 feet along the north/southline dividing the Southeast Quarter of the Northeast Quarter of said Section 7 into aliquot parts to the mid-point of the north line of the Southeast Quarter of the Northeast Quarter of said Section 7;

Thence North $89^{\circ}58'20''$ East 662.83 feet along the north line of the Southeast Quarter of the Northeast Quarter of said Section 7 to the section line, being the mid-point of the east line of the Northeast Quarter of said Section 7;

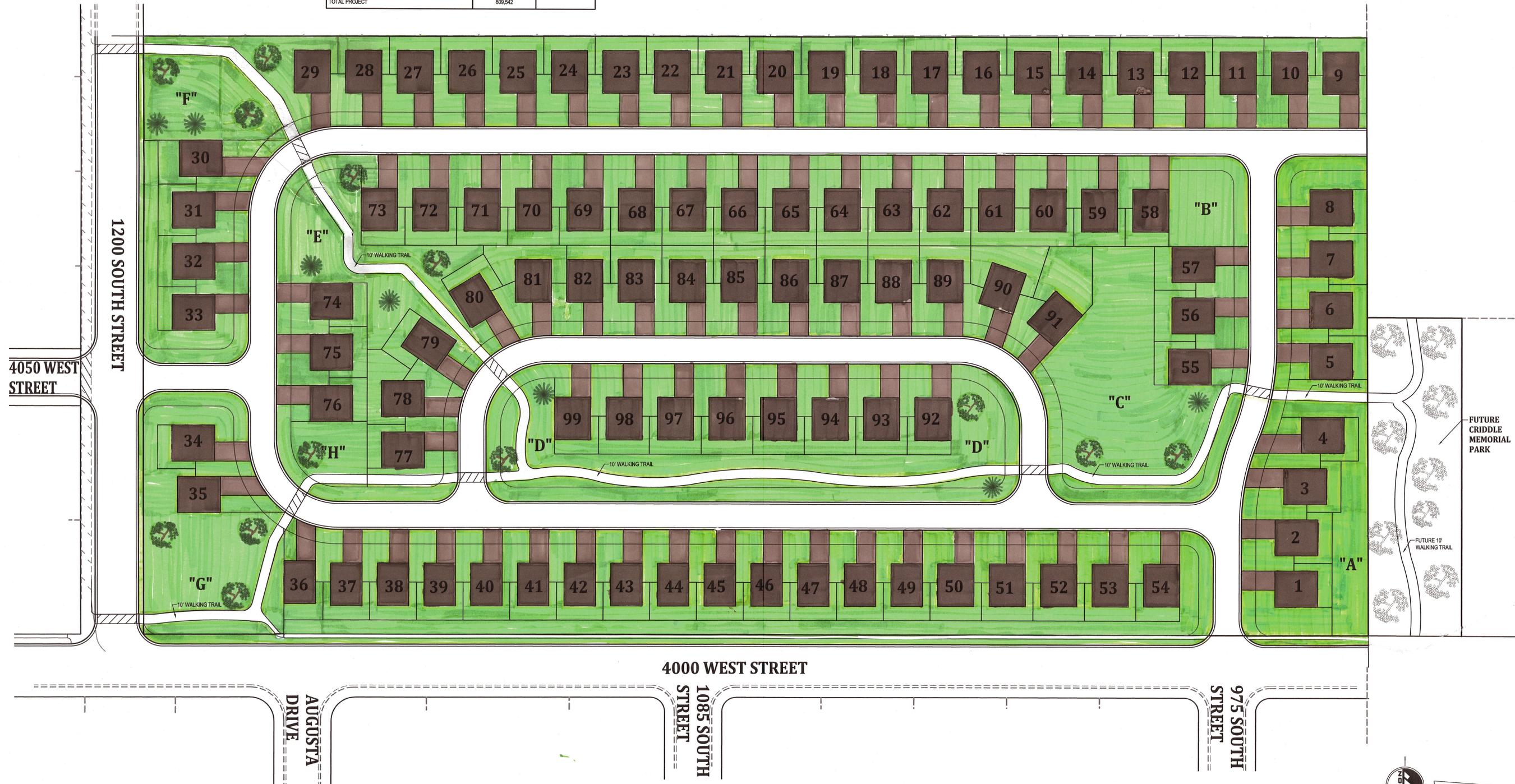
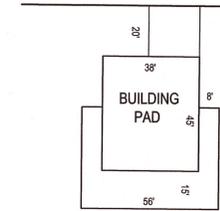
Thence South $0^{\circ}14'20''$ West 1318.69 feet along the section line to the point of beginning.

Contains 873,844 square feet, 20.061 acres.

LAND USE PERCENTAGE		
USE	SQ.FT.	PERCENT
SINGLE FAMILY RESIDENTIAL PAD	169,290	29.36%
COMMON AREA (PARCELS A-H)	130,420	22.62%
	A 10,331	
	B 5,410	
	C 29,810	
	D 26,346	
	E 17,771	
	F 17,141	
	G 18,634	
	H 4,977	
COMMON AREA (FRONT/SIDE)	152,886	26.51%
LIMITED COMMON ARE (BACKSIDE)	124,100	21.52%
NET ACREAGE (LESS ROADS)	576,696	100.00%
PUBLIC ROADS	232,848	
TOTAL PROJECT	809,542	

LAND AREA TABLE	
TOTAL PROJECT	18.585 ACRES
NET ACREAGE (20% REDUCTION FOR ROADS)	14.868 ACRES
UNITS PER ACRE CALCULATION	
ALLOWABLE DENSITY (8 UNITS PER ACRE)	119 UNITS
ACTUAL DENSITY - (6.66 UNITS PER ACRE)	99 UNITS

SINGLE FAMILY RESIDENTIAL PAD DETAIL



LAYTON
1485 West Hillfield Rd. Suite 204
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.590.0187

WWW.ENSIGNUTAH.COM

FOR:
WILCOX FARMS
1455 SOUTH 1000 WEST
CLEARFIELD, UT 84015

CONTACT:
CON WILCOX
PHONE: 801-000-0000
FAX:

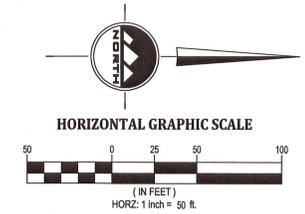
CRIDDLE FARMS P.R.D.

700 SOUTH 4000 WEST
SYRACUSE, UTAH

NO.	DATE	REVISION	BY
1		FOR REVIEW	
2			
3			
4			
5			
6			
7			
8			

CONCEPT PLAT

PROJECT NUMBER: L2101A
DATE: 12/31/13
DRAWN BY: A.SHELBY
CHECKED BY: K.RUSSELL
PROJECT MANAGER: K.RUSSELL



Land Use Percentage		
Use	SQ. FT.	Percent
Single Family Pad	172,710	33%
Common Space (Parcels A-F)	154,257	29%
parcel a	28,345	
parcel b	23,475	
parcel c	20,581	
parcel d	44,674	
parcel e	22,468	
parcel f	14,714	
Open Space (Frontside)	154,237	29%
Open Space (Backside)	136,350	26%
Net Area (Less Roads)	524,839	100%
Public Roads	305,485	
Total Project	830,324	

Land Area Table	
Total Project (Acres)	19.06
Net Acreage (Less Roads in Acres)	12
Units per acre calculations	
Allowable Density (6.7 units per acre)	127.71
Actual Density (5.30 units per acre)	101



Memorandum

To: Noah Steele
CC:
From: Focus Engineering and Surveying
Date: 3/31/2016
Re: Preliminary Review Comments Response

Engineering

Plat:

Submit a plat with final approval.

a. **Noted:**

Plans:

Sewer and land drain mains need to be extended to serve lots 73, 75 and 76.

Corrected.

Keep all utilities in the same location throughout all roads.

Corrected.

All existing irrigation turnouts and ditches serving the developed property shall be abandoned per Hooper Irrigation standards. Any existing irrigation mains

Noted on the plans.

1200 South Street will need to be fully improved to the collector cross section including culinary and secondary waterlines stubbed to the west boundary of the property.

This has been added to the plans per our meeting on 3/28/16

The trail must be 10' wide throughout the property with a public easement. All trail crossing shall have ADA ramps meeting current standards with 10' wide detectable panels.

Verify adequate hydrant spacing with the fire department.

Noted.

Move the catch basin in front of Lot 38 south so it is not in the middle of a driveway and add a catch basin on the east side of the street.

Corrected.

All hydrants shall be installed short side.

Corrected

Add an eclipse 88 sampling station on the west side of lot 49 and the west side of lot 22

Corrected.

Add inline culinary and secondary valves in front of lot 40.

Corrected.

Consult with planning for the trail alignment.

Trail has been moved according the planning department recommendations.

Add a street light at both 1200 South intersections.

Corrected.

Planning

Provide approximate Address, Section, Township, and Range on plat

Corrected.

Provide the appropriate number of phases and phasing lines

Phasing has been added.

Replace “Improved Open Space” label with “Common Space”

Corrected.

Clarify if Parcel F was counted as open space and when it will be improved

Corrected.

Giant trees on parcel “F” should be preserved

Concur.

Provide location of existing open ditch/ canal locations and plans to cover if any.

Added.

Please clarify which road cross section will be applied to each proposed road

Corrected.

A stub road is recommended through the location of lot 28 and 29 in line with 1975.

A stub road will be done with the North Property that will better suit east-west traffic.

An additional development agreement is required to address building elevations, landscape plan, amenity details, fencing, phasing, and road improvements. To be completed by final.

Noted.

Explore the relocation of the trail to the east edge of development.

Trail has been moved according to recommendations.

Lots 49 to 53 and 88-95 are double frontage

These lots do not have any frontage on 4000 West. Parcel B will provide a buffer.

PRD next to Agriculture requires buffer “A”.

Noted.

Fire Department

All hydrants shall be placed with the 4 ½” connection facing the point of access for Fire Department Apparatus. Number and distribution of hydrants shall be spaced according to table C105.1 of the 2012 IFC. Lots 10, 11, 12, and 13 exceed the maximum distance from any point on street frontage to a hydrant. An additional hydrant will be needed.

An additional hydrant has been added.

Chapter 10.75 PRD – PLANNED RESIDENTIAL DEVELOPMENT

Sections:

- [10.75.010](#) Purpose.
- [10.75.020](#) Permitted uses.
- [10.75.030](#) Conditional uses.
- [10.75.040](#) Minimum lot standards.
- [10.75.050](#) Development plan and agreement requirements.
- [10.75.060](#) Design standards.
- [10.75.070](#) Street design.
- [10.75.080](#) Off-street parking and loading.
- [10.75.090](#) Signs.

10.75.010 Purpose.

The purpose of this [zone](#) is to allow diversification in the relationship of residential [uses](#) to its sites and permit directed flexibility of site design. Further, its intent is to encourage a more efficient [use](#) of the land and the reservation of a greater proportion of [common space](#) for recreational and visual [use](#) than other residential [zones](#) may provide and to encourage a variety of [dwelling units](#) that allow imaginative concepts of neighborhood and housing options and provide variety in the physical development pattern of the City. This will allow the developer to more closely tailor a development project to a specific user group, such as retired persons.

The intent of this [zone](#) is to encourage good neighborhood design while ensuring compliance with the intent of the subdivision and zoning [ordinances](#). All [dwelling units](#) are to be held in private individual ownership. However, the development shall contain common or [open space](#) and amenities for the enjoyment of the planned community that are developed and maintained through an [active homeowners' association](#) or similar organization with appointed management. [Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-15-010.]

10.75.020 Permitted uses.

The following are [permitted uses](#) 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](#) (maximum 200 square feet).
- (B) Churches, [synagogues](#), and [temples](#).
- (C) [Dwelling units](#), single-family (no more than four units attached).
- (D) Educational services.
- (E) [Household pets](#).
- (F) Private parks.

(G) [Public](#) and quasi-public [buildings](#).

(H) Residential facilities for persons with disabilities and assisted living centers. [Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-15-020.]

10.75.030 Conditional uses.

The following may be permitted [conditional uses](#) for nonattached [dwellings](#), after approval as specified in SCC [10.20.080](#):

(A) [Day care centers](#) (major).

(B) [Home occupations](#) (minor or major).

(C) [Temporary commercial uses](#) (see SCC [10.35.050](#)) (minor).

(D) Temporary [use](#) of [buildings](#) (see SCC [10.30.100](#)(A)(9)) (minor). [Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-15-030.]

10.75.040 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: overall density of six [dwelling units](#) per gross acre.

(1) The development shall provide a standard road right-of-way of 60 feet which shall include curb, gutter, and sidewalk improvements;

(2) Open space/common space shall be a minimum 50 percent of the total land [area](#), excluding roadways, [buildings](#), acreage and excluding any above-ground City infrastructure. Of that 50 percent, 30 percent shall be in [open space](#) and 20 percent in [common space](#);

(3) For detention ponds to be considered [common space](#) they must include amenities recommended by [planning commission](#) and [city council](#);

(4) The aesthetic and [landscaping](#) proposals shall provide for trees and shrubs that break up the look of having the same [building](#) style duplicated throughout the development and shall be in accordance with the Architectural Review Guide;

(5) For the purpose of this section, [landscaping](#) is not considered to be an amenity;

(6) The development shall provide adequate off-street parking area(s), subject to requirements of this chapter and off-street parking requirements as found in Chapter [10.40](#) SCC; and

(7) The development design shall include a direct connection to a major arterial, minor arterial, or major collector roadway.

(B) Lot width: determined by development plan.

(C) Front yard: 20 feet.

(D) Side yards: a minimum of 16 feet between primary [structures](#) and eight feet from the property line.

(E) Rear yard: a minimum of 15 feet.

(F) [Building](#) height: as allowed by current adopted [building](#) code, with a maximum height of 30 feet to the top of the roof [structure](#).

(G) Structure: attached units shall not have a single roofline and shall have variations in architectural style between the [buildings](#). The units shall include a minimum of two-car garages for each unit and shall not be the major architectural feature of the [building](#). [Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1998; Code 1971 § 10-15-040.]

10.75.050 Development plan and agreement requirements.

(A) Subdivision [ordinance](#) requirements shall generally apply to planned residential communities. The developer shall submit a residential development plan of all project phases for City consideration and approval and shall integrate the proposed development plan into a [development agreement](#) between the developer and City. The [development agreement](#) shall undergo an administrative review process to ensure compliance with adopted City [ordinances](#) and standards with approval by the [City Council](#). The subdivider shall develop the property in accordance with the [development agreement](#) and current City [ordinances](#) in effect on the approval date of the agreement, together with the requirements set forth in the agreement, except when federal, state, county, and/or City laws and regulations, promulgated to protect the [public's](#) health, safety, and welfare, require future modifications under circumstances constituting a rational [public](#) interest.

(B) A planned residential development must have a minimum of five acres.

(C) The developer shall landscape and improve all [open space](#) around or adjacent to [building lots](#) and [common spaces](#) and maintain and warrant the same through a lawfully organized [homeowners' association](#), residential management company, or similar organization.

(D) The development plan submitted for review shall show the location and [building elevations](#) with exterior [building](#) materials, size, and general footprint of all [dwelling units](#) and other main [buildings](#) and amenities.

(E) The development plan submitted for review shall include [landscaping](#), fencing, and other improvement plans for common or [open spaces](#), with the [landscaping](#) designed in accordance with an approved theme to provide unity and aesthetics to the project. The plan shall include all special features, such as ponds, fountains, [signs](#), walking paths, inviting entryways, etc., together with a landscape planting plan. [Common space](#) should be the emphasis for the overall design of the development, with various community facilities grouped in places well related to the [common space](#) and easily accessible to pedestrians.

(F) A planned residential community shall be of sufficient size, composition, and arrangement to enable its feasible development as a complete unit, managed by a legally established owners'

association and governed by enforceable, duly recorded CC&Rs. [Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-15-050.]

10.75.060 Design standards.

The [Land Use Authority](#) shall approve the required common [building](#) theme. The design shall show detail in the unification of exterior architectural style, [building](#) materials, and color and size of each unit; however, the intent is not to have the design so dominant that all units are identical. Residential [dwellings](#) shall comply with SCC [10.30.020](#). [Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-15-060.]

10.75.070 Street design.

The [Land Use Authority](#) may approve an alternative street design so long as it maintains the City's minimum rights-of-way. The developer shall dedicate all street rights-of-way to the City. [Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-15-070.]

10.75.080 Off-street parking and loading.

For multi-unit developments, one additional off-street [parking space](#) shall be provided for each unit of four [dwellings](#). Off-street parking and loading shall be as specified in Chapter [10.40](#) SCC; provided, however, that the City may limit or eliminate street parking or other [use](#) of City rights-of-way through the employment of limited or alternative street designs. [Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-15-080.]

10.75.090 Signs.

The [signs](#) permitted in this [zone](#) shall be those allowed in residential [zones](#) by Chapter [10.45](#) SCC. [Ord. 15-07A § 1 (Exh. A); Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-15-090.]

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 WORK MEETING AGENDA

April 19, 2016

Agenda Item #2A **Accessory Structures Ordinance Revision**

Factual Summation

The building official is requesting that the PC take a closer look at the setback requirements for garages and sheds to make them more consistent with what is found in the International Building Code (IBC).

Attachments:

- Adopted Ordinance
- Building Code

10.30.010 – Accessory Structures

(B) Lot Coverage of Accessory Buildings, Structures, Parking Spaces. No accessory building, structure, or group of buildings or structures, excluding swimming pools, and no parking space in any residential zone shall cover more than 25 percent of the rear yard space.

(C) Accessory Buildings and Structures.

(1) General Requirements.

(a) No more than two accessory buildings shall be on any lot, unless it contains a minimum of half an acre. Lots with half an acre or more may qualify for approval of a third accessory building by complying with all other applicable requirements of this chapter. No accessory building may be located within a recorded easement unless authorized by the applicable easement holder through written approval.

(b) No accessory building or structure may encroach into a front yard.

(2) Accessory buildings or structures 200 square feet or less shall comply with the following requirements:

(a) Not larger than 200 square feet.

(i) Awnings, carports or other attached features are not considered part of the structure and shall not exceed the size of the accessory building.

(b) Not taller than 15 feet to the peak of the roof structure.

(c) Located at least 10 feet from the primary structure and located at least three feet from any property lines.

(3) Accessory buildings or structures greater than 200 square feet shall comply with the following requirements:

(a) Building Permit and Conditional Use Permit. Approval for a minor conditional use permit and issuance of a building permit is required prior to construction. Persons desiring to construct accessory buildings shall make application to the Land Use Authority or designee for minor conditional use approval as outlined in SCC 10.30.100.

Application shall include the following submittals:

(i) Site plan showing location of the home, property line, setbacks, location of the proposed buildings, parking spaces, and easements.

(ii) Elevation drawings showing the roof structure, type of material and design finish of the building, and building structure measurements.

(b) Size. Accessory building or structure shall conform to requirements of subsection (C)(1) of this section and shall not be greater in size than the footprint of the principal structure.

(c) Design. The design, height, and footprint of accessory buildings shall blend aesthetically with the principal building's architecture and design materials.

(d) Setback. The building shall be set back from any property line the distance specified in the table below:

Roof Height (feet)	Up to 21	21+ to 24	24+ to 27	27+ to 30
Setback (feet)	5	6	7	8

(e) Corner Lot. Accessory buildings on corner lots shall be set back a minimum of 20 feet from the street side property line when a driveway accesses the street from the rear or side yard.

(f) Other Structures. In no case shall an accessory building be constructed within six feet of a primary structure.

(g) Height. The height, as measured from the foundation to the highest point on the roof, shall not exceed the height of the primary structure and in no case shall exceed 30 feet.

**TABLE R301.7
ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS^{b, c}**

STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
Rafters having slopes greater than 3:12 with no finished ceiling attached to rafters	$L/180$
Interior walls and partitions	$H/180$
Floors/ceilings with plaster or stucco finish	$L/360$
All other structural members	$L/240$
Exterior walls—wind loads ^a with plaster or stucco finish	$H/360$
Exterior walls with other brittle finishes	$H/240$
Exterior walls with flexible finishes	$H/120^d$
Lintels supporting masonry veneer walls ^e	$L/600$

Note: L = span length, H = span height.

- a. The wind load shall be permitted to be taken as 0.7 times the Component and Cladding loads for the purpose of the determining deflection limits herein.
- b. For cantilever members, L shall be taken as twice the length of the cantilever.
- c. For aluminum structural members or panels used in roofs or walls of sunroom additions or patio covers, not supporting edge of glass or sandwich panels, the total load deflection shall not exceed $L/60$. For continuous aluminum structural members supporting edge of glass, the total load deflection shall not exceed $L/175$ for each glass lite or $L/60$ for the entire length of the member, whichever is more stringent. For sandwich panels used in roofs or walls of sunroom additions or patio covers, the total load deflection shall not exceed $L/120$.
- d. Deflection for exterior walls with interior gypsum board finish shall be limited to an allowable deflection of $H/180$.
- e. Refer to Section R703.7.2.

R301.8 Nominal sizes. For the purposes of this code, where dimensions of lumber are specified, they shall be deemed to be nominal dimensions unless specifically designated as actual dimensions.

**SECTION R302
FIRE-RESISTANT CONSTRUCTION**

R302.1 Exterior walls. Construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with Table R302.1(1); or dwellings equipped throughout with an automatic sprinkler system

installed in accordance with Section P2904 shall comply with Table R302.1(2).

Exceptions:

1. Walls, projections, openings or penetrations in walls perpendicular to the line used to determine the fire separation distance.
2. Walls of dwellings and accessory structures located on the same lot.
3. Detached tool sheds and storage sheds, playhouses and similar structures exempted from permits are not required to provide wall protection based on location on the lot. Projections beyond the exterior wall shall not extend over the lot line.
4. Detached garages accessory to a dwelling located within 2 feet (610 mm) of a lot line are permitted to have roof eave projections not exceeding 4 inches (102 mm).
5. Foundation vents installed in compliance with this code are permitted.

R302.2 Townhouses. Each townhouse shall be considered a separate building and shall be separated by fire-resistance-rated wall assemblies meeting the requirements of Section R302.1 for exterior walls.

Exception: A common 1-hour fire-resistance-rated wall assembly tested in accordance with ASTM E 119 or UL 263 is permitted for townhouses if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. The wall shall be rated for fire exposure from both sides and shall extend to and be tight against exterior walls and the underside of the roof sheathing. Electrical installations shall be installed in accordance with Chapters 34 through 43. Penetrations of electrical outlet boxes shall be in accordance with Section R302.4.

R302.2.1 Continuity. The fire-resistance-rated wall or assembly separating townhouses shall be continuous from the foundation to the underside of the roof sheathing, deck or slab. The fire-resistance rating shall extend the full length of the wall or assembly, including wall extensions

**TABLE R302.1(1)
EXTERIOR WALLS**

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	Fire-resistance rated	1 hour—tested in accordance with ASTM E 119 or UL 263 with exposure from both sides	< 5 feet
	Not fire-resistance rated	0 hours	≥ 5 feet
Projections	Fire-resistance rated	1 hour on the underside	≥ 2 feet to < 5 feet
	Not fire-resistance rated	0 hours	≥ 5 feet
Openings in walls	Not allowed	N/A	< 3 feet
	25% maximum of wall area	0 hours	3 feet
	Unlimited	0 hours	5 feet
Penetrations	All	Comply with Section R302.4	< 5 feet
		None required	5 feet

For SI: 1 foot = 304.8 mm.
N/A = Not Applicable.