



Syracuse City Planning Commission Meeting April 5, 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 McCuistion
Greg Day
Troy Moultrie
Grant Thorson

1. **Meeting Called to Order**
 - Invocation or Thought by Commissioner **Rackham**
 - Pledge of Allegiance by Commissioner **McCuistion**
 - Adoption of Meeting Agenda
 2. **Meeting Minutes**
March 15, 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. **Site Plan Approval**, Utah Onions, property located at 850 S 2000 W
 5. **Public Hearing, Site Plan Approval**, CVS Plaza, property located at 1974 W 1700 S
 6. **Public Hearing, Preliminary Subdivision Plan**, Criddle Farms, property located at 715 S 4000 W, R-1 Residential
 7. **Public Hearing, General Plan Map Amendment**, Barber, property located at 1972 S 2000 W, R-3 Residential to PRD
 8. **Public Hearing, Minor Subdivision**, Cowley, property located at 1373 S 2000 W, R-1 Residential
 9. **Final Subdivision Plan**, Still Water Lake Estates, Phases 8 & 9, located approximately 3669 S Bayview Drive
 10. **Land Acquisition**, City to purchase property located at 507 W 2700 S due to future 500 W road widening
 11. **Adjourn**
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Work Session

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

NOTE

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

CERTIFICATE OF POSTING

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



PLANNING COMMISSION REGULAR MEETING AGENDA

April 5, 2016

Agenda Item # 2

Meeting Minutes

March 15, 2016 Regular and Work Session

Suggested Motions:

Grant

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

Deny

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

Table

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

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

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on March 15, 2016, at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present: Commission Members: Ralph Vaughan, Chairman
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: Shawn Hartley Eric Thomas Trent Hartley
Brad Lasater Patrick McReaken Deanna Haskett
Blair Haskett Adam Bernard Con Wilcox
Ashley Page Matt Reed

[6:02:45 PM](#)

1. **Meeting Called to Order:**

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

[6:03:52 PM](#)

Commissioner Day advised Commissioner Vaughn that he will need to recuse himself from discussion on item #4 when it comes up.

[6:04:10 PM](#)

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

[6:04:25 PM](#)

2. **Meeting Minutes:**

March 1, 2016 Regular Meeting & Work Session

COMMISSIONER JENSEN MADE A MOTION TO APPROVE THE REGULAR AND WORK SESSION MEETING MINUTES FOR MARCH 1, 2016. THE MOTION WAS SECONDED BY COMMISSIONER RACKHAM. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

[6:05:01 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

[6:05:45 PM](#)

4. **Public Hearing, General Plan Map Amendment R-1 to R-2 Residential - Criddle Farm Estates property located at 715 S 4000 W**

Commissioner Day excused himself.

[6:06:59 PM](#)

Planner Steele stated this is a General Plan Amendment for property located at 715 S 4000 W. It currently is not annexed so it does not have current zoning it is under the jurisdiction of the County and the applicant wanted to see how the General Plan change request went. Current General Plan for that area is R-1 and the request id for R-2 and the reason for the request are to get additional lots, if they were to develop under the R-1 they would get approximately 82 lots and under the R-2 it would be approximately 107 lots. It is on the west edge of the City and is known as the Criddle property. The existing General Plan the show it is not annexed into the City and West Point to the north and to the west there is a pocket of County land and to the south is a PRD project that will be coming through the pipeline soon. To the east there is similar zoning in R-1 and R-2 and it is near Rock Creek Park.

[6:08:55 PM](#)

63 Commissioner Jensen asked staff if the big slab of gray west of the PRD as he understands is currently in West
64 Point's annexation boundary. Planner Steele stated yes. Commissioner Jensen asked if it was currently annexed into
65 West Point. Planner Steele stated he did not believe so. Commissioner Jensen stated so it is still under the County.

66 [6:09:54 PM](#)

67 Eric Thomas, 875 E 3588 N in North Ogden, Chair and Commissioners appreciate the opportunity to speak with them
68 today. They have requested and are working with the Wilcox Family the property owners on this piece of property and
69 requesting the zoning change have had some discussion and design as they have gone through and the property works
70 with the R-2 zone, they are not, with the design and the Master Plan of the Trail and everything through there in order to
71 make this property work and blend with the property to the south that is a PRUD they are asking for that Map Amendment
72 change not a rezone since it is not in the City currently and would like to put it into Syracuse City with this zone attached.
73 Does believe that Doug's place is going, that little notch out is going to go to the same zone, that is the plan, the little
74 notch on the map is where one of the family members lives and that will go with the overall, when it is annexed in, it will go
75 with the same zone so there won't have a little notch out that is different. Believe the surrounding properties what they
76 have planned is very similar to what they see down at Bridgeway Island down to the south as far as lot size that they are
77 trying to accomplish. Eric Thomas stated he wasn't aware that Rock Creek was an R-1 and asked staff is that was
78 actually an R-1 Cluster, since their lots will be bigger. Planner Steele stated it was built before his time, but believes it was
79 developed as a Cluster. Commissioner Jensen stated it was developed as a Cluster. Eric Thomas stated as a reference
80 point although both R-1's in the surrounding area are actually smaller than today's R-1 zone, they would probably be more
81 in line with an R-2 or even smaller lot size so it is really a fit for the surrounding neighborhood of that similar lot size and
82 development.

83 [6:12:28 PM](#)

84 Commissioner Jensen stated when they put the notice out that little notch out wasn't included in the noticed area, but
85 also wants to have that little notch out included as part of the R-2 request. Eric Thomas stated yes, as this being a Map
86 Amendment and not a Rezone so think if his property isn't already in the City maybe that is why it is different but when it
87 comes in, it will come in with the like zone. Commissioner Jensen stated the General Plan does contemplate properties
88 that are outside of the City currently so they certainly could accomplish that today, that wouldn't change the current zoning
89 but if they are going to change it, now is a good time to talk about it. Planner Steele stated that the noticing that was sent
90 out to add that notch in wouldn't have changed the noticing list significantly.

91 [6:13:38 PM](#)

92 Commissioner Vaughan opened up the Public Hearing

93 [6:13:57 PM](#)

94 Public Hearing closed

95 [6:14:04 PM](#)

96 Commissioner Jensen stated when the PRD that was proposed there to the south and this will tie into the discussion
97 tonight so bear with him, when that was annexed into the City as an PRD there was an annexation agreement that went
98 along with that but at the time they had a lot of residents which were opposed to having a PRD out there in any form and
99 the reason that PRD was located there is because the Planning Commission at that time when that General Plan was
100 approved felt like they wanted to scatter some higher density developments throughout the City but since that has been
101 done they have had extensive push back on anymore PRD's in the City and especially the ones that were outliers and
102 before they change the General Plan they did actually remove all of the other developed PRD's from the City except for
103 this one and the only reason they didn't do this one from his stand point was the person was already trying to get it
104 annexed it and didn't want to pull the rug out from under them essentially and have the General Plan show a different
105 zoning than what is currently there since it would be a higher zoning but where they have had so many residents push
106 back on the PRD would like to make the suggestion that since this R-1 to the north is not annexed in yet that would like to
107 see the applicant lower the density on that PRD to an R-2 in order to get the change the R-1 to the north to an R-2 to
108 make it congruent with the adjacent properties otherwise as a Commissioner and the other Commissioners may have
109 their own opinions on this don't think and have had neighbors contact him and they really feel that west of 4000 west that
110 is there that they do not want to see R-2 crossing that line and they did not want to see the PRD either but there is an
111 annexation agreement so think that through an annexation agreement they could accomplish changing the zoning on both
112 but just know that they have the General Plan for a reason and if they keep changing it, why even have a General Plan.

113 [6:16:31 PM](#)

114 Commissioner McCuiston stated he has a question for his own benefit, knows that they plan density and the City
115 Engineer and City Planners will put together proposed utilities and improvements based on what they feel total build out
116 will be and wondering as they adopt more in and change zoning and go above their initial planned cap if that is going to
117 present a lot of extra stress upon the Engineer and the Planner to accommodate these new developments of if that
118 shouldn't be a concern of the Planning Commission because it is something that is relatively easy to fix and wondering if
119 the City Engineer or Planner could comment briefly on that. Planner Steele stated with any development there is
120 additional load on our system and transportation systems, water, secondary all those things and the efficiency of single
121 family development isn't as efficient as strictly speaking of utilities as efficient as higher density but they do charge impact
122 fees to try to compensate for some of those increases in capacity that might be needed in the future.

123 [6:18:035 PM](#)

124 Brian Bloemen, City Engineer, stated it is always a concern when increasing densities, in this location though is not
125 as concerned with it, not talking about that many more roof tops so from a public utilities stand point think what is in 4000
126 W can serve either an R-1 or and R-2, so it shouldn't require and major upsizing of existing utilities to serve this.

127 [6:18:32 PM](#)

128 Commissioner McCuiston stated one other point he noticed and checked West Point's General Plan and looks they
129 are planning R-1 to the north as a data point.

130 [6:18:48 PM](#)

131 Commissioner Jensen asked Commissioner McCuiston if he knows what the density for West Point's R-1 is.
132 Commissioner McCuiston stated he didn't look that up. Commissioner Thorson stated their R-1 is a little less dense than
133 Syracuse.

134 [6:19:04 PM](#)

135 Commissioner Thorson stated he agrees with Commissioner Jensen in that we have a plan and in planning a City in
136 his opinion go denser in the middle and go less dense on the outside and have said it before when they were talking
137 about the Black Island Properties the dense stuff shouldn't go at the end of the roads and the roads get more stuff this is
138 extending a denser population, 4000 W is a great place to draw a line and keep a zone together and if they go R-2 they
139 create that R-1 island at Rock Creek Park. Is against it in that they have a plan and assumed it was a well thought out
140 plan and when they break the boundary at 4000 W don't see another boundary really for the next subdivision or the next
141 place.

142 [6:20:05 PM](#)

143 Commissioner Vaughan stated had a couple questions for staff, this particular property right now is not in the City as
144 we well know, it is the City's sphere of influence, does the City's sphere of influence extend to the west beyond this
145 property, knows West Point is to the north, but what do they have to the west and coupled with that because they would
146 have infrastructure going into this property would it be the intention if they do have a sphere of influence to the west would
147 they be putting in or recommending a through road through this parcel to already preplanned servicing the next lot to the
148 west. Planner Steele stated the west edge of those two properties is where the sphere of influence would end, in the
149 annexation declaration document there is a map attached and it ends and is defined by the edge of this so that would be
150 West Point's territory of what they plan on annexing. There is a road, 700 S that borders the property on the north and
151 there may be some road improvements needed once that gets further down the line, can't speak to specifics but that road
152 does already go through and then per the ordinance for Fire service and emergency response anything over 25 homes
153 requires 2 access points so it doesn't say that they would have to have stub over there but good planning that would be
154 worked out in the subdivision phases, the concept and preliminary phases of their subdivisions plan would work those
155 details out of where stub roads and cul-de-sacs and right now are primarily trying to decide if want that extra density in
156 this location, already determined that are okay with residential homes just whether or not want the extra density at this
157 location.

158 [6:22:29 PM](#)

159 Commissioner Vaughan stated he will predicate his first question based upon an assumption, the numbers they have,
160 the projection on the factual summation if they go R-1 it is 82 lots, R-2 it is 107 lots, is that based on the newest sizing that
161 they did in the zoning just a month or two ago. Planner Steele stated yes, it was changed to gross and so it just a simple
162 multiplication of the 2.3 versus the 3, gross acre that is not including roads and things, so that is not saying exactly, that is
163 not saying that is what, how many lots would be in the subdivision, but that is the very rough math and in addition there is
164 a minimum lot size that would be enforced there as well, but that is something staff would have to look at more with the
165 specifics of the layout of what they propose.

166 [6:23:23 PM](#)

167 Commissioner Vaughan stated that now they have adjusted the lot size, is the developed project on the east side of
168 the street that is showing R-1 on the map, are the new lot sizes, how close are they to the old designation of R-1.
169 Basically saying would the new R-2 be about same size as the old R-1. Planner Steele stated if they go with a broad
170 brush think generally yes this would be a similar sized lot neighborhood but haven't done that analysis, could but being
171 that wasn't involved with that subdivision to the east do not know what the density is or what the lot sizes were on that.

172 [6:24:29 PM](#)

173 Commissioner Jensen stated that R-1 to the east is an R-1 Cluster which was used to create Rock Creek Park and at
174 that time that that Cluster was done they had a 25% open space requirement under the old Cluster ordinance when it was
175 built and so the density is significantly higher though because essentially the density of those lots even with the park there
176 is higher than what an R-1 would normally allow. To answer the other question, when they changed, adjusted the R-1 and
177 the R-2 from net to gross, the actual densities did not increase in fact the R-1 dropped from 2.33 to 2.3 so not to carry the
178 extra .03 but the only significant change is that the minimum lot size went from 10,000 square feet to 12,000 square feet,
179 however in both cases the average lot size was still over 15,000 square feet so the average lot sizes never changed.

180 [6:25:33 PM](#)

181 Commissioner Vaughan stated that was going to be the second part of his questions in regards to any credits
182 because of Rock Creek Park and then if know it, know what an R-1 lot size or R-2 lot size is in West Point, which would
183 be the adjacent property to the north. Planner Steele stated he does not. Commissioner McCuiston stated he was looking
184 for that info. McCuiston stated he found 2.2 units per acre for R-1 in West Point and R-2 is 2.7 units per acre.

185 Commissioner Jensen asked if they list the minimum lot size or do they have that. Commissioner McCuiston stated he did
186 not have that info. Planner Steele stated pretty comparable.

187 [6:26:43 PM](#)

188 Commissioner Jensen stated there is one other thing he wanted to bring up although they have not been privy to that
189 document as of yet for those who have been following the progress of the Parks Master Plan the recommendation from
190 JUB Engineers recommended there be a small neighborhood park somewhere in this area which think under the R-1
191 ordinance could be accomplished very easily using the Cluster however on the R-2 they might be some wiggle room but
192 the resulting size of that park would be significantly less so the thought of Rock Creek Park is fairly close there but for the
193 residence that are over by Bridgeway that is a bit of a walk for them and they generally like to try to have a park within a
194 half mile and would be more than a half mile walk to get to there and this area might actually be a good place for a small
195 neighborhood park as the Parks Master Plan identified. There is some land that was going to be set aside in the PRD for
196 a park but combining that with the R-1 to the north could accomplish a pretty nice little amenity there. Planner Steele
197 stated the Parks Master Plan did come back saying needed more parks and more neighborhood parks and the R-1
198 Cluster could be applied to this property if that is what they wanted to do but that would be up to the property owner if that
199 was something they wanted to pursue. It sounds like they are willing to help with the Trail Master Plan going through,
200 sounds like they are planning on extending that through the property.

201 [6:28:44 PM](#)

202 Commissioner Vaughan asked the other Commissioners in regards to an R-1 or R-2 is to ask themselves the
203 question would a 25% increase in lot size which would be also an increase in traffic count, intersection would remain the
204 same, water and sewer would increase by 25%, storm drains negligible, electric and power by 25%, fire protection
205 potentially by 25%, garbage collection by 25%, would that be enough to change from a positive or a negative
206 recommendation to the City Council regarding this project and if find it either way in a proposed motion if could have a
207 finding as part of the motion that it does or does not affect the existing infrastructure and public services as mentioned.
208 Since the Commission does not get many opportunities to make a recommendation like this to City Council so want to
209 make sure we cover all our bases.

210 [6:30:00 PM](#)

211 Commissioner Jensen asked Commissioner Rackham who as on the General Plan Committee if he had any
212 thoughts on this. Commissioner Rackham stated looking at the change they did to 10.20.060 General Plan Amendment
213 and as part of the proposal they are supposed to provide an impact statement to cover the items Commissioner Vaughan
214 just discussed.

215 [6:30:30 PM](#)

216 Commissioner Jensen stated again does think this area does need to be looked at a little bit more holistically, the
217 General Plan will be open again in January of 2017 since this is the first time they have actually officially closed the
218 General Plan. Again looking at that PRD to the south and know the residents don't want it, between the PRD and the R-1
219 to the north the land owner is already getting effectively R-2 on the density and is just not comfortable, at some point the
220 General Plan needs to mean something and as have said before at this time just don't see the need to increase this to an
221 R-2, R-1 is a marketable property and haven't had any residents here to push back on this but at some point they have to
222 say that the General Plan means something.

223 [6:31:28 PM](#)

224 Commissioner Moultrie stated he agrees. They need to stop changing the General Plan and they also need to think
225 about the citizens, the people out there. Always looks at 3 things when he is making some kind of deal. It has to be good
226 for the seller, it has to be good for buyer and has got to be good for the other individuals who might be part of the sale, if it
227 is not for all 3, it is not a good deal and think this is a one sided, it is good for the seller, it is not good for the buyer, a lot of
228 the citizens want larger lots and want a place for kids to play, they want a backyard, they don't want their kids playing in
229 the street, they already have crowded roads, schools are already crowded, lets stand by what the citizens want and what
230 is good for the citizens and go by what they have already put out as far as a General Plan goes and stop changing it.

231 [6:32:37 PM](#)

232 COMMISSIONER THORSON MADE A MOTION THAT THEY RECOMMEND **DISAPPROVAL** TO THE CITY
233 COUNCIL ON AN R-2 GENERAL PLAN MAP CHANGE BASED ON THE CONFORMANCE TO THE GENERAL PLAN
234 AND RETIANING THE GENREAL PLAN INTACT AS R-1 AND THE IMPACT TO THE INFASTRUCTURES. MOTION
235 WAS SECONED BY COMMISSIONER JENSEN. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

236 [6:34:44 PM](#)

237 Commissioner Day returned to the Commission. Commissioner Vaughan advised Commissioner Day of the previous
238 motion.

239 [6:35:00 PM](#)

240 **5. Public Hearing, Site Plan Approval - Utah Onions property located at 850 S 2000 W**

241 Planner Steele stated this project is on 2000 W and this is a building that has been here for a really long time and the
242 use has been here since the 70's, back when there was a lot more onion farms than there are now and they would like to
243 bring their building into code compliance with the addition of a new facilities, their existing building is really old and they
244 are proposing on the site there is processing storage facility on the diagonal where the rail used to previously serve that
245 and has since been removed and they have a 18,000 square foot facility on the corner of the property and are proposing a
246 3 phases. In the first phase they would like to building another 18,000 square foot building and in phase 2 they would like

247 build a larger building, 48,000 square foot and then in the final phase to demolish some of the older portions along the
248 street. 2000 W is going to be expanded this next year and the front setback will be really slim on that and that is some of
249 their most aged, the oldest part of the facility. That is there overall plan but for this application they are applying just for the
250 first storage facility and have established a phase boundary that will be requiring everything within that phase to be up to
251 ordinance. So this is considered a non-conforming use, some things such as landscaping and paving, fire hydrants are
252 not up to code but with this building they will be required to bring proportionate amount around this facility up to code and
253 everything within that first phase and then as the second phase they will add more things and will make a non-conforming
254 use less non-conforming. They have a landscape plan and one of the things they will be doing is creating a dense
255 vegetation buffer between them and the homes to the west along with a 6 foot wall. There is an existing wall there and
256 have had conversations as to what is useable and what isn't and have said anything that is not a 6 foot wall will be
257 required to either replace it or make sure as per code requires a 6 foot solid masonry wall. So they may be able to reuse
258 some of the wall and may be required to replace some of the wall. They will be pouring new concrete around this building
259 for loading areas and forklifts which will reduce some of the dust that comes off of the site. The architecture of the
260 building, the west will be primarily masked by vegetation and the south and north elevations are almost identical to what
261 was already built. They did have an Architectural Review Committee meeting to review the project and somethings were
262 discussed concerning their architecture and with the recently updated Steel building requirements it is still an industrial
263 building. One thing that would like the Commission to weigh in on is the interpretation and from the ARC is the
264 interpretation as to what is considered street facing. The ordinance says that 25% of the front street facing exterior walls
265 needs to have brick, rock, stone or glass. Now this is going to be over 600 feet back from the road and the ARC was
266 sympathetic for them being that it is so far off the road they were wondering what the Commission would interpret the
267 ordinance as it not being street facing and will leave it up to the Commission as far how want to look at that because they
268 are proposing no brick, rock or stone on the front of this building so that would be a point that would not meet the
269 ordinance currently.

270 [6:41:05 PM](#)

271 Staff has received a number of letters from surrounding residents concerned about the noise from the exhaust fans
272 on the building which is one of the comments and then truck noise and of course there is the smell, these letters were
273 included in the packet. So there are some things that can be addressed if the Commission wanted to put any additional
274 conditions on their approval that are directly tied to those potential nuisances. The fan locations on the building are facing
275 north, some of the residents have expressed concern that those fans face north and towards their houses and that
276 increases the amount of noise. Another concern was drainage from surrounding residents that it drains off of the property
277 and their grading plan they are proposing to create a new catch basin, detention basin in the rear. The City Engineer has
278 reviewed the plans as well as fire. Also in the packet they have included a summary of addressing all of the concerns that
279 have been brought up for them. One of the things that will affect the project is that UDOT will be expanding 2000 W and
280 they will redoing the curd and gutter and the entrances and so that is one of the reasons they are starting back off the
281 road because they want to wait for UDOT to finish their project to see how it will affect their phase 2 and then with their
282 phase 2 site plan they will have to address the entrances. Staff has asked them to restrict their entrance down to 35 feet
283 because the way the site is right now it is all kind of gravel and the exits and entrances are quite wide, which can cause
284 problems for pedestrians. They have included a set of industrial performance standards that is required by ordinance that
285 talks about their process and a little about what goes on the site and some of the potential hazards so they are
286 documented as to what to expect and addressing some of the things they do to reduce those impacts. Along with the
287 letters from neighbors and a few additional phone calls, but thinks have summarized their concerns with what said so far.

288 [6:44:23 PM](#)

289 Commissioner Rackham asked staff regarding the proposed 3 phases, which phase covered the landscaping and
290 fencing. Planner Steele stated phase 1 will have all of the landscape and fencing on the west and up to the edge of the
291 first 18,000 square foot building and then phase 2 landscaping will include everything north of that on the west edge and
292 the entire north edge will have a fence and landscaping and then some landscaping in front of the phase 2 building and
293 then phase 3 once they demolish the old building they will have room for some additional landscaping.

294 [6:45:18 PM](#)

295 Commissioner Jensen asked staff the phase 2 and phase 3 did the ARC talk at all about making sure that those
296 comply with the existing ordinance as far as the front facing. Planner Steele stated yes, in fact the applicant said that if
297 they are not required to put the rock on phase 1 they would be willing to take that extra effort and out it on the phase 2
298 building above what were already planning on doing and then phase 3 doesn't have any additional building but they would
299 be require to repair whatever was between what they demolish and the ruminant building. Commissioner Jensen asked
300 staff if knows how wide the entry way is off 2000 W. Planner Steele stated 35 feet. Commissioner Jensen asked if there
301 was going to be any type of screening to either side of the entry way. Planner Steele stated on the landscape plan they
302 are proposing street trees and haven't gone into much detail on the front since it will be in the future phase but for purpose
303 of this are counting this towards their landscaping. Commissioner Jensen asked staff if know when they are contemplating
304 putting in that screening. Planner Steele stated with the phase 2 facility. Commissioner Jensen asked if phase 2 was
305 waiting until UDOT was done or the timeline on that. Planner Steele stated from their proposed timeline on the plans and
306 it revolves around the onion crop and are trying to get each new phase in place before the onion crop is mature so phase
307 1 they have an ambitious goal of being done by July of this year and then phase 2 they would like to be done by February
308 of 2017, so it is a pretty accelerated timeline. Commissioner Jensen stated so within a year essentially, just wanted it on
309 the record. Planner Steele stated since this is part of the industrial zone these uses are approved uses and what is under

310 staff's prevue is to talk about how they meet the ordinance and how they can reduce those impacts of their use to the
311 surrounding area, staff can't say they can't do their use that has already been pre-approved for so many years.

312 [6:48:39 PM](#)

313 Commissioner Vaughan stated he has a few questions and as a disclosure he is on the Architecture Review
314 Committee and did meet with the applicant and other representatives Monday of last week and then also was out at the
315 location yesterday to do an onsite inspection to physically look at the property and while he was there came in contact
316 with one of the people that was at that meeting and is assuming will speak tonight. He did not do any lobbying and didn't
317 ask him any special favors just a pure discussion and asked questions and was given answers. Have approximately 6
318 questions and don't know if staff can answer them or if the applicant will need to answer them. Number 1, the Flurer
319 property on their east facing wall, a concrete wall, along that wall there are approximately 5 dead Aspen trees, 30-40 feet
320 tall, they are in the current state of pushing the wall off the foundation, it is now leaning at a 5-15 degree angle onto the
321 property. The question would be whose wall is that, will that wall be replaced and who is responsibility is it going to be.
322 Number 2, at the corner of where the Flurer property goes from straight north south bending to the southwest there is
323 approximately a 100 gallon fuel tank about 8 feet up in the air, it is not labeled and don't know what is in it and don't know
324 what the fuel capacity is and it is sitting on dirt, and looking at the dirt it appears to be dripping or leaking or something to
325 that effect. Number 3, there is different fencing in some parts of the property, there is chain link topped with barbed wire
326 directly below the south properties that run to the farthest west corner of the long building towards 2200, will that fence be
327 coming out, being moved and any other chain link with barbed wire topped fence or Concertina fence, will those be
328 remaining in place. Number 4, will the driveway from 2000 W leading to this new construction be paved or will that be left
329 the way it is right now. Number 5, with the construction of this new building they will no longer have field boxes stored
330 outside, which would cut down on odor. Number 6, assuming this project does pass and go through do they have any
331 indication or does the Commission have any desires to restrict hours of construction in as much as this project is directly
332 up against a residential neighborhood. Lastly, in regards to the fences on the north south wall note behind the page and
333 Estrada property that the fence changes from concrete block wall to vinyl fence, it appears as though the vinyl and
334 concrete block wall are exactly sitting on the same lines so wondering, if the fence is on the home owners property will the
335 developer or the applicant here be putting up another 6 foot fence along that or are they going to require that as part of
336 the landscaping.

337 [6:52:59 PM](#)

338 Planner Steele stated he will take a stab at it, does not know the answer to all of the questions but will start with the
339 fence. As part of phase 1, staff will require the block wall and fencing to be installed within, the ordinance says within 4
340 months of certificate of occupancy and will have them bond for those improvements so that can ensure that they will be
341 occupying the building will have them bond for those improvement so that can ensure that they were done correctly and
342 trees can enter a warranty period and can release the bond once it is completed. As far as who owns the wall to a certain
343 extent it doesn't matter as long as there is a wall, do not know who owns the wall and haven't walked that line and don't
344 know if it was part of the subdivision if it was part of the subdivision if it was then the applicant never had to build the wall
345 and might if they can somehow repair or replace it that is up to them. As far as the fuel storage maybe Fire can comment
346 on the appropriate fuel storage, wasn't aware that they had that storage and maybe even Engineering might know
347 something about the effects on that on a detention basin. As far as the barbed wire on top of the fence, believe that
348 barbed wire ends outside of the phase line and on a separate parcel and maybe the applicant can verify that when they
349 come up. The driveway, there is a balance trying to make as far as the non-conforming use and what is appropriate. In
350 future phases they have agreed to make sure that they have all of their parking requirements, parking stalls that are
351 required in the ordinance table to be paved and striped. Since this is a warehouse facility, in the ordinance it doesn't
352 require any additional parking spaces, they do have some existing paved spots but the drive isle is not paved so that is
353 something that they have agreed to look at in the future phase, at this phase they weren't planning on paving the drive
354 back to the future building, that is something to look at if feel that is proportionate to their non-conforming use to include
355 as to what feels is appropriate for the requirements of the site. Planner Steele stated regarding the field boxes is not sure
356 the applicant could tell them imagines that since the new facility will store onions a lot of the boxes will go inside but not
357 sure if all of them will. Commissioner Vaughan asked if they have ever had to staff's knowledge had a vector control issue
358 with harvesting and processing facilities like this. Planner Steele asked what vector control was. Commissioner Thorson
359 stated rats. Planner Steele stated okay, thanks. Commissioner Jensen stated vermin control. Planner Steele stated he is
360 not aware of any but that is a good question for the applicant or the neighbors. Commissioner Vaughan stated that is one
361 reason they have a block wall as opposed to a vinyl fence so they have a positive aspect on that.

362 [6:57:29 PM](#)

363 Deputy Fire Chief Hamblin stated he would have to go out and look at the fuel storage, there are required it would
364 have to meet if it is not meeting those requirements then could work with the building occupant or owner to bring that up to
365 code but would have to go out and look at it and see what they have.

366 [6:57:53 PM](#)

367 Commissioner McCuiston asked regarding the northern most access would it make more sense during phase 2 to
368 slide it more north to line up Heritage Parkway so there are fewer driver conflicts in the turning movement there. Planner
369 Steele stated he thinks it would and have asked the applicant to provide them with a letter of approval from UDOT since it
370 is a State road and they have submitted a request for the letter and are in contact and is something staff will require that
371 UDOT approves but think that is a good idea that it will line up and would have to shift slightly to the north.

372 [6:58:57 PM](#)

373 Patrick McReaken, 2107 E 25 S in Layton, stated they appreciate the opportunity to address the Commission. The
374 owners of Utah Onions are also present tonight Shaun, Red & Trent and they are able also to address any issues they
375 would like to ask. In the renovation it is about 5 fold, the facilities as mentioned were occupied by Utah Onions back in
376 1977, they have had other occupancies before that not sure how old they are but from the 40's or 50's based on the
377 construction type. The need though is to renovate the facilities by replacing them and starting a demolition project
378 afterwards. As mentioned with phase 1 they will build a storage facility for the onions and a lot of the crates. Phase 2 they
379 will build a processing plant that replaces a lot of the functions that are presently in this large older building along the old
380 railroad track, that is going to be replaced, this is the processing function that will be in the phase 2 building in the future.
381 Phase 3 then is removal of the older facility which is timber construction, type 3 constructions, ancient and needs to be
382 replaced. The need also is in phase 2 they will install a new piece of automated equipment to help in the process, they will
383 still have the same number of jobs however it makes the hours lesser as they process the onions. Their objective is to
384 build an enhanced landscape buffer zone for the neighbors there that they see as being very critical, along with phase 1
385 and phase 2 will be a 6 foot block wall fencing. There is a need also to enhance the front entry way as noticed on the
386 other plan there is a lot of landscaping in the front they are dovetailing with the renovation of 2000 W and will be fully
387 landscaped to the City standard along that area there and through phase 2 and phase 3 landscaping. Phase 2 happens
388 from the fall of 2016 through about the early spring of 2017. The demolition part and phase 3 landscaping starts in the
389 spring of 2017 and should be done before the end of summer that is there objective and it is aggressive. One of their
390 objectives also is enhancing the face to the public and the phase 1 building is 600 feet off the street it will be barely visible
391 by the end of 2017 as the phase 2 and phase 3 projects are complete. Have been working with UDOT on the dovetailing
392 of the projects, their 2000 W renovation will have the design complete in May 2016 and start construction after that and by
393 the end of May expect to have enough information to complete the design for phase 2 and start the design for phase 3 so
394 it well integrates with the UDOT plans.

395 [7:04:23 PM](#)

396 Patrick McReaken stated can also address the issues brought up earlier by Commissioner Vaughan. The fence area
397 over on the west with the Flurer property there are 5 trees as mentioned starts to lean the fence over, that fence on the
398 west is a full 6 foot and on the east it is just short of 6 foot. The ownership of the fence is not sure if it is a real issue, it
399 might be but have to work with their legal folks to find out what their responsibility is in that area, if the trees on the
400 neighbors side are pushing the fence over will have to see how legal sees it but they would like to work with the neighbors
401 and to work with the best answer for the final. The fuel tank that is out there have viewed that as a piece of equipment, it
402 is not a piece of real property, still though it does need a dyke which needs to be installed and that is perhaps an oversight,
403 it out to be made more of a fixed facility rather than a mobile structure and they need to fix that area and should be
404 accomplished in phase 1 and will add that into the project. The fence is a block fence that starts down on the neighbor's
405 lot on Sorensen Construction and runs up through along and stops as being CMU and then from there on up it is vinyl and
406 vinyl off to the north. In phase 2 they will build a 6 foot high masonry fence north south and along up to the street area. It
407 will either be 8 inch block wall or what was mentioned at the architecture review meeting having a Simtech wall and have
408 found other manufactures and plan to have that as an option to the block wall fence but will bring that to the ARC as they
409 meet for phase 2. The driveway as mentioned is 35 foot width in their plan which believes is the maximum allowed by
410 Syracuse. They are making a short in-house study to see if that will meet their truck needs or if it needs to be a bit wider
411 and if it needs to be wider from their study they will approach staff to see if that is a possibility. UDOT allows up to 60 feet
412 but they would like to stay at 35 feet if it meets their needs. The field boxes a lot of those boxes that are presently stacked
413 in the yard area a lot of those will be housed in the new facility in phase 1 and also in part of phase 2 facility once it is
414 operational in the spring of 2017, not sure if they will all fit in there but that is their objective, they want to enclose things,
415 they want to have an enclosed operation to minimize the odor drift if you will and watch out for their neighbors that way.
416 Their desire is to restrict the hours of operation on the construction of phase 1 and not operate after what would be
417 reasonable say 6 o'clock at night however as he states that on the one hand they need to get the phase 1 building up and
418 operational by the 1st of August, that is their objectives, that is the start of harvest season and the trucks are arriving. So
419 they need to temper that to just use the hours that they need but not 3 in the morning of course that is not a doable thing
420 for them either. The north entry is not what the traffic engineers would say is aligned with Heritage Parkway, they are
421 concerned about that and are working with UDOT. In their past operations they have found though that the offset helps
422 them somewhat and will let the owners address that but having the offset from Heritage helps them somewhat in the
423 entries. What their objective is to have the trucks enter from the north, drive into the new staging area for the trucks to
424 park and they will back up offload onions in the new phase 2 building and will then drive out through the south exit. Their
425 understanding of how the traffic has worked in the past is it was really beneficial having the vehicles drive in from the
426 north and not turn immediately through a traffic signal that might be there in the future. The exhaust fans in the past in the
427 building that was built about 5 years ago, the fans on there had a barring problem, once they heard about that they had
428 the barring replaced and the noise thinks subsided, it was fixed at that point. Their objective is stay up on the maintenance
429 to make sure the mechanical equipment operates properly and they hear of things themselves or hear of things from the
430 neighbors they are going to fix those. Thank you that is all I have.

431 [7:12:32 PM](#)

432 Commissioner Jensen stated they are talking about phase 1 today but asked regarding phase 2 there are going to be
433 some truck loading docks all along the south side of that building, is that how that will work. Patrick McReaken stated
434 yes, they will have about 4 docks places somewhere along the north building that will face south. Commissioner Jensen
435 asked if those are going to be paved where the trucks will back in. Patrick McReaken stated they will be paved and also
436 down set will be the beds match up with the dock. Commissioner Jensen stated had talked about a new staging area and

437 removing the old timber building in phase 3 so the new building is going to be a lot farther away from 2000 W than the
438 current building. Patrick McReaken stated the old building will be demolished and they will reface the front of the other
439 building so it matches with the City standards. Commissioner Jensen stated so it will just become a staging area for
440 trucks. Patrick McReaken stated right. Commissioner Jensen stated it sort of applies to this phase but since they will be
441 coming back to them for phase 2 and 3, would like at the very least see the very east portion of that paved, so the trucks
442 in the staging area have a place to clean off before they get onto the road. Commissioner Jensen stated it has been about
443 2 decades now but used to work for Sorenson Construction so know that their entire back area is essentially packed rock
444 for their pavement and that works just fine there is really not much stuff getting tracked out onto the road but that last
445 couple 100 feet or so is paved so can pull the truck up onto the pavement so if it is a really wet year or something can
446 take the time to clean the truck off that would be his only concern and won't hold this up today but would like to see the
447 eastern portion of that paved. Staff had asked the Commission what they may think about having all of it paved and as far
448 as, as long as it is hard pack surface or road base or whatever is sufficiently deep that trucks aren't going to be sinking
449 into it doesn't see an issue with that. The main thing is want to make sure the stuff that is up against 2000 W that there is
450 a pavement pad there so the trucks can. Patrick McReaken stated the entry way has to meet the UDOT standard, thinks it
451 is GW-04 or something like that and it calls for a concrete surface that meets all of the geometric standards of UDOT.
452 Pavement on this area that is a large budget item and not sure how that will fit in but will have to deal with that
453 economically. Commissioner Jensen stated his main thing is they talk about staging area for the trucks that they have a
454 place where they can park on pavement so when they can conduct cleaning. Patrick McReaken stated they would like to
455 have it that way, they would like to. Commissioner Jensen stated doesn't think the entire thing needs that but would like
456 to see when they come off the road they can stay on pavement until the staging area and then they go to the truck docks
457 everything else is flexible on since staff had asked the question.

458 [7:16:13 PM](#)

459 Commissioner Thorson asked the applicant how does the operation increase by truck volume, onion volume do they
460 have a metric they could give that would or are they just replacing existing. Patrick McReaken stated it is a renovation
461 project it is not an addition or an alteration for a new mission, it is a renovation of existing facilities. Commissioner Thorson
462 stated so really not harvesting and processing any more onions. Patrick McReaken stated there is the same number of
463 farms around here so. Commissioner Thorson stated on the architectural elevations of the new storage building in phase
464 1, back to the fans and louvers, the louvers are located on the north side of the building, is that a strategic placement or is
465 there a reasoning that can't give them the noise instead of the neighbors to the north. Patrick McReaken stated it is and
466 can ask the onion experts on that.

467 [7:17:50 PM](#)

468 Brad Dall, 868 W 2300 S Syracuse, stated the fans are basically they need the exhaust fans to keep the onions in the
469 storage as part of the curing process and just storage so they will be good later on in the year when they pull them out
470 and process them. They proposed doing it to the north just because of the fact that that was how the other building was
471 there really is not a reason why they cannot consider turning them around that way that was just something they were
472 building it like the other building that is existing.

473 [7:18:48 PM](#)

474 Commissioner Jensen stated wanted to state that he does like Commissioner Thorson's idea of relocating to the
475 south don't think it is going to be, the odor is going radiate no matter where it is but if it to the south it might give it a little
476 bit more dispersion area to those north west residents and of course the flip side is that those on the south might get a
477 little bit more of it, but already dealing with quite a bit there as it is, if they could locate it to the east that might be a better
478 thing but the east is kind of the pretty side so don't know if necessarily want them on the east. Patrick McReaken stated
479 there was a statement he recalls in the early weeks of the project that if light hits the onion it starts the green growth and
480 start to go back, with the fans on the east or the south or the west side there is a possibility of getting light through the
481 veins and that would harm the onions, now that is not a huge risk but it is a possibility and that is a lot of the reason as he
482 recalls as to why it was on the north side of the first building too but that is why there are no windows on the buildings,
483 there is no fenestration what so ever.

484 [7:20:12 PM](#)

485 Commissioner Thorson stated he looked at that as a possibility to mitigate noise that the neighbors expressed and
486 asked if it is a strategic placement for kind of that reason because it is, even wind direction can make a choice like that
487 strategic so. Patrick McReaken asked if they can revisit that. Commissioner Thorson stated he had another question in
488 the staff report, the written staff report it talks about a landscape architect stamp and have to decide if they care to have or
489 require. Patrick McReaken stated it is already done. Commissioner Thorson stated in one of his responses he stated it
490 would be in the final plans and is that the case. Patrick McReaken stated it is on the plan, takes that back, it may not be
491 on there, depends on how the plans were copied, the one he handed in had a stamp of a landscape architect and was
492 right beside his stamp to the left. Planner Steele stated it was not on the plans he had but is willing to. Patrick McReaken
493 stated he believes it was on the plans he handed in to Planner Steele. Commissioner Thorson stated it was described to
494 them that they have to decide to push it and since said would have it just want to make sure it was resolved and didn't
495 have to worry about it. Planner Steele stated he is willing to do it and sounds like he already sent it to him through email
496 and will review that. Patrick McReaken stated he sat down with the landscape architect and gave them input and put it on
497 the plan and he stamped it, will get staff that plan if don't have it.

498 [7:22:08 PM](#)

499 Commissioner Thorson stated it sounds like the fence, is the fence going to be half and half whatever if it is exiting
500 that works are they going to keep it. Patrick McReaken stated that is there thought right now based on economics and
501 budget, knows it is an older fence. Commissioner Thorson stated he sees the fence and coordinating fence replacement
502 with neighbors as being one of the biggest things to keep neighbors happy and so don't have a requirement other than a
503 recommendation to pay attention to that. Patrick McReaken stated the vinyl fence starts to the north and along that wall up
504 north and there are 2-3 lots that are involved with the vinyl fence. Now if the vinyl fence is on their lot and they want to
505 keep their vinyl fence because ours is an ugly masonry wall, if they think it is ugly would recommend to let them keep that
506 but will have a block wall installed along where the vinyl fence presently stands along there and along the north, the vinyl
507 fence stops there but will all be masonry or the Simtech substitute.

508 [7:23:29 PM](#)

509 Commissioner Jensen asked the applicant if it was their preference to basically have a masonry wall on the entire
510 length if it turns out the vinyl fences are setback from the property line, a preference to make a masonry wall on the entire
511 length of the fence. Patrick McReaken stated yes believes that is what is in the City zoning ordinance and Syracuse
512 though will accept the Simtech as he understands. Just to bring that up though as he did having the office areas to the
513 north of them and having a new really nice looking wall on their phase 2 north side it seems to them both financially and
514 pragmatically that perhaps having a masonry wall would meet the standard of the City but it may not be that effective for
515 what the purpose is, think the purpose of a masonry wall is to block the sound that generates on site and there is some
516 and helps make a nice landscaped appearance but the wall on the north side think will also meet the City standard it will
517 look like a structured nice looking wall and having the masonry there would meet the City code but it may not
518 pragmatically be needed so offer that to them as well. Commissioner Jensen stated once they get up against the
519 commercial property there or Business Park or Professional Office there think the purpose of having some type of barrier
520 between those is to screen the industrial use from the non-industrial uses but do like what was suggested if they could get
521 some architectural pleasing on that very eastern side from the residential to the professional office and certainly when
522 they come back to discuss phase 2 the ARC can have a purview of it at that time but the purpose of the ordinance is to
523 specifically screen the industrial uses from all of the other uses it is just that from a business use to a business use is a
524 little bit different from a business to a residential and that is something that staff would discuss with them but wouldn't
525 mind seeing a pretty rock wall up there but would want to see what the buffering requires. Patrick McReaken stated he
526 appreciates that.

527 [7:26:19 PM](#)

528 Planner Steele stated the industrial uses have impacts to the surrounding community like was touched was and most
529 of those impacts are created by the actively that is going to be happening to the south of the building so the argument is
530 what about if the building is going to be blocking all of those activities from the north is the fence really needed and just to
531 clarify the back of that building , the north side of the facility is not going to be, that will have impact to the community too
532 so that is what that wall will be, it is not only to buffer the trucks and the stacks of onions and all of that but it is to also
533 buffer and soften that edge of that big steel building that will be 20 feet from the boundary there.

534 [7:27:08 PM](#)

535 Commissioner Vaughan stated on top of that also although the building and facility have been around since the early
536 50's doing tomatoes and potatoes this is an industrial zone so the ordinance is set to cover the zone in case Utah Onions
537 is not there in another 70 years and still may be another industrial zone and don't know what type of business would go in
538 at that time so they want to make sure that the industrial portion is protected for future years not just for. Patrick
539 McReaken stated they agree with that, if they could bring in an idea during phase 2 to the ARC that might show what they
540 have in mind.

541 [7:28:13 PM](#)

542 Commissioner Vaughan opened the Public Hearing.

543 [7:28:24 PM](#)

544 Matt Reed, 877 S 2125 W Syracuse, their property is on the map where it says 'not for construction' so they don't
545 actually back, their property line doesn't touch Utah Onion and to be honest this whole process, have talked with Brad a
546 few times and has been really receptive but kind of feel a little taken like with the first shed that was built they received a
547 letter in the mail saying they were going to build a 'shed' and thought like a Tough Shed and thought sure they can build a
548 shed little did they know it was this massive warehouse that was right next to their property line. Even then when they
549 moved in, they have been in their house about 12 years in now, when they moved in it was just the crates so at least the
550 building looked a little nicer than the crates and then they heard the noise. Talking about the fans that go non-stop at least
551 from the fall to spring and they are so loud again sometimes it sounds like a low hum in your house so in the winter time
552 when the doors are closed can hear the fans which sounds a little louder than their furnace but if they are outside it is
553 almost deafening at times. You couldn't communicate with someone out behind the house, couldn't play ball with your son
554 or anything like that it is that loud. AS the building has gotten older, think Brad mentioned that now the fans are not only
555 just loud with white noise but also squeaky so now there are rattles and bearings that are going out and so to them that
556 has been the biggest issue is the fans luckily they don't go in the spring or summer because it would make their backyard
557 unusable, they couldn't use it. Another real concern and this hasn't, knock on wood, hasn't happened but one of their
558 neighbors had some water come off the Benchmark Buildings the property next to Utah Onion before they finished their
559 curb and gutter, they had a big rainstorm and all of the water from one of those building came down through the field at
560 the time and into their basement. So with this building they were really hoping that they would put in some kind of
561 permanent water like curb and gutter something not just basically and has some pictures that would like to show the

562 Commission. The first photo can see the size of the building from their backyard and they have 6 of these huge fans that
563 are again constantly blowing. The second picture is the 20 feet from the property lines to their shed and basically all they
564 have done is just kind of sloped the ground a little a bit with the hopes that the water will go back to the middle of their
565 property but all it is, is just a slope there is nothing permanent, if it was a lot of water it would erode that and go into the
566 houses and there is a little closer picture of that as well. The pictures were handed to staff. In talking with the City Planner
567 they heard about phase 2 which are even more concerned about, again, with all of it are concerned with the fans. That is
568 his main concern and other neighbors have other concerns because they actually back the sheds but can't imagine any
569 more fans blowing than are already blowing. Really wish and don't know if it is possible or not or how much it would even
570 cost but really wish they could even move those fans that are existing facing north to face a direction where there aren't
571 houses don't know if or what the cost of that would be but it would certainly help their sanity. It looks like in phase 2 with
572 the massive structure is 3 times the size of the existing structure and again if all those fans, assume they would have to
573 face north or south so would strongly recommend that they face south if they have fans in that structure and then would
574 really hope that they could get those other fans in the existing structure moved if possible. Again they have been pretty
575 receptive but they shouldn't have to deal with that kind of noise. Often times they will get woken up in the middle of the
576 night and look outside and there's, guess they are on timers or something because they kind of rotate which ones are on
577 but will get woken up at 2 in the morning and look outside and there are 4 fans going and don't really know why there are
578 4 fans needed in the middle of January but it is enough to wake him from a sleep. That is his 2 cents and just concerned
579 about the drainage and concerned about the noise.

580 [7:33:26 PM](#)

581 Deanna Haskett, 1011 S 2125 W, on the map her family is going to be really impacted by this new building. They are
582 right north of the Flurer's house, so where the corner one is, so the building is going to kind of on the south side of their
583 property line. Now just like Matt Reed said they were frustrated as a community when this building came in because the
584 letter they received like he said, said a 'shed'. Nobody came to the City meeting assuming, they are good neighbors and
585 they all have pride of ownership with their properties and figured a shed, no big deal, they didn't want to make a big deal
586 for Utah Onion and then they have this monstrosity building built. Now Matt Reed has a different issue than her family
587 has, it is not a 6 foot wall, it is a 5 foot wall, I am 5'4" and I am taller than the wall and so on Utah Onions side the property
588 or the grade level is anywhere from 1-2 feet higher so when they are working or walking on their side of the wall, it is
589 literally like they are in her backyard. When they go back, there is kind of a peninsula of concrete right now, now that they
590 built that building they actually process right there so when they are processing in the fall she literally feels like they are in
591 her backyard which us really hard for her because she doesn't feel safe having her kids in her backyard and having to
592 watch them and having all of these strangers back there and worrying that literally they can hop a wall really easy. That is
593 a concern to her is the size of the wall, if it is put into a 6 foot wall, what side does it have to be 6 foot on, if it is only 6 foot
594 on her side that is only a foot more on their side so it is only a 4 foot wall on their side and that isn't going to help with
595 noise reduction at all on her side and that is a huge concern for her and her family. Another issue was the noise, if they
596 put the fans on the north side of the building that noise is going to reverberate between the facility that is currently there
597 and the new facility so their master bedroom is on the north corner, the north east corner so that is going to face and
598 reverberate between that and into their bedroom every night. So if it is not a big deal for them to have to put a nice east
599 facing because it is so far back off of the road, it shouldn't be a big deal for them to have all of the fans on the east side of
600 the building and have that noise face out because they don't have any homes on the other side of 2000 W right there and
601 off of Heritage Lane it is up a little bit, so it will be a lot less of a nuisance if the fans are on the east side than if they were
602 on the north or the south side of that building and especially if they were on the west side of the building. Her concern is
603 as a neighbor that has been extremely impacted by where that building is located and having to look at the construction,
604 they have people out there at 630 in the morning beeping their horns between that warehouse and the main building
605 which don't know what City ordinances are about the hours of operation, when can make noise, but have them waking her
606 up at 6:30 in the morning with their horns, which drives her crazy but haven't complained because they try to be nice
607 neighbors but is concerned about how much more noise that is going to create for her and her family if it is not a taller
608 wall. She would request as a citizen for it to be a 10 foot cinder block wall that way it does actually reduce noise and it is
609 going to be a tall enough wall that it will impact, because if it is a 6 foot wall like she said, they usually say it is 6 foot from
610 the lowest point and if you go out there and actually measure where it is at it is only going to be a 4 foot wall on their side
611 and for as much industrial as they are planning on putting back there, that is not going to help reduce any noise, they are
612 going to have so much more noise. Also is a realtor and knowing the impact that these buildings, understand buying their
613 home that it was a commercial, but looking at the onion crates verses having all or more of the industrial noise and having
614 those big buildings does impact their property value substantially more than what is already exiting there and talking about
615 before that initial building was built. They love their home, they love their neighborhood and they have no plans on moving
616 any time soon but having a taller wall will help their sell-ability when that time comes to be able to sell their home and not
617 have to worry about the wall. The Flurer's actually tried selling their home about a year and a half ago and their biggest
618 problem and every complaint because that cinder block wall is so short that they see all of the activity back there so know
619 that is going to be an issue when they go to sell their property with all of the other phases being completed and seeing
620 how much are going to hear and see semi's and have all of that extra noise added to their property. So that is a huge
621 concern to her and does ask that it be taller than a 6 foot wall on the short side. Another issue, her neighbor Ashley Paige
622 and not sure if she will be speaking, but they live just north of her and the building is mostly behind her house right now,
623 she has a huge glare from that white building into her house in the summer so with the sun setting and it is almost a very
624 irritating almost blinding type sense, she has to close her blinds and everything because of how bright that light is that
625 comes in and that is a huge concern to her and is another reason why she wants a taller wall so that she won't have the

626 effects, know they are planning on putting shrubbery in but those plants and trees are going to take 10 years to mature
627 and actually grow up to where they are going to block the building and so would like and is the biggest thing that making
628 sure it is a tall enough wall that it really is going to make an impact and make a difference so don't think 6 foot is nearly
629 substantial enough. Was concerned about the water drainage as well, her home is a quarter acre but only have about 25-
630 30 feet between her house and the cinder block wall and would be concerned if they don't have proper drainage that if
631 any water rolls off of that building that it is going to come into their house since are such a close proximity to their back
632 property line and want to make sure they do have proper water drainage that her basement doesn't flood sometime during
633 rainy seasons. Thank you, I was nervous and shaking, have never done this before, thank you and really hope they take it
634 all into consideration for them as a community.

635 [7:42:14 PM](#)

636 Adam Bernard, 1845 W 2700 S, Syracuse, don't currently live close to the Onion factory right now but did grow up on
637 700 S just up the street from this facility and his main concern is not necessarily the house to the west but his concern is
638 on 2000 W. Having grown up in Syracuse and gone, walking to school and walking home from school, riding his bike to
639 school and whatnot his concern is and this, hoping this gets better as they go through their phases. That sidewalk anytime
640 that gravel, anytime there is gravel there, it disappears, the kids walk closer to the street than what that sidewalk actually
641 is. Remembers that sidewalk going in and within a couple months that sidewalk was gone because the gravel gets carried
642 over from the trucks. Am concerned and hoping that problem gets solved as more of the development happens towards
643 phase 2 & 3 that that sidewalk becomes more visible and more usable for the children that do walk that section of road.
644 As Commissioner Jensen was talking about would prefer and hope that they have an asphalt or cement of some type so
645 that the gravel does not reach that sidewalk and disrupt the path that is meant to provide and protect the children of
646 Syracuse.

647 [7:43:58 PM](#)

648 Deanna Haskett wanted to ask another question for Utah Onion's, would like to know where the processing is going
649 to happen. Had mentioned how since they build the newer building how they do a lot of processing right there and literally
650 feel like they are in her backyard. Almost wish had a picture to show the Commission because of the grade level how it
651 really does feel like they are in her yard. Want to know are they going to be processing in that same spot or are they going
652 to move the processing to the east side of the new building and do most if not all of their processing there.

653 [7:44:49 PM](#)

654 Shaun Hartley, 697 W 2400 S Syracuse & Trent Hartley, 952 N 50 E Kaysville and Brad Dahl. It will probably take
655 combination of all of them to answer the questions since they are each involved in different parts. Commissioner Vaughan
656 wanted to make sure there were no more general questions from citizens.

657 [7:45:37 PM](#)

658 Ashely Paige, 919 S 2125 W Syracuse, agrees with her neighbors as far as concerns of water drainage and the fans,
659 don't necessarily hear the fans because is directly west of the newer building they built 4-5 years ago. Does get the glare
660 that Deanna Haskett told them about which is a little difficult to deal with and probably the only one who has that problem
661 because the building is a little wider than the width of her backyard, so her other 2 neighbors don't necessarily get that
662 glare. Just for, know it will only affect a couple people that this building will be by but don't know if there is a chance of
663 maybe just doing a gray building or something other than white might change that, it might not but that would probably be
664 one suggestion she would have just to help those affected with the glare. Does have the same concern as her neighbors
665 as far as the fans, knows that with this new building if the fans are on the north will definitely hear them where don't hear
666 the ones now because are directly west of them.

667 [7:46:56 PM](#)

668 Commissioner Vaughan closed the Public Hearing.

669 [7:47:16 PM](#)

670 Commissioner Jensen asked staff regarding the newer building that they are talking about that went in on the corner
671 there which isn't part of the application today, when was that built. Planner Steele stated that is a good question,
672 approximately 5 years ago, before his time. Commissioner Jensen asked staff if it was an industrial against residential
673 isn't there supposed to be a bigger buffer there. Planner Steele stated yes. Commissioner Jensen asked so that would
674 need to be legal non-conforming because don't think they have changed the buffer ordinance in that respect in a long
675 time. Planner Steele stated it would have been a required 40 feet. Commissioner Jensen stated that might fall with the
676 purview of this application but maybe something they can revisit. Commissioner Jensen asked City Attorney Roberts
677 regarding the industrial zoning noise standards if that is not something that falls under legal non-conforming, they just
678 have to comply with that, correct. City Attorney Roberts asked if they have to comply with the noise ordinance in the
679 industrial standards, yes that is not something that can grandfather in. Commissioner Jensen asked City Engineer
680 Bloemen talking about noise, 10.120.070 'Noise. No use shall emit or cause the emission of sound from a stationary
681 source such that the one-hour equivalent sound level of resultant sound measurement, at the lot line of the establishment
682 or use, exceeds, by six dB(a) or more, the one-hour equivalent sound level caused by ground transportation as estimated
683 for that point of measurement and that time of day, pursuant to FHWA- Highway Traffic'. To help him understand that it
684 says can exceed by 6 decibels in a normal case but it talks about the ground transportation so how does that determine, if
685 farther from the road does that number go down or is there consistent number on that. City Engineer Bloemen stated to
686 be quite honest have never looked into sound transmission, if it is something he would like him to look into, he can but not
687 sure where those numbers are derived from or where. Commissioner Jensen stated down below it does talk about it can't
688 exceed 80 decibels, 80 decibels is pretty loud but the previous number is what is looking at because 6 decibels increase

689 is not that noticeable of an increase and living along 2000 W certainly have a fair amount of ground traffic listening to but
690 just trying to figure out to enforce that because it sounds like that number should go down the farther away from where the
691 ground transportation is but not sure. The other points talking about impulsive sounds are a little bit different but these
692 citizens are talking about fans running for months and they are saying there is an issue there sounds like might be
693 dropping the ball there as far as measuring the sound to lot line and certainly if the buffer had been built would have
694 helped some because could have mitigated with trees but don't know.

695 [7:50:36 PM](#)

696 City Attorney Roberts asked if that was a question. Commissioner Jensen stated sort of is, trying to figure out where
697 they are on that. City Attorney Roberts stated he didn't quite follow what the question is, when read the section on noise
698 and really don't think they can address the existing building tonight at all, wouldn't be appropriate, and should focus on the
699 new application. Commissioner Jensen stated would certainly expect and would direct staff to look into this because they
700 have residents who are obviously being affected by the noise of the fans but the new building is going to have to meet this
701 standard and would like to understand what that standard is exactly, see the 80 decibels down below but it is the first
702 paragraph talking about ground transportation that is kind of, it is a fuzzy thing and not sure what that number is. City
703 Attorney Roberts stated in that section, it is measured at the lot line of the establishment or the use, so it doesn't matter if
704 the transportation noise is right next to the lot line then measure it at the lot line, if it is far away then it is right at the lot line
705 so would measure it at the lot line. As far as what these, how measure decibels or what a one hour equivalent sound level
706 is, that is not his expertise. Commissioner Jensen stated looking at the first number because if understating the first part
707 of it essentially would basically figure out the ambient noise level would be for the traffic from 2000 W at the lot line at that
708 point and then could exceed by 6, that is what is reading but not sure, can't find a target out of it, is it 55 decibels, is it 70
709 decibels, what decibel is it. Commissioner Thorson stated don't think they need to figure that out tonight. Think the point is
710 they may have a violation of a noise ordinance in the Land Use and code enforcement needs to go check. Commissioner
711 Day stated he would agree with Commissioner Thorson, think that is something that can be handled outside of this
712 meeting, not belabor this. Commissioner Thorson stated the property owner at the same time is advised there new
713 building is going to have to comply with the same ordinance that the adjacent residence have a tool that they didn't know
714 they had before. Commissioner Jensen stated the reason he brought this up is because if they are doing a Site Plan
715 approval if they need to get some sound mitigating fans or something to make sure they comply with that ordinance that
716 does apply to the new building that is why that is why is bringing it up. Want to make sure that the new building is in
717 compliance with the ordinance and if need to get an environmental study on that to measure those noise levels before
718 they do the approval is why is bringing it up.

719 [7:53:04 PM](#)

720 Planner Steele stated he agrees and wanted to interject that the options the Commission has are to table to get more
721 information about the decibels of the fans and if there is anything directly related to the new building of measures, like
722 guards, don't know, smooth bearing fans, or some other ideas that could be applicable, requiring the trees to be a certain
723 height at installation, building color, wall height those are all things that are in your purview that could address come of the
724 concerns at hand.

725 [7:54:04 PM](#)

726 Commissioner Day asked if the applicant could come forward perhaps he would be better quick to answer those
727 questions. Commissioner Day addressed the applicants that they have heard several comments from the residents would
728 mind giving a response or ideas to help some of us understand these.

729 [7:54:06 PM](#)

730 Shaun Hartley stated the fan issue is a concern that they are willing to look into, they are industrial fans, and they are
731 put into the buildings to ensure the longevity of the onion durability late into the spring. What the fans do is keeps the air
732 circulation going into the onions which allows the onions when processed to look at a higher grade. Don't think they have
733 very many answers tonight on different types of grades of fans, if there is a certain type of fan that is used for onion
734 storages so they will have to do some research and be able to see if there is something that will not make as much noise,
735 can't give an answer on what type of fan there is to do that. One thing that they are really conscious of is if there is an
736 issue with a fan with the bearing going out they are very hands on to make sure that their neighbors are taken care of
737 because they know what a loud greasy, loud bearing going out sounds like. Maybe Brad or Trent have an idea more
738 about the fans but think it is going to have to be something that they will have to look into and be able to, don't see a
739 reason why they could not put them on the south side on the new building compared to the north side where the existing
740 building is right now. The south side they would like to either have them on the north side or the south side for better
741 circulation of the air but think on the south side would be okay.

742 [7:56:45 PM](#)

743 Commissioner Vaughan stated in the various food harvesting industries there are one standard that is used basically
744 throughout especially in apple land over in Washington and that is to adapt on the outside of every fan the same thing that
745 everyone here has on the back of their dryer at home, a 90 degree directional shield. So as air comes out of the fan it is
746 directed in any direction that want and in this particular case think the sound tunnel that Mrs. Haskett was referring to if
747 that was aimed towards the east that would have a tremendous impact on that and something that with the cooperation of
748 the applicant, can't force them to, it is something that they might possibly might want to consider for the existing building
749 on that north side also but that would be solely up to them. That would be the quickest, easiest and least expensive fix
750 and one that is used throughout the food industry. Commissioner Jensen stated the sound tunnel was brought up by
751 citizens and are absolutely right are going to have sound ricocheting between the existing and the new storage facility and

752 some of that sound is going to go to the west and to the south can have the same issue certainly the lots are little, well
753 essentially the cul-de-sac lot there, that knuckle lot is going to get a lot of that. Actually like the idea of pointing the sound
754 to the east because that is the biggest area for the sound to dissipate in and know that is sort of the face of the building
755 but going back and looking at the elevations don't think that would be too impactful and not sure from the industrial scale
756 about fan design that is not his area of expertise, on a smaller scale the concept is the same but talking orders of
757 magnitude but for CPU cooling for computer often time putting a larger fan operating at a lower RPM will move the same
758 amount of air but not generate nearly as much noise because not forcing the sound through at such high velocity so there
759 may be some things there that basically some quieter design fans that can still move the same amount air that needs to
760 be moved but can do it more quietly. Commissioner Vaughn's suggestion would serve two fold purpose in directing sound
761 downward or direction away from the houses that can also accomplish that shading effects so don't get direct sunlight
762 going into the storage facility as well as trying to redirect the sound so it is not a straight shot to wherever it is heading to
763 but do think that it is within the purview of the Planning Commission to basically request an environmental analysis on the
764 impact of the new fans, that is certainly within the purview under the industrial zone and wouldn't mind seeing that before
765 they approve the site plan. The Planning Commission is the approval in this it does not go to City Council, so it is within
766 their purview to make sure it is taken care of, sounds like it got missed on the old building and that is up to staff to resolve
767 that but have to deal with the new facility now and will also apply to phase 2 so the answers they get with phase 1 also
768 apply to phase 2 so do think they need to, the applicant needs to look at this and maybe come back to them with this that
769 would be his suggestion.

770 [8:00:28 PM](#)

771 Commissioner Thorson sated he would agree with that and this isn't, the Planning Commission isn't going to say put
772 the fans on one side or the other and are good, the rule is have to meet the noise ordinance and it is a performance spec
773 and can build a building and put several hundred thousand dollars into it and then come back and we say can't use it and
774 it doesn't matter what kind of fan they have if it is too noisy or where the fan is pointing, it is too noisy, so it is in the
775 applicants best interest to figure that all out and appease the Planning Commission.

776 [8:00:53 PM](#)

777 Commissioner Vaughan stated to the applicant to go ahead and respond and will consider it their rebuttal period to
778 some of the comments that came up on that and please hold comments to rebutting things that were spoken, don't bring
779 up anything else. Asked the City Attorney to write down the noise section the complete title of the noise section so if any
780 of the citizens here can pick that up from him so they can look that up at home so they can be aware of it themselves.

781 [8:01:35 PM](#)

782 Patrick McReaken stated they appreciate what was stated and is exactly right and noise and sound is injuring
783 properties and can engineer so it meets the standard or lower and would like to submit an engineering analysis which may
784 include deflecting the noise or getting a low zones rating on the fans and give an analysis of what should be done. The
785 other large item mentioned was the water drainage what happened years ago the fence was 6 foot as they understand it.
786 They built up the ground to the first 10 feet away from the fence on their side of the fence to 1-2 foot above that to help
787 deflect the water so it didn't flow through the fence line but it is apparently not working that well if the water flows over that
788 way, they apologize. Their landscaping though will have a built up area with a 6 ml black vinyl under the rocks or under
789 the mulch that they have landscaped there for 20 feet. That will be on the whole sloped area away from the fence line so it
790 should help meliorate that but they owe it to the neighbors to keep their water on their side of the fence. The reflection off
791 of the sunlight on the wall, think that is a big issue and they would probably want to get their heads together and revisit
792 that white wall color on the west side. Looking at the elevation on the west it has 2 dark brown stripes and there is a white
793 wall between the brown and they will readdress that and perhaps have a talk with the neighbors also outside of this
794 meeting and ask them to help evolve that color. The horns in the morning are a management issue they need to address
795 themselves and will get back to you on that.

796 [8:04:39 PM](#)

797 Shaun Hartley stated not to get too off track here, but they usually do not start before 630 in the morning when it
798 comes to their practices or their operation, they do have timelines to meet from a management standpoint, that is also
799 only from probably August until sometime in March but it is something that they sometimes work a lot later too, it is a very
800 demanding operation and just wanted to put that into the record.

801 [8:05:20 PM](#)

802 Patrick McReaken stated perhaps the last large issue is about the hiding of the sidewalk where the kids walk to
803 school and appreciate that being brought up. They will address that in phase 2 as they pave more of the open area.
804 Phase 1 will end add pavement on the back of the lot however think the rocks on the far east side of the lot are the ones
805 that are the ones that end up on the sidewalk when they do. The sidewalk is not very long, presently goes down to, an
806 existing sidewalk there just north of the entry, it stops at the entry point and they don't think that walk goes under the entry
807 at least it is hidden by the gravel anyway. In the UDOT renovation they are addressing that as will they to fix up a sidewalk
808 along the whole frontage for the pedestrians especially kids and will address the paving of the lot as they move through
809 phase 2. Phase 1 like has said is going to pave some of the area on the back side of the lot but phase 2 they will address
810 more of the paving on the east side of the lot.

811 [8:07:08 PM](#)

812 Commissioner Jensen asked Commissioner Thorson mentioned something about not seeing the environmental
813 review. Commissioner Thorson stated staff mentioned one of the 3 things that were lacking was they didn't see an
814 environmental report. Patrick McReaken stated he gave it to staff at the beginning of the meeting. Commissioner Jensen

815 stated as a Commissioner he would very much like to see the results of that report and before they do an approval would
816 like to see that in the packet. Planner Steele stated it is in the packet. Commissioner Thorson stated that is just a timing
817 thing. Patrick McReaken apologized they just got that report in. Commissioner Thorson stated just tying up all the loose
818 ends.

819 [8:07:47 PM](#)

820 Commissioner Thorson asked staff is it a City ordinance that they retain storm water on site with each developed
821 property. Planner Steele stated knows that most projects have a detention basin and the City Engineer could probably
822 answer that better than he can.

823 [8:08:10 PM](#)

824 Commissioner Jensen asked staff if they got a revised packet since last week. Planner Steele stated yes, he received
825 the report late and added it today. Commissioner Jensen stated that is a little sudden and would like to have more time to
826 review it. Planner Steele agreed the option was either just put it in today or withhold it from the pack and chose to put it in.

827 [8:08:39 PM](#)

828 City Engineer Bloemen stated every development is required to have a detention and they currently do have
829 detention, it is not really a traditional detention basin where can see the sides actually dug into the ground it is more of a
830 flat elongated kind of detention basin but the volume is there and will require them to upgrade the outfall to meet the
831 current SWPPP standards.

832 [8:09:14 PM](#)

833 Commissioner Jensen asked staff since they are talking about the fence along the property line along the eastern
834 building would there be any advantage to putting a higher fence in that corner, would that help mitigate the sound at all
835 and can they require an 8 or 10 foot fence. Planner Steele stated yes, the Commission could require a taller fence
836 anything that is directly related to those impacts to the neighborhood that is proportional. Commissioner Jensen stated the
837 fans might be mounted so high it might not help though but certainly if there are some trees there to deaden it but would
838 have trees right up against the building if tried to put something there. Commissioner Moultrie stated would like to see at
839 least an 8 foot fence on their side at the highest point so that way the neighbors do get a legitimate fence not a 4 foot
840 fence and if he lived there would want that just for safety reasons. Commissioner Jensen confirmed wanted 8 foot from
841 the highest point on either properties line side, so it would have to be 8 foot on whoever has the higher elevation.
842 Commissioner Moultrie stated correct.

843 [8:10:34 PM](#)

844 Commissioner Day stated he would like to table this item and think it might be a good thing to give the applicants
845 more time to respond and asked the applicants if they were opposed to that at all. Commissioner Vaughan asked under
846 what specific items want to table because they are required and the amount of time would want to delay this item as for
847 discussion with the Commission. Commissioner Vaughan stated if the applicant has or would like to table or continue can
848 let them know and possibly suggest the amount of time think would need. Commissioner Day stated he would like their
849 opinion on how long they think it will take to.

850 [8:11:07 PM](#)

851 Patrick McReaken stated as had mentioned in the briefing the onion harvest starts in August and they are really froth
852 to get their operation enclosed so it gets more drift protection on odors and installs the landscape and helps out the City in
853 that direction. Think the nature of the items that have given them can make responses to all of those items within a week,
854 3-4 days but the Planning Commission won't meet for 2 weeks they realize. Commissioner Jensen stated actually 3
855 weeks because they have a 5th Tuesday. Patrick McReaken stated that causes them some issue on their schedule and it
856 is a very, very tight schedule and they don't want to operate late into the evenings protecting the neighbors and as they
857 delay another cycle, 3 weeks maybe, it may push them into the next harvest season and not sure have to talk with the
858 owners about that to find out if that is a fact or not so it really causes them some hardship if need to postpone it for that
859 long. Think can make responses in the next few days and if could appoint, if ever work this way, but have a quorum of the
860 Commission meet to review, no, okay. Or if could rely upon the staff as their intermediary to say they have addressed the
861 issues appropriately or needs more work and help them out a little bit that way if could.

862 [8:13:09 PM](#)

863 Commissioner Vaughan stated they understand that unfortunately they can't have staff act for them it has to be
864 something that comes from the Planning Commission itself and have to vote on it. Commissioner Jensen stated before he
865 seconds Commissioner Day's motion think the applicant is pretty clear as to what they would like to see as far as and they
866 need time to review the environmental report but definitely want to see if the sound issues can be addressed and the
867 buffering and the fence height and would like them to come back for that. They could theoretically call another meeting in
868 order to revisit this in 2 weeks since they do have a 5th Tuesday that would be an additional meeting but that would be
869 sufficient for noticing, essentially this has already been noticed for a public hearing so it is really more for the benefit of the
870 Commission than anybody else since they got the public input but they could even do it next Wednesday or something, it
871 is a suggestion to throw out and would like to second Commissioner's Day's motion.

872 [8:14:10 PM](#)

873 Patrick McReaken stated one thought also to throw in is there is about 5 items or so that are the hot ticket items, the
874 sidewalk, the noise, the glare, the water and the fence. Think each one of those there is an answer that is in mind and
875 they have to meet ADBD's or whatever that evolves into that has to be met that is an engineering analysis to meet that.
876 On the height of the fence if thinking would really rather see an 8 foot could speak with the owners offline and if they feel

877 like 8 foot is doable then just move ahead but if it is not doable then can wait until the next meeting cycle, it puts a burden
878 on them to make a decision on that. On the noise issue with the horns in the morning that is a fixable thing an operational
879 thing and is not really part of the project.

880 [8:15:21 PM](#)

881 Commissioner Vaughan stated one of the things that can be done is they are obviously taking minutes of this and are
882 also making an audio recording so all of the major points that have come up are available for them as soon as staff is able
883 to process and turn it into a CD so could listen to all of those things if wanted to. It would make it easy, think easier if the
884 applicant would request to delay this to possibly the next available meeting and staff would be able to give a target date to
885 get those items in within 72-96 hours that would give them enough time to post if could get it in 4 days then they have
886 sufficient time for staff to review them and then post them as part of the next package for the next meeting as an example.
887 If that is something that they think they could do.

888 [8:16:26 PM](#)

889 Patrick McReaken stated that would be fine. Commissioner Vaughan asked if he would like to request that. Patrick
890 McReaken stated yes he would like to request that.

891 [8:16:32 PM](#)

892 Commissioner Jensen stated they do have a motion and a second but before they vote on that. Commissioner Day
893 stated he never made a motion, just want to clarify that, just asked if they would consider tabling it but never made a
894 motion. Commissioner Jensen stated thought he stated he would like to suggest they table it, which sounded like a
895 motion. Commissioner Thorson stated he didn't think it was a motion. Commissioner Jensen stated okay then it is moot
896 but are the Commissioners amenable to meeting in 8 days is his question.

897 [8:17:11 PM](#)

898 Commissioner Day stated he doesn't think, he can emphasize but doesn't think that is a proper protocol for the body
899 to make these types of exceptions. Commissioner Thorson stated he would agree and thinks they table it until the next
900 normal meeting the first part of April. Commissioner Jensen stated that is 3 weeks and they had indicated they are on a
901 timeline, thinking 3 weeks is a little long, if the Commissioners don't want to have a 3rd meeting in Tuesday, it is kind of a
902 moot point or whenever they want to have that meeting, next Tuesday would be problematic because of City Council uses
903 the chambers but would still like to make the motion to table until they can get the questions answered and officially make
904 the motion.

905 [8:17:52 PM](#)

906 Commissioner Vaughan stated would ask the maker of the motion if could also add a phrase in there if possible
907 before they act on it would be to say 'at the applicants request to table' as opposed to the Planning Commission. Patrick
908 McReaken stated they are acceptable with that.

909 [8:18:20 PM](#)

910 COMMISSIONER JENSEN MADE A MOTION TO TABLE THE UTAH ONIONS SITE PLAN APPROVAL UPON THE
911 APPLICANT'S REQUEST DUE TO NEEDING MORE INFORMATION UNTIL THE NEXT REGULARLY SCHEDULED
912 MEETING. COMMISSIONER THORSON SECONDED THE MOTION. ALL WERE IN FAVOR, THE MOTION CARRIED
913 UNANIMOUSLY.

914 [8:18:47 PM](#)

915 Planner Steele advised the applicant the next regularly meeting is scheduled for Tuesday April 5, 2016 and all
916 documentation would be due into staff the week before that by March 29, 2016.

917 [8:19:20 PM](#)

918 Commissioner Jensen stated for the record has no opposition to Utah Onion business, think they are a great thing for
919 Syracuse just want to make sure that the concerns get addressed.

920 [8:19:43 PM](#)

921 **6. Code Amendment Title X 10.120.020 - Pertaining to Industrial Zone permitted uses.**

922 Planner Steele stated this is a continuation of a proposed ordinance from last meeting. The issue is the possibility of
923 having live in manager units in a storage unit complex and last meeting they had some wording and talked a lot about the
924 possibility of increasing the number of units allowed in the storage unit complex or discuss the possibility of even doing
925 some sort of ratio based allowance or capping at a flat number. Did a little research and made some phone calls and that
926 info is included in the packet. Found on average on the high side there is a complex in Roy that has a 1,000 units and
927 they have 3 apartments associated with the complex and some of the smaller ones that more in the 100 unit range didn't
928 have any live in units, but on average anything between 250-300 and higher would always have at least 1 management
929 unit and tried getting as nosey as possible and some felt a little uncomfortable when asking how many bedrooms and stuff
930 they had but on average they have at least 2 or 3 bedrooms and a lot were families could hear kids playing in the
931 background so it is usually a family thing, a husband and wife management couple that do it and usually a younger couple
932 and think is a good deal for them a lot of times because they get their lodging included in with their pay so a little bit of a
933 raise there. One option is to put a flat cap on it or with the data included to do some sort of ratio, 1 per 200 or what they
934 thought as well as some additional research in making it a little more detailed which isn't a bad idea either. Included is
935 some additional language for more detailed info regarding manager units and so are a few options to choose from.

936 [8:23:57 PM](#)

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Commissioner Jensen asked Planner Steele where found the language for the second option somewhere. Planner Davies stated that is similar to what they had in Pleasant Grove, they had a similar item come up looking for care taker facilities and that was what they came up with, modified it a little bit to match this situation a little bit better. Commissioner Jensen stated he would like to change the number from 1 to 2 can call it good, but do like the language in the second option it is a little more wordy but covers the situation quite nicely.

[8:24:43 PM](#)

Commissioner Vaughan stated basically from looking at it they have pretty much 2 choices, does any other Commissioners have any particular favorites right now. Commissioner Rackham stated he favors version 2 but leave the number at 1. Commissioner McCuiston stated he likes version 2 and have it be for 1 dwelling unit per 350 storage units. Commissioner Day stated doesn't see it as a problem so doesn't really care the way they go doesn't see storage units turning into apartment complexes so will go whatever way. Commissioner Moultrie stated would say up to 2 but wouldn't want to do any more than that and the only thing would include would add the language 'not to rented or leased'. Commissioner Vaughan stated thinks number 2 would be the winner the only question on that would be item #7 do not think they should restrict it to the rear if they are not in the second story for security reasons they need to be in charge of the gate, they need to be in charge of where the cameras are so think putting them at the back of the complex particularly if they have x number of units and if familiar with the one by Pizza Factory those isles are almost a 100 yards long and think is too far for managers office from the front gate but other than that think almost have a number for a vote. Commissioner Jensen stated on #7 the way understands it and correct him if wrong but the building can still be located at the front of the parcel it is just that it has to be at the back side of that building so not the back of the development just not visible from the road essentially, is that the goal there. Commissioner Vaughan stated they should not be relegated to the back of the property. Commissioner Jensen stated they are not relegated to the back of the property they are relegated to the back of building which is at the front. Commissioner Vaughan stated if they are near the front gate and cameras is happy. Planner Davies stated that was the intent of it just didn't want to have it be basically the primary use of the building wanted it to be subsidiary to keep it at the back of the building.

[8:28:20 PM](#)

COMMISSIONER JENSEN MADE THE MOTION THAT THEY ADOPT THE 2ND OPTION FOR THE CODE AMENDMENT TITLE X 10.120.020 WITH RECOMMENDATION OF APPROVAL TO CITY COUNCIL WITH ONE CHANGE OF '1 DWELLING UNIT PER 350 UNITS PER STORAGE FACILITY PROJECT'. COMMISSIONER MCCUISTION SECONDED THE MOTION. COMMISSIONER VAUGHAN AND COMMISSIONER RACKHAM VOTED NAY. MOTION CARRIED BY MAJORITY BY 5/2.

[8:29:31 PM](#)

Commissioner Vaughan asked Planner Steele to introduce the new voice at the microphone. Planner Steele stated he is our new Planner Royce Davies and are very excited to have him on board and he has a lot of great experience as a City Planner and came from Pleasant Grove and before that worked with Bountiful City. Planner Davies stated he is happy to be here and it is good to meet all of you and look forward to working with everyone.

[8:30:32 PM](#)

7. **Adjourn**

COMMISSIONER JENSEN MADE A MOTION TO ADJOURN STRAIGHT INTO WORK SESSION IN THE CHAMBERS. COMMISSIONER MCCUISTION SECONDED THE MOTION. ALL WERE IN FAVOR

Ralph Vaughan, Chairman

Stacy Adams, Commission Secretary

Date Approved: _____

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

Minutes of the Syracuse City Planning Commission Work Session held on March 15, 2016, at 6:00 p.m., in the Conference Room, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present:

Commission Members: Ralph Vaughan, Chairman
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

City Council: Councilman Mike Gailey

Excused:

Visitors:

[8:37:25 PM](#)

1. **Department Business:**

[8:37:40 PM](#)

a. City Council Liaison Report

Councilman Gailey stated he has 6 items that think might be of interest of the Commission. They met and are meeting every other Friday looking at the City budgets by Department. Last week they met with public works but they inserted an agenda meeting and it is announced so it is actually a business meeting and were to approve the additions in Rock Creek Park down to where they were talking tonight. After some discussion that was tabled and are going to send it back out to bid thinking that they might be able to save some money as to seeding as opposed to sodding and then there was a concern of the Council the addition of a west parking lot of the existing parking lot there moving that parking lot to the east on the other side of the park and developing that part for parking on both sides of that field at the present time. So that bid was tabled and Public Works director is taking that back out so sure will be made aware of that. Looking to see fi the benefit of sod over 3 years to get the Park up and functioning if they planted it form seed and is the cost saving sufficient enough that they would do that. Think the big change there was the parking lot and the Trail. The consensus of the Council was it was to develop the parking on the east side of the Park instead of the west. Centennial Park restroom where Chloe's Park is it has and don't think the City Council has made any official action on it but the feeling among the City Council is that with a splash pad at the Rush it doesn't seem like a good expenditure of City funds to put another splash pad in next to Chloe's Park and for the City to be competing with that same entity. That said what that does is it reduces the cost of the restroom there because the pumps for the splash pad would have been more expensive so what the take away from last week's discussion was they probably won't have a splash pad next to Chloe's Park and that will greatly facilitate the kind of restroom that is there and the storage that is needed by the City. They talked about the parking ordinance that the Commission worked on and there was another standard that was presented that the City Manager and some of the members of the City Council wanted to have some input from that technical source and so they tabled that and part of the reason was they were just overloaded and just didn't have a lot of time. In the RDA there is a Korean BBQ Grill coming into the Town Center they were looking for RDA funds as that was left it looks like it will be in the form of a loan rather than a grant and they were sent back to do some homework and then come back to the City Council. They did discuss the Planning Commission Bylaws very quietly and Commissioner Vaughn was there and asked for some explanation on the Bylaws and shared with the Council that it was his desire as Chair to continue on the next 6 months and they accepted that. The only other thing is Wasatch Integrated Waste Management is no longer in the recycling business the amount of money that they recover in actually recycling is cost prohibited anymore and many of the cities along the Wasatch front have their own recycling plans or there is a commercial available recycling plan so Wasatch Integrated Waste has removed that. In place of that Park the Pioneer Rehabilitation center has opened up a thrift store of sorts where things like lawn mowers and bicycles and things that come in that are turned back over to Park and they man that 3 days a week and it seems to be a more, the district doesn't gain anything financially there but that material is then allowed to be recycled and are assisting in the rehabilitation of adults. City Attorney Roberts stated when it comes to the Bylaws it hasn't been adopted formally yet and expect it to be on the agenda on April 12, 2016 and are expecting them to pass and have final Bylaws for the Commission. Commissioner Jensen asked something that occurred to him and know the Council is going a slightly different direction on the voting and talking about recusing and something that did occur to him that in recent memory since has been on the Commission they did have one time period where the replacement Commissioner were not reappointed until the end of August almost middle of September so may have a situation that the Council should contemplate where they might not have 7 people on this body might only have 5 and so know have discussed t from the other point of view but don't think and is in the Council's purview to deny appointments if they don't

65 want people to go on and that has happened recently and so if they are going to contemplate the one thing in the Bylaws
66 should probably have a group discussion about that as well. Councilman Gailey stated they have formed a subcommittee
67 that is reviewing that with City Attorney Roberts right now. Commissioner Jensen stated if that could be relayed to that
68 subcommittee to have a quick discussion on it. Councilman Gailey stated they are and he is not on the committee but
69 Councilwoman Anderson and Councilwoman Lisonbee are on that committee and are working that and coming back with
70 suggestions to the whole Council.

71 [8:45:28 PM](#)

72 **b. City Attorney Updates**

73 City Attorney Roberts stated he doesn't have any other updates.

74 [8:45:38 PM](#)

75 **c. Upcoming Agenda Items**

76 Planner Steele stated next meeting is going to be a busy meeting, have 7 items: CVS site plan, Criddle PRD south of
77 the General Plan request, Barber General Plan which is one that squeaked in before the 15th they are requesting a
78 General Plan change from R-3 to PRD, a 2 lot subdivision Cowley just north of the assisted living on 2000 W, Hamblin
79 Haven a plat amendment that could be modified with a warranty deed, Stillwater Lake Estates 8&9 Final subdivision and
80 Utah Onions that was tabled today.

81 [8:48:41 PM](#)

82 **2. Discussion Items:**

83 Nothing to report.

84 [8:48:48 PM](#)

85 **3. Commissioner Reports:**

86 Commissioner Moultrie stated nothing to report. Commissioner Day stated nothing to report. Commissioner
87 McCuiston stated nothing to report. Commissioner Rackham stated Commissioner Jensen has worked on consolidating
88 the R-1, R-2, R-3 into a single document and know the City Council has looked at it and they liked it and would like to
89 bring it to the Commission for discussion. Commissioner Jensen stated he had a quick discussion with staff and are
90 waiting on him but is actually waiting on Councilwoman Lisonbee to sit down with her since she had expressed interest in
91 it and not proposing any changes but Council has some ideas to incorporate as to what they do and Commissioner
92 Rackham made the suggestion that the 2 of them get together and would like to and if the Chairman and Commission is
93 amenable would like to have Commissioner Rackham, himself and Councilwoman Lisonbee if can arrange a meeting
94 between now and the next couple of weeks to go over the chartifying of title X and see if there are any nuances they want
95 to correct and would like to know if the Commission is good with that. Commissioner Vaughan stated at the April 5, 2016
96 meeting they are going to have 6 or 7 agenda items. Commissioner Jensen stated it wouldn't be for that meeting it would
97 be later in the month. Commissioner Vaughan stated don't rush it and do a good job. Commissioner Jensen stated he just
98 wanted to make sure were okay with the 3 of them meeting. Commissioner Day stated is okay as long as they can get
99 their business items so if they have a full agenda maybe they kick it to the next meeting. Commissioner Jensen stated his
100 goal on it is June 30th so they have plenty of time. Commissioner Jensen stated Trails meeting this week and nothing else
101 to report. Commissioner Thorson stated he took a new job this last week and will start in April with a company that does
102 development in Syracuse once and awhile, Reeve & Associates so if that company comes up on the agenda just so
103 everyone knows will be recusing himself and if there are only 4 people present that could be an issue. Commissioner
104 Vaughan stated he wishes him luck that would have to recuse himself because he is so busy. Commissioner Jensen
105 stated he was glad he didn't say 'so he has to resign', he didn't want to hear that and likes having him on the Commission.
106 Commissioner Thorson stated he doesn't have to quit and isn't an overall conflict but on an indivual basis. Commissioner
107 Vaughan stated he had nothing to report.

108 [8:51:30 PM](#)

109 **4. Adjourn**

110 COMMISSIONER JENSEN MADE A MOTION TO ADJOURN. COMMISSIONER RACKHAM SECONDED THE
111 MOTION. ALL WERE IN FAVOR, MOTION CARRIED UNANIMOUSLY.
112
113
114



PLANNING COMMISSION REGULAR MEETING AGENDA

April 5, 2016

Agenda Item # 4 Site Plan Application – Utah Onions Addition

Factual Summation

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

- Location: 850 S 2000 W
- Current Zoning: Industrial
- General Plan: General Commercial
- Existing Square Feet: 74,696 sqft
- Phase 1 proposed addition (2016): 18,000 sqft
- Phase 2 future addition (2017): 48,000 sqft
- Phase 3 future demolition (2017): -14,181 sqft
- ARC review date: Feb. 29th, 2016
- PC review date: Mar. 15th, 2016 - Tabled - Industrial Performance Standards

Summary

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

Please refer to the attached industrial performance standards and comment response letter to see how the applicant has responded to the input received last meeting.

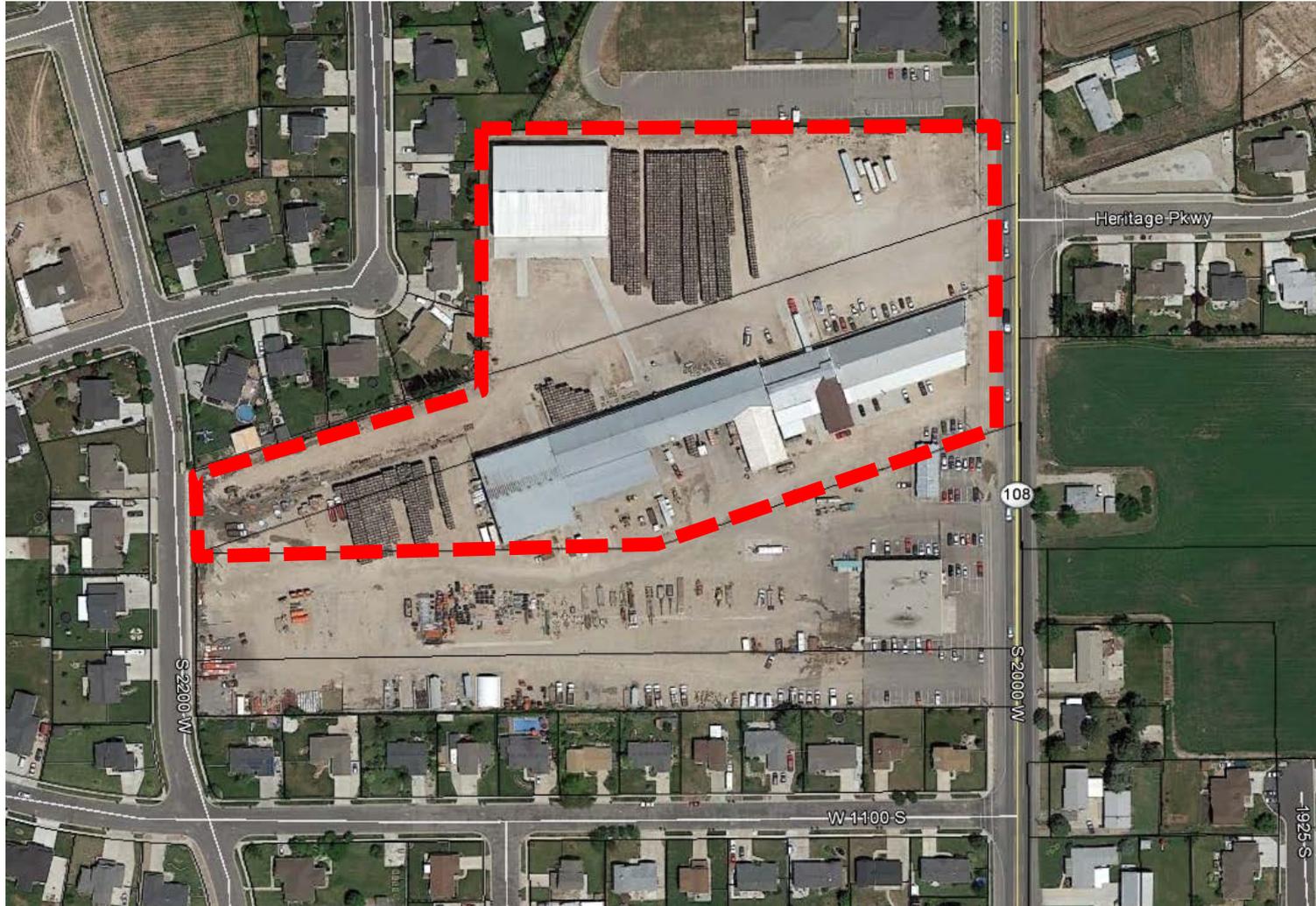
Attachments:

- Site plan/drawings
- ARC Minutes
- Staff review summary
- Industrial Performance Standards



Proposed Utah Onion Addition

Location: 850 S 2000 W



CONCEPT DRAWING

FOR REVIEW ONLY - NOT FOR CONSTRUCTION

Const Storage Facility
 Owner: Utah Onions, Inc.
 Location: 850 S 2000 W
 Syracuse UT 84075
 801-773-0630
 Project Number: 5-109
 Issue Date: 29 March 2016



Valid only for the health being built on this lot, and when signed by engineer in blue ink and stamped.

McReaken Engineering
 Architectural - Structural - Civil Engineers
 Commercial - Residential - Industrial
 2107 East 25 South, Layton, Utah // 801-544-1330 // 801-641-9150

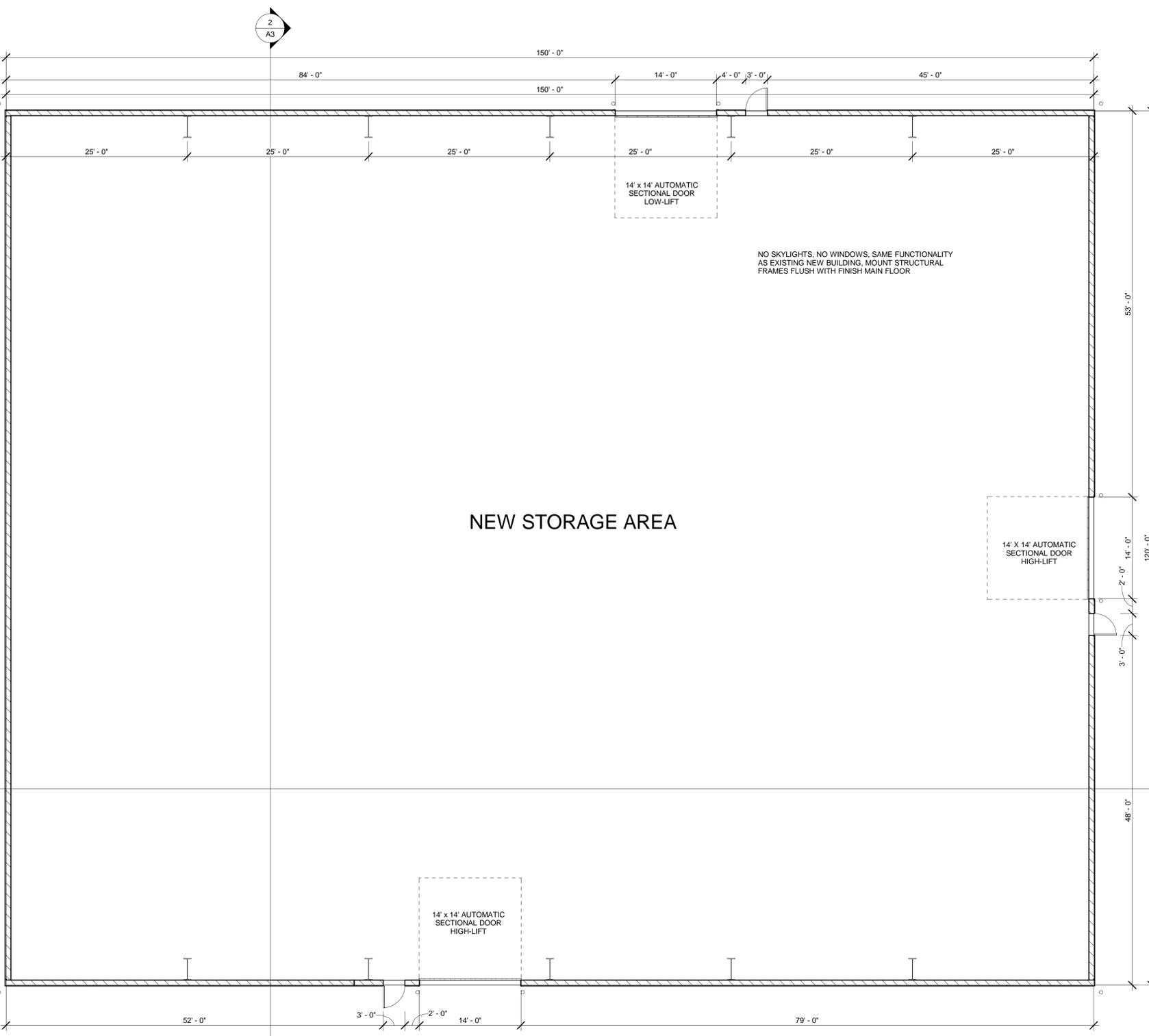
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Sheet A1
 Floor Plan

3/29/2016 11:26:06 AM



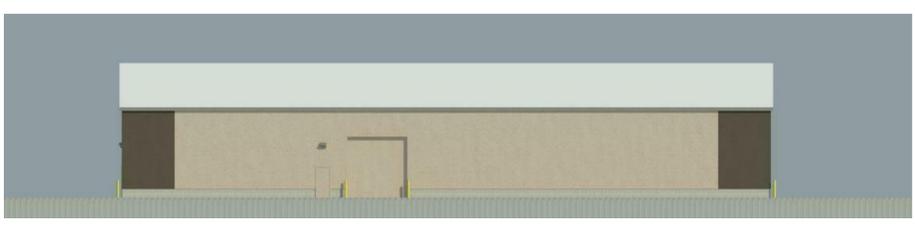
① Main Floor
 1/8" = 1'-0"

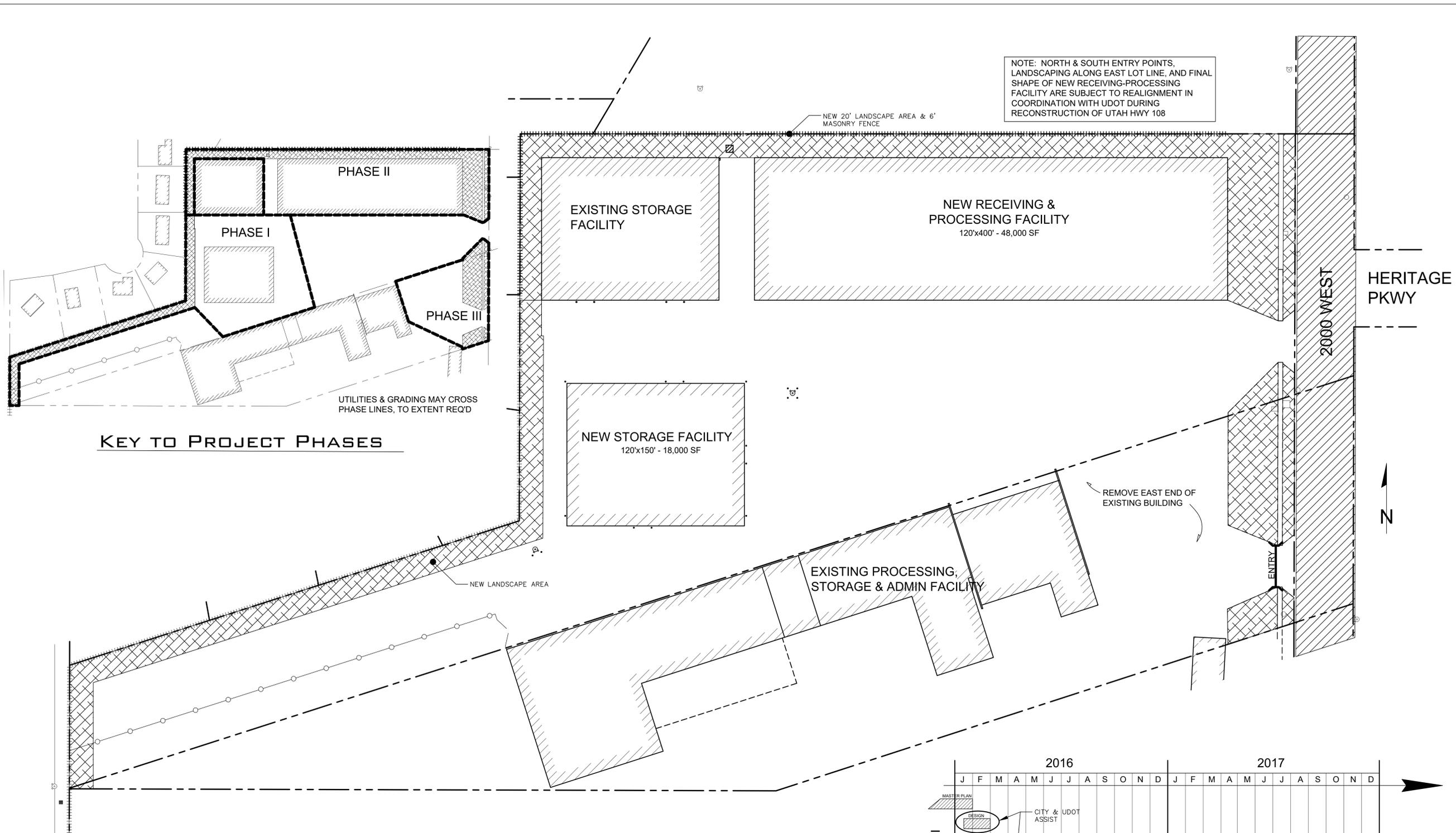
② East Elevation
 12" = 1'-0"

③ West Elevation
 12" = 1'-0"

④ North Elevation
 12" = 1'-0"

⑤ South Elevation
 12" = 1'-0"





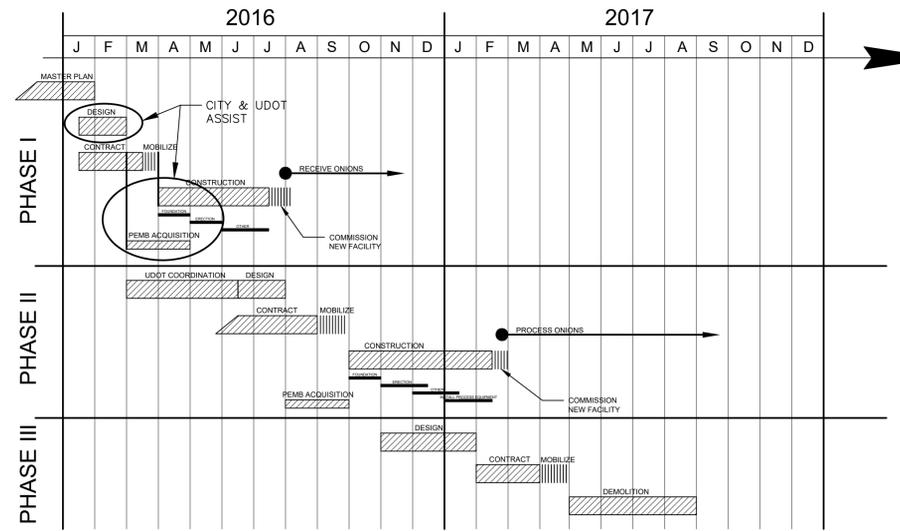
NOTE: NORTH & SOUTH ENTRY POINTS, LANDSCAPING ALONG EAST LOT LINE, AND FINAL SHAPE OF NEW RECEIVING-PROCESSING FACILITY ARE SUBJECT TO REALIGNMENT IN COORDINATION WITH UDOT DURING RECONSTRUCTION OF UTAH HWY 108

KEY TO PROJECT PHASES

UTILITIES & GRADING MAY CROSS PHASE LINES, TO EXTENT REQ'D

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

SITE PLAN REVIEW
FOR REVIEW ONLY - NOT FOR CONSTRUCTION



Client Information
Name: Brad Dahl, Utah Onions, Inc.
Project No.: 5-085
Address/Location: 850 South 2000 West
Syracuse, Utah 84075
Issued - 29 March 2016



Valid only for the home being built on, blue ink and stamped.

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

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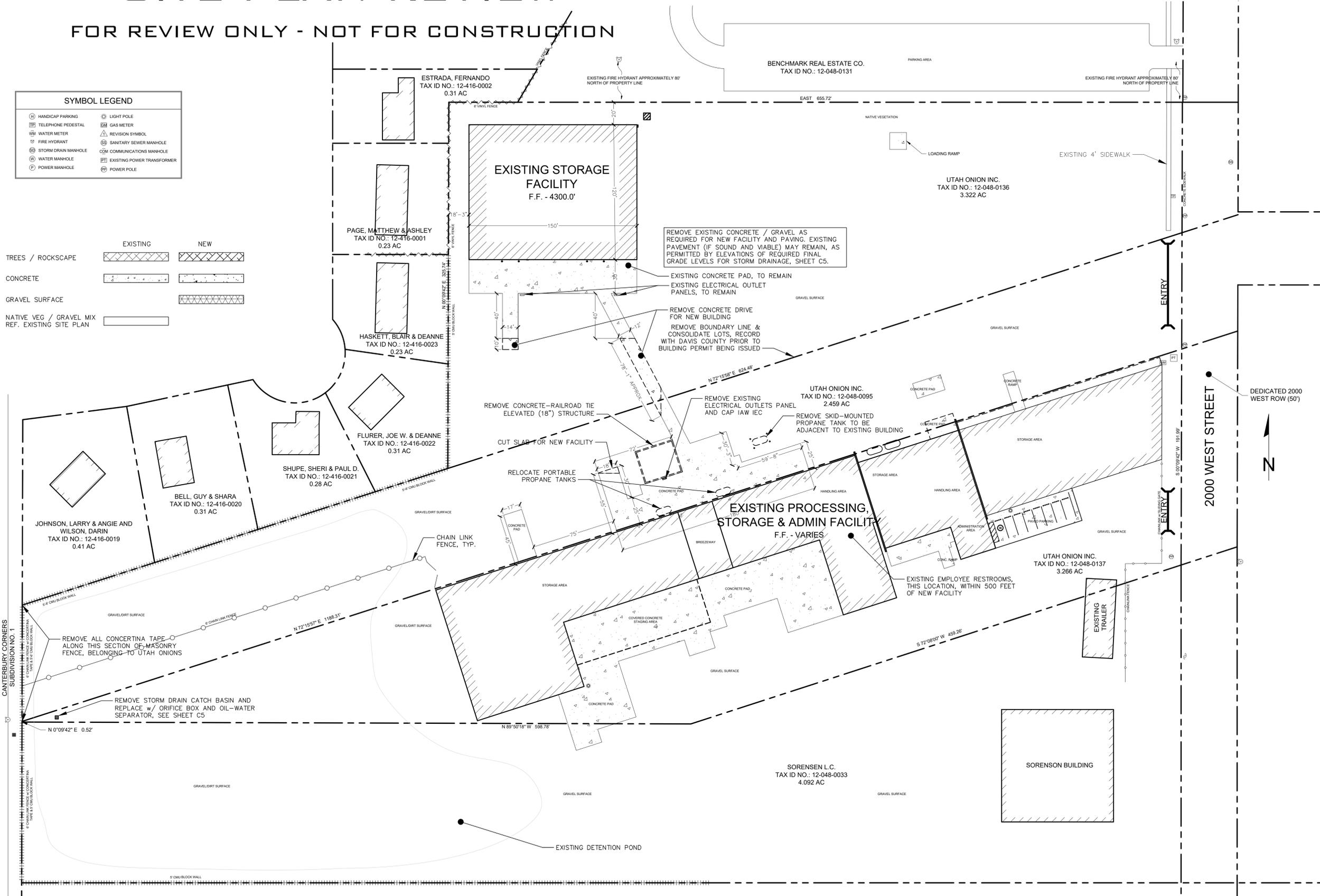
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SITE PLAN REVIEW

FOR REVIEW ONLY - NOT FOR CONSTRUCTION

SYMBOL LEGEND	
Ⓜ	HANDICAP PARKING
Ⓣ	TELEPHONE PEDESTAL
Ⓜ	WATER METER
Ⓜ	FIRE HYDRANT
Ⓜ	STORM DRAIN MANHOLE
Ⓜ	WATER MANHOLE
Ⓜ	POWER MANHOLE
Ⓜ	LIGHT POLE
Ⓜ	GAS METER
Ⓜ	REVISION SYMBOL
Ⓜ	SANITARY SEWER MANHOLE
Ⓜ	COMMUNICATIONS MANHOLE
Ⓜ	EXISTING POWER TRANSFORMER
Ⓜ	POWER POLE

	EXISTING	NEW
TREES / ROCKSCAPE		
CONCRETE		
GRAVEL SURFACE		
NATIVE VEG / GRAVEL MIX REF. EXISTING SITE PLAN		



EXISTING SITE & UTILITIES PLAN
SCALE: 1" = 40'

Client Information
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Project No.: 5-085
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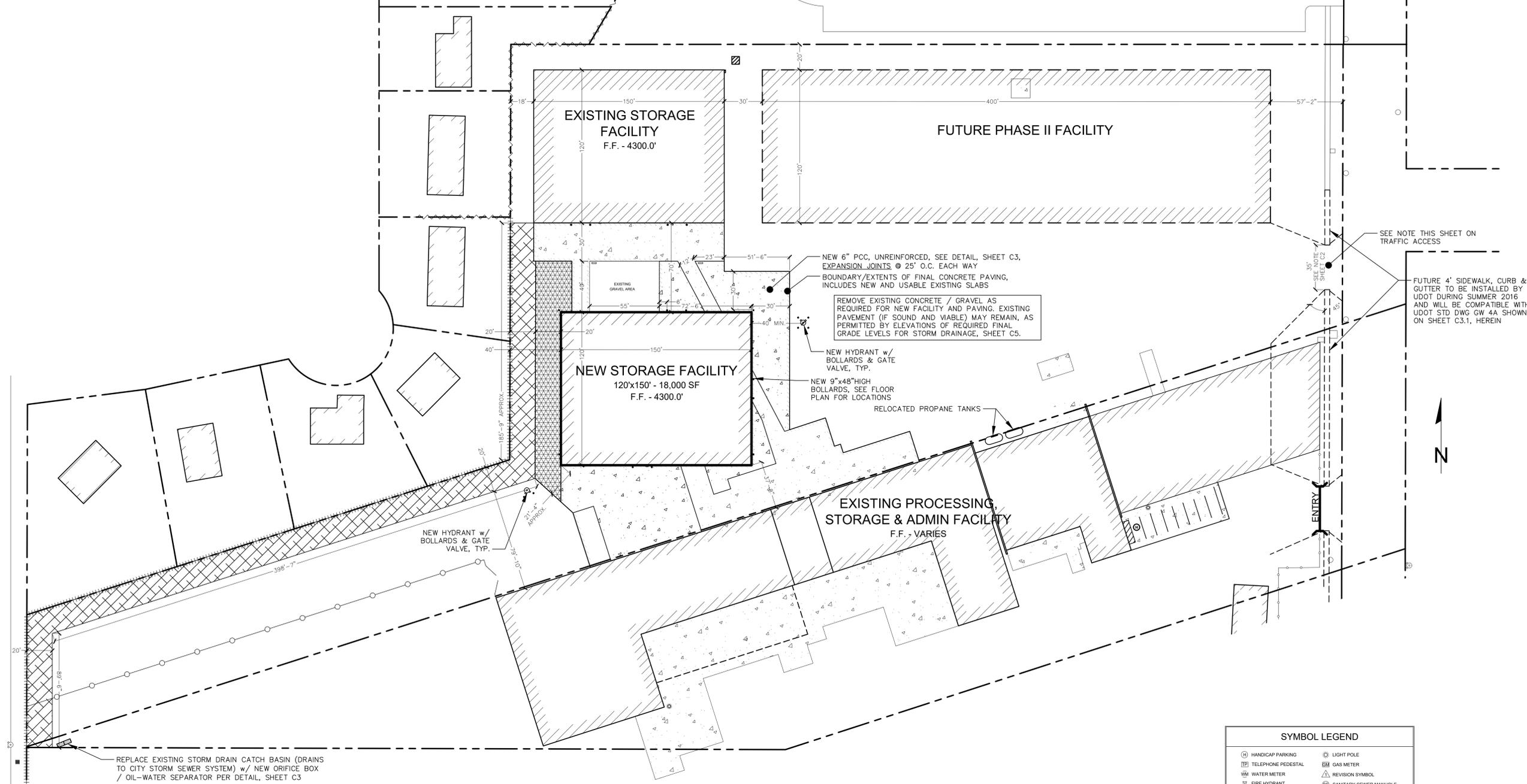
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Issued - 29 March 2016

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SITE PLAN REVIEW

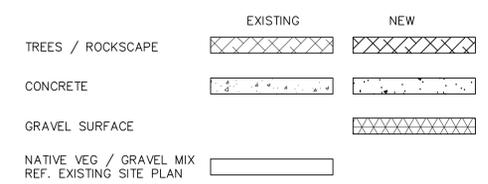
FOR REVIEW ONLY - NOT FOR CONSTRUCTION



- NOTES:**
- CURB & GUTTERS.** CONTRACTOR TO REPLACE ALL CURB & GUTTER THAT IS DISPLACE, BROKEN OR OTHERWISE IMPAIRED DURING CONSTRUCTION TO ITS FORMER CONDITION TO AT LEAST THE FIRST JOINT BEYOND EXTENTS OF CONSTRUCTION.
 - OTHER SITE DAMAGES.** ALL DETERIORATED, DAMAGED OR MISSING SURFACE IMPROVEMENTS WITHIN THE EXTENTS OF CONSTRUCTION TO BE REPLACED OR NEWLY INSTALLED; i.e., CURB AND GUTTER, SIDEWALK, LANDSCAPING PARK STRIP IMPROVEMENTS, ETC.
 - ROOF DRAINAGE & COLLECTION.** CONTRACTOR TO PROVIDE DETAILS FOR ROOF DRAINAGE, SCUPPERS & COLLECTION SYSTEM, RECEIVED FROM BUILDING SUPPLIER, TO BUILDING OFFICIAL FOR APPROVAL PRIOR TO INSTALLATION. SYSTEM TO ADEQUATELY DRAIN ROOF AND DISCHARGE VIA PIPELINE TO EXISTING COLLECTION SYSTEM.
 - CONTRACTOR MUST MEET ALL SYRACUSE CITY UTILITIES SPECIFICATIONS AND STANDARDS.**
 - CONTRACTOR TO PROVIDE DESIGN/PLAN FOR NEW IRRIGATION SYSTEM TO BUILDING OFFICIAL FOR APPROVAL PRIOR TO INSTALLATION. SECONDARY WATER IS LOCATED AT FAR WEST OF COMBINED LOT.**
 - TRAFFIC ACCESS.** REDEVELOP ENTRYWAY IAW UDOT STD. DWG. GW 4A (SHEET C3.1, HEREIN), DURING PHASE II. WIDTH TO BE 35' PER ALLOWED SYRACUSE MAX., HOWEVER, UTAH ONIONS IS PERFORMING STUDY TO DETERMINE IF MORE WIDTH IS REQUIRED AND MAY SOLICIT A WIDER OPENING FROM SYRACUSE CITY, BUT NOT TO EXCEED UDOT ALLOWED MAX. CURBS, GUTTERS, SIDEWALKS AND OTHER ELEMENTS OF TRAFFIC ACCESS SHALL COORDINATE WITH UDOT RECONSTRUCTION OF UTAH HWY 108.

NEW SITE PLAN - PHASE I
SCALE: 1" = 40'

SYMBOL LEGEND	
(H) HANDICAP PARKING	(L) LIGHT POLE
(TP) TELEPHONE PEDESTAL	(G) GAS METER
(WM) WATER METER	(R) REVISION SYMBOL
(F) FIRE HYDRANT	(SS) SANITARY SEWER MANHOLE
(SD) STORM DRAIN MANHOLE	(CM) COMMUNICATIONS MANHOLE
(W) WATER MANHOLE	(PT) EXISTING POWER TRANSFORMER
(P) POWER MANHOLE	(PP) POWER POLE



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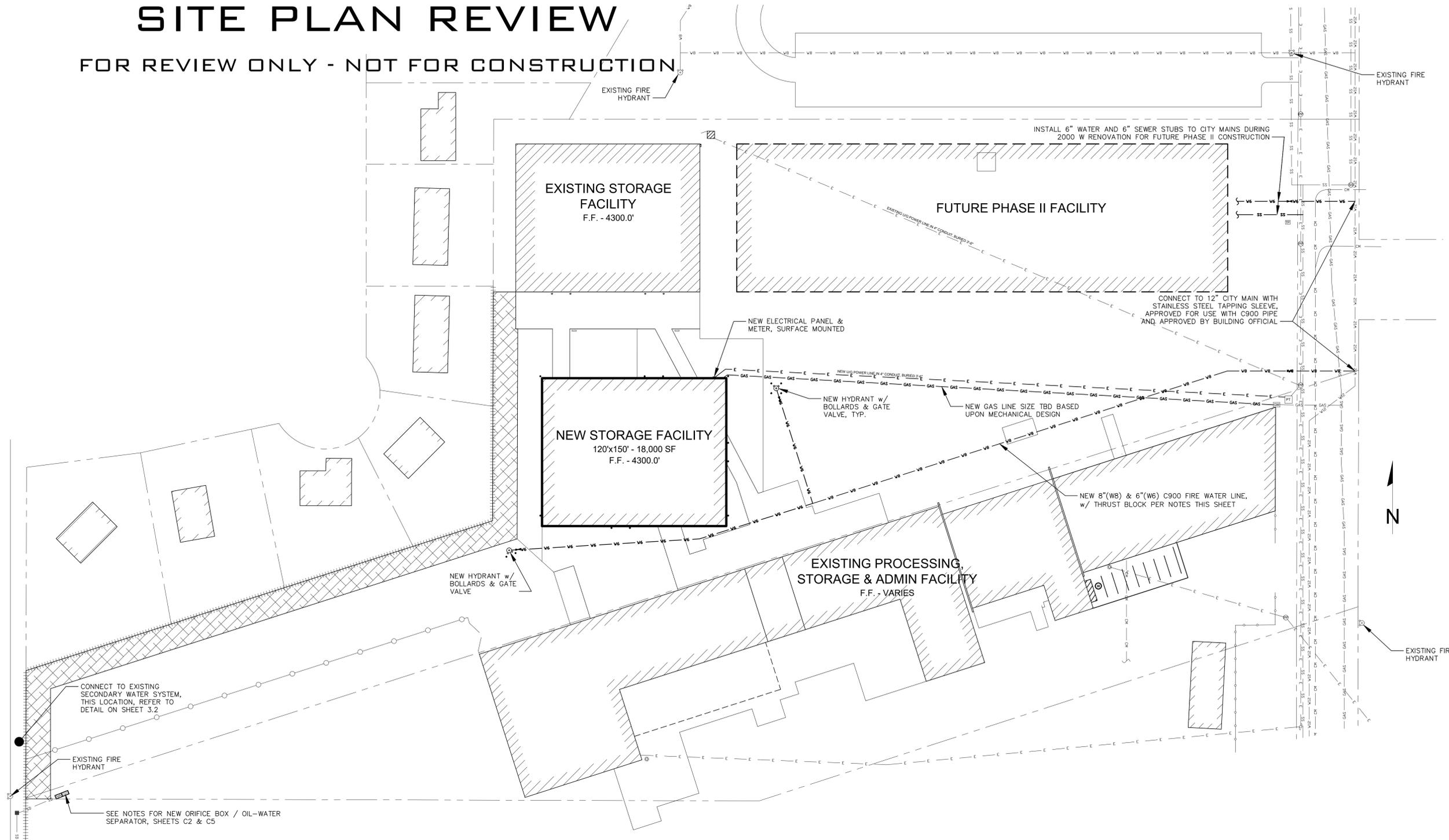
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Issued - 29 March 2016

SITE PLAN REVIEW

FOR REVIEW ONLY - NOT FOR CONSTRUCTION



UTILITIES PLAN

SCALE: 1" = 40'

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

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

AT LOCATIONS THAT ARE DISTANT FROM ACTUAL CONSTRUCTION OPERATIONS, NOT ALL UTILITIES FEATURES ARE SHOWN ON THIS DRAWING. THIS IS DONE FOR SIMPLICITY.

CONSTRUCTION NOTES:

- EXISTING UTILITIES. CONTRACTOR TO CONFIRM SIZE AND LOCATION OF EXISTING UTILITIES TO BE CONNECTED, INCLUDING SEWER, WATER, GAS, COMMUNICATIONS, STORM DRAIN, ETC.. APPROXIMATE LOCATIONS AND SIZES ARE SHOWN ON DRAWINGS TO THE EXTENT KNOWN.
- CRITERIA & STANDARDS. CONTRACTOR MUST MEET ALL MUNICIPAL OR COUNTY SPECIFICATIONS AND STANDARDS WITHIN RIGHT-OF-WAY CONSTRUCTION AREAS.
- CONTRACTOR TO PROVIDE MODIFICATION PLAN FOR IRRIGATION SYSTEM TO BUILDING OFFICIAL FOR APPROVAL PRIOR TO INSTALLATION.
- THRUST BLOCKS. USE THRUST BLOCK DETAILS SHOWN ON SHEET C3.
- MATERIALS.
 - PVC (4" TO 12") WATER SERVICE. PVC WATER PIPE SHALL HAVE A MAXIMUM DIMENSION RATIO (DR) OF 18 (MINIMUM PRESSURE CLASS 200), UNLESS OTHERWISE SPECIFIED, AND SHALL CONFORM TO AWWA STANDARD C900. OUTSIDE DIAMETER SHALL BE MANUFACTURED TO CAST IRON PIPE (CIP) EQUIVALENTS. PIPE SHALL BE FURNISHED IN MINIMUM STANDARD LENGTHS OF TWENTY FEET (20').
 - THRUST BLOCKS. INSTALL THRUST BLOCKS AT ALL LOCATIONS REQUIRED TO MEET CITY STANDARDS, SHOWN ON SHEET L19, THRUST BLOCK DETAIL, SYRACUSE CITY DEVELOPMENT STANDARDS, OR AS SHOWN ON SHEET C3 HEREIN.
- FIRE HYDRANT CLEARANCE. FIRE HYDRANTS TO BE A MINIMUM OF 40 FEET FROM BUILDINGS BEING PROTECTED. BOLLARDS TO BE PLACED SUCH THAT THEY DO NOT INTERFERE WITH SAFE HYDRANT OPERATIONS . . . USUALLY MIN. 3 FEET FROM HYDRANTS. HYDRANT SHALL BE PLACED WITH THE 4.5" CONNECTION FACING THE POINT OF ACCESS BY FIRE DEPARTMENT APPARATUS.

SYMBOL LEGEND	
Ⓜ	HANDICAP PARKING
Ⓣ	TELEPHONE PEDESTAL
Ⓦ	WATER METER
Ⓢ	FIRE HYDRANT
Ⓡ	STORM DRAIN MANHOLE
Ⓣ	WATER MANHOLE
Ⓟ	POWER MANHOLE
Ⓛ	LIGHT POLE
Ⓜ	GAS METER
Ⓡ	REVISION SYMBOL
Ⓢ	SANITARY SEWER MANHOLE
Ⓡ	COMMUNICATIONS MANHOLE
Ⓣ	EXISTING POWER TRANSFORMER
Ⓟ	POWER POLE

FIRE PROTECTION REQUIREMENTS, INTERNATIONAL FIRE CODE (IFC)

CRITERIA	PHASE I	PHASE II
TYPE BUILDING	TYPE IIB	TYPE IIB
BUILDING AREA	18,000 SF	48,000 SF
AUTOMATIC SPRINKLER SYSTEM	NO	YES
FIRE HYDRANT CALCULATIONS		
-- REQUIRED FLOW / IFC T.B105.1	2,750 GPM	2,375 GPM*
-- REQUIRED FLOW DURATION	2 HRS	4 HRS
-- REQUIRED NUMBER OF HYDRANTS	3 EA	3 EA
-- MAXIMUM AVERAGE SPACING	400 FT	450 FEET

*NOTE: REQUIRED 4750 GPM REDUCED BY 50 PERCENT AS ALLOWED BY HAVING AUTOMATIC SPRINKLER INSTALLED IN PHASE II FACILITY.

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

Issued - 29 March 2016



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SHEET C4
 Utilities Plan

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

SITE PLAN REVIEW

FOR REVIEW ONLY

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

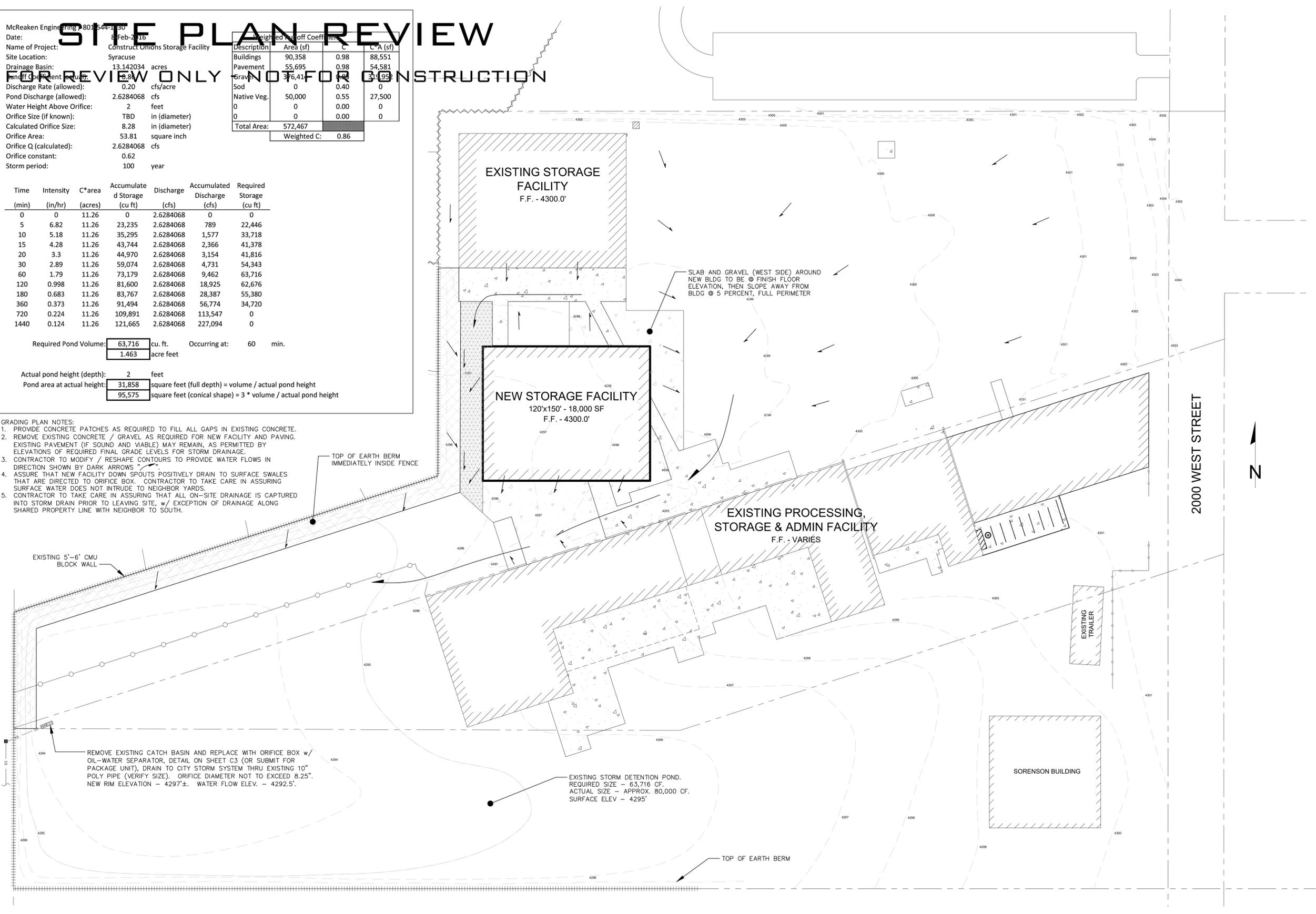
NOT FOR CONSTRUCTION

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

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

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

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



GRADING & DRAINAGE PLAN
 SCALE: 1" = 40'

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



Valid only for the home being built on. Not valid for other projects. Blue ink and stamped.

MCREAKEN ENGINEERING
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 801-544-1330 / 801-641-9150

Revisions

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SHEET C5
 Grading & Drainage Plan

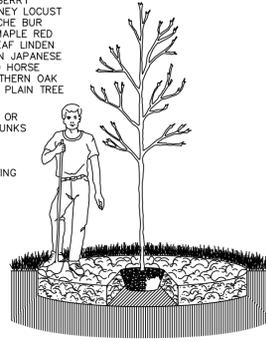
Issued - 29 March 2016

LANDSCAPE & IRRIGATION NOTES

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

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

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



1 DECIDUOUS TREE DETAIL
 SCALE NTS

THIS APPLIES TO ALL CONIFER & DECID. TREES.

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

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

TREES WITH INJURED TRUNKS WILL BE REJECTED OUTRIGHT.

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

REMOVE SHIPPERS TREE WRAP BEFORE FINAL ACCEPTANCE.

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

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

3" MINIMUM LAYER OF SHREDDED BARK MULCH.

SITE PLAN REVIEW

FOR REVIEW ONLY NOT FOR CONSTRUCTION

NOTES:

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

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

* ALL PLANTS AS SPECIFIED OR LARGER

Note: See details for tree planting.

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

Issued - 29 March 2016



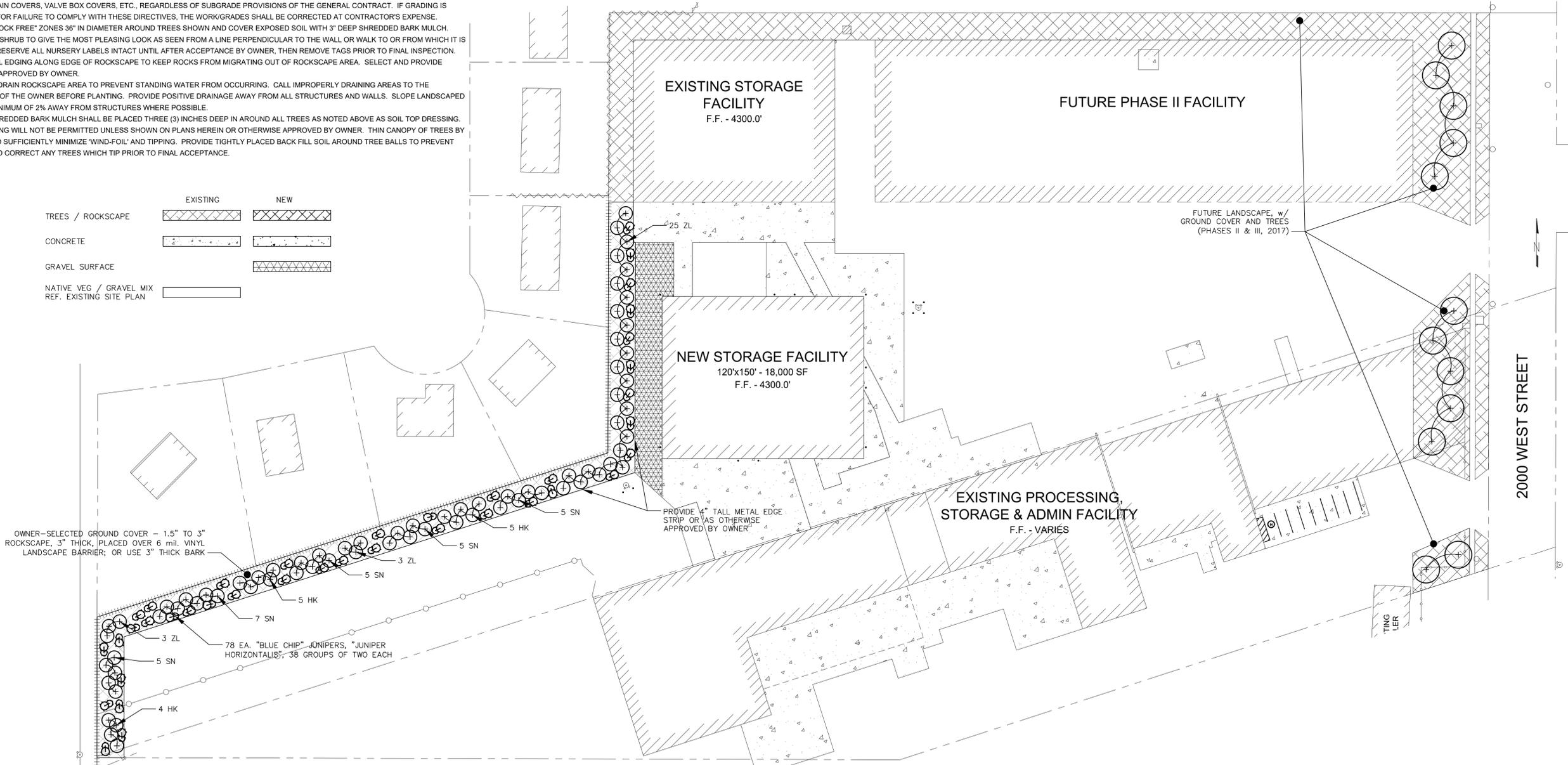
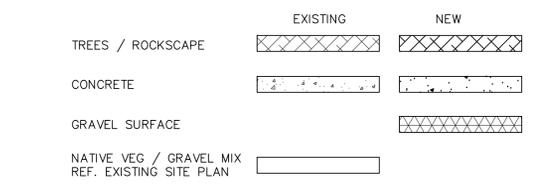
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SHEET L1
 Landscaping Plan



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



Architectural Review Committee

MINUTES

Feb. 29th, 2016

5:30-6:30 pm

LARGE CONFERENCE ROOM

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

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

The Architectural Review Committee discussed the following items:

Industrial Site Planning

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

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

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

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

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

Industrial Architecture

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

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

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

Industrial Landscape Design

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

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

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



KIER

CONSTRUCTION

Experience the difference.

Hours of Operations/Sound Ordinance Plan

Kier Construction, in working within compliance of multiple City and County Ordinances, proposes the following plan:

- Hours of Construction will be between 7:00 AM and 7:00 PM
- Construction Equipment and Machinery will not be started and/or running prior to the above mentioned working hours.
- Construction sound levels will be kept to the minimum possible in order to carry out the required task for any said day.
- Final Building will be tested and verified to be compliant within the City's allowable decibel level.

McREAKEN ENGINEERING

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

29 March 2016

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

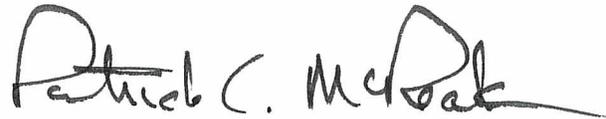
Subject: Construct Storage Facility, Utah Onions

Noah Steele,

This letter provides responses to Syracuse City comments on subject project – comment letter dated 10 March 2016 from city engineer, and comments received during 15 March 2016 Planning Commission meeting.

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

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



PATRICK C. McREAKEN, S.E.

Attachments

1. McReaken Engineering responses to Syracuse City comments
2. Revised Site Plan Drawings

McReaken Engineering responses to Syracuse City Planning Commission comments. Paragraphs are keyed to paragraphs in Syracuse city engineer letter, dated 10 March 2016, and McReaken Engineering notes taken during Planning Commission Meeting, 15 March 2016.

City Engineer Letter, dated 10 March 2016.

1. Tapping sleeve – stainless steel.

RESPONSE. Concur – see change in tapping sleeve material and supply line location, Sheet C4.

2. On-site drainage.

RESPONSE. Concur – see note added to Sheet C5.

3. Orifice box.

RESPONSE. Concur – see revised orifice box / oil-water separator requirements, Sheet C2 & C5.

4. Detention Basin Maintenance Agreement.

RESPONSE. Concur – signed / draft Maintenance Agreement was submitted to Syracuse City on 15 March 2016.

Planning Commission, 15 March 2016 – Comments from PC members.

1. Five dead Aspen Trees leaning against CMU fence.

RESPONSE. Concur – while not tied to this construction project, the Aspen Trees are located on west side of CMU fence and have become a maintenance issue for Utah Onion's neighbor to west. Utah Onions has learned that the existing CMU fence was originally installed by the land developer of housing area to the west. It is our opinion that tree removal and repairs to fence (as required) should be accomplished by UO's neighbor to the west . . . owner of the failing trees. UO will assist as needed, serving as a prudent, supportive neighbor in correcting this situation.

2. Portable above ground Fuel Tank dripping on ground and requires dyke protection.

RESPONSE. Concur – while not part of this project, UO has emptied the fuel tank and relocated from its former site. UO will continue to work with Syracuse Fire Department to reactivate the diesel tank on UO land with all facility features required by National Fire Code, current edition. Drippings will be removed prior to construction of subject project.

3. Remove concertina wire atop masonry fence along 2200 West Street.

RESPONSE. Concur – all concertina wire atop portion of masonry fence belonging to UO will be removed during Phase I project.

4. Entryways from 2000 West – will entryways be paved and will they meet UDOT standards.

RESPONSE. Concur – entryways will be concrete paved per UDOT Standard Design GW 4A, shown on project Sheet C3.1, and referenced on project Sheet C2. North entryway renovation will be completed during UDOT 2000 West Renovation and UO Phase II project.

5. Field Boxes – will field boxes remain after renovation program?

RESPONSE. Phase I facility will house many field boxes and the Phase II facility will house many more boxes. However, UO foresees a continuing need for storing a number of field

boxes in the open but the requirement will be much reduced due to presence of the newly constructed storage facilities.

6. Hours of Construction – concern for working at night and generated noise.

RESPONSE. Concur – hours of construction will likely not extend into night hours.

Generally, construction hours will be limited to occurring between 7:00 am and 6:00 pm at all times possible.

7. Vinyl Fence. Is the fence located on homeowner's lots? If so, will it be required to be removed as (if) masonry fence is enhanced / replaced?

RESPONSE. The vinyl fence is most likely installed on homeowner's lots. It will only be removed if permitted by homeowner and if required for replacement of existing masonry fence with a higher masonry fence.

8. North Entryway. Perhaps north entryway should be moved to north to align with Heritage Parkway.

RESPONSE. The idea to move entryway to north is being studied by UDOT and UO. Results of study will be incorporated into Phase II and UDOT 2000 West Renovation Projects.

9. Fan Placement. It was requested that UO relocate 6 each building fans on Phase I facility from north side to south side.

RESPONSE. Concur – fans have been relocated on drawings to south side of Phase I building. Directing fan-produced sound towards existing UO facility may reduce noise to homeowners. UO will also review fan type and noise ratings to minimize sound effects.

10. Phase II north fence. It was noted that Planning Commission might entertain an absence of masonry wall requirement on north side of Phase II building, if the building receives a reasonable, architecturally appealing / acceptable treatment.

RESPONSE. This will be reviewed and addressed during Phase II design . . . during summer of 2016.

Planning Commission, 15 March 2016 – Comments from neighbors and other citizens.

11. Fan Noise. Can the 6 building fans be relocated away from neighbors? Can UO ameliorate noise produced by fans installed on storage building built 5 years ago . . . fan noise was accused of being over city allowed maximum?

RESPONSE. We have relocated the 6 fans on new facility plan from north wall to be on south wall, which is further from neighbors' homes. New fans will be selected for low noise impact on surrounding areas . . . low noise level. Further, UO and Syracuse City will measure sound levels to determine whether the fans on existing building are within maximum allowed City Noise criteria of 80 dBA (one-hour leveled) stated in Syracuse City Code, Chapter 10.120. If required, means for sound attenuation will be added to new facility and to existing facility to assure that sound levels are within city standard.

12. Surface water drainage concern. Neighbors expressed concern that surface water from UO was draining to their yards.

RESPONSE. Long-time UO workers advised that in the past an amount of surface water had drained from north neighbor's lot (Tax I.D. 12-048-0131), traversing UO land and entered onto what is now residential land. However, this situation was resolved when the north neighbor installed a detention pond and has not been an issue since that time. No other instances of UO surface water draining to west neighbors have been registered or documented, and no complaints have been received since the north detention pond was

installed. Further, UO has robusted their surface drainage configuration since the north detention pond was installed, for purpose of assuring that all surface water on UO property remains on site and will enter the city storm system. UO has actively observed good drainage patterns during most recent heavy rain storms.

13. Neighbors requested that UO construct a 10-foot high masonry wall for better visual and noise separation.

RESPONSE. UO will consider this request when existing masonry wall needs replacement. Note that existing masonry fence was installed by residential land developer and is noted by long-time Syracuse residents to have no installed footing.

14. Early-hours yard noise. Neighbors expressed concern that UO yard workers begin very early and emit loud horn noises when operating.

RESPONSE. UO has a uniform work-hours start time of 6:30 am, during which time forklifts and transport trucks periodically operate in the yard to move onions containers and to off-load onions. Per Occupational Safety and Health Act (OSHA) requirement, forklifts and trucks are equipped with beeping horns which sound when the vehicles are backing. UO has no record of previous neighbor complaints to these operations. The 6:30 am start time is required to support farm / field harvest operation schedules. It is very unlikely that such horn noises exceed the 80 dBA city noise limit.

15. Sunset light reflection. Neighbors expressed concern that late-afternoon sun light reflects off light-colored existing facility wall, emitting too much sunlight to neighbor's living areas . . . causing neighbors to close curtains earlier than needed to block the reflected sunlight.

RESPONSE. UO has addressed this issue by consulting with Ms. DeAnne Haskett (Tax I.D. 12-416-0023), wherein Ms. Haskett selected a more reflection-averse color (*moca tan*) for the entire west-facing exterior wall . . . *moca tan* will also replace the polar white on other exterior wall faces. Ms. Haskett seemed very satisfied with this resolution.

UO will address this issue by consulting with neighbors to select building colors that will minimize sunlight reflection, yet still work with desired architectural patterns and color tones. UO will advise city of findings and modify colors as determined necessary.

16. Fence height. Expressed concern that existing masonry fence is lower than the required 6-foot height on UO side of fence. Caused issues when UO workmen are near the fence and appear to be "inside neighbors' yards" when standing so high.

RESPONSE. UO concurs that this is currently the situation. Existing masonry wall is near to or equal to 6-foot height on west side of fence, but the height is lower on UO side . . . note that fence was constructed by the residential developer. This height differential was caused by UO taking action to build up the earth surface on east side of fence to provide proper surface water drainage control away from the fence. Planned project calls for installation of rock or mulch, plus trees and shrubs, within 20 foot of the existing fence. The new landscaping will by-and-large eliminate the need for operating workforce to walk near to the fence. The operating workforce will remain outside the landscaped area, solely working in the yard where onions boxes are located. Only the landscape maintenance workforce will need to be near fence, as they trim trees and shrubs on an annual cycle.

17. East sidewalk. Expressed concern that the existing sidewalk along east side of lot, or west side of 2000 West, is not properly maintained; causing school youth to not have a well-defined travel path along west side of 2000 West. Stated that rocks from UO yard cover the sidewalk.

RESPONSE. Most of the sidewalk was removed by Syracuse City some years ago, leaving the residual gravel in its place. UO concurs that the sidewalk currently needs reconfiguration / re-construction and will be reconstructed by UDOT and UO during the upcoming 2000 West

reconfiguration and the UO Phase II construction . . . see Drawing Sheet 02, Facilities Renovation Program & Schedule.

18. Automation location. Expressed concern that the automated production line, planned for Phase II Facility, will provide too much noise to adjacent neighbors.

RESPONSE. UO understands the concern and plans for the exterior walls of Phase II Facility to meet operational sound criteria of IBC Chapter 12 . . . for both Sound Transmission Class (STC) and Impact Insulation Class (IIC). Additionally, equipment will be source selected with one of the criteria being low sound generation characteristics. The apparent noise level outside the Phase II automation room will fully comply with city noise maximums.

Planning Commission, 15 March 2016 – Additional comments received from PC members.

19. Masonry fence height. Expressed desire that the existing masonry fence height be raised to 8 feet . . . this expressed desire was not a directed requirement.

RESPONSE. See fence concerns above, Items 7, 13 & 16.

Next Planning Commission meeting is planned for 5 April 2016. To be eligible to for review at the next PC meeting, our responses / resubmission to Syracuse Planning Office must be received not later than 29 March 2016.

McREAKEN ENGINEERING

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

8 March 2016

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

Subject: Construct Storage Facility, Utah Onions

Noah Steele,

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

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

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



PATRICK C. McREAKEN, S.E.

Attachments

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

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

Planning Letter, dated 25 February 2016

1. Landscape buffer and fencing requirements.

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

2. Phase II building setback.

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

3. Parking surfaces.

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

4. Parking screen.

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

5. New driveway.

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

6. Curb, gutter and sidewalk.

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

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

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

8. Plant species.

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

9. Licensed Architect.

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

10. Environmental Report.

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

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

City Engineer Letter, dated 25 February 2016

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

Fire Department Letter, dated 23 February 2016

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

Industrial Performance Standard – Prepared for Syracuse City

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

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

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

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

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

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

Owner

Date

Engineer-of-Record

Date



PLANNING COMMISSION REGULAR MEETING

AGENDA

April 5, 2016

Agenda Item # 5

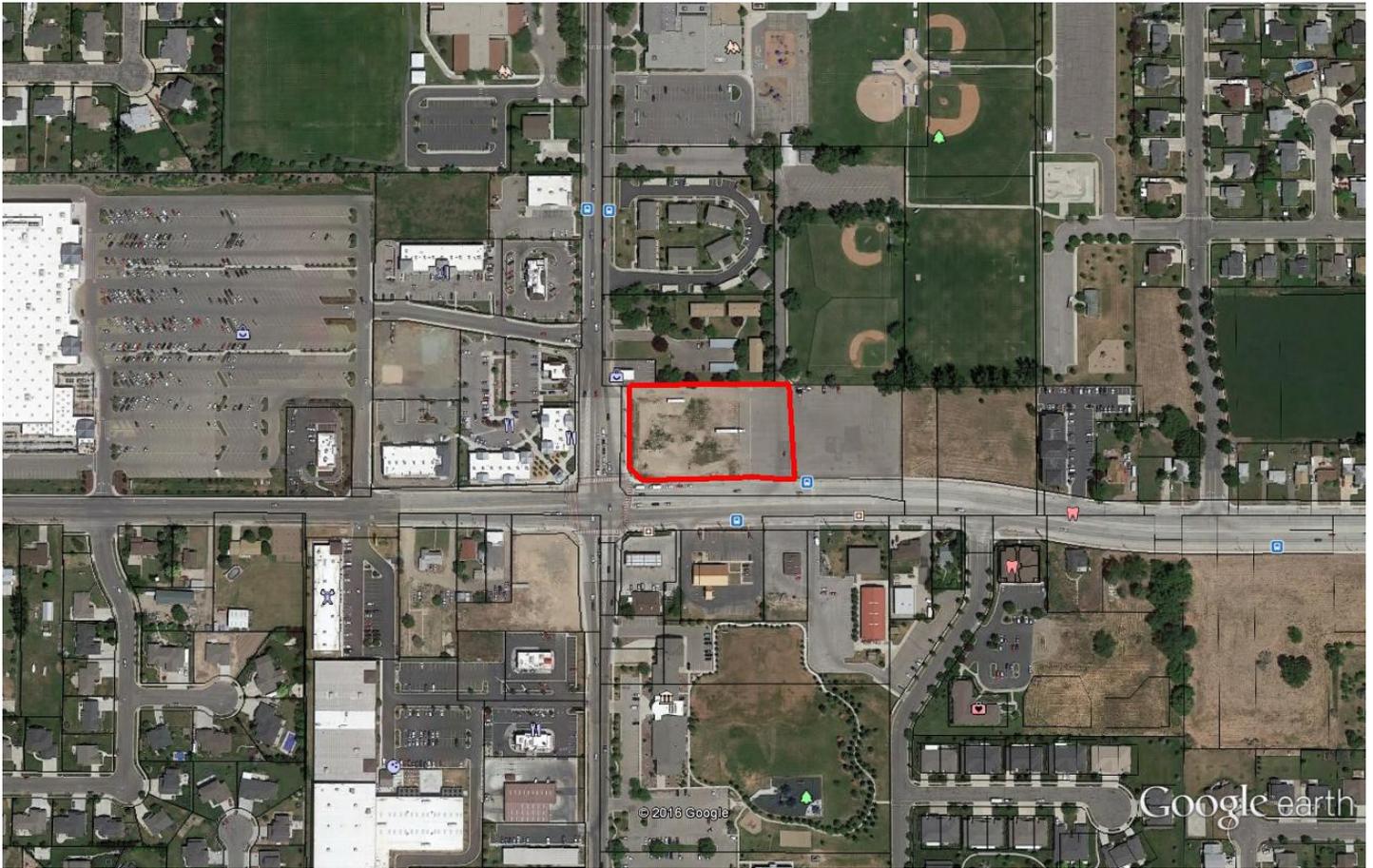
SITE PLAN APPLICATION – CVS Pharmacy 2000 W. Antelope Drive

Summary

The applicant is requesting approval of a commercial site plan for a CVS Pharmacy in the General Commercial Zone. Fire, Engineering, and Planning departments have reviewed the attached plans for compliance with Syracuse City ordinances. The applicant has addressed all staff comments. Any questions regarding this agenda item may be directed at Noah Steele, City Planner. Please review the attached documents for more detail about the project.

Attachments

- Plans
- ARC minutes
- Staff Review Response Letter



Google earth

feet
meters





EAST - STORE ENTRY



1700 SOUTH / HWY 127



NORTH



2000 WEST / HWY 108

CVS #10927UT SYRACUSE, UT

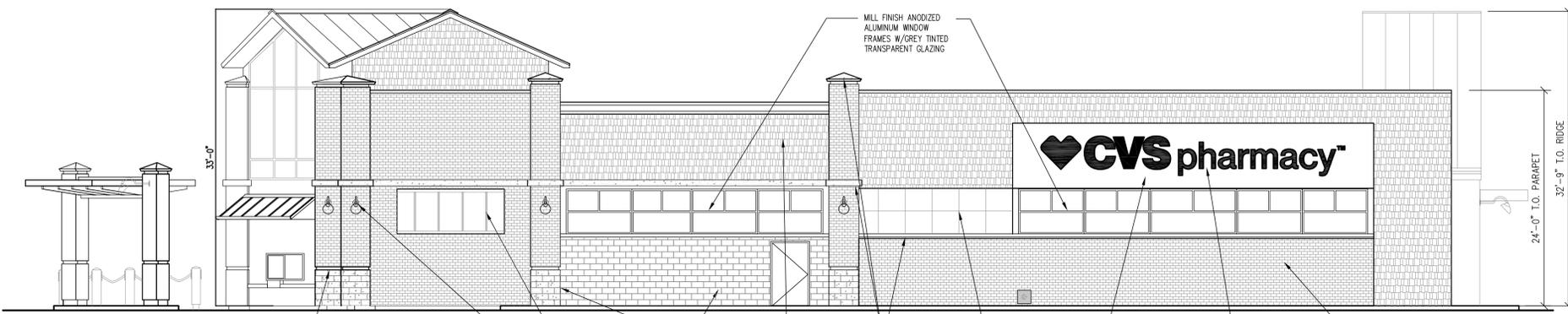
02-17-2016



1 FRONT PARKING TO EAST
A-4 SCALE: 1/8" = 1'-0"

RED BRICK
MILL FINISH ANODIZED ALUMINUM WINDOW FRAMES W/GREY TINTED TRANSPARENT GLAZING
GOOSENECK "BELL" LUMINAIRES
HIGH WINDOWS INTO SALES, MILL ALUM FRAMES

FINISH LEGEND			
	GALVALUME STANDING SEAM METAL ROOFING AND TRIM		MILL FINISH ANODIZED ALUMINUM WINDOW FRAMES W/GREY TINTED TRANSPARENT GLAZING
	NICHAHA CEMENT BOARD SIERRA SHAKE - SHADOW		STO LOTUSAN EIFS BENJAMIN MOORE SNOW WHITE W/ RED ILLUMINATED SIGNAGE
	HONED PRECAST CONCRETE		STO LOTUSAN EIFS BENJAMIN MOORE WHITESTONE
	PINEHALL BRICK CVS RED		HONED CMU GRANITE

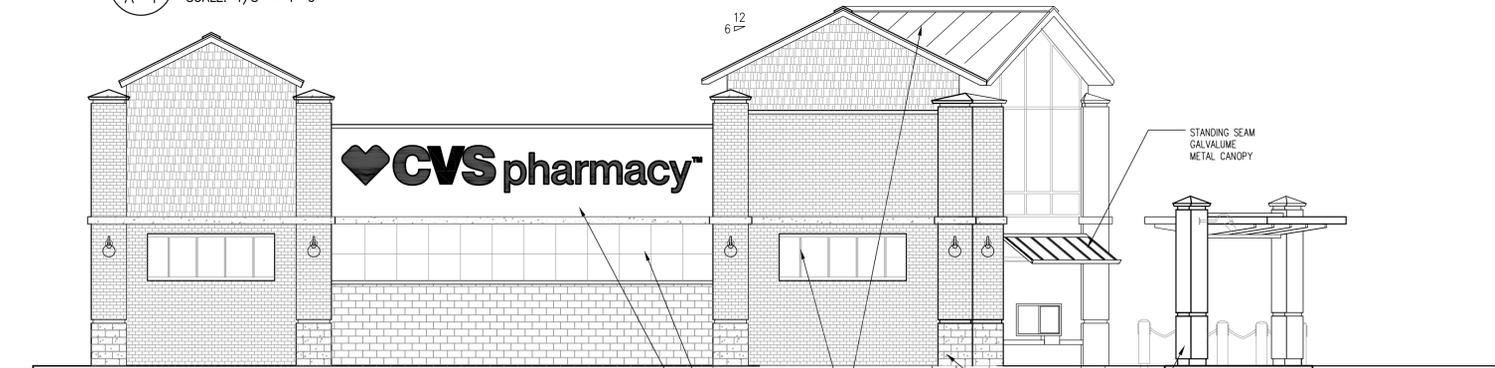


2 1700 SOUTH / HWY 127 (LEFT)
A-4 SCALE: 1/8" = 1'-0"

RECESSED BRICK
GOOSENECK LIGHT -MATCH GALVANIZED
STANDING SEAM GALVALUME METAL CANOPY
HONED CONCRETE BLOCK (CMU)
SHADOW SHAKE
HONED CONCRETE
WHITESTONE EIFS
SNOW WHITE EIFS
SIGNAGE PER VENDOR
BRICK

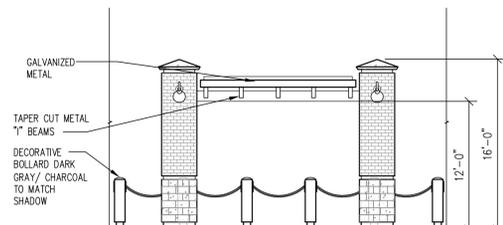


5 DRIVE-THRU CHAMFER ELEV.
A-4 SCALE: 1/8" = 1'-0"

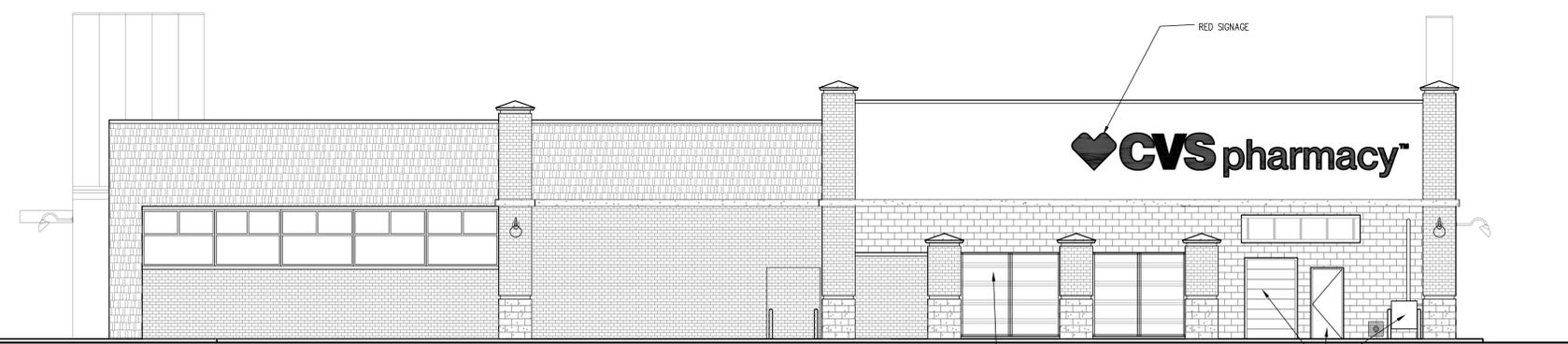


3 2000 WEST / HWY 108 (BACK)
A-4 SCALE: 1/8" = 1'-0"

RECESSED BRICK
GOOSENECK LIGHT -MATCH GALVANIZED
STANDING SEAM GALVALUME METAL CANOPY
HONED CONCRETE BLOCK (CMU)
SHADOW SHAKE
HONED CONCRETE
WHITESTONE EIFS
SNOW WHITE EIFS
SIGNAGE PER VENDOR
BRICK

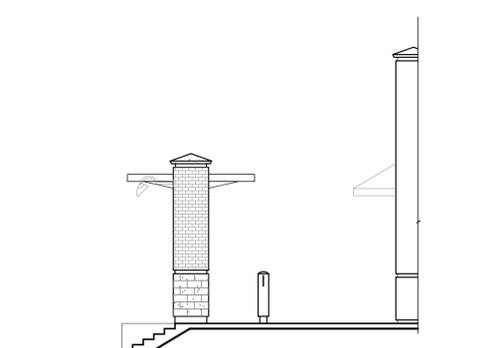


6 SITE ELEMENT FRONT ELEVATION
A-4 SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION (RIGHT)
A-4 SCALE: 1/8" = 1'-0"

RECESSED BRICK
GOOSENECK LIGHT -MATCH GALVANIZED
STANDING SEAM GALVALUME METAL CANOPY
HONED CONCRETE BLOCK (CMU)
SHADOW SHAKE
HONED CONCRETE
WHITESTONE EIFS
SNOW WHITE EIFS
SIGNAGE PER VENDOR
BRICK



7 SITE ELEMENT SIDE ELEVATION
A-4 SCALE: 1/8" = 1'-0"



WESTERN 13K - LEFT
CHAMFER DRIVE-THRU
STORE NUMBER: 10927
1700 SOUTH & 2000 WEST
SYRACUSE, UTAH
PROJECT TYPE:
DEAL TYPE:
CS PROJECT NUMBER: CS85013

ARCHITECT OF RECORD



CONSULTANT:

DEVELOPER:

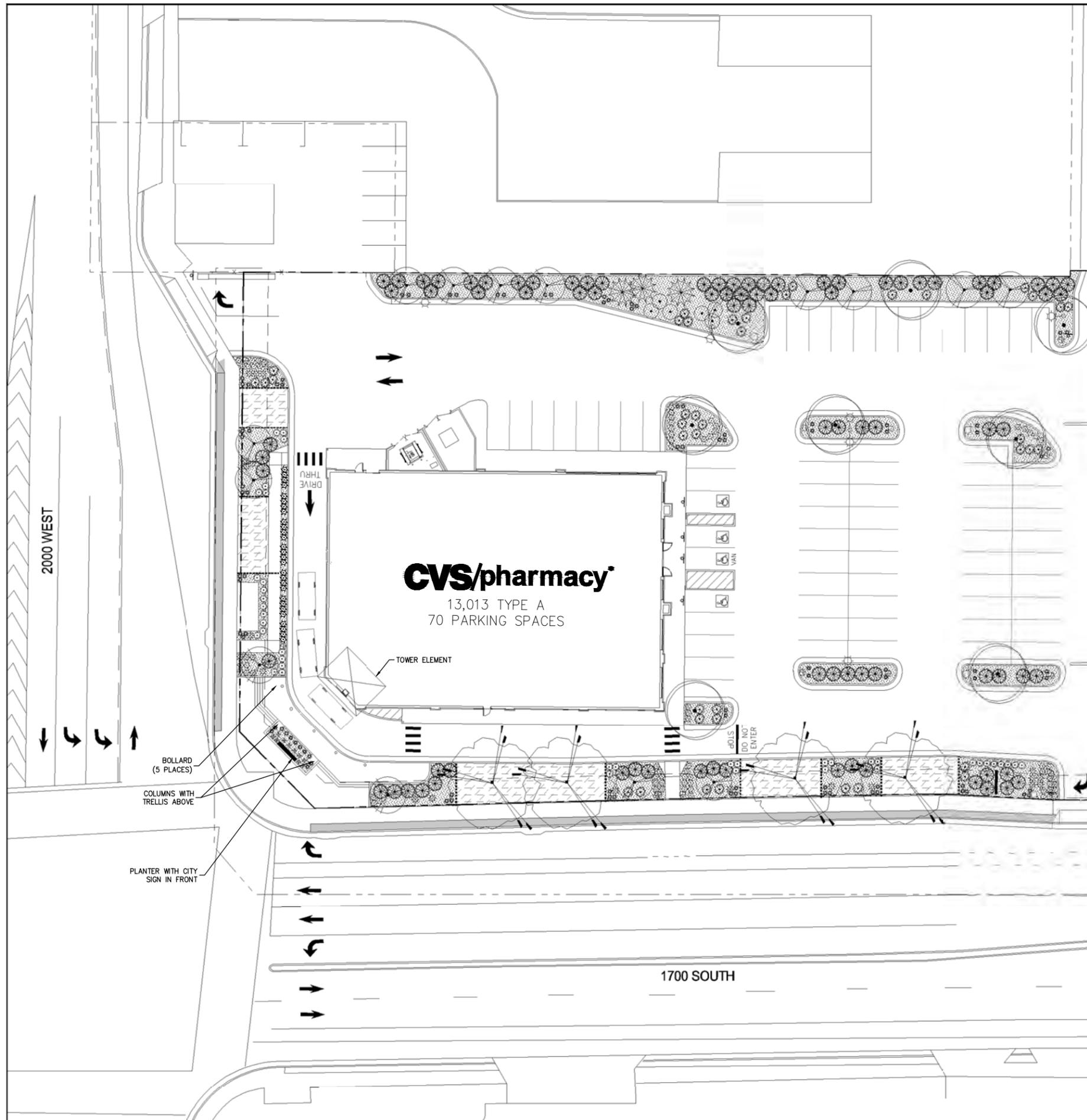


SEAL:

REVISIONS:
INITIAL PLNG 18 FEBRUARY 2016

DRAWING BY: V.YANEZ
DATE: 11 FEBRUARY 2016
JOB NUMBER: XXX
TITLE: PRELIMINARY ELEVATIONS
SHEET NUMBER:

A4



PLANTING SCHEDULE

TREES							
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT./COND.	SIZE	HT.	
GT	8	GLEDITSIA TRIACANTHOS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	B & B	2"	CA.	
MI	14	MALUS IOENSIS 'KLEHM'S IMPROVED'	KLEHM'S IMPROVED BECHTEL CRABAPPLE	B & B	1 1/2"	CA.	
PO	3	PICEA ORIENTALIS 'GREEN KNIGHT'	GREEN KNIGHT SPRUCE	B & B		6'	MIN.
PA	4	PLATANUS ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANE TREE	B & B	2"	CA.	
SHRUBS							
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT./COND.	SIZE	HT.	
BT	40	BERBERIS THUNBERGII ATROPURPUREA	CRIMSON RUBY JAPANESE BARBERRY	CONT.	3"	GAL.	
KO	10	ROSA 'KNOCK OUT DOUBLE RED'	DOUBLE RED KNOCK OUT ROSE	CONT.	5"	GAL.	
JS	86	JUNIPERUS SCOPULORUM 'TABLE TOP BLUE'	TABLE TOP BLUE JUNIPER	CONT.	3"	GAL.	
RT	8	RHUS TYPHINA	STAGHORN SUMAC	CONT.	5"	GAL.	
PERENNIALS AND ORNAMENTAL GRASSES							
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT./COND.	SIZE	HT.	
HS	19	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	CONT.	1"	GAL.	
HS	101	HEMEROCALLIS x 'STELLA D'ORO'	STELLA D'ORO DAYLILY	CONT.	1"	GAL.	
CA	40	CALAMAGROSTIS x ACUTIFLORA 'OVERDAM'	OVERDAM FEATHER REED GRASS	CONT.	1"	GAL.	
YF	91	YUCCA FILAMENTOSA 'BRIGHT EDGE'	BRIGHT EDGE YUCCA	CONT.	1"	GAL.	
TURF, GROUND COVER AND MULCH							
SYMBOL	DESCRIPTION	QUANTITY	NOTES				
	RICHTURF 4000 (TWARP FRACUS 420 MIX)	2,784 S.F.	CONTRACTOR TO PROVIDE SOURCES FOR APPROVAL.				
	8" WIDE CONCRETE MOW CURB	170 L.F.	SEE DETAIL.				
	CRUSHED ROCK MULCH - 3/4" TO 1 1/2" SCREENED 'COPPER CANYON' STONE FROM STAKER PARSON COMPANIES 3" MINIMUM DEPTH THROUGHOUT ALL NON-TURF PLANTING BEDS. PLACE SPUN FIBRE FABRIC WEED BARRIER UNDER ROCK MULCH.	81 C.Y.	OR EQUAL. CONTRACTOR TO PROVIDE SAMPLES FOR APPROVAL.				
	LANDSCAPE BOULDERS - BURY BY AT LEAST 1/2 MASS - MINIMUM EXPOSED 2'x2'	16	CONTRACTOR TO PROVIDE SOURCES FOR APPROVAL.				

LANDSCAPE NOTES

- THE LANDSCAPE CONTRACTOR SHALL GRADE PLANTING BEDS, AS REQUIRED, TO PROVIDE POSITIVE DRAINAGE AND PROMOTE OPTIMUM PLANT GROWTH.
- ALL RECOMMENDED TREES AND PLANT MATERIALS WILL BE GRADED AS NURSERY GRADE NO. 1.
- THE PLANTING SOIL SHALL MEET OR EXCEED SPECIFICATIONS FOR TOPSOIL. IT SHALL ALSO BE FREE OF ALL EXTRANEOUS DEBRIS, SUCH AS ROOTS, STONES, WEEDS, ETC.
- ALL PLANTING AREAS SHALL RECEIVE A 3" LAYER OF INORGANIC MULCH.
- THE PLANT MATERIAL SCHEDULE IS PRESENTED FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT KEY. THE PLAN SHALL PREVAIL.
- PLANTS SHALL MEET SIZE, CONTAINER, AND SPACING SPECIFICATIONS. ANY MATERIAL NOT MEETING SPECIFICATIONS SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
- ALL TREE AND SHRUB LOCATIONS ARE SUBJECT TO CHANGE. ALL LOCATIONS SHALL BE APPROVED BY THE PROJECT MANAGER PRIOR TO PLANTING.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING FULLY BOTH THE SITE AND THE BID DOCUMENTS. DISCREPANCIES IN THE DOCUMENTS OR THE ACTUAL SITE CONDITIONS SHALL BE REPORTED IN WRITING AT THE TIME OF BIDDING OR DISCOVERY. NO ACCOUNT SHALL BE MADE AFTER CONTRACT COMPLETION FOR FAILURE TO REPORT SUCH CONDITION, OR FOR ERRORS ON THE PART OF THE LANDSCAPE CONTRACTOR AT THE TIME OF BIDDING.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY APPLICABLE PERMITS AND LICENSES TO PERFORM THE WORK SET FORTH IN THIS PLAN SET AND THE SPECIFICATIONS.
- ANY AND ALL QUESTIONS CONCERNING THE PLAN SET AND/OR SPECIFICATIONS SHALL BE DIRECTED TO THE PROJECT MANAGER.
- THERE SHALL BE NO ADDITIONS, DELETIONS OR SUBSTITUTIONS WITHOUT THE WRITTEN APPROVAL OF THE PROJECT MANAGER.
- PLANT MATERIAL SHALL BE BID AS SPECIFIED UNLESS UNAVAILABLE, AT WHICH TIME PROJECT MANAGER WILL BE NOTIFIED BY TELEPHONE AND IN WRITING OF INTENDED CHANGES. THE PROJECT MANAGER'S WRITTEN APPROVAL OF THE REQUESTED CHANGES WILL BE REQUIRED PRIOR TO ANY DEVIATION FROM THE APPROVED PLANS.
- ALL DIMENSIONS TO BE FIELD-CHECKED BY THE LANDSCAPE CONTRACTOR PRIOR TO LANDSCAPE MATERIAL INSTALLATION. DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE PROJECT MANAGER.
- ALL MATERIALS MUST BE AS SPECIFIED ON THE LANDSCAPE PLAN. IF MATERIALS OR LABOR DO NOT ADHERE TO SPECIFICATIONS, THEY WILL BE REJECTED BY THE PROJECT MANAGER WITH PROPER INSTALLATION CARRIED OUT BY LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST.
- THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR THE COLLECTION, REMOVAL, AND PROPER DISPOSAL OF ANY AND ALL DEBRIS GENERATED DURING THE INSTALLATION OF THIS PROJECT.
- ALL LENGTHS, AREAS, VOLUMES PROVIDED SHALL BE VERIFIED BY CONTRACTOR.
- ALL CONSTRUCTION TO COMPLY WITH COUNTY CODE AND CITY ORDINANCE WHICHEVER IS MORE STRINGENT.
- ALL TREES WITHIN TURF AREAS TO HAVE A MINIMUM 36" RADIUS FROM TREE TRUNK WITH 3" OF ORGANIC MULCH.
- CONTRACTOR SHALL PROVIDE THE OWNER WITH A 1-YEAR WARRANTY, FROM THE DATE OF FINAL ACCEPTANCE, ON THE HEALTH AND VIGOR OF ALL PLANT MATERIALS.
- A SPECIMEN OF EACH PLANT TYPE SHALL REMAIN MARKED WITH THE ORIGINAL NURSERY TAG UNTIL FINAL INSPECTION. TAGS SHALL INDICATE SPECIES, SIZE AND NURSERY SOURCE. CONTRACTOR SHALL PROVIDE DELIVERY TICKETS FOR ALL PLANT MATERIALS DELIVERED TO THE SITE.
- EACH PLANT SHALL RECEIVE A 4" DEEP RING OF SHREDDED BARK MULCH ATOP THE ROOTBALL PRIOR TO PLACEMENT OF THE GRAVEL MULCH LAYER. CONTRACTOR TO HOLD THE GRAVEL BACK FROM THIS MULCH AREA.



NORTHERN 13,013 CENTER CHAMFER DRIVE-THRU
STORE NUMBER: 10927
 1700 SOUTH & 2000 WEST SYRACUSE, UTAH
PROJECT TYPE: ---
DEAL TYPE: ---
CS PROJECT NUMBER: 85013

CIVIL ENGINEER:
PSOMAS
 4179 S. Riverboat Rd., Suite 200
 Salt Lake City, UT 84123
 (801) 270-5777
 (801) 270-5782 (FAX)

CONSULTANT:

DEVELOPER:
BOOS DEVELOPMENT GROUP
 2020 L STREET, SUITE 330
 SACRAMENTO, CA 95811
 OFFICE: (916) 346-4797



REVISIONS:

DRAWING BY: GPT
 DATE: March 31, 2016
 JOB NUMBER: 8CVS010155
 TITLE:

LANDSCAPE PLAN

SHEET NUMBER:
L1.0

COMMENTS:
 NOT RELEASED FOR CONSTRUCTION



Architectural Review Committee

MINUTES

Mar. 14th, 2016

5:30-6:30 pm

LARGE CONFERENCE ROOM

FACILITATOR	Noah Steele
NOTE TAKER	Noah Steele
ATTENDEES	Nickolas Webber, Ralph Vaughn, Hedy Mclellan,
CITY STAFF	Planner Noah Steele
VISITORS	Leslie Morton(engineer), Victor Yanez (Architect), Scott Moreland (Developer)

ITEM 1: REVIEW - CVS - 2000 W Antelope

The Architectural Review Committee discussed the following items:

Building Design

Committee discussed the efforts made by the architect to make sure the design matched the context of the Syracuse Town Center. Similar brick, hardy board, and roofing materials were chosen for the design. A hipped roof tower was added to the corner of the building. The committee agreed that the building demonstrated imaginative design and met the requirements of the ordinance for facade articulation, entrances, height and roofline, context, massing and materials. The one point of discussion from the committee was concerning the fact that on the west and south side of the building, there are no or few windows. The windows that are provided are not at eye level because of the interior shelving used. The developer explained that the walls around the pharmacy portion of the building cannot have windows because of required security measures to protect the prescription medications from theft.

Site Design

There was conversation about the pedestrian connections provided between the sidewalk and the store. They will be building a small plaza area on the corner of Antelope and 2000 W that includes a trellis, steps, and a seat wall which the committee agreed will be an appreciated amenity for the city center. On the east edge of the site, there was concern over traffic traveling north and south between the school and Antelope and making sure there aren't conflicts between them and the cars pulling out of the easternmost parking stalls. Ordinance says major internal circulation roadways must be separated by a curb and gutter. The engineer agreed to look into solutions to minimize that risk.

Landscape Design

The site offers buffer landscaping and a masonry fence on the north edge between the residential and the project. There are small crabapple trees proposed along the street on Antelope and 2000 W. The committee recommended changing the tree species to ones approved in the street tree list under 'large' parkstrip. The developer expressed concern with trees blocking signage and prefers the smaller trees because of the time it takes for larger trees to grow out of the sight lines to signage. Thier engineer said she would look at the approved street tree list and choose one that would meet both needs. The design minimizes turf which is water wise.

The ARC recommends approval of this project to P.C.

March 29, 2016

Noah Steele
Syracuse City
1979 West 1900 South
Syracuse, UT 84075

RE: Comment Responses for CVS Pharmacy Site Plan Review

Dear Noah:

The following is a response to the comments received on the Site Plan Submittal for the CVS Pharmacy. We received comments from Planning, Engineering and Fire.

Planning Comments

- a. Need UDOT approval letter for access points – An application for a conditional access permit was submitted to UDOT on March 15, 2016. When approval letter is received from UDOT, it will be supplied to the City.
- b. Light fixtures must be dark sky compliant – The light fixtures will be compliant with this requirement.
- c. Need to record CVS Plaza plat before building permit. CVS Plaza plat will be recorded before building permit
- d. Site is over maximum parking requirement. CVS will enter into a shared parking agreement with the City to allow shared park parking on their excess stalls.
- e. Please replace crabapple trees near street with large street trees – We will replace the crabapple trees as requested.
- f. Recommended landscape separation on drive aisle – The concern with the drive aisle is the traffic coming from the park and conflicting with cars backing out of parking stalls. Rather than revising the parking layout and losing stalls, it was agreed in the architectural review meeting that a stop sign coming out of the park would be provided by CVS. Additionally, CVS will provide two speed bumps along the drive aisle to slow down the traffic.

Engineering Comments

- a. All improvements in the 2000 West and 1700 South right of way will need to be approved by UDOT - An application for a conditional access permit was submitted to UDOT on March 15, 2016. When approval letter is received from UDOT, it will be supplied to the City.
- b. All roof drains will be piped to the storm drain – The primary roof drains will piped to the storm drain as indicated on the site utility plan.
- c. Consult with the fire department for onsite fire hydrant requirements – Comments were provided by the fire department. See below.

Fire Department Comments

- a. Provide documentation that the water system will provide adequate fire flow through the Syracuse City Engineering Department – This will be completed through the construction drawing approval and building permitting process.
- b. The site plan requires two hydrants – Two hydrants were added on the site. See site utility plan.
- c. Identify the location for the FDC – Location of the FDC is on the north side of the building and is shown on the utility plan (note 29). Access to the FDC is unobstructed.

If you have any questions or need further explanation of any of these items, please feel free to call me at (801)270-5777.

Sincerely,

P S O M A S



Leslie Morton, P.E., ENV-SP
Senior Project Manager/Principal



PLANNING COMMISSION REGULAR MEETING AGENDA

April 5, 2016

Agenda Item #6 **Criddle Farms Preliminary Subdivision Plat - 4000 W. 1200 S.**

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

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.

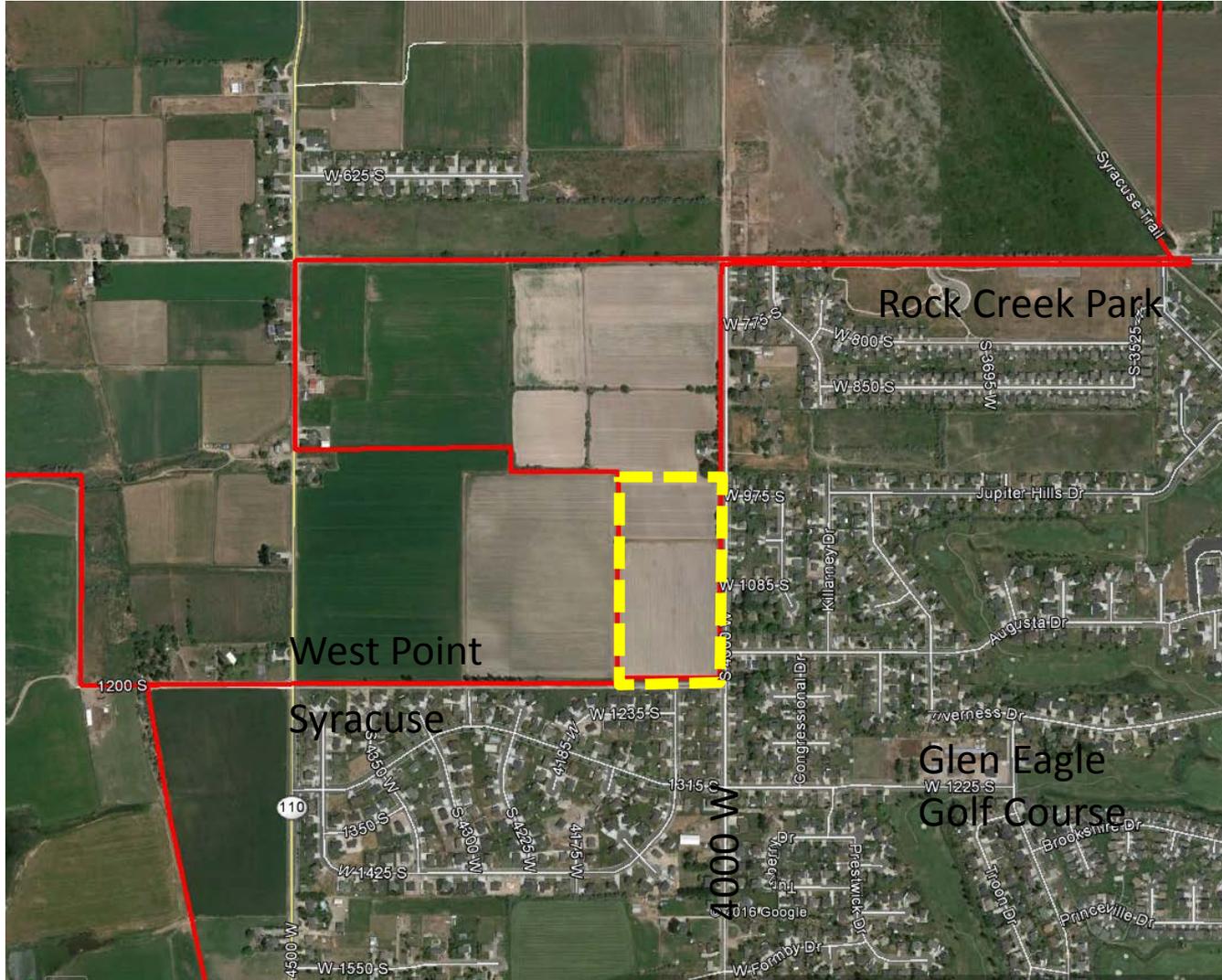
Attachments:

- Aerial Map
- Development Agreement
- 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;

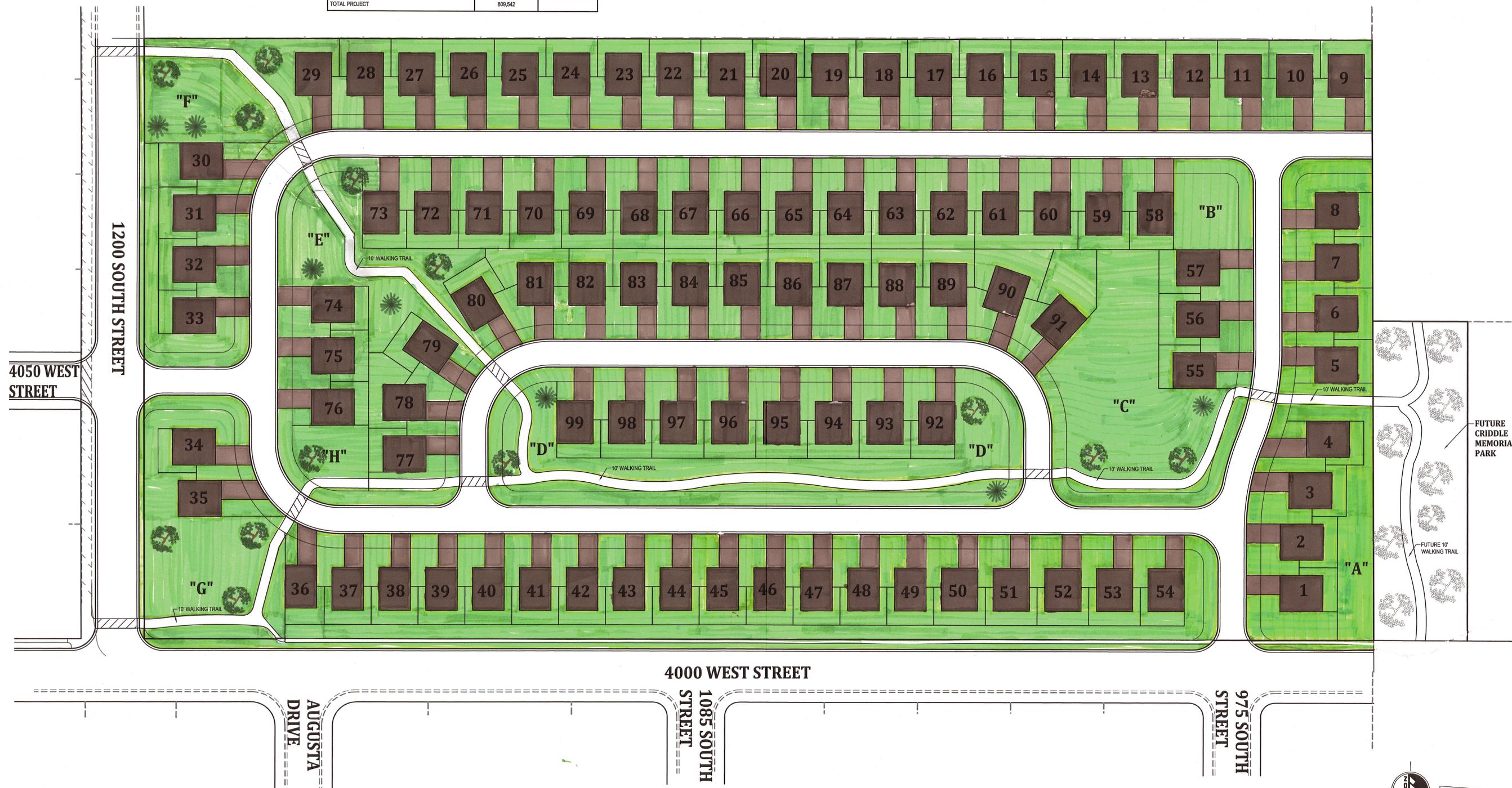
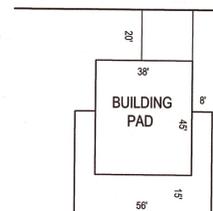
Thence South $0^{\circ}14'20''$ West 1318.69 feet along the section line to the point of beginning.

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:

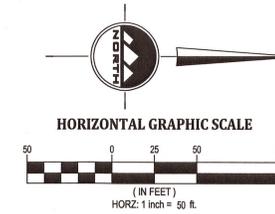
CRIDDLE FARMS P.R.D.

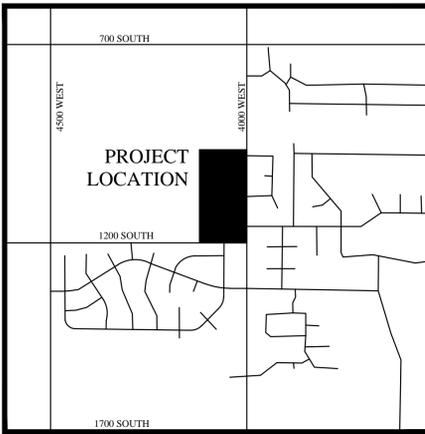
700 SOUTH 4000 WEST
SYRACUSE, UTAH

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





VICINITY MAP
N.T.S.

SITE LOCATION

THIS SITE IS LOCATED AT APPROXIMATELY 1200 SOUTH AND 4000 WEST IN SYRACUSE CITY, DAVIS COUNTY, UTAH. THE SITE IS ALSO A PORTION OF THE NE1/4 OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN

LEGAL DESCRIPTION

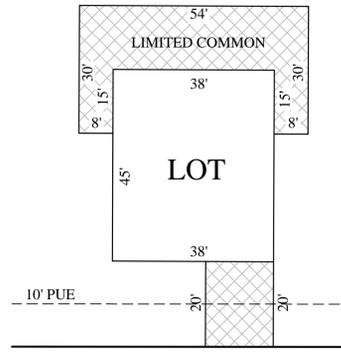
A portion of that Real Property described in Deed Book 4304 Page 839 of the Official Records of Davis County and a portion of the NE1/4 of Section 7, Township 4 North, Range 2 West, Salt Lake Base & Meridian, more particularly described as follows: Beginning at the southwest corner of that Real Property dedicated to Syracuse City in Deed Book 2392 Page 1294 of the Official Records of Davis County located N89°57'43"W along the Section line 33.00 feet from the East 1/4 Corner of Section 7, T4N, R2W, S.L.B.& M.; thence N89°57'43"W along the Section line 629.89 feet to the southwest corner of the E1/2 of the SE1/4 of the NE1/4 of said Section 7; thence N0°14'29"E along the 1/16th Section (40 acre) line 1,317.92 feet to the north line of the SE1/4 of the NE1/4 of said Section 7; thence N89°58'30"E along the 1/16th Section (40 acre) line 629.84 feet to the westerly line of said dedication deed; thence S0°14'20"W along said deed 1,318.61 feet to the point of beginning. Contains: 19.06 +/- acres

DEVELOPER/SUBDIVIDER

OLYMPUS DEVELOPMENET
1384 NORTH WASHINGTON BLVD.
OGDEN, UTAH 84404
PH: 801-782-2016

SITE STATISTICS

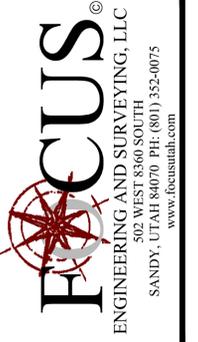
TOTAL PROJECT AREA 19.06 ACRES
NUMBER OF UNITS 101 UNITS
DENSITY 5.30 UNITS/ACRE
COMMON SPACE 5.30 ACRES OR 0.28%
TOTAL OPEN SPACE 10.39 ACRES OR 54%



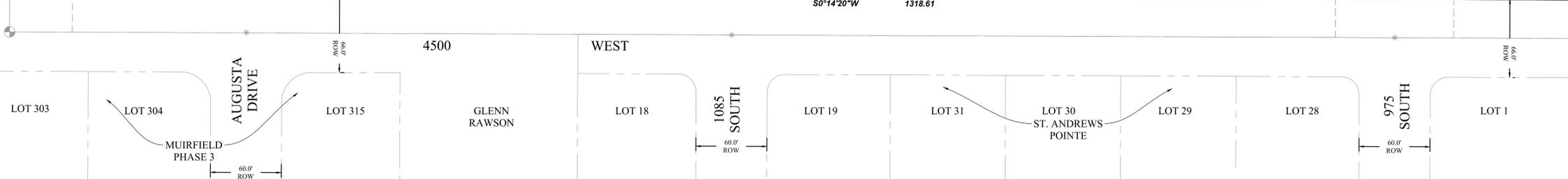
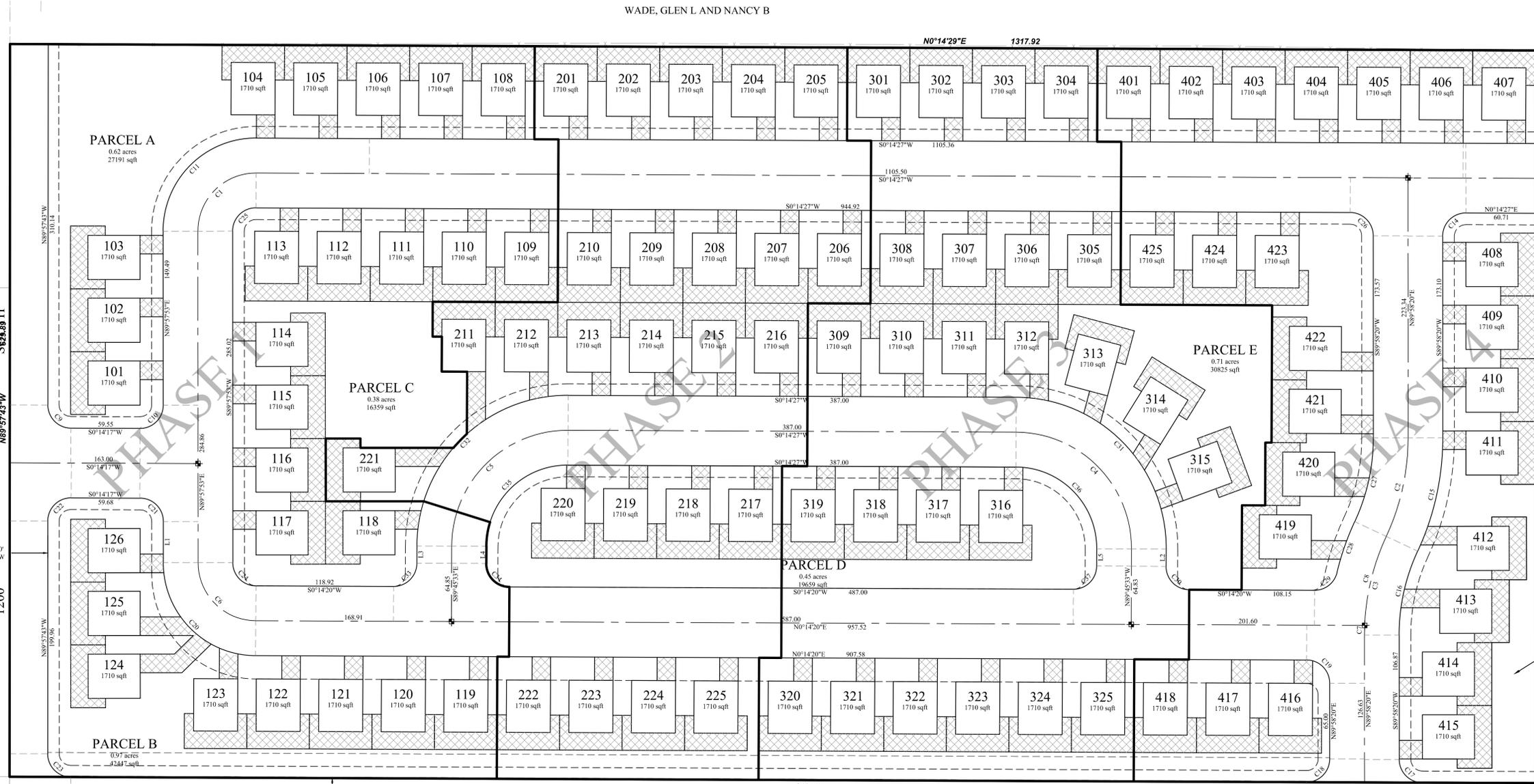
TYPICAL BUILDING DIAGRAM
N.T.S.



(IN FEET)
1 inch = 50 ft.



ENGINEERING AND SURVEYING, LLC
502 WEST 8360 SOUTH
SANDY, UTAH 84070 PH: (801) 352-0075
www.focusutah.com



CRIDDLE FARMS
SYRACUSE CITY, DAVIS COUNTY, UTAH
PRELIMINARY PLAT

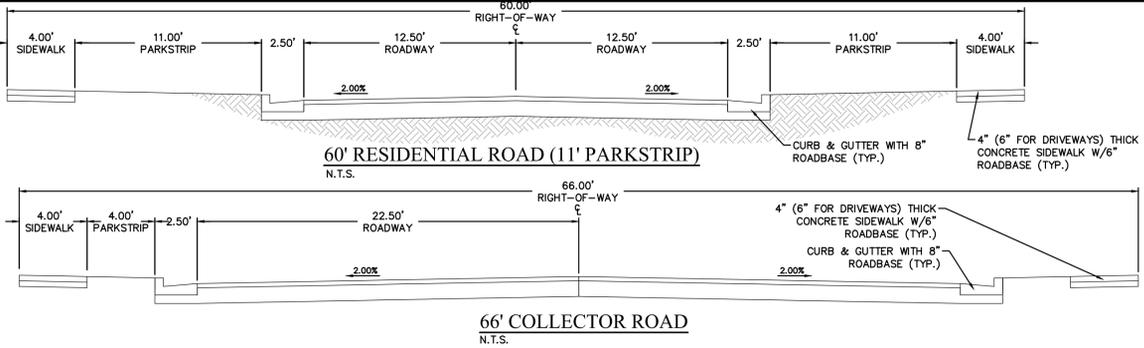
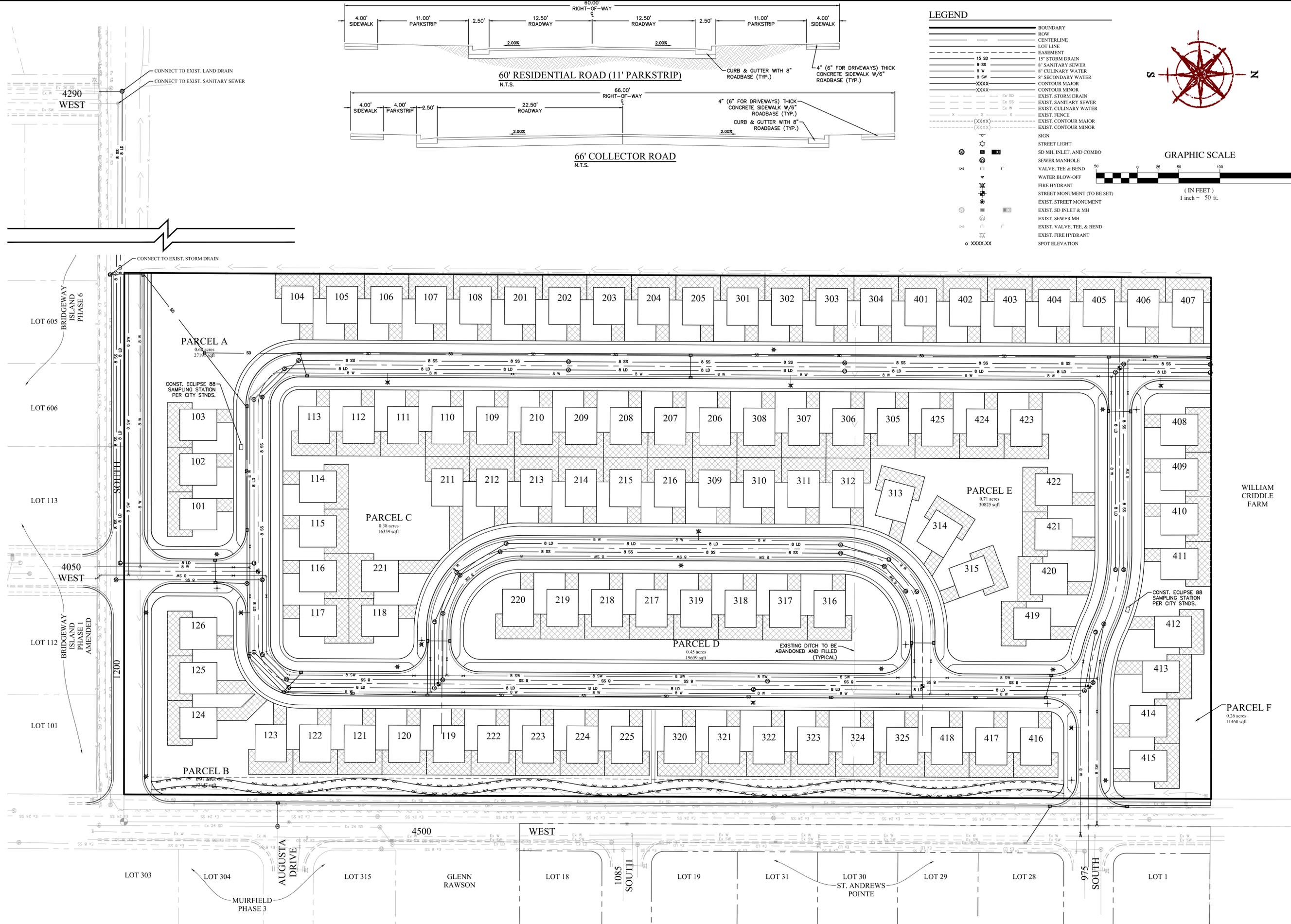
#	DATE	DESCRIPTION
1		
2		
3		
4		
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6		

PRELIMINARY PLAT

Scale: 1"=50'
Date: 4/4/2016
Sheet: C01

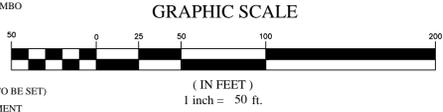
C01

Z:\2015\15-299 Criddle Farms (4000 West) Syracuse Property\design 15-299\dwg\sheet\preliminary\c01.dwg



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" SD
- 8" SS
- 8" W
- 8" SW
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION



CRIDDLE FARMS
SYRACUSE CITY, DAVIS COUNTY, UTAH
SITE AND UTILITY PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

Q10 Designed Pipe Flows

10-year flow contained within pipe network

Reach	Upstream Reach	Flow (CFS)	Contributing Basin	Flow (CFS)	Cumulative Flow (CFS)	Notes:	Designed Size (Inches)
1	2	3.716	NA	0	3.716	Metered Flow, low flow system	FALSE
2	3,10	3.716	NA	0	3.716	Metered Flow, low flow system	15
3	4,5	6.21	L	1.35	7.56		24
4	NA	0	M	2.17	2.17		15
5	6	4.04	NA	0	4.04		15
6	7,9	2.34	A	1.7	4.04		15
7	8	1.51	E	0.83	2.34		15
8	NA	0	C	1.51	1.51		15
9	NA	0	NA	0	0	Stub for future storm drain	15
10	11	9.75	W	1.3	11.05		24
11	12	9.75	NA	0	9.75		24
12	13,15	9.75	NA	0	9.75		24
13	14	0	U	0.67	0.67		15
14	NA	0	NA	0	0		15
15	16	8.6	T	0.48	9.08		24
16	17,18	8.39	R	0.21	8.6		24
17	NA	0	S	0.04	0.04		15
18	19,21	7.12	P	1.23	8.35		24
19	20	1.23	N	1.68	2.91		15
20	NA	0	O	1.23	1.23		15
21	22,24	2.7	G	1.51	4.21		15
22	23	1.5	I	1.08	2.58		15
23	NA	0	J	1.5	1.5		15
24	25	0.12	F	0	0.12		15
25	NA	0	F	0.12	0.12		15

Calculated flows compared to the maximum capacity of storm drain sized pipes layed at minimum 0.5% grades. The following are the capacities:

- 15" RCP @ 0.5% minimum = 4.58
- 18" RCP @ 0.5% minimum = 7.45
- 24" RCP @ 0.5% minimum = 16.03
- 30" RCP @ 0.5% minimum = 29.08

Detention Pond Design

Criddle Farms
Syracuse, Utah

100-Year Retention

Date: January 20, 2016

Design Criteria

Intensity Table: NOAA Atlas 14
Return Period: 100 year
Allowable Discharge: 0.20 cfs/acre Per NOAA

Allowable Discharges

Total Discharge: 3.90 cfs

Weighted "C" Value

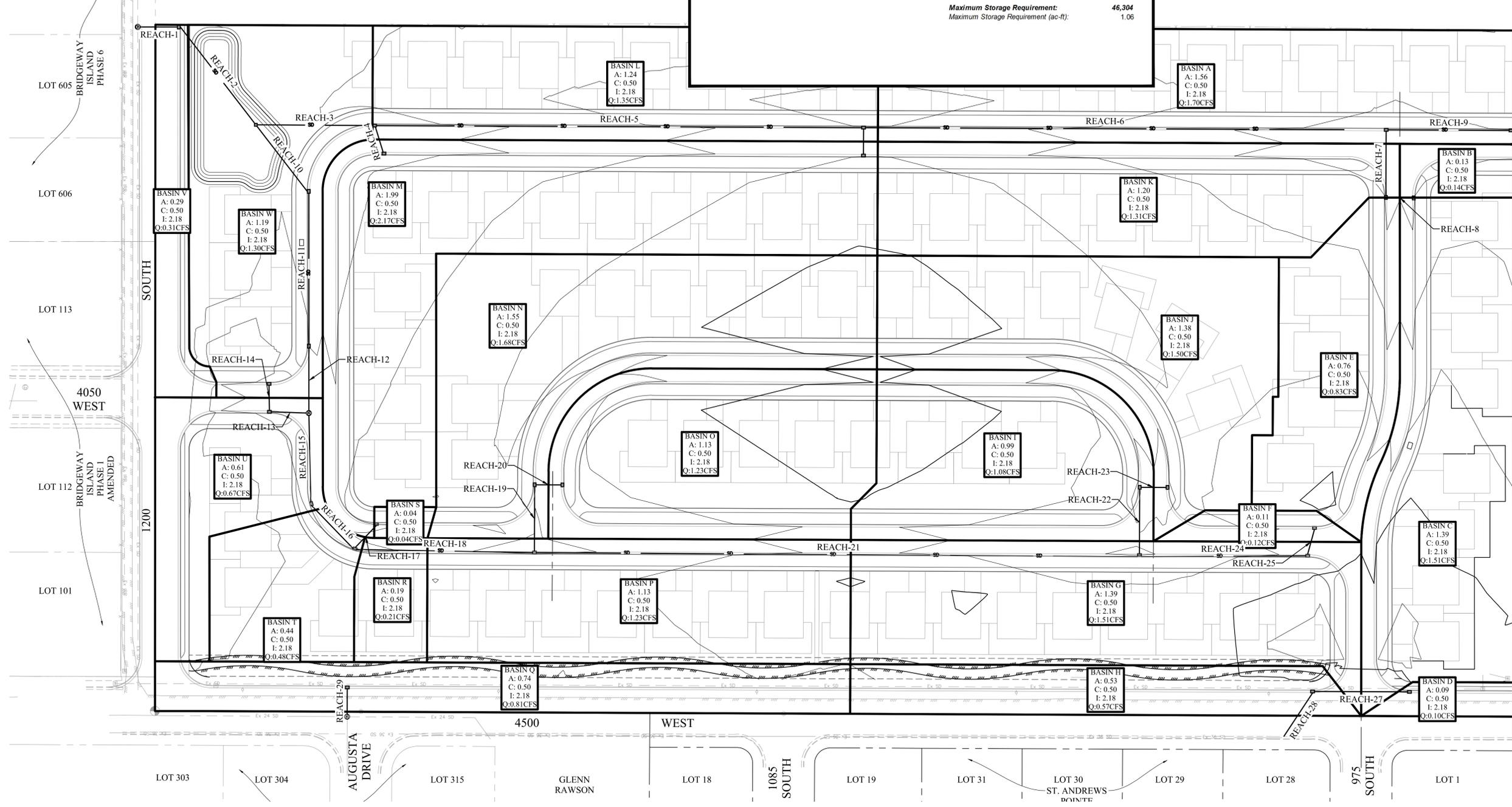
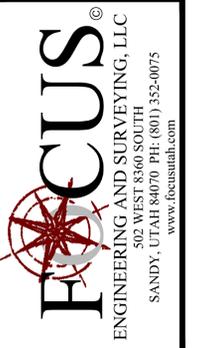
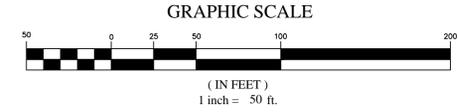
Surface Type	Area (sf)	"C" Value	C*A
Rooftops and Driveways	200,970	0.80	160,776
Roadway and Sidewalk	232,846	0.90	209,561
Landscaped	375,746	0.10	37,575
Totals	809,562		407,912

Weighted "C" Value: 0.50

Drainage Calculations

Duration	Intensity	Runoff C	Area	Rainfall	Accumulated Flow	Allowable Discharge	Discharge	Required Storage
min	in/hr		Ac	cfs	cf	cfs	cf	cf
15.0	4.28	0.50	18.58	40.08	36.072	3.90	3,510	32,582
30.0	2.89	0.50	18.58	27.06	48.713	3.90	7,020	41,693
60.0	1.79	0.50	18.58	16.76	60.344	3.90	14,040	46,304
120.0	0.99	0.50	18.58	9.27	66.749	3.90	28,080	38,669
360.0	0.37	0.50	18.58	3.48	75.245	3.90	84,240	-8,995
720.0	0.22	0.50	18.58	2.09	90.213	3.90	168,480	-78,267
1440.0	0.12	0.50	18.58	1.15	99.517	3.90	336,960	-237,443

Maximum Storage Requirement: 46,304
Maximum Storage Requirement (ac-ft): 1.06



CRIDDLE FARMS
SYRACUSE CITY, DAVIS COUNTY, UTAH
GRADING AND DRAINAGE PLAN

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

GRADING AND DRAINAGE PLAN
Scale: 1"=XX'
Date: 4/4/2016
Job #: 15-299
Sheet: C03

Z:\2015\15-299 Criddle Farms (4000 West) Syracuse Property\design_15-299.dwg\sheet\A\03.dwg

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 REGULAR MEETING AGENDA

April 5, 2016

Agenda Item #7 **General Plan Map Amendment 1972 S 2000 W**

Factual Summation

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

Location:	1972 S. 2000 W.
Current Zoning:	R-2
General Plan:	R-3
Requested GP:	PRD
Total Area:	4.7 Acres
R-2 Density Allowed:	14 lots (3 lots/gross acre)
PRD Density Allowed:	28 lots (6 lots/gross acre)

Summary

This property is adjacent to the Craig Estates development. The applicant wishes to join the Craig Estates HOA and extend a similar product onto their property. The HOA presidents for Craig Estates have shown support for the project. PRD must have a minimum of five acres. The applicant plans to purchase acreage from Craig Estates in order to access the property and to meet the minimum acreage requirements. A development agreement is required in this zone and the details of the acreage calculations could be included in the document.

Ordinance requires that there be a direct connection to an arterial or major collector roadway. The applicant's proposed access is off Craig Ln. which is not a major collector. However, if the subdivision is considered to be an extension of Craig Estates, that subdivision does have a connection to 2000 W. Craig Estates phase 1 plat was recorded in 1999, Phase 2 was 2002, and phase 3 was in 2005. The development was developed as a R-2 cluster subdivision that is no longer in ordinance. Our current cluster subdivision requires a minimum of 10 acres.

The entitlement process would include the following: this general plan amendment, current zoning map amendment, development agreement, concept subdivision plan, preliminary subdivision plan, and final subdivision plan approvals. Any remaining houses along 2000 w must meet the minimum lot size for its zone.

Attachments:

- General Plan Map
- Aerial Map
- Request
- R-2 zoning ordinance
- PRD zoning ordinance

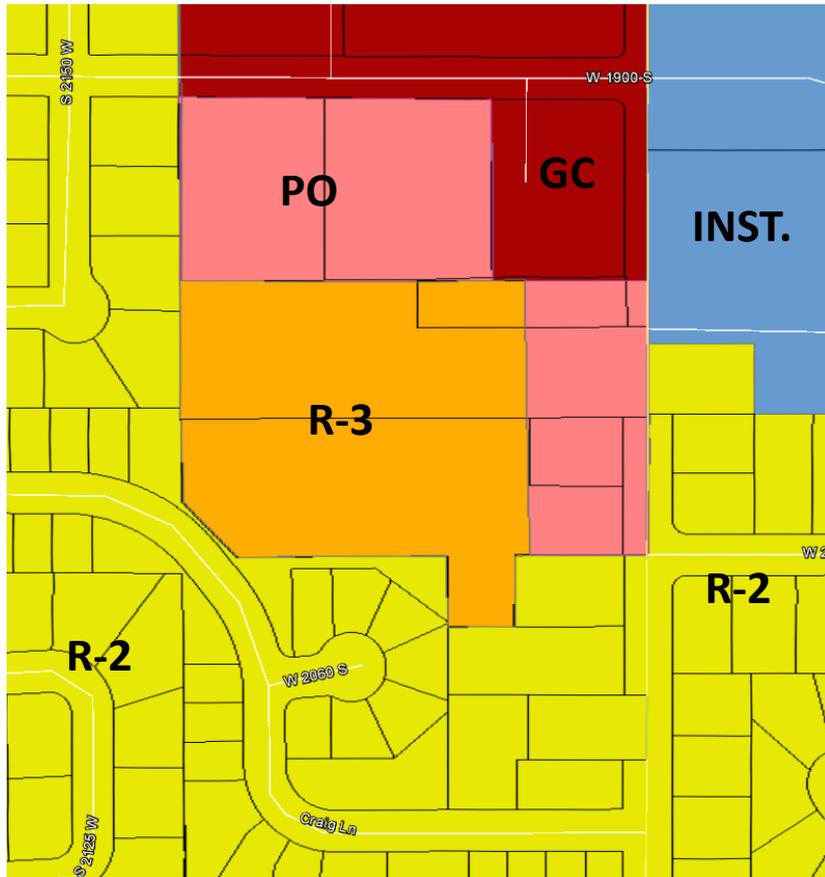


Proposed General Plan Map Amendment

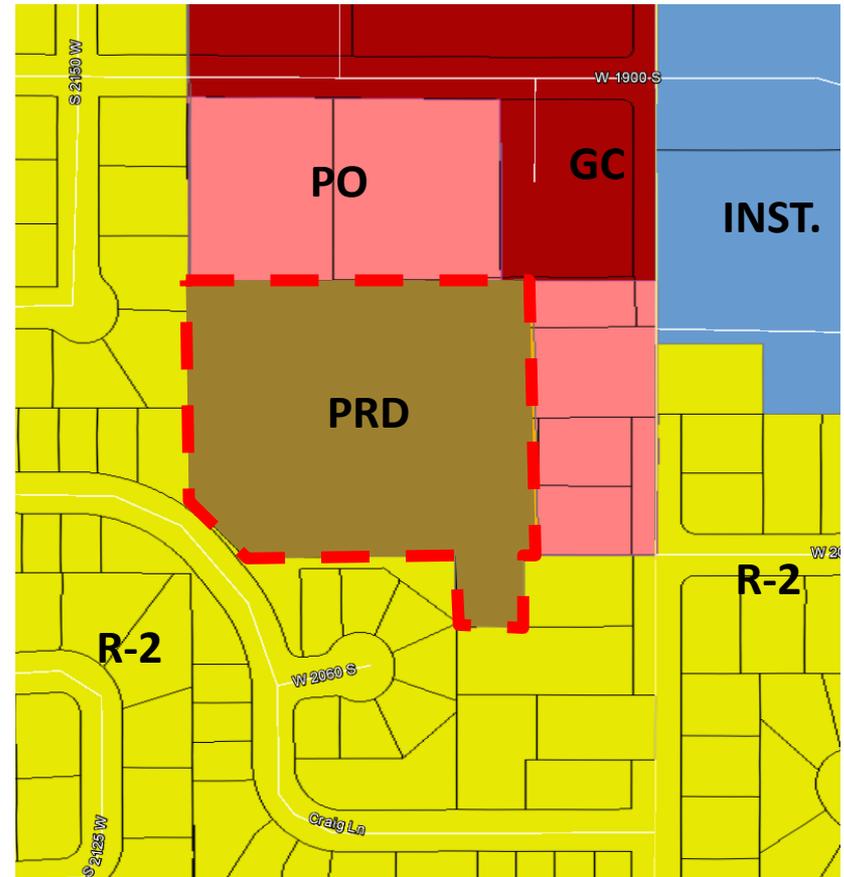
Location: 1972 S. 2000 W.



Existing



Proposed



From applicant:

We want to change the general plan map to PRD and join with the existing home owner's association at Craig Lane. This will best be accomplished with smaller homes and smaller lots to conform with the existing HOA.

We also believe that a higher density zoning makes more sense for a property that is so close to the retail and business center of our city. The open space required by PRD provides a great buffer to the existing city center.

Chapter 10.65 R-2 – RESIDENTIAL ZONE (3.0 LOTS PER GROSS ACRE)

Sections:

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

10.65.010 Purpose.

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

10.65.020 Permitted uses.

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

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

10.65.030 Conditional uses.

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

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

10.65.040 Minimum lot standards.

All lots shall be developed and all [structures](#) and [uses](#) shall be placed on lots in accordance with the following standards:

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

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

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

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

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

10.65.050 Off-street parking and loading.

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

10.65.060 Signs.

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

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

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Chapter 10.70 R-3 – RESIDENTIAL ZONE (4.0 LOTS PER GROSS ACRE)

Sections:

- [10.70.010](#) Purpose.
- [10.70.020](#) Permitted uses.
- [10.70.030](#) Conditional uses.
- [10.70.040](#) Minimum lot standards.
- [10.70.050](#) Off-street parking and loading.
- [10.70.060](#) Signs.

10.70.010 Purpose.

The purpose of this [zone](#) is to provide for medium density single-family residential development that conforms to the system of services available. [Ord. 15-24 § 1 (Exh. A); Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-14-010.]

10.70.020 Permitted uses.

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

- (A) [Accessory uses](#) and [buildings](#) (200 square feet or less).
- (B) [Agriculture](#).
- (C) Churches, [synagoques](#), and [temples](#).
- (D) [Dwellings](#), single-family.
- (E) Educational services.
- (F) [Household pets](#).
- (G) Minor [home occupations](#).
- (H) [Public](#) and quasi-public [buildings](#).
- (I) [Public](#) parks.
- (J) Rabbits and hens.
- (K) Residential facilities for persons with disabilities.
- (L) Vietnamese potbellied pigs. [Ord. 15-24 § 1 (Exh. A); Ord. 11-02 § 1 (Exh. A); Ord. 10-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Ord. 04-12; Ord. 03-18; amended 1991; Code 1971 § 10-14-020.]

10.70.030 Conditional uses.

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

- (A) [Accessory uses](#) and [buildings](#) (greater than 200 square feet) (minor).
- (B) Apiaries (minor).
- (C) [Day care centers](#) (major).
- (D) [Dwellings](#), accessory (major/minor, see SCC [10.30.020](#)).
- (E) [Home occupations](#) (major).
- (F) [Temporary commercial uses](#) (see SCC [10.35.050](#)) (minor).
- (G) Temporary [use](#) of [buildings](#) (see SCC [10.30.100](#)(A)(12)) (minor). [Ord. 15-24 § 1 (Exh. A); Ord. 14-01 § 1; Ord. 11-10 § 8; Ord. 11-04 § 4; 11-02 § 1 (Exh. A); Ord. 10-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Ord. 03-18; amended 1994, 1991; Code 1971 § 10-14-030.]

10.70.040 Minimum lot standards.

All lots shall be developed and all [structures](#) and [uses](#) shall be placed on lots in accordance with the following standards:

- (A) Density: minimum lot size 8,000 square feet, but in no case shall the density exceed 4.0 lots per gross acre.
- (B) Lot width: 80 feet.
- (C) Front yard: 25 feet.
- (D) Side yards: Eight feet both sides.
- (E) Rear yard: 20 feet.
- (F) [Building](#) height: as allowed by current adopted [building](#) code.
- (G) Variation of lot: the [Land Use Authority](#) may reduce the [lot width](#) requirement in particular cases when a property owner provides evidence they acquired the land in good faith and, by reason of size, shape, or other special condition(s) of the specific property, application of the [lot width](#) requirement would effectively prohibit or unreasonably restrict the ability to subdivide the property or a reduction of the [lot width](#) requirement would alleviate a clearly demonstrable hardship as distinguished from a special privilege sought by the applicant. The [Land Use Authority](#) shall approve no [lot width](#) reduction without a determination that:
 - (1) The strict application of the [lot width](#) requirement would result in substantial hardship;
 - (2) Adjacent properties do not share generally such a hardship and the property in question has unusual circumstances or conditions where literal enforcement of the requirements of the [zone](#) would result in severe hardship;

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

(4) The condition or situation of the property concerned or the intended [use](#) of the property is not of so general or recurring a nature as to detract from the intention or appearance of the [zone](#) as identified in the City's [general plan](#). [Ord. 15-24 § 1 (Exh. A); Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Ord. 04-04; Ord. 03-08; Ord. 02-16; amended 1998; Code 1971 § 10-14-040.]

10.70.050 Off-street parking and loading.

Off-street parking and loading shall be provided as specified in Chapter [10.40](#) SCC. [Ord. 15-24 § 1 (Exh. A); Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-14-050.]

10.70.060 Signs.

The [signs](#) permitted in this [zone](#) shall be those allowed in residential [zones](#) by Chapter [10.45](#) SCC. [Ord. 15-24 § 1 (Exh. A); Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-14-060.]

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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.

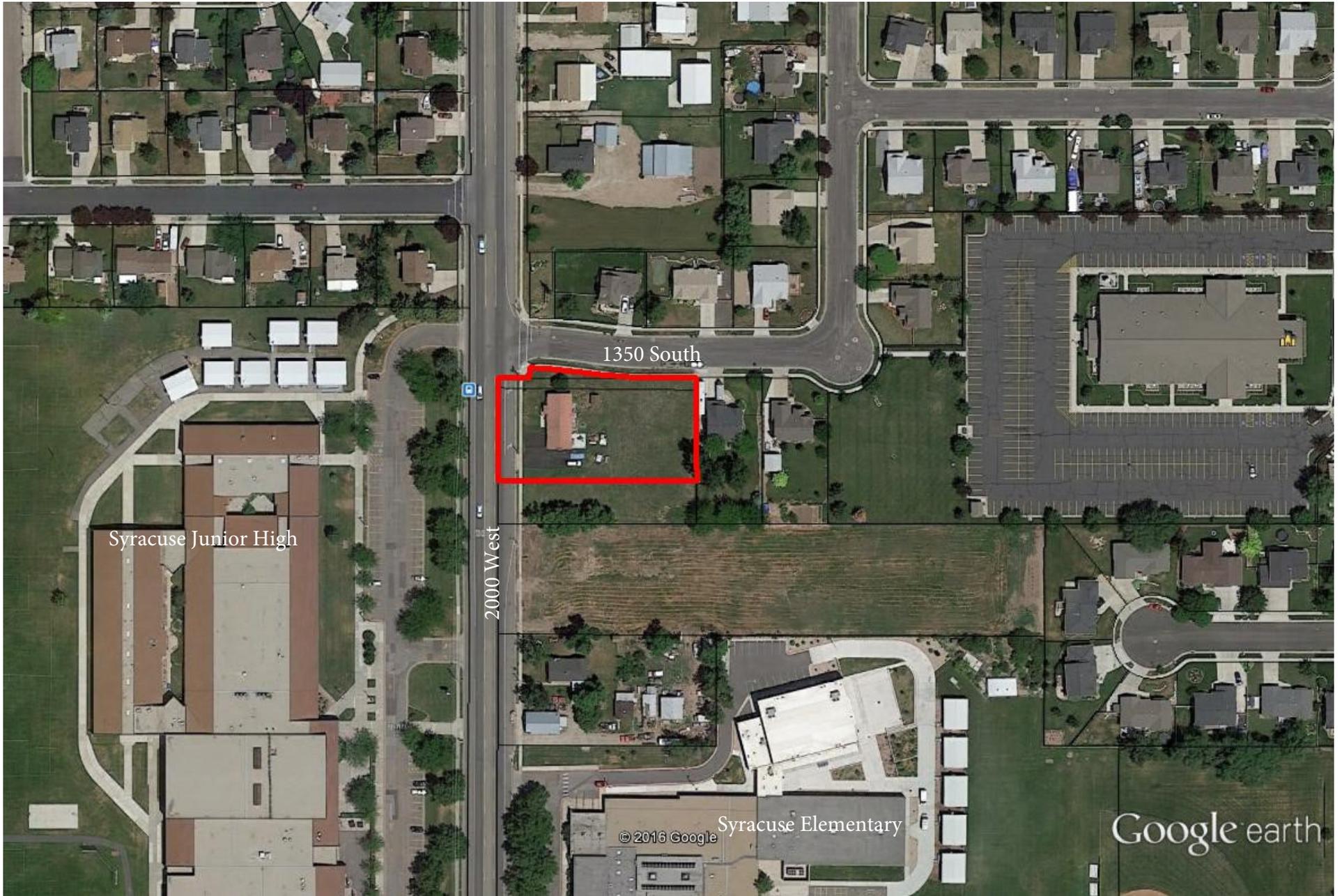
Disclaimer: The City Recorder's Office has the official version of the Syracuse City Code. Users should contact the City Recorder's Office for ordinances passed subsequent to the ordinance cited above.

As indicated above, both lots meet all the minimum requirements for the R-1 Residential Zone.

Questions related to this staff report can be directed to Planner Royce Davies.

Attachments

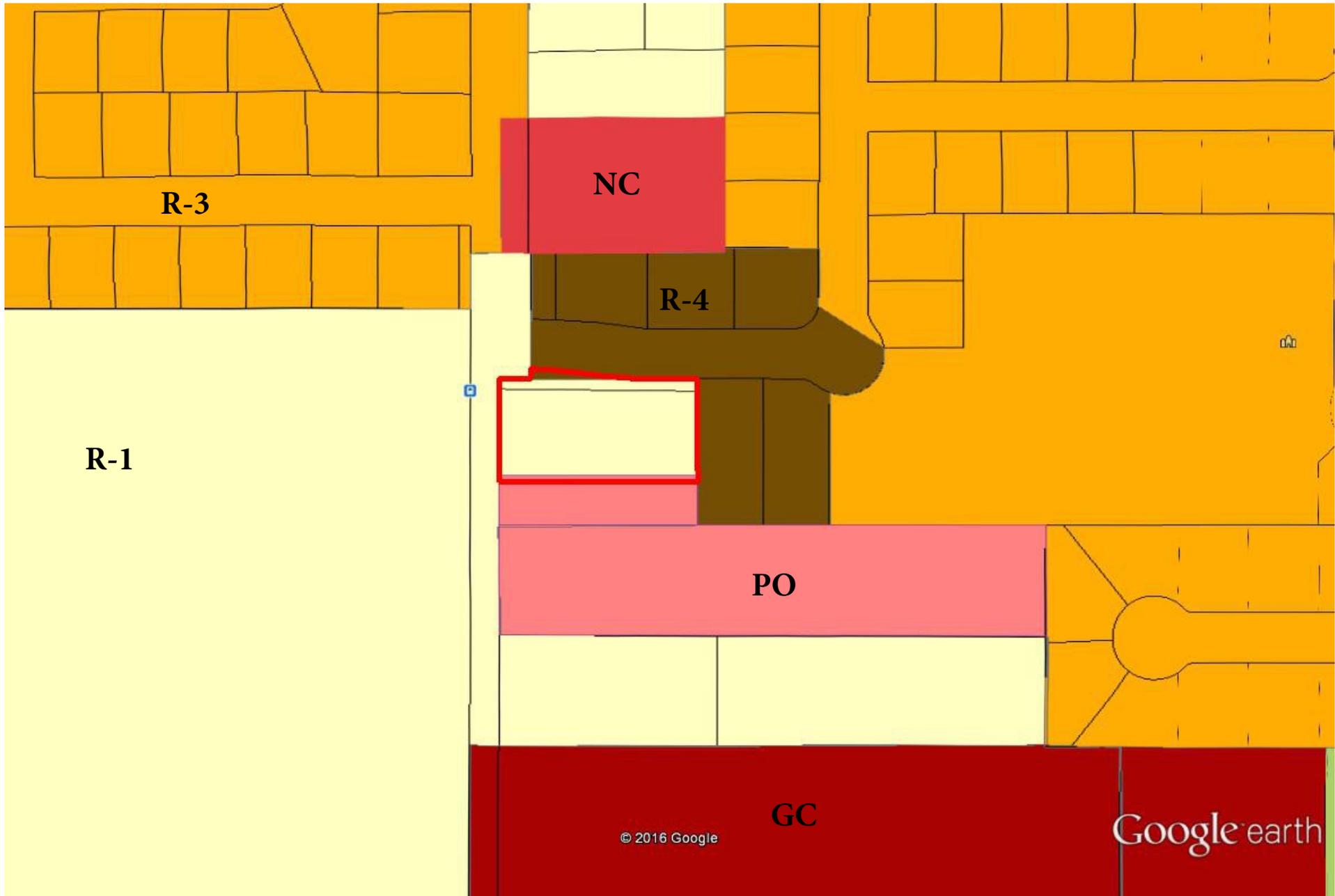
- Aerial Map
- Zoning Map
- Preliminary Plat
- Staff Reviews



Google earth

feet
meters





Google earth

feet
meters





SYRACUSE
EST. CITY 1935

Cowley Subdivision

2000 West Street & 1350 South Street

Engineer Final Plan Review

Completed by Brian Bloemen on March 22, 2016

Plat:

1. Add addressing.
2. The boundary description is not correct.
3. Add signature blocks for utility companies.

Plans:

1. Submit a plan sheet showing utility stubs. All utilities shall be installed per City standards.

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

Sincerely,

Brian Bloemen, P.E.
City Engineer



TO: Community Development, Attention: Noah Steele

FROM: Jo Hamblin, Fire Marshal

RE: Cowley Subdivision

DATE: March 24, 2016

I have reviewed the plan for the above referenced project. At this time the Fire Prevention Division of this department has no concerns regarding fire protection or access.



SYRACUSE
EST. CITY 1935

Subdivision Preliminary Plan Review Checklist

Subdivision: Cowley

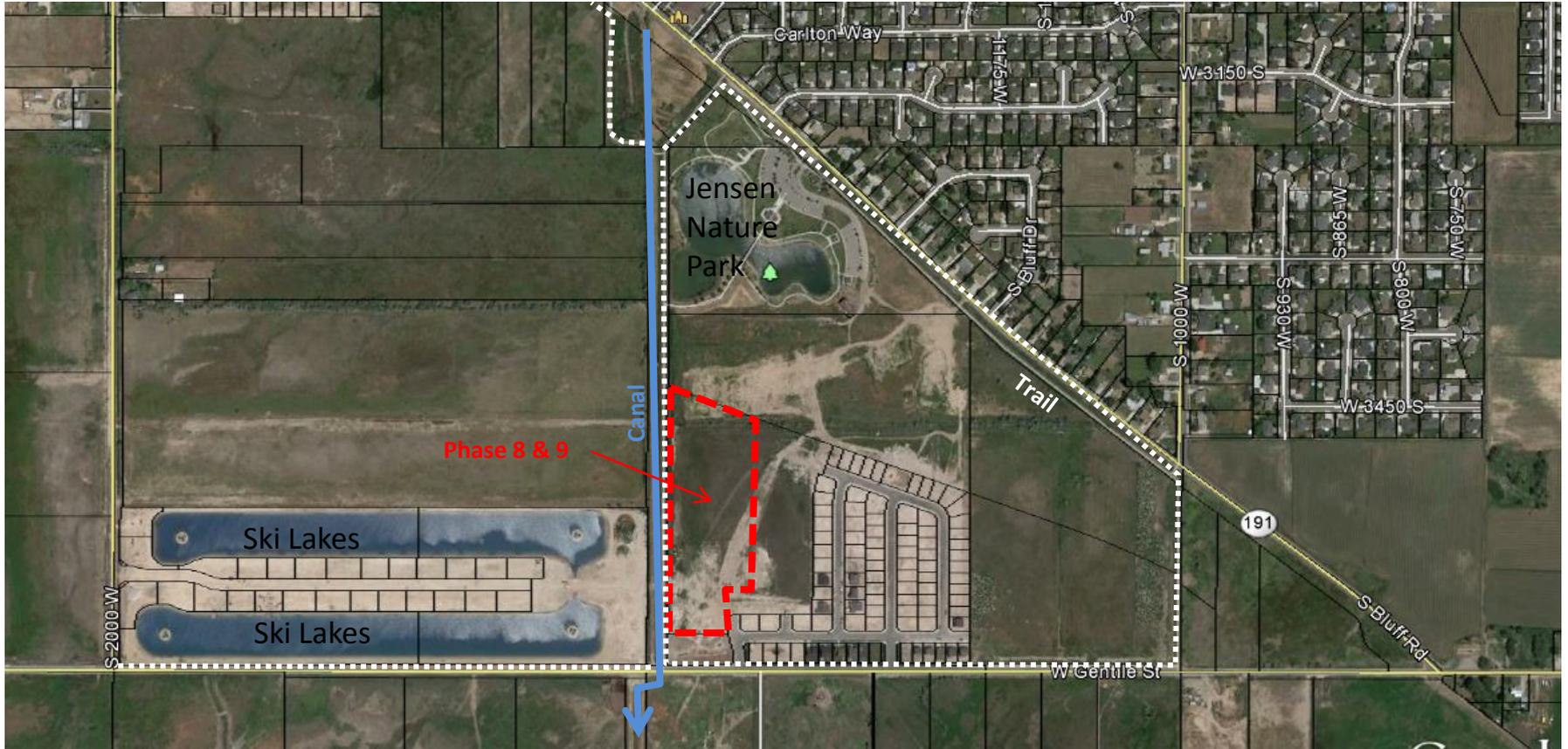
Date: 3/18/2016

Completed By: Royce Davies, Planner I

8-5-010: Preliminary Plat, General Information Required		Planning Staff Review:
a.	Proposed name of subdivision	Y
b.	Location of subdivision, including the address of the section, township and range.	Y
c.	Date of preparation.	Include the date that the plat was prepared.
d.	The location of the nearest bench mark and monument	Y
e.	The boundary of the proposed subdivision.	Y
f.	Legal description of the subdivision and acreage included.	Y
g.	Location, width and name of existing streets and other public ways, railroad and utility right-of-ways, parks and other public open spaces, permanent building an structure, houses or permanent easement, and section and corporate lines within adjacent to the tract.	Show existing structures to remain or be removed.
h.	Easements for water, sewer, drainage, utility lines, fencing, and other appropriate purposes.	See Engineer.
i.	The layout, number, area and typical dimensions of lots, streets, and utilities.	Show where utilities will be located. Also indicate adjacent right-of-way widths.
j.	Parcels of land intended to be dedicated or temporarily reserved for public use of set aside for use of property owners in a subdivision including, but not limited to, sites to be reserved or dedicated for parks, playgrounds, schools or other public uses.	Y
k.	Current inset City map showing location of subdivision.	Y
l.	Boundary lines of adjacent tracts of undivided land showing ownership.	Show adjacent parcel land ownership information.
m.	Location of wells, proposed, active and abandoned, and of all reservoirs within the tract and to a distance of at least one hundred (100) feet beyond the tract boundaries.	See Engineer
n.	Existing sewers, field drains, water mains, culverts or other underground facilities within the tract and to a distance of at least one hundred (100) feet beyond the tract boundaries, indicating pipe size, grades, manholes and exact location.	See Engineer
o.	Existing ditches, canals, natural drainage channels, open waterways and proposed alignments within the tract and to a distance of at least one hundred (100) feet beyond the tract boundaries.	See Engineer
p.	Contours at two-foot intervals for ground slopes within the subdivision between level and ten percent, and five-foot contours for slopes greater than 10 percent.	NA. The plat has approx. 1 ft. elevation variation.
q.	The plat shall be drawn to a scale of not less than one 1"=100' and	Y

	indicate true north	
r.	The subdivider's detailed plan for protecting future residents of his development from such hazards as open ditches, canals or waterways, non-access streets, open reservoirs or bodies of water, railroad rights-of-way and other such features of a potentially hazardous nature located on, crossing, continuous or near to the property being subdivided, with the exception that the subdivider's plan need not cover those features which the planning commission determines would not be a hazard to life and/or where the conforming structure designed to protect the foregoing does not relieve the subdivider of the duty to investigate all possible means of protecting future residents from a potential hazard before a determination is made that the only conceivable means of protection is potentially more hazardous than the hazard itself.	See Engineer
s.	Location of existing and proposed land drains	See Engineer

Other:	
1.	Staff recommends that the strip of property between 1350 South and the subdivision be included in the subdivision by being added to the respective lots to the south.





LINE	LENGTH	BEARING
L1	60.26	S84°49'42"W
L2	46.46	S00°11'53"W
L3	60.00	S89°48'07"E
L4	28.36	S00°11'53"W
L5	50.00	S44°28'18"W
L6	50.00	N44°21'32"W
L7	50.00	S44°28'18"W
L8	50.00	N44°21'32"W

CENTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN (FOUND 3" BRASS CAP)

SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN (FOUND 3" BRASS CAP)

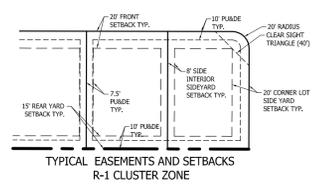
BASIS OF BEARING S 89°59'02" E 2653.72' (MEAS) 2653.30' (REC)

SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN (FOUND 3" BRASS CAP)

"Utilities shall have the right to install, maintain and operate their equipment above and below ground and all other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense, or the utility may remove such structures at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE."

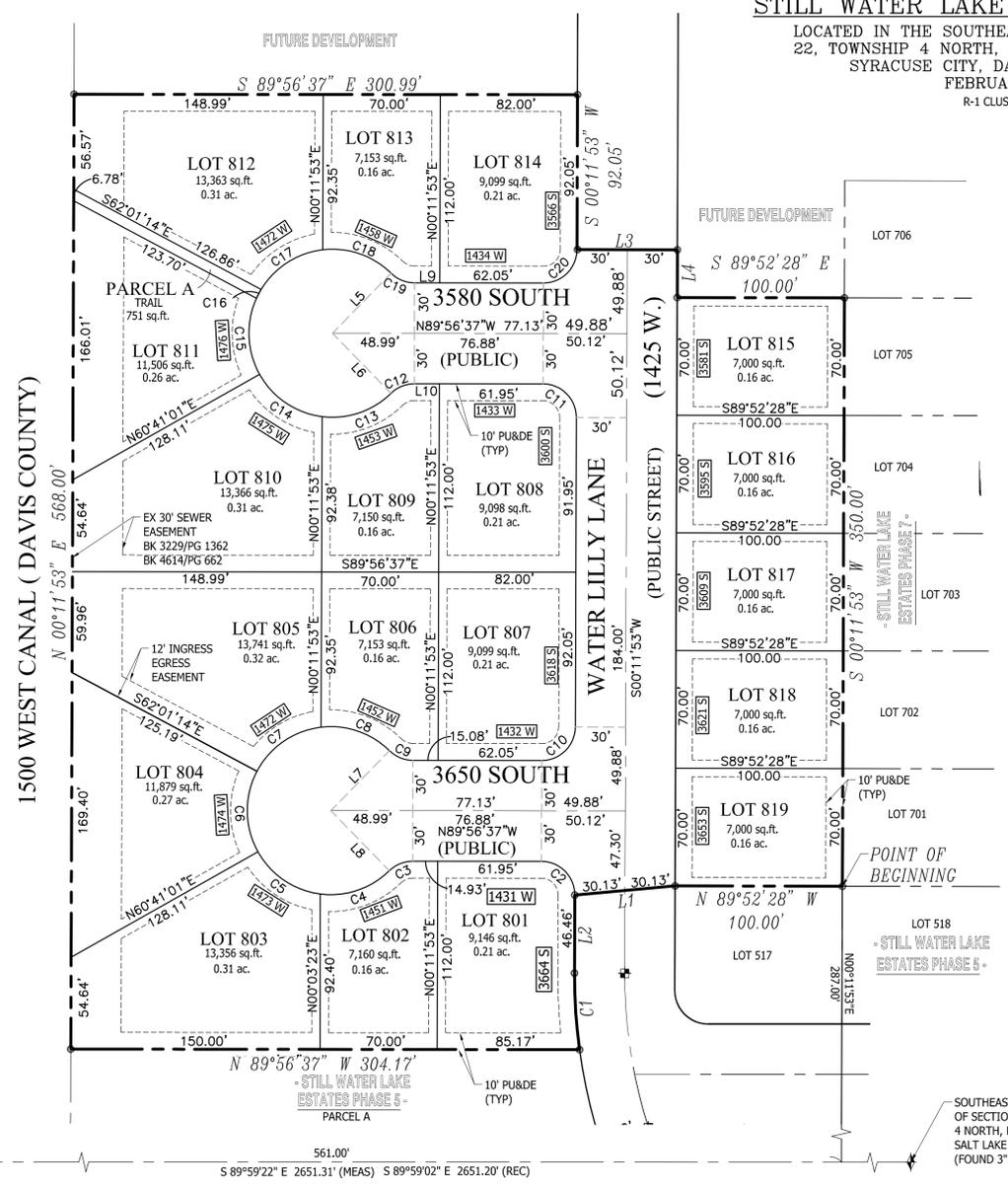
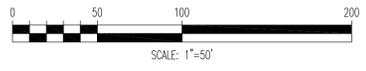
STILL WATER LAKE ESTATES PHASE 8

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2 WEST, S.L.B.&M., SYRACUSE CITY, DAVIS COUNTY, UTAH
FEBRUARY 2016
R-1 CLUSTER ZONE



- LEGEND**
- PROPERTY LINE
 - LOT LINE
 - CENTER / SECTION LINE
 - STREET RIGHT-OF-WAY LINE
 - EASEMENT LINE
 - ADJACENT PROPERTY LINE
 - ◆ SECTION CORNER
 - PU&DE PUBLIC UTILITY & DRAINAGE EASEMENT
 - SET 5/8" REBAR WITH A ORANGE PLASTIC CAP, OR NAIL & WASHER STAMPED PINNACLE ENG. & LAND SURV.
 - N/R NON-RADIAL
 - ✚ CENTERLINE MONUMENT
 - CA COMMON AREA - SEE CCR'S

CURVE	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD
C1	45.63	327.38	7°59'07"	S03°47'41"E	45.59
C2	31.47	20.00	90°08'29"	N44°52'22"W	28.32
C3	15.50	20.00	44°24'55"	S67°50'56"W	15.12
C4	45.13	50.00	51°42'53"	N71°29'54"E	43.61
C5	46.53	50.00	53°18'52"	S55°58'25"E	44.87
C6	50.00	50.00	57°17'45"	S00°40'06"E	47.94
C7	48.27	50.00	55°19'07"	S55°38'19"W	46.42
C8	44.66	50.00	51°10'27"	N71°06'55"W	43.19
C9	15.50	20.00	44°24'55"	S67°44'09"E	15.12
C10	31.37	20.00	89°51'31"	N45°07'38"E	28.25
C11	31.47	20.00	90°08'29"	N44°52'22"W	28.32
C12	15.50	20.00	44°24'55"	S67°50'56"W	15.12
C13	44.90	50.00	51°22'25"	N71°22'10"E	43.41
C14	46.76	50.00	53°34'59"	S56°06'28"E	45.07
C15	47.00	50.00	53°51'21"	S02°23'18"E	45.29
C16	6.00	50.00	6°52'47"	S27°58'46"W	6.00
C17	45.27	50.00	51°52'43"	S57°21'31"W	43.74
C18	44.66	50.00	51°10'24"	N71°06'54"W	43.19
C19	15.50	20.00	44°24'55"	S67°44'09"E	15.12
C20	31.37	20.00	89°51'31"	N45°07'38"E	28.25



1500 WEST CANAL (DAVIS COUNTY)
N 00°11'53" E 568.00'

CENTURYLINK

APPROVED THIS _____ DAY OF _____, 20____, BY A REPRESENTATIVE OF QWEST COMMUNICATIONS.

QWEST COMMUNICATIONS REPRESENTATIVE

QUESTAR GAS COMPANY

APPROVED THIS _____ DAY OF _____, 20____, BY A REPRESENTATIVE OF QUESTAR GAS COMPANY.

QUESTAR GAS COMPANY REPRESENTATIVE

ROCKY MOUNTAIN POWER

APPROVED THIS _____ DAY OF _____, 20____, BY A REPRESENTATIVE OF ROCKY MOUNTAIN POWER.

ROCKY MOUNTAIN POWER REPRESENTATIVE

CITY ATTORNEY'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20____, BY THE SYRACUSE CITY ATTORNEY.

SYRACUSE CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20____, BY THE SYRACUSE CITY PLANNING COMMISSION.

SYRACUSE CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20____, BY THE SYRACUSE CITY ENGINEER.

SYRACUSE CITY ENGINEER

CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____, 20____, BY THE SYRACUSE CITY COUNCIL.

ATTEST:
SYRACUSE CITY RECORDER SYRACUSE CITY MAYOR

SURVEYOR'S CERTIFICATE

I, STEPHEN J. FACKRELL DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 191517 AS PRESCRIBED UNDER LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, HEREAFTER TO BE KNOWN AS: STILL WATER LAKE ESTATES PHASE 8 AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS MEET FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEGINNING AT THE SOUTHWEST CORNER OF STILL WATER LAKE ESTATES PHASE 7, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 517 OF STILL WATER LAKE ESTATES PHASE 5, SAID POINT BEING LOCATED SOUTH 89°59'22" EAST 561.00 FEET ALONG SECTION LINE AND NORTH 00°11'53" EAST 287.00 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 22, AND RUNNING THENCE ALONG THE NORTH LINE OF SAID PHASE 5 THE FOLLOWING FIVE (5) CALLS: 1) NORTH 89°52'28" WEST 100.00 FEET; 2) SOUTH 84°49'42" WEST 60.26 FEET; 3) SOUTH 00°11'53" WEST 46.46 FEET TO A POINT OF CURVATURE; 4) SOUTHEASTERLY 45.63 FEET ALONG THE ARC OF A 327.38 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 07°59'07" (CHORD BEARS SOUTH 03°47'41" EAST 45.59 FEET); 5) NORTH 89°56'37" WEST 304.17 FEET TO THE EAST LINE OF THE DAVIS COUNTY 1500 WEST CANAL PROPERTY; THENCE NORTH 00°11'53" EAST 568.00 FEET PARALLEL TO AND 100 FEET OFFSET TO THE EAST FROM THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 22; THENCE SOUTH 89°56'37" EAST 300.99 FEET; THENCE SOUTH 00°11'53" WEST 92.05 FEET; THENCE SOUTH 89°48'07" EAST 60.00 FEET; THENCE SOUTH 00°11'53" WEST 28.36 FEET; THENCE SOUTH 89°52'28" EAST 100.00 FEET TO THE WEST LINE OF SAID PHASE 7; THENCE SOUTH 00°11'53" WEST ALONG SAID WEST LINE 350.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 228,883 SQ. FT. (5.25 ACRES) - 19 LOTS

DATE _____ STEPHEN J. FACKRELL
LICENSE NO. 191517

OWNER'S DEDICATION

We the undersigned owner(s) of the herein described tract of land, do hereby set apart and subdivide the same into lots, parcels, and public streets as shown hereon and name said tract, STILL WATER LAKE ESTATES PHASE 8 and do hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof as public utility and drainage easements, the same to be used for the installation maintenance and operation of public utility service line, storm drainage facilities, irrigation canals or for the perpetual preservation of water channels in their natural state whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements. And also grant and dedicate unto all owners of lots upon which private utility easements as shown hereon, for the purpose of perpetual maintenance and operation. And also warrant and defend and save the City harmless against any easements or other encumbrances on the dedicated streets which will interfere with the City's use, maintenance and operation of the streets. Further, we do hereby grant and dedicate to Syracuse City Parcel A as shown hereon, the same to be used for a public trail. Further we do hereby grant to North Davis Sanitary Sewer District a 12 foot wide ingress/egress easement along the southwesterly side of Lot 805.

In witness whereof _____ have hereunto set _____ this day of _____ A.D., 20____.

WOODSIDE HOMES OF UTAH LLC
RYAN ORTMAN, DIVISION PRESIDENT

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF DAVIS)
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED
NOTARY PUBLIC, IN AND FOR SAID COUNTY OF DAVIS IN SAID STATE OF UTAH, THE SIGNER () OF
THE ABOVE OWNER'S DEDICATION, _____ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME
THAT _____ SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND
PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC
RESIDING IN DAVIS COUNTY

STILL WATER LAKE ESTATES PH. 8

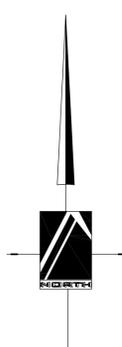
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2 WEST, S.L.B.&M., SYRACUSE CITY, DAVIS COUNTY, UTAH



DAVIS COUNTY RECORDER

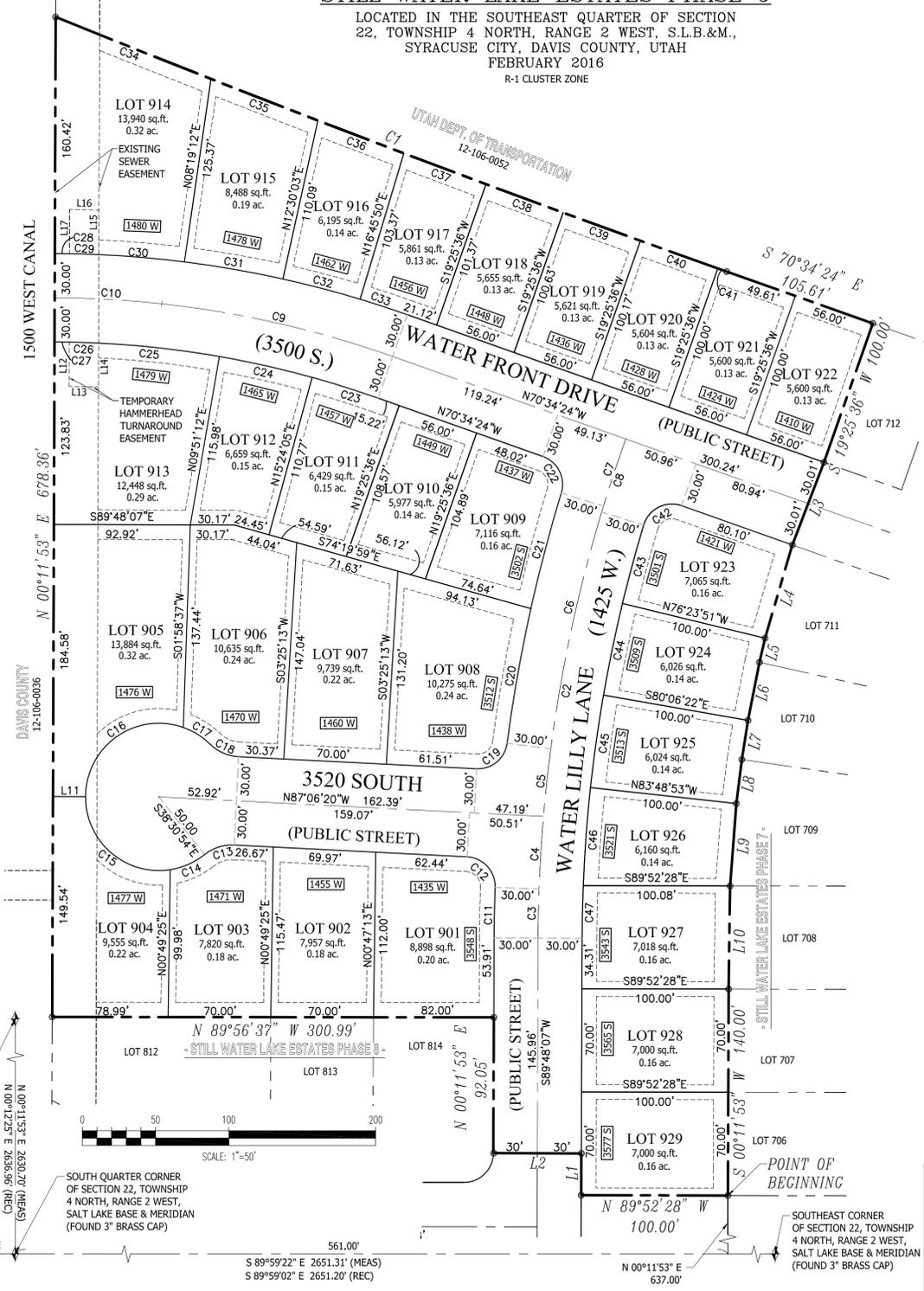
ENTRY NO. _____ FILED FOR RECORD
PAID _____ AND RECORDED THIS _____
DAY OF _____, 20____ AT
_____ IN BOOK _____
OF OFFICIAL RECORDS PAGE _____

DAVIS COUNTY RECORDER
BY _____ DEPUTY RECORDER

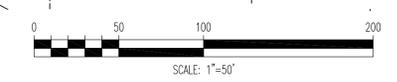


STILL WATER LAKE ESTATES PHASE 9

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2 WEST, S.L.B.&M., SYRACUSE CITY, DAVIS COUNTY, UTAH
FEBRUARY 2016
R-1 CLUSTER ZONE



CENTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN (FOUND 3" BRASS CAP)
SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN (FOUND 3" BRASS CAP)
BASIS OF BEARING S 89°59'02" E 2653.72' (MEAS) 2653.30' (REC)
SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN (FOUND 3" BRASS CAP)
S 89°59'22" E 2651.31' (MEAS)
S 89°59'02" E 2651.20' (REC)



LEGEND

- PROPERTY LINE
- LOT LINE
- CENTER / SECTION LINE
- STREET RIGHT-OF-WAY LINE
- EASEMENT LINE
- ADJACENT PROPERTY LINE

◆ SECTION CORNER

PUB&D PUBLIC UTILITY & DRAINAGE EASEMENT

○ SET 5/8" REBAR WITH AN ORANGE PLASTIC CAP, OR NAIL & WASHER STAMPED PINNACLE ENG. & LAND SURV.

N/R NON-RADIAL

■ CENTERLINE MONUMENT

CA COMMON AREA - SEE CC&R'S

CENTURYLINK

APPROVED THIS _____ DAY OF _____, 20____, BY A REPRESENTATIVE OF QWEST COMMUNICATIONS.

QWEST COMMUNICATIONS REPRESENTATIVE

QUESTAR GAS COMPANY

APPROVED THIS _____ DAY OF _____, 20____, BY A REPRESENTATIVE OF QUESTAR GAS COMPANY.

QUESTAR GAS COMPANY REPRESENTATIVE

ROCKY MOUNTAIN POWER

APPROVED THIS _____ DAY OF _____, 20____, BY A REPRESENTATIVE OF ROCKY MOUNTAIN POWER.

ROCKY MOUNTAIN POWER REPRESENTATIVE

CITY ATTORNEY'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20____, BY THE SYRACUSE CITY ATTORNEY.

SYRACUSE CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20____, BY THE SYRACUSE CITY PLANNING COMMISSION.

SYRACUSE CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20____, BY THE SYRACUSE CITY ENGINEER.

SYRACUSE CITY ENGINEER

SURVEYOR'S CERTIFICATE

I, STEPHEN J. FACKRELL DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 191517 AS PRESCRIBED UNDER LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, HEREAFTER TO BE KNOWN AS: STILL WATER LAKE ESTATES PHASE 9 AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS MEET FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEGINNING AT THE NORTHEAST CORNER OF STILL WATER LAKE ESTATES PHASE 8, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 706 OF STILL WATER LAKE ESTATES PHASE 7, SAID POINT BEING LOCATED SOUTH 89°59'22" EAST 561.00 FEET ALONG SECTION LINE AND NORTH 00°11'53" EAST 637.00 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 22, AND RUNNING THENCE ALONG THE NORTH LINE OF SAID PHASE 8 THE FOLLOWING FIVE (5) CALLS: 1) NORTH 89°52'28" WEST 100.00 FEET TO THE EAST LINE OF WATER LILLY LANE; 2) NORTH 00°11'53" EAST 28.36 FEET ALONG SAID EAST LINE; 3) NORTH 89°48'07" WEST 60.00 FEET TO THE WEST LINE OF SAID STREET; 4) NORTH 00°11'53" EAST 92.05 FEET ALONG THE WEST LINE OF SAID STREET; 5) NORTH 89°56'37" WEST 300.99 FEET TO THE EAST LINE OF DAVIS COUNTY 1500 WEST CANAL; THENCE NORTH 00°11'53" EAST 678.36 FEET PARALLEL TO AND 100 FEET OFFSET TO THE EAST FROM THE WEST LINE OF SAID SOUTHEAST QUARTER SECTION OF SECTION 22 TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHEASTERLY 488.92 FEET ALONG THE ARC OF A 1125 RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 02°31'05" (CHORD BEARS SOUTH 69°18'52" EAST 488.88 FEET); THENCE SOUTH 70°34'24" EAST 105.61 FEET TO THE NORTHWEST CORNER OF SAID PHASE 7; THENCE ALONG THE WEST LINE OF SAID PHASE 7 THE FOLLOWING TEN (10) CALLS: 1) SOUTH 19°23'36" WEST 100.00 FEET TO THE NORTHERLY LINE OF A STREET; 2) SOUTH 21°02'29" WEST 60.02 FEET TO THE SOUTHERLY LINE OF SAID STREET; 3) SOUTH 16°25'07" WEST 65.92 FEET; 4) SOUTH 13°03'26" WEST 16.76 FEET; 5) SOUTH 11°20'8" WEST 40.19 FEET; 6) SOUTH 09°01'06" WEST 26.90 FEET; 7) SOUTH 07°09'49" WEST 30.06 FEET; 8) SOUTH 04°21'28" WEST 56.13 FEET; 9) SOUTH 00°47'40" WEST 70.00 FEET; 10) SOUTH 00°11'53" WEST 14.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 305,417 SQ. FT. (7.01 ACRES) - 29 LOTS

DATE _____ STEPHEN J. FACKRELL
LICENSE NO. 191517

OWNER'S DEDICATION

We the undersigned owner(s) of the herein described tract of land, do hereby set apart and subdivide the same into lots, parcels and public streets as shown hereon and name said tract, **STILL WATER LAKE ESTATES PHASE 9** and do hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof as public utility and drainage easements, the same to be used for the installation maintenance and operation of public utility service line, storm drainage facilities, irrigation canals or for the perpetual preservation of water channels in their natural state whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements. And also grant and dedicate unto all owners of lots upon which private utility easements as shown hereon, for the purpose of perpetual maintenance and operation. And also warrant and defend and save the City harmless against any easements or other encumbrances on the dedicated streets which will interfere with the City's use, maintenance and operation of the streets.

In witness whereof _____ have hereunto set _____ this day of _____ A.D., 20____.

WOODSIDE HOMES OF UTAH LLC
RYAN ORTMAN, DIVISION PRESIDENT

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF DAVIS)
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF DAVIS IN SAID STATE OF UTAH, THE SIGNER () OF THE ABOVE OWNER'S DEDICATION, _____ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT _____ SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC
RESIDING IN DAVIS COUNTY

STILL WATER LAKE ESTATES PH. 9

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2 WEST, S.L.B.&M., SYRACUSE CITY, DAVIS COUNTY, UTAH

PINNACLE
Engineering & Land Surveying, Inc.
2720 North 350 West, Suite #108 Phone: (801) 773-1910
LAYTON, UT 84041 Fax: (801) 773-1925

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE
PAID _____ FILED FOR RECORD
AND RECORDED THIS _____ AT
DAY OF _____, 20____ AT
_____ IN BOOK _____
OF OFFICIAL RECORDS PAGE _____

DAVIS COUNTY RECORDER

BY _____
DEPUTY RECORDER



2720 North 350 West, Suite #108
Layton, Utah 84041
Office: 801-773-1910
Fax: 801-773-1925

West Bountiful : Mount Pleasant : Salt Lake City : St. George

March 31, 2016

Brian Bloemen
Syracuse City Engineer

RE: Response – Engineer Final Plan Review, March 23, 2016

Brian,

Phase 8

Plat

1. Addresses and street coordinates have been added to the plat.
2. Parcel C changed to Parcel A and language added to owners dedication.
3. Street monuments removed.

Plans

1. All valves moved to tees.
2. Note added to page 7 stating that rear lot storm drain shall be privately owned and maintained. Private line also noted on the site plan.
3. More detail on the trail running through Lots 811 and 812 was added to sheet 6.

Phase 9

Plat

1. Addresses and street coordinates have been added to the plat.
2. Street monuments removed except at intersection of Water Front Drive & Water Lilly Lane.
3. Lot acreages added.
4. Signature blocks for utility companies added.

Plans

1. All valves moved to tees.
2. Note added to page 6 stating that rear lot storm drain shall be privately owned and maintained. Private line also noted on the site plan.
3. Temporary hammerhead turnaround shown on sheet 7.
4. An eclipse sampling station was added between lots 923 and 924. See sheet 4.
5. Standard manhole detail on sheet 12 lists inside diameter as 5'.
6. Valve added.
7. Note added to place fill as directed by geotechnical engineer.
8. Secondary stop & waste in park strip.
9. Ex irrigation vent on Lot 913 noted to be relocated to park strip.
10. Additional profile view added on sheet 6.

11. Sidewalk connected on west end of Water Front Drive to the trail.

If you have any questions, please let me know.

Sincerely,

Shauna Grover for Stephen P. Bott
Pinnacle Engineering & Land Surveying.



PLANNING COMMISSION REGULAR MEETING AGENDA April 5, 2016

Agenda Item # 10

Land Acquisition – 507 West 2700 South

Factual Summation

Zone:	A-1 Agriculture
Applicant:	Josh Wilson
Property Acreage	0.365

Background

The owner of Parcel ID 12-108-0002, located at 507 W 2700 S Syracuse, UT 84075 is between tenants and would like to sell the property to the City before making improvements in preparation for the another tenant. The widening of 500 West has been identified on our recently approved Transportation Master Plan. The Plan allows for the purchase of the property using transportation impact fees.

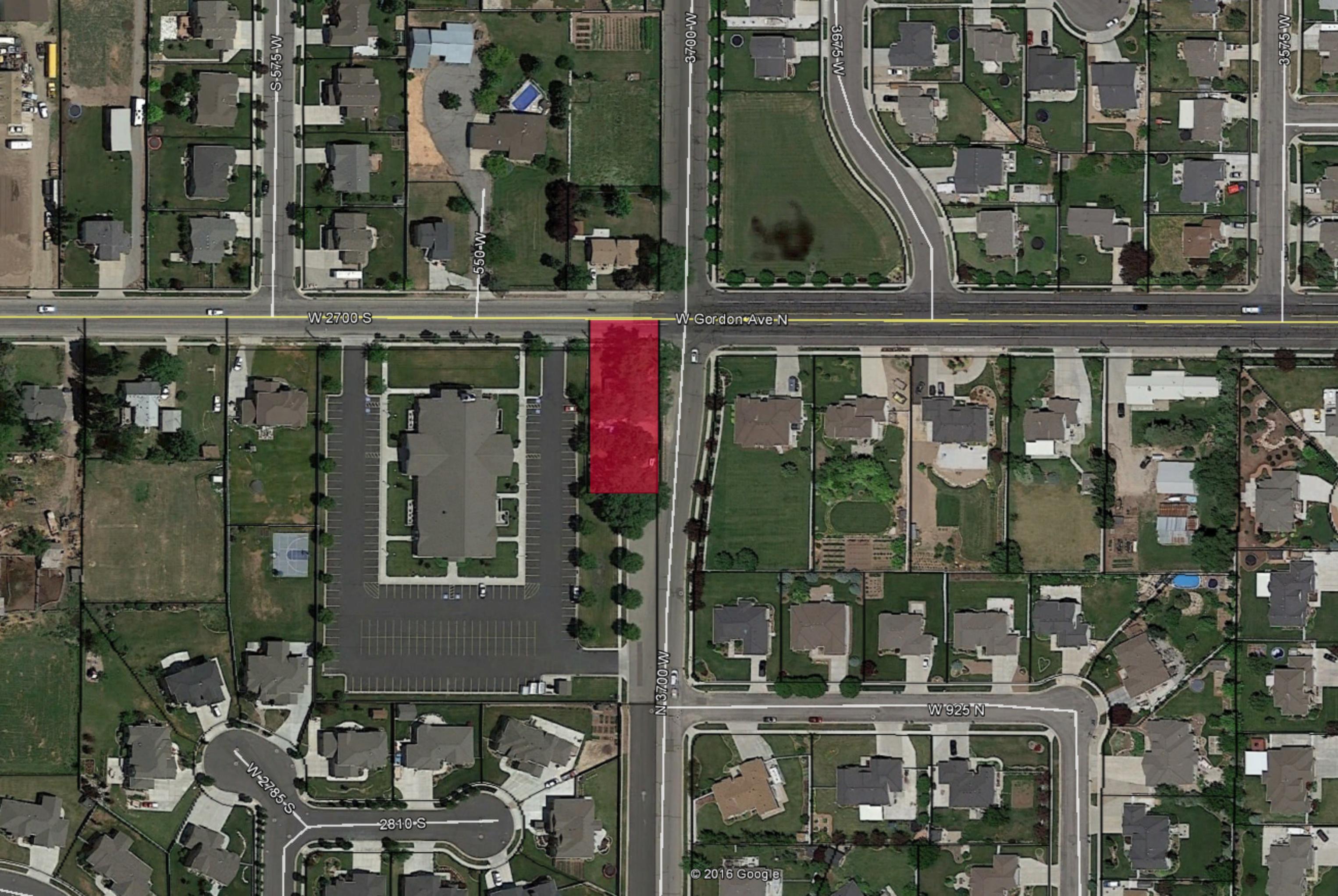
The home owner has expressed that plumbing improvements to the property are necessary to accommodate future renters. Those improvements would likely increase the value of the property requiring the City to pay more, despite the fact that the home will be demolished in connection with the 500 West widening project. Hence the City would rather buy the home now before the improvements are made. In connection with the demolition, the trees on the property should be maintained wherever possible until the road widening project requires tree removal. Staff suggests that this be recommended to the City Council as part of the official motion.

The parcel consists of 0.365 acres and a home consisting of 1,483 square feet with 5 bedrooms and 1 bathroom, constructed in 1945. By employing basic recognized appraisal principles and reviewing sales and listings in the market area, the Syracuse City Council has decided to offer the home owner \$150,000 for the property.

On March 24, 2016, the City of Syracuse in partnership with Clearfield was awarded a \$4.4 million grant from WFRC (STP program) to extend 500 West beyond Antelope Drive into the Freeport center and connect with 'D' street - while the boundary included for the grant doesn't cover this particular intersection – the eventual connection of 500 West to Antelope Drive will expedite the need to widen the remaining length of 500 West (3700 West in Layton) eventually connecting 500 West to the proposed West Davis Corridor alignment.

Attachment

- Property Aerial Map



S 575 W

550 W

3700 W

3675 W

3575 W

W 2700 S

W Gordon Ave N

N 3700 W

W 925 N

2810 S

W 2785 S

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