



Syracuse City Planning Commission Meeting February 19, 2019

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

Regular Meeting Agenda

PLANNING COMMISSIONERS

CHAIR

Brett Cragun

VICE CHAIR

Larry Johnson

Curt McCuistion

Greg Day

Dale Rackham

Grant Thorson

Ralph Vaughan

G. Ivy Ruelan

1. **Meeting Called to Order**
 - Invocation or Thought by Commissioner **McCuistion**
 - Pledge of Allegiance by Commissioner **Johnson**
 - Adoption of Meeting Agenda
2. **Meeting Minutes**
 - February 5, 2019 Regular Meeting & Work Session
3. **Public Comment**, this is an opportunity to address the Planning Commission regarding your concerns or ideas, regarding items that have not been scheduled for a public hearing on this agenda. Please limit your comments to three minutes.
4. **Public Hearing – Amendment to the Zoning Map from Industrial to Business Park Zone**, approx. 25.63 +/- acres located approx. 1088 W 350 S
5. **Public Hearing – Kings Row Estates No. 1 Subdivision Plat Amendment**, located 555 W 2525 S
6. **Public Hearing – Request from Mike Bastian for a General Plan Amendment R-1 to PRD**, located approx. 2900 S Bluff Rd
7. **Adjourn**

Work Session

1. **Department Business**
 - a. City Council Liaison Report
 - b. City Attorney Updates
 - c. Upcoming Agenda Items
2. **Discussion Items**
 - a. §10.35.040 Home Occupation
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.

Meetings of the Syracuse Planning Commission may be conducted via electronic means pursuant to Utah Code Ann. §52-4-207. In such circumstance, contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Rules, Policies and Procedures established by the Governing Body for electronic meetings.

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 AGENDA

February 19, 2019

Agenda Item # 2

Meeting Minutes

February 5, 2019 Regular Meeting and Work Session

Minutes of the Syracuse Planning Commission Regular Meeting, February 5, 2019

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on February 5, 2019, at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present:

Commission Members:	Brett Cragun, Chair
	Larry Johnson, Vice Chair
	Grant Thorson
	Curt McCuiston
	Greg Day
	Ralph Vaughan
	Dale Rackham
	Gretchen Ivy Ruelan
City Employees:	Noah Steele, Community & Economic Development Director
	Royce Davies, Planner
	Heather Davies, Administrative Professional
	Paul Roberts, City Attorney
	Brian Bloeman, City Engineer
	Jo Hamblin, Deputy Fire Chief
City Council:	Councilwoman Corrine Bolduc
Excused:	
Visitors:	Colleen Thurgood
	Broc Hopkins
	Trent & Shaun Sorensen
	Ken Pearson
	Jake Hopkins
	Chris & Christy Frazier
	Erik Craythorne

6:00:14 PM

1. Meeting Called to Order:

Chair Cragun called the meeting to order. Commissioner Vaughan provided a thought by Thomas Edison. The Pledge of Allegiance was led by Commissioner Rackham.

6:01:35 PM

COMMISSIONER **VAUGHAN** MADE A MOTION TO ADOPT THE PLANNING COMMISSION AGENDA FOR THE FEBRUARY 5, 2019 MEETING AGENDA. THE MOTION WAS SECONDED BY COMMISSIONER **RACKHAM**. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

6:02:15 PM

2. Meeting Minutes:

COMMISSIONER **VAUGHAN** MADE A MOTION TO APPROVE THE MEETING MINUTES FOR JANUARY 15, 2019 REGULAR MEETING AND WORK SESSION. COMMISSIONER **JOHNSON** SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED UNANIMOUSLY.

6:03:10 PM

3. Public Comment: This is an opportunity to address the Planning Commission regarding your concerns or ideas, regarding items that have not been scheduled for a public hearing on this agenda. Please limit your comments to three minutes.
Open public comment.

6:03:42 PM

Close public comment.

6:03:49 PM

4. Public Hearing – Request from Q-2 LLC for a General Plan Amendment GC to PRD, located approx. Banbury Drive & 1700 S

Commissioner Rackham recuses himself from the discussion, this allows for the Alternate Commissioner Ruelan to vote. Mr. Noah Steele, Community & Economic Development Director, gives a summary of where this item is located. Mr. Steele shares that most of this property is currently zoned PRD and is looking to increase the acreage on the project. Mr. Steele gives a breakdown of what the PRD zone entails.

6:08:05 PM

Commissioner Johnson is curious what the mixed use is that the applicant has described in his request for the General Plan Amendment. Mr. Steele shares that the applicant is wanting to provide a style of townhome that would allow for a home-based business with a home office and living quarters on another level. Commissioner Thorson is curious whether or not the applicant can still develop the land without their approval. Staff is doing research.

6:11:07 PM

Eric Craythorne, the applicant, shares that at one point the entire property was zoned for Commercial. The property never sold to a commercial developer. Mr. Craythorne shares that with the economy and market as it is, they have decided to try and build a PRD with some mixed-use properties located along the frontage of Antelope Drive.

[6:14:26 PM](#)

Commissioner Vaughan was curious as to the history of this property and the real estate market for the property that Mr. Craythorne owns. Staff shares that Mr. Craythorne could develop this project regardless of the Commission's approval. Commissioner Thorson questions whether or not the project is allowed to have another access onto Antelope Drive. Mr. Craythorne shares that when they had met with UDOT for a connection onto Antelope, they would need a variance.

[6:21:35 PM](#)

Open Public Hearing.

[6:22:15 PM](#)

Mr. Ken Pearson, owner of Pearson Auto, shares that he has big issues on getting another road onto Antelope Drive as well as how that would affect his business.

[6:25:04 PM](#)

Miss Christy Fraizer, neighboring property owner, shares a traffic study that she had conducted over the last few weeks. Ms. Fraizer shares concerns for the added traffic on Banbury Drive and the safety of the school children in that neighborhood.

[6:28:30 PM](#)

Mr. Chris Fraizer, neighboring property owner, shares concerns for the loss of retail tax dollars for this area and the need for a traffic study for the area. Mr. Fraizer shares thoughts about having this property be put back on the Commercial market.

[6:30:03 PM](#)

Mr. Mike Engelhardt, neighbor on Banbury Drive, also shares his thoughts about the increased traffics. Mr. Engelhardt is curious if Banbury Drive will be going away. Staff shares that Banbury Drive is not anticipated to change at all.

[6:32:09 PM](#)

Close Public Hearing.

[6:32:27 PM](#)

Commissioner Day asks Staff what the IBI Study had projected for this property. Staff shares that it was residential. Commissioner Day is in favor of this proposed change. Commissioner McCuiston also shares that both a site distance and traffic study are items that they wish to have for this project. Commissioner Vaughan shares that he is in favor of keeping General Commercial along the Antelope Drive frontage with residential behind those commercial buildings.

[6:37:46 PM](#)

Commissioner Ruelan is curious how the Council will approach this item. They have yet to see this item. Commissioner Thorson is in favor of this change in making this residential. Commissioner Thorson does share that if there were nodes along Antelope Drive, he would be in favor of having Commercial front Antelope Drive. Commissioner Thorson's main concern is the traffic impacts for this area. There is discussion as to how to vote on this proposed amendment.

[6:41:44 PM](#)

COMMISSIONER **THORSON** MOVED THE PLANNING COMMISSION RECOMMEND THAT THE CITY COUNCIL APPROVE THE REQUEST OF Q-2 LLC FOR AN AMENDMENT TO THE GENERAL PLAN FROM GC TO PRD FOR PROPERTY LOCATED AT APPROX BANBURY DRIVE & 1700 S. COMMISSIONER **MCCUISTION** SECONDED THE MOTION. THIS MOTION PASSES WITH A 7-0 VOTE, WITH 1 RECUSED.

[6:43:08 PM](#)

5. Public Hearing – The Bluff at Lakeview Farms Phase 4 Subdivision Amendment, located approx. 1030 S 3050 W

Mr. Davies shares that when this project was recorded, the plat line was incorrect on along 3 lots. This change will still meet the code requirements along those lots. Staff recommends conditional approval to make sure there is correct language written on the plat. The applicant is not present.

[6:45:24 PM](#)

Open Public Comment.

[6:45:37 PM](#)

Close Public Comment.

[6:46:08 PM](#)

COMMISSIONER **DAY** MOVED THE PLANNING COMMISSION APPROVE THE REQUEST OF LAKEVIEW FARM 1 LLC FOR APPROVAL OF A SUBDIVISION PLAT CALLED THE BLUFF AT LAKEVIEW FARMS PHASE 4 1ST AMENDED AT 3051 W STEED DRIVE IN THE R-2 ZONE WITH THE FOLLOWING CONDITION:

1. ALL STAFF COMMENTS SHALL BE ADDRESSED BEFORE THE PLAT IS RECORDED WITH DAVIS COUNTY.

COMMISSIONER **VAUGHAN** SECONDS THE MOTION. THIS MOTION PASSES WITH UNANIMOUSLY.

[6:47:46 PM](#)

6. Adjourn

COMMISSIONER **MCCUISTION** MADE A MOTION TO ADJOURN TO WORK SESSION. COMMISSIONER **JOHNSON** SECONDED THE MOTION. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

125
126
127
128
129
130
131

Brett Cragun, Chairman
Date Approved: _____

Commission Secretary

DRAFT

Minutes of the Syracuse Planning Commission Work Session, February 5, 2019

Minutes of the Syracuse City Planning Commission Work Session held on February 5, 2019, at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present:

Commission Members:	Brett Cragun, Chair Larry Johnson, Vice Chair Grant Thorson Curt McCuiston Greg Day Ralph Vaughan Dale Rackham G. Ivy Ruelan
City Employees:	Noah Steele, Community & Economic Development Director Royce Davies, Planner Heather Davies, Administrative Professional Paul Roberts, City Attorney Brian Bloeman, City Engineer Jo Hamblin, Deputy Fire Chief
City Council:	Councilwoman Corrine Bolduc
Excused:	
Visitors:	

6:48:40 PM

Chair Cragun starts the Work Session.

6:48:53 PM

1. Department Business:

a. City Council Liaison Report

Councilwoman Bolduc shares:

- The Council is still discussing Mixed-Used development and PRD Zones.

6:50:04 PM

b. City Attorney Updates

Paul Roberts, City Attorney, stated that he has nothing.

6:50:11 PM

c. Upcoming Agenda Items

Mr. Steele shares the following items are as follows:

- Kings Row Plat Amendment
- Home Occupations potentially
- Bastian PRD request on Bluff Road
- Zone change in the Ninigret Subdivision, Industrial to Business Park
- Siefert/George Annexation potentially

6:51:22 PM

2. Discussion Items:

§10.35.040 Home Occupation Standards

Mr. Davies shares that this Code change came from a business owner in Syracuse who appealed to the Council to amend the language to allow for more vehicles and trailers. Mr. Davies reads through the proposed changes they have drafted for the Parking Standards for Home Occupations.

6:55:59 PM

Commissioner Day shares his thoughts in favor of restricting this geographically and the view-obscuring items.

Commissioner Vaughan shares that he did some research as to what other cities due for Home Occupations.

Commissioner Vaughan gives information in regard to a few Home Occupations that have grown out of compliance and the need to restrict the Home Occupation Code even more than already established.

7:03:38 PM

Chair Cragun ask Commissioner Vaughan if the number of vehicles and the visibility of the vehicles is the main concern with the proposed changes to the Code. Commissioner Vaughan shares concerns for what would happen to those Home Occupations that are in violation that even with the proposed changes would not comply. Commissioner Vaughan is not in favor of the proposed changes as it gives more freedom.

7:05:05 PM

There is some discussion as to what the Commission would like to see crafted in this proposed ordinance change. Commissioner Vaughan is not in favor of this change as this is not like any other city as well as it discriminates other street that are similar in nature. Commissioner Rackham shares concerns for the word "trailer" in both section A and D. Commissioner Johnson questions how vehicles and signs would work with these proposed changes. Commissioner Vaughan shares his concerns for having the additional vehicles as they can lead to be advertisements for Home Occupations.

7:14:43 PM

Commissioner McCuiston shares his concerns for the minor residential roads that the larger commercial vehicles would have to travel along due to the size restrictions of some of the roundabouts within the city. Commissioner McCuiston is not in favor of making residential areas more commercialized with these proposed changes. Commissioner McCuiston is also concerned for the number of vehicles this could potentially allow. Commissioner Johnson shares concerns with the GVW on the vehicles and how big they actually can be. Commissioner Thorson is in favor of making the existing code more restrictive in allowing only ONE vehicle per residence for the Home Occupation.

7:20:55 PM

Commissioner Ruelan shares that there could be potential for boat food truck businesses. There is discussion as to what to do with the code revisions. The Commission would like to briefly discuss this again in a Work Session to and determine what to do from that point.

7:25:04 PM

a. Ethics & Open Meetings Training

Mr. Paul Roberts, City Attorney, presents the yearly training.

7:43:35 PM

3. Commissioner Reports

Commissioner Thorson shares that he is attending the Syracuse Vision 2050 Meetings. Commissioner Vaughan shares his concern with how the meetings are handled.

7:45:45 PM

4. Adjourn

COMMISSIONER MCCUISTION MADE A MOTION TO ADJOURN. COMMISSIONER DAY SECONDED THE MOTION. ALL WERE IN FAVOR. MOTION PASSES UNANIMOUSLY.



PLANNING COMMISSION AGENDA

February 19, 2019

Agenda Item # 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.



PLANNING COMMISSION REGULAR MEETING

February 19, 2019

LEGESLATIVE ITEM

Agenda Item # 4

Public Hearing- Zoning Map Amendment from
Industrial to Business Park

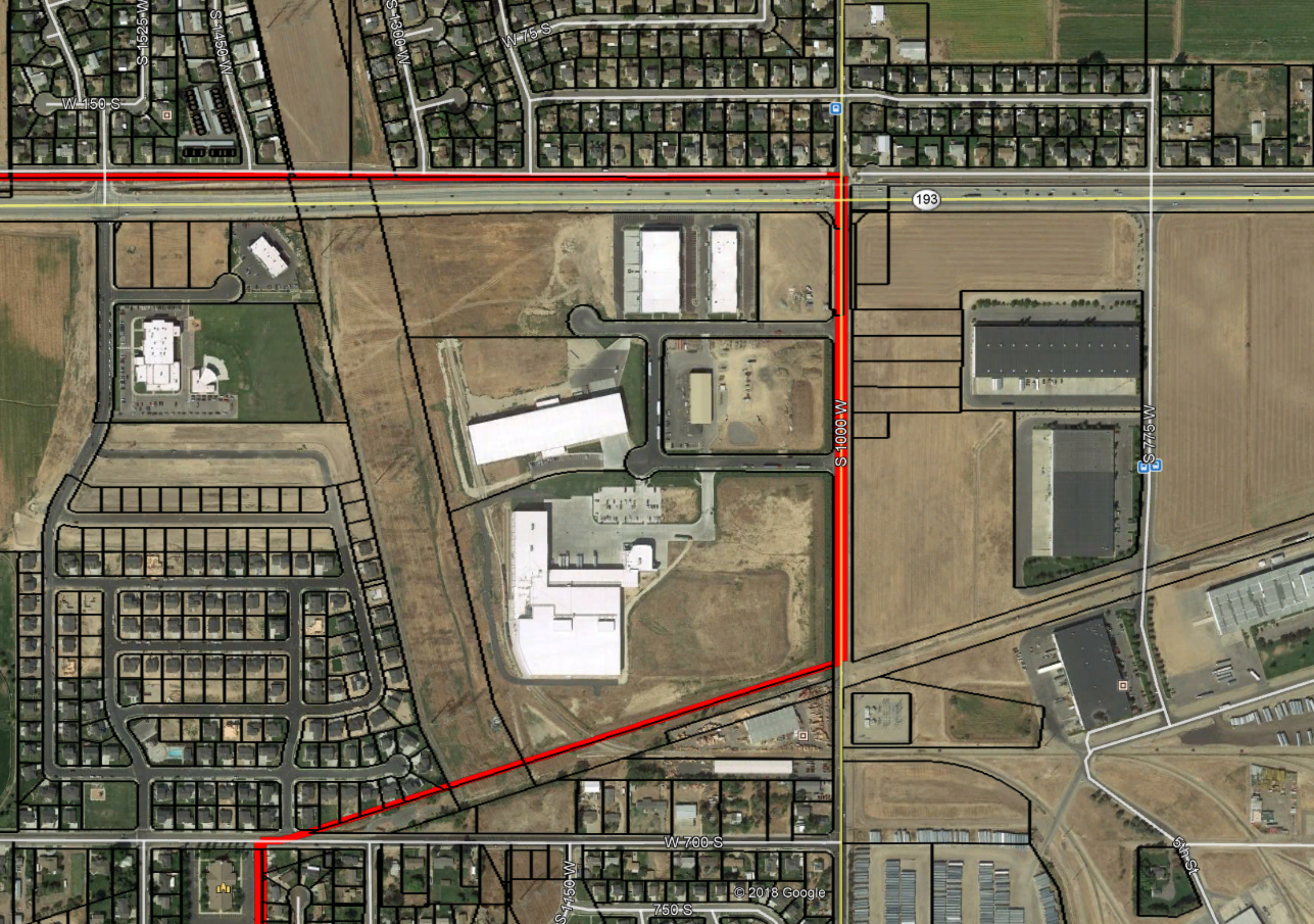
Factual Summation

Please review the following information. Any questions regarding this agenda item may be directed to Noah Steele, Community and Economic Development Director.

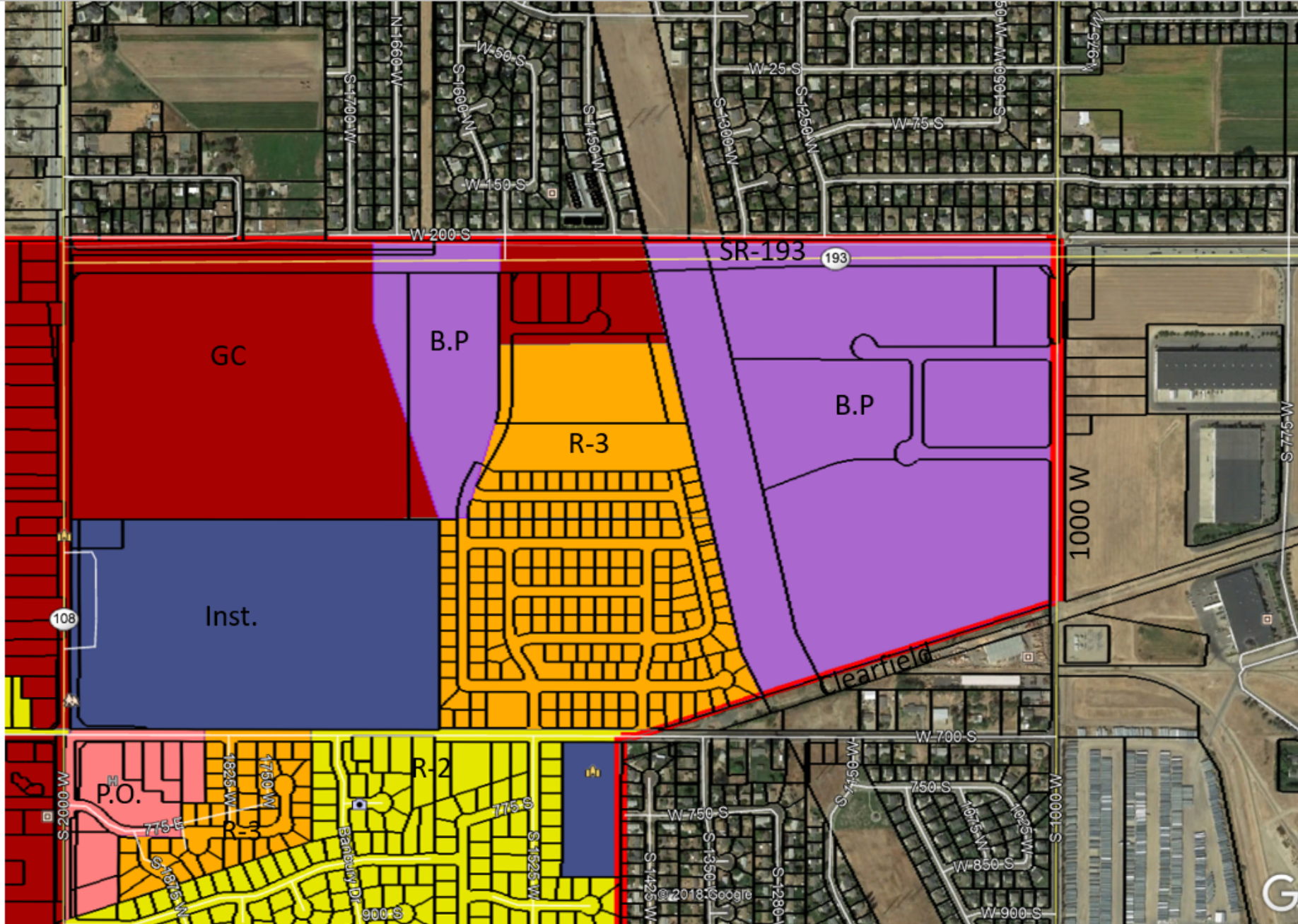
Location:	1088 W 350 S (West of the 7-11 on HWY 193)
Current Zoning:	Industrial
Proposed Zoning:	Business Park
General Plan:	Business Park
Acres	25.63 Acres

Summary

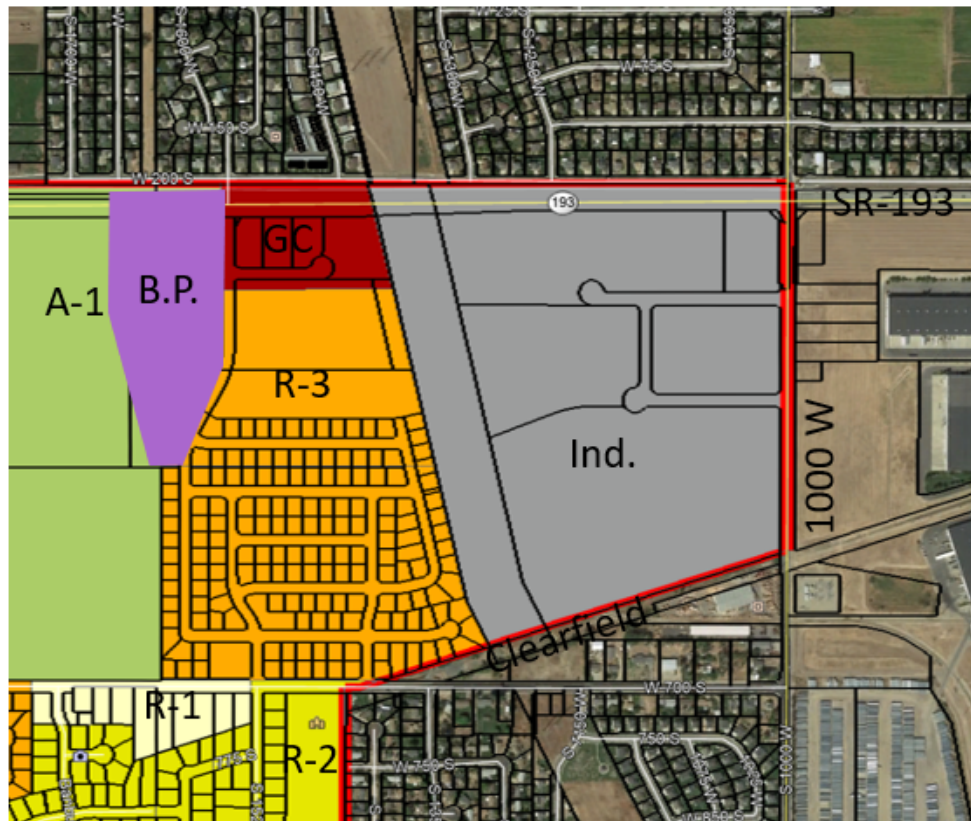
The City is acting as the applicant requesting amendment to the current zoning map from Industrial to Business Park. This will bring the zoning into conformance with the general plan map designation. Business Park zone does not allow storage units and is more of a 'light' industrial use. The existing two buildings are in conformance with the Business Park zone. The ordinance language for both zones is included as reference.



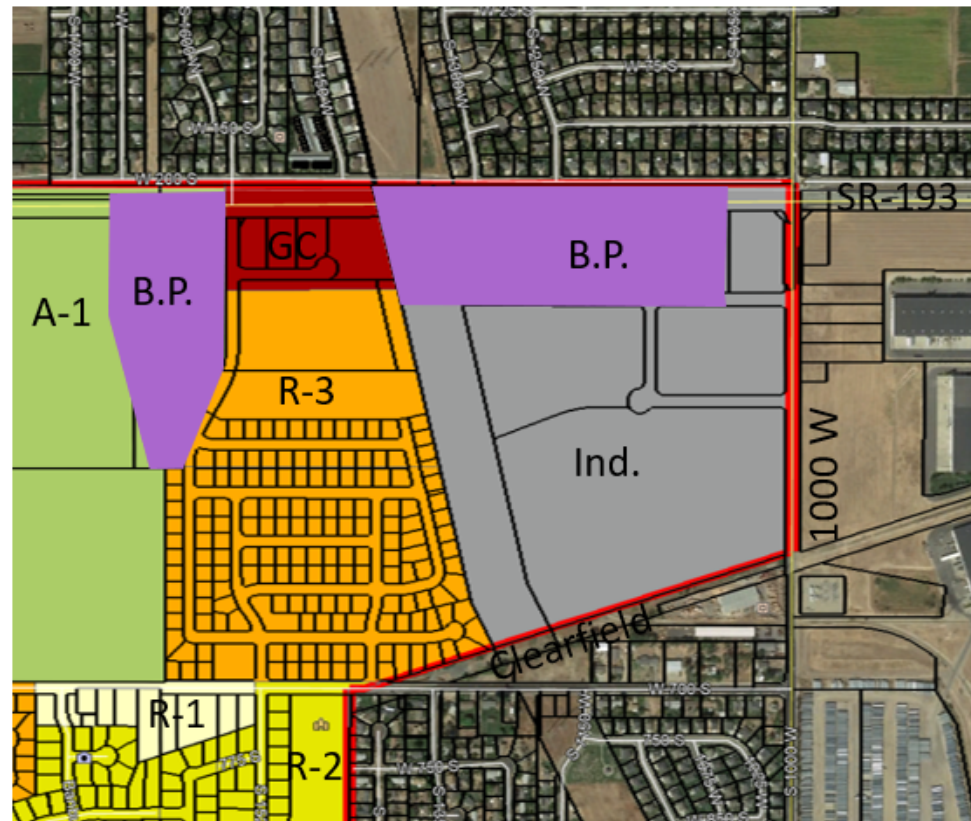
Existing
General
Plan



Existing Zoning



Proposed Zoning



(29 hits)

Chapter 10.120 ID – INDUSTRIAL DEVELOPMENT ZONE

Sections:

- 10.120.010 Purpose.
- 10.120.020 Permitted uses.
- 10.120.030 Conditional uses.
- 10.120.040 Minimum lot standards.
- 10.120.050 Off-street parking and loading.
- 10.120.060 Signs.
- 10.120.070 Special provisions.
- 10.120.080 Architectural Review Committee.

10.120.010 Purpose.

The purpose of this zone is to provide for industrial, manufacturing, and certain compatible commercial uses and to protect such uses from encroachment of uses adverse to their operation and expansion. [Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-23-010.]

10.120.020 Permitted uses.

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

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

Note: Caretaker quarters in a storage facility shall:

1. Be limited to one dwelling unit per 350 storage units.
2. Include a minimum of one kitchen and one bathroom.

3. Be attached to or located within the main structure of the principal use, and not have a total square footage that exceeds 50 percent of the total area of the building to which it is attached or in which it is located. The entrance to the facility shall be developed in such a way as not to be a conspicuous and dominant feature of the building or site development.
4. Be limited in its occupancy to caretakers of the storage facility and their family.
5. Be secondary and incidental to the principal use.
6. The property owners shall execute and record a covenant and agreement with the City to revert the property to a commercial use without a caretaker living quarters, including the removal of the kitchen facilities of any permanent addition that does not meet the requirements of the **zone** in which the use is located, after the expiration of any associated permit granted or the termination of the business.
7. Only be located in the rear or second story of a building.
8. Only be permitted upon positive recommendation from the Fire Marshal.
9. Not include mobile living facilities, such as recreational vehicles, mobile homes, or campers.

[Ord. 16-14 § 1 (Exh. A); Ord. 11-02 § 1 (Exh. A); Ord. 10-02 § 1 (Exh. A); Ord. 08-11 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Ord. 03-18; amended 1991; Code 1971 § 10-23-020.]

10.120.030 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 (200 square feet or greater) (minor).

(B) Day care centers (major).

(C) Sexually oriented businesses (see Chapter 10.135 SCC) (major).

(D) Temporary commercial uses (see SCC 10.35.050) (minor). [Ord. 11-10 § 14; Ord. 11-02 § 1 (Exh. A); Ord. 10-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Ord. 03-18; amended 1991; Code 1971 § 10-23-030.]

10.120.040 Minimum lot standards.

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

(A) Lot area: no minimum requirement.

(B) Lot width: as required by site plan review.

(C) Front yard: 30 feet.

(D) Side yards: as required by site plan review.

(E) Rear yard: as required by site plan review.

(F) Building height: 35 feet for buildings from zero to 100 feet from the **zone** boundary; 55 feet for buildings 100 to 200 feet from the **zone** boundary; 100 feet for buildings more than 200 feet from the **zone** boundary.

(1) For purposes of this subsection, a **zone** boundary is expanded to include the contiguous zones of adjacent cities or unincorporated county, if those zones contain substantially similar uses to the **industrial development zone**.

When an **industrial** lot is adjacent to or faces upon another nonindustrial **zone**, the yards in the **industrial zone** that are adjacent to or face upon the other nonindustrial **zone** shall be a minimum of 20 feet on all sides. Exceptions to this requirement may be granted by the Land Use Authority for **industrial** zones that are adjacent to other **industrial** zones or agricultural zones if all proposed structures on the **industrial** property meet minimum fire protection requirements. Plans showing these fire protection requirements are to be subject to review and approval by both the Syracuse City Building Official and Syracuse City Fire Chief. All lots shall be subject to the general landscape requirements as prescribed in Table 2, Buffer Classification Requirements, found in SCC 10.30.080. [Ord. 17-11 § 1 (Exh. A); Ord. 11-02 § 1 (Exh. A); Ord. 08-11 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-23-040.]

10.120.050 Off-street parking and loading.

Off-street parking and loading shall be provided as specified in Chapter 10.40 SCC unless the Planning Commission requirements exceed those of Chapter 10.40 SCC. [Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-23-050.]

10.120.060 Signs.

Signs permitted in this **zone** shall be those allowed in **industrial** zones by Chapter 10.45 SCC. [Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-23-060.]

10.120.070 Special provisions.

(A) Landscaping. All lots, parcels, or sites shall have a minimum 10 percent of the total area landscaped, including all required front yards, and permanently maintained in good condition.

(B) **Industrial** Performance Standards. The following performance standards shall ensure that all industries will provide necessary modern control methods to protect the City from hazards and nuisances; set objective, quantitative standards for the maximum tolerated levels of frequently hazardous or annoying emissions; and protect any industry from arbitrary exclusion or persecution based solely on the characteristics of that type of industry's past uncontrolled operation.

(1) General.

(a) No one shall use or occupy any land or building devoted to uses authorized by this chapter in any manner so as to create a dangerous, injurious, noxious, or otherwise objectionable fire, explosive, or other hazard; noise or vibration; smoke, dust, odor, or other form of air pollution; heat, cold, dampness, glare, electrical, or other disturbance; liquid or solid refuse or waste; or other substance, condition, or element in such a manner or in such an amount as to affect adversely the surrounding area or adjoining premises. The foregoing are hereinafter referred to as "dangerous or objectionable elements."

(b) In addition to meeting other application requirements for site plan approval or a conditional use permit, parties seeking approval for an **industrial** use shall include in the application a description of the proposed machinery, products, and processes to be located at the development. The application shall include an investigation and report from a qualified consultant outlining all possible environmental impacts the **industrial** use may have. The cost of such expert report shall be borne by the applicant.

(c) Within 20 days after the Commission receives the aforesaid application and report, the Commission shall determine whether the plans would employ reasonable measures to assure compliance with the applicable performance standards. On such basis, the Commission may approve or refuse to approve the use or may require a modification of the proposed plans.

(2) Dangerous and Objectionable Elements.

(a) Noise. No use shall emit or cause the emission of sound from a stationary source such that the one-hour equivalent sound level (L_{eq}) of resultant sound measurement, at the lot line of the establishment or use, exceeds, by six dB(a) or more, the one-hour equivalent sound level (L_{eq}) caused by ground transportation as estimated for that point of measurement and that time of day, pursuant to FHWA-RD-77-108 Highway Traffic Noise Prediction Model, or by other techniques at least as accurate. The sound level measuring instrumentation shall conform with ANSI S1.4-1971 Type 1 and compatible measurement procedures, according to ANSI S1.13-1971, with the following adjustments:

(i) Adjustment for Temporal and Tonal Characteristics of Sound. If the sound has a pronounced audible-tonal quality, such as a whine, screech, buzz, or hum, or an audible cyclic variation in sound level, such as beating or other amplitude modulation, the measured sound level shall increase by five dB to allow for more subjective response to the sound.

(ii) Quasi-Steady Impulsive Sound. Where the sound is of a repetitive impulse nature, providing a steady reading using the "slow response" setting on the sound level meter, the measured value shall increase by 10 dB to allow for more subjective response to the sound.

Only one of the subsections (B)(2)(A)(i) or (B)(2)(A)(ii) of this section may apply to qualify for an adjustment. In a case where both subsections apply, subsection (B)(2)(A)(ii) of this section takes precedence.

No use shall emit, cause, or permit the emission of sound of an impulsive nature from a stationary source such that it results in an impulsive sound level at a point of measurement in excess of 80 dB or, in a one-hour equivalent level (L_{eq}), exceeding that one-hour equivalent level (L_{eq}) caused by ground transportation as estimated for that point of measurement and that time of day, pursuant to FHWA-RD-77-108 or equivalent method.

(b) Vibration. No use shall create or permit a vibration (other than from transportation facilities or temporary construction work) that is discernible without instruments at the points of measurement specified in subsection (B)(2)(a) of this section.

(c) Odors. No use shall emit odorous gases or other odorous matter in such quantities as to be readily detectable when diluted in the ratio of one volume of odorous air to four volumes of clean air at the points of measurement specified in subsection (B)(2)(a) of this section or at the point of greatest concentration. Any process that may involve the creation or emission of any odors shall provide a secondary safeguard system in order to maintain control should the primary safeguard system fail.

(d) Glare. No use shall permit direct or sky-reflected glare that penetrates beyond the property upon which the light source is located, whether from flood lights or from high-temperature processes such as combustion or welding or otherwise, in a manner constituting a nuisance or hazard.

(e) Fire and Explosion Hazards. All activities and all storage of flammable and explosive materials shall include adequate safety, fire-fighting, and fire suppression equipment and devices standard in the industry to protect against the hazard of fire and explosion. No use shall permit the burning of waste materials in open fires at any point.

(f) Air Pollution. No use shall emit particulate or gaseous pollutants into the air in violation of the Utah State Air Conservation Act, its amendments, or resulting regulations.

(g) Liquid or Solid Wastes. No use shall discharge, at any point, into a public sewer, public waste disposal system, private sewage system, or stream, or into the ground contrary to the Utah State Water Pollution Control Act, its amendments, the subsequent Wastewater Disposal Regulations, or the Utah Code of Solid Waste Disposal Regulations.

(C) Enforcement. The Land Use Administrator shall investigate any purported violation of performance standards; and, if necessary for such investigation, may request the Planning Commission to employ qualified experts. If, after public hearing and due notice, the Planning Commission finds that a violation existed or does exist, it shall order the Land Use Administrator to serve notice that compliance with the performance standards must be achieved within a specified period of time or the plant will be closed. Should the violation of performance standards threaten the public health, convenience, or welfare, the Planning Commission may order the offending plant to cease operation until proper steps are taken to correct the conditions which cause the violation. The violator shall pay for services of any qualified experts, employed by the Planning Commission to advise in establishing a violation, upon establishment of said violation or the City shall pay otherwise. The determination of the existence of dangerous and objectionable elements shall be made at any point; provided, however, the measurements of the noise, vibration, odors, or glare are taken at the lot line of the establishment or use. [Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-23-070.]

10.120.080 Architectural Review Committee.

Developments within the ID **zone** are required to be reviewed by the Architectural Review Committee in accordance with Chapter 10.28 SCC, Architectural Review Committee and Design Standards. [Ord. 13-11 § 1.]

The Syracuse City Code is current through Ordinance 18-21, passed November 13, 2018.

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.

City Website: <http://syracuseut.com/> (<http://syracuseut.com/>)

City Telephone: (801) 614-9633

Code Publishing Company (<https://www.codepublishing.com/>)

(16 hits)

Chapter 10.110 BP – BUSINESS PARK ZONE

Sections:

- 10.110.010 Purpose.
- 10.110.020 Permitted uses.
- 10.110.030 Conditional uses.
- 10.110.040 Development theme.
- 10.110.050 Development plan and agreement requirements.
- 10.110.060 Minimum lot standards.
- 10.110.070 Distance between buildings.
- 10.110.080 Off-street parking and loading.
- 10.110.090 Signs.
- 10.110.100 Design standards.
- 10.110.110 Architectural Review Committee.

10.110.010 Purpose.

The purpose of this zone is to provide areas primarily for planned general office and business park developments and related services that will be compatible with, enhance value of, and provide a transition to, nearby residential areas and will promote a quiet, clean environment. Development in this zone should emphasize a high level of architectural and landscape excellence. These zone districts will generally be established along high volume arterial streets in order to buffer the impacts of these streets from less intensive land uses. The intent is to create an attractive environment that will complement, and serve as a transition to, surrounding land uses. [Ord. 12-14 § 1; Code 1971 § 10-22-010.]

10.110.020 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 and receive site plan approval as provided in SCC 10.20.090.

- (A) Business services and professional offices.
- (B) Churches, synagogues, and temples.
- (C) Data centers, data services.
- (D) Financial institutions.
- (E) Hotels.
- (F) Printing and publishing industries.
- (G) Public or quasi-public administrative offices (excluding temporary or portable buildings).
- (H) Public parks.
- (I) Research services.
- (J) Restaurants (sit-down only, no drive-throughs).
- (K) Schools, professional and vocational.
- (L) Uses considered similar and compatible by the Land Use Administrator. [Ord. 18-03 § 1 (Exh. A); Ord. 12-14 § 1; Code 1971 § 10-22-020.]

10.110.030 Conditional uses.

The following, and not others, may be conditional uses permitted after application and approval as specified in SCC 10.20.080:

- (A) Amusement and recreational activities (includes athletic or tennis club) (major).
- (B) Commercial outdoor recreation, minor (family reunion center, outdoor reception facilities, picnic grounds, tennis courts, etc.) (major).
- (C) Commercial testing laboratories and services.
- (D) Day care centers (major).
- (E) Funeral home (major).
- (F) Light manufacturing as an accessory use (fabrication, assembly, treatment, or packaging operations conducted in a totally enclosed building using previously prepared materials) (major).
- (G) Preschool centers (major).
- (H) Public utility substations, generating plants, pumping stations, and buildings (major).
- (I) Storage/warehousing, as an accessory use, as necessary to maintain a principal use. Not to exceed 35 percent of the building (major). [Ord. 12-14 § 1; Code 1971 § 10-22-030.]

10.110.040 Development theme.

Development in this zone shall conform to an approved development theme. The theme shall be prepared by the developer and recommended by the Planning Commission and approved by the City Council, and shall conform to the provisions outlined in the area's master plan or overlay.

In addition to an approved development theme, this zone also requires a development design pattern book, subject to the following standards:

(A) Development Design Pattern Book Approval. The development design pattern book shall be prepared by the developer and reviewed and approved by the Planning Commission in conjunction with a subdivision plan and/or site plan application.

(B) Development Design Pattern Book Submittal Requirements. The development design pattern book shall provide and address the following:

- (1) Written descriptions and graphic illustrations explaining how the development complements the physical form of the property and how the theme, standards, and guidelines found in this chapter are to be integrated into the design of the development;
- (2) Written descriptions and graphic illustrations explaining the proposed conceptual architectural design, building elevations, and other such related design schemes; and
- (3) Written descriptions and graphic illustrations that clearly describe proposed open spaces, landscaping ideas, pedestrian pathways, furnishings, lighting and related entryway features and/or amenities.

(C) Effect of Development Design Pattern Book Approval. Upon acceptance of the development design pattern book by the City, further development activities, such as subdivision plan and site plan approval, shall comply with the development design pattern book. [Ord. 12-14 § 1; Code 1971 § 10-22-040.]

10.110.050 Development plan and agreement requirements.

(A) Subdivision ordinance requirements shall generally apply to **business parks**. The developer shall submit a 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, including the development requirements as identified within this chapter, 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 which are rationally related to a legitimate government purpose.

(B) 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.

(C) 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. Open space should be a focal point for the overall design of the development.

(D) The proposed development shall show it will not be detrimental to the health, safety, or general welfare of persons residing adjacent to the proposed development.

(E) A **business park** 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. 12-14 § 1; Code 1971 § 10-22-050.]

10.110.060 Minimum lot standards.

All lots developed and all structures and uses placed on lots shall be in accordance with the following lot standards. When adjacent to residential zoning an additional buffer of 10 feet is required.

(A) Lot area: minimum of one acre.

(B) Lot width: as required by site plan review.

(C) Front yard: 15 feet.

(D) Side yards: 20 feet or as required by site plan review.

(E) Rear yard: 20 feet or as required by site plan review.

(F) Building Height. The height of buildings over 35 feet may be equal to the horizontal distance from the nearest zone boundary line. Buildings 35 feet high or less may be located within 20 feet of the zone boundary line. In determining height, exclude chimneys, flagpoles, church towers, and similar structures. The height of buildings shall be established in a format that is compatible with other buildings in the same **business park**. [Ord. 12-14 § 1; Code 1971 § 10-22-060.]

10.110.070 Distance between buildings.

In this zone, where there is more than one building constructed on a site, there shall be a minimum distance between structures of at least 20 feet. [Ord. 12-14 § 1; Code 1971 § 10-22-070.]

10.110.080 Off-street parking and loading.

Off-street parking and loading shall be provided as specified in Chapter 10.40 SCC. [Ord. 12-14 § 1; Code 1971 § 10-22-080.]

10.110.090 Signs.

Signs allowed in this zone shall be provided as specified in Chapter 10.45 SCC. [Ord. 12-14 § 1; Code 1971 § 10-22-090.]

10.110.100 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.

(A) Landscaping. In this zone, the following landscaping requirements shall include:

- (1) A sprinkling system and plantings with substantial live plant material for the purpose of buffering, screening, and beautifying the site (plant maturity landscaping should represent, as a minimum standard, compatibility with surrounding developed properties and uses with permanent maintenance by the owner or occupants).
- (2) A landscaped area of five feet adjacent to off-street parking within required yard areas providing it does not abut residential zoning or uses (landscaping in areas adjacent to residential uses shall be according to buffering requirements per Chapter 10.30 SCC).
- (3) Landscaping installed in all **park** strips to the same standards as other on-site landscaping as well as a minimum of two trees per every 50 feet of frontage (asphalt, paving stones, or brick or concrete paving in place of landscaping between the sidewalk and curb is prohibited).
- (4) Landscape covering at least 15 percent of the development site. Landscaping shall be installed prior to occupancy and maintained in good condition.

(B) Temporary buildings for intermittent commercial uses shall meet the provisions of the currently adopted edition of the International Building Code and must be sufficiently anchored to withstand a 100-mile-per-hour wind.

(C) Fencing. Where the site abuts a residential zone, a six-foot-high decorative texture solid masonry wall shall be located along the property line. All fencing must comply with Chapter 10.30 SCC.

(D) Outdoor storage is not allowed, except in a fully enclosed or screened manner.

(E) Trash Storage. A screened or otherwise enclosed area, or outside area designated for a trash dumpster or other trash-control device, shall be an integral part of the on-site buildings to keep the trash out of public view and prevent litter from scattering throughout the area. The building materials for dumpster enclosures shall be similar to those of the primary-use building.

(F) Lighting. The following provisions shall apply to installation, maintenance, and operation of outdoor lighting in this zone:

- (1) All lights shall have shields to direct all light toward the earth's surface and away from reflective surfaces.
- (2) Light fixtures or lamps shall have shields or shades to direct incident rays away from all adjacent property.
- (3) Lights on poles shall not be taller than the building whose area they illuminate nor taller than 15 feet, whichever is shorter.
- (4) Any facilities requiring floodlights may not arrange the light(s) in such a way that it will shine towards roadways, onto adjacent residential property or residential use property, or into the night sky.
- (5) The placement of any light fixture shall be in such a manner that no light-emitting surface is visible from any residential area when viewed at ground level.
- (6) The level of lighting shall not exceed one-half foot-candle at any residential property line or one foot-candle at any nonresidential property line.
- (7) Any canopy structure used at a **business** office location must have recessed lights with diffusers that do not extend below the surface of the canopy.
- (8) Any luminaire on a pole, stand, or mounted on a building must have a shield, an adjustable reflector, and a nonprotruding diffuser.

(G) Commercial uses that require grease traps/interceptors shall locate such devices on the outside of the building and frequently and effectively service such devices to maintain them in satisfactory working order to protect the sanitary sewer system from excessive contaminants. A licensed hauler shall dispose of all materials removed from a grease trap/interceptor at an approved disposal site in a lawful manner. Commercial uses of used fryer oil shall dispose of such oil into a self-contained oil-rendering tank for disposal and transport. Outside or "refuse/dumpster" storage of oil-rendering barrels or other containers is prohibited.

(H) All utility transmission lines shall be placed underground. Transformers, meters and similar apparatus shall be at or below ground level and shall be screened from public view by a wall or fence, landscaping, earth berming, or special architectural treatment acceptable to the Planning Commission.

(I) All uses shall be free from objectionable or excessive odor, dust, smoke, noise, radiation or vibration. [Ord. 12-14 § 1; Code 1971 § 10-22-100.]

10.110.110 Architectural Review Committee.

Developments within the **business park** zone are required to be reviewed by the Architectural Review Committee in accordance with Chapter 10.28 SCC, Architectural Review Committee and Design Standards. [Ord. 13-11 § 1; Ord. 12-14 § 1; Code 1971 § 10-22-110.]

The Syracuse City Code is current through Ordinance 18-21, passed November 13, 2018.

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.

City Website: <http://syracuseut.com/> (<http://syracuseut.com/>)

City Telephone: (801) 614-9633

Code Publishing Company (<https://www.codepublishing.com/>)



PLANNING COMMISSION REGULAR MEETING

February 19, 2019

ADMINISTRATIVE ITEM

Agenda Item # 5

King's Row Estates Phase 1 Amended

Factual Summation

Please review the following information. Any questions regarding this agenda item may be directed to Royce Davies, City Planner or Noah Steele, Community and Economic Development Director.

Location:	555 West 2525 South
Current Zoning:	R-2
General Plan:	R-2
Total Subdivision Area:	0.32 Acres
Number of Lots:	1

Summary

The City is acting as the applicant requesting amendment of lot 117 in King's Row Estates Subdivision Phase 1. The City purchased this property in 2018 anticipating the widening of 500 West. This plat amendment reflects right-of-way requirements for the road widening. The house will be modified so the garage is accessed from the north and will be sold later.

Due to timing, there are no reviews for this plat that have been received by the Planning Department. However, the plat was drafted under the supervision of the City Engineer and the only comment from the Planning Department is that language required in the City Code be added to the Owner's Dedication. Staff does not anticipate any substantial changes to the plat.

Recommendation

Because there are outstanding staff comments on the plat and the comments do not substantially change any parts of the plat, staff recommends it be **conditionally approved**.

Suggested Motion Language

Approval – “I move the Planning Commission approve the request of Syracuse City for approval of a subdivision plat called King’s Row Estates No. 1 Amended at 555 West 2525 South in the R-2 Zone with the following condition:

1. All staff comments shall be addressed before the plat is recorded with Davis County.

Table – “I move the Planning Commission continue the request Syracuse City for approval of a subdivision plat called King’s Row Estates No. 1 Amended at 555 West 2525 South in the R-2 Zone until (give date) based on the following findings:

1. (list findings)”

Denial – “I move the Planning Commission deny the request of Syracuse City for approval of a subdivision plat called King’s Row Estates No. 1 Amended at 555 West 2525 South in the R-2 Zone based on the following findings:

1. (list findings).”


Attachments:

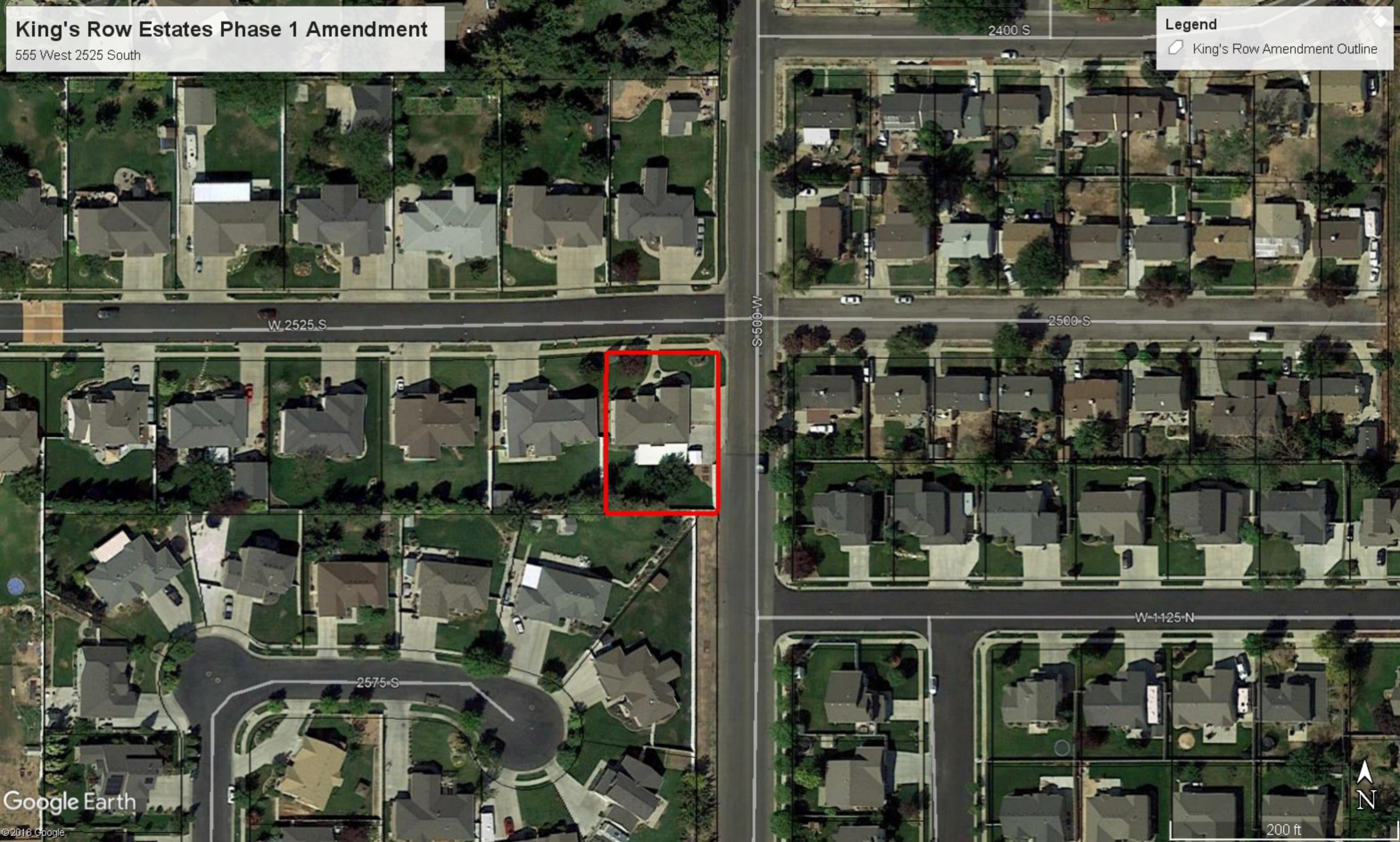
- Aerial Map
- General Plan Map
- Zoning Map
- Plat
- R-2 Zoning Ordinance

King's Row Estates Phase 1 Amendment

555 West 2525 South

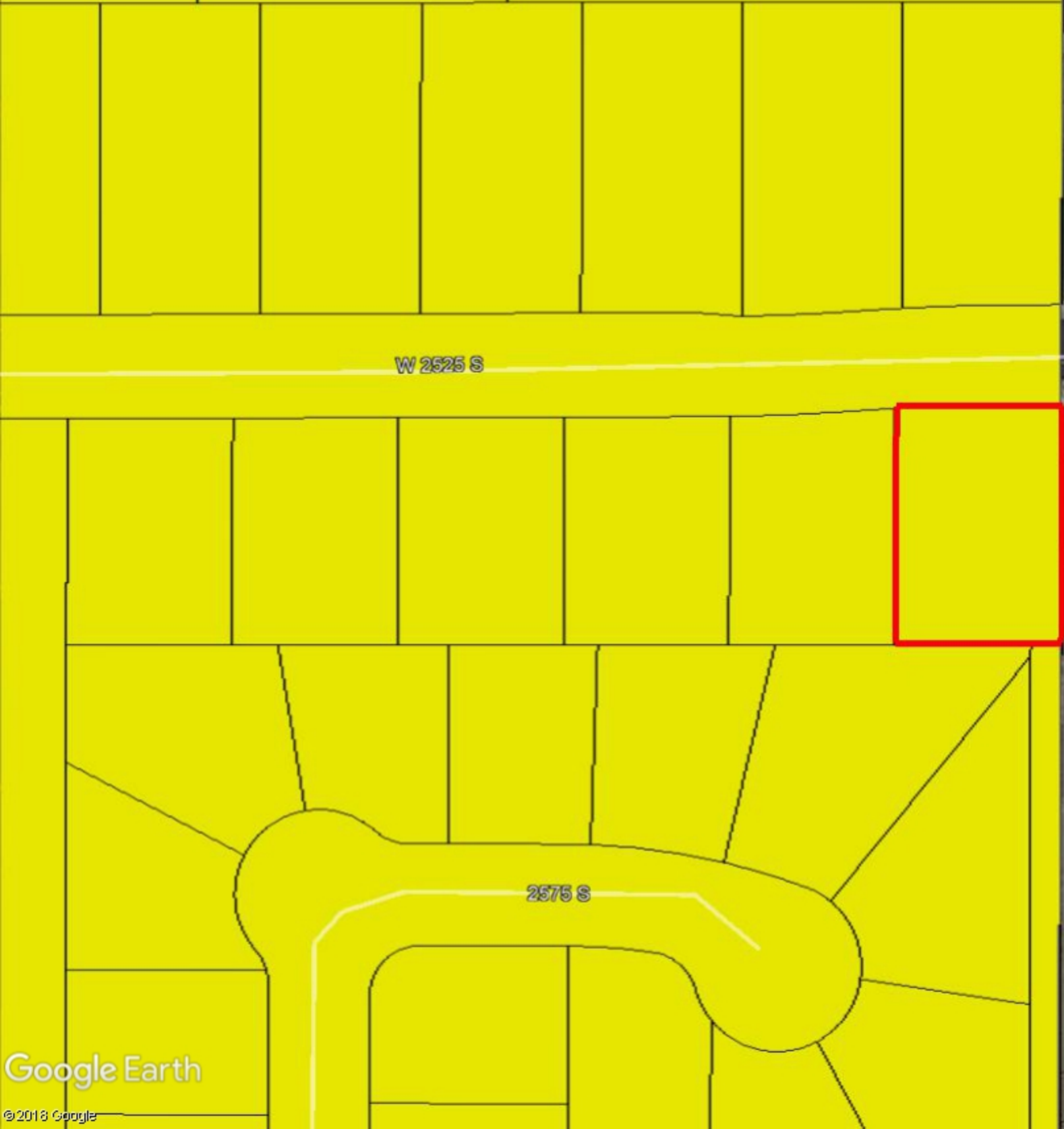
Legend

 King's Row Amendment Outline





King's Row Estates Phase 1 Amendment General Plan

555 West 2525 South



Legend

-  King's Row Amendment Outline
-  R-2 (3.79 dwellings per net acre)

King's Row Estates Phase 1 Amendment Zoning

555 West 2525 South

Legend

Agriculture A-1

King's Row Amendment Outline

R-2 (3.79 dwellings per net acre)



BOUNDARY DESCRIPTION:
PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH EAST CORNER OF LOT 17 OF KINGS ROW ESTATES NO. 1 SUBDIVISION BEING N 89°57'35" E, THE BASIS OF BEARINGS, 2639.91 FEET ALONG THE SOUTH LINE OF SAID SECTION 14 AND N 00°11'26" E 739.84 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 14; THENCE AS FOLLOWS:

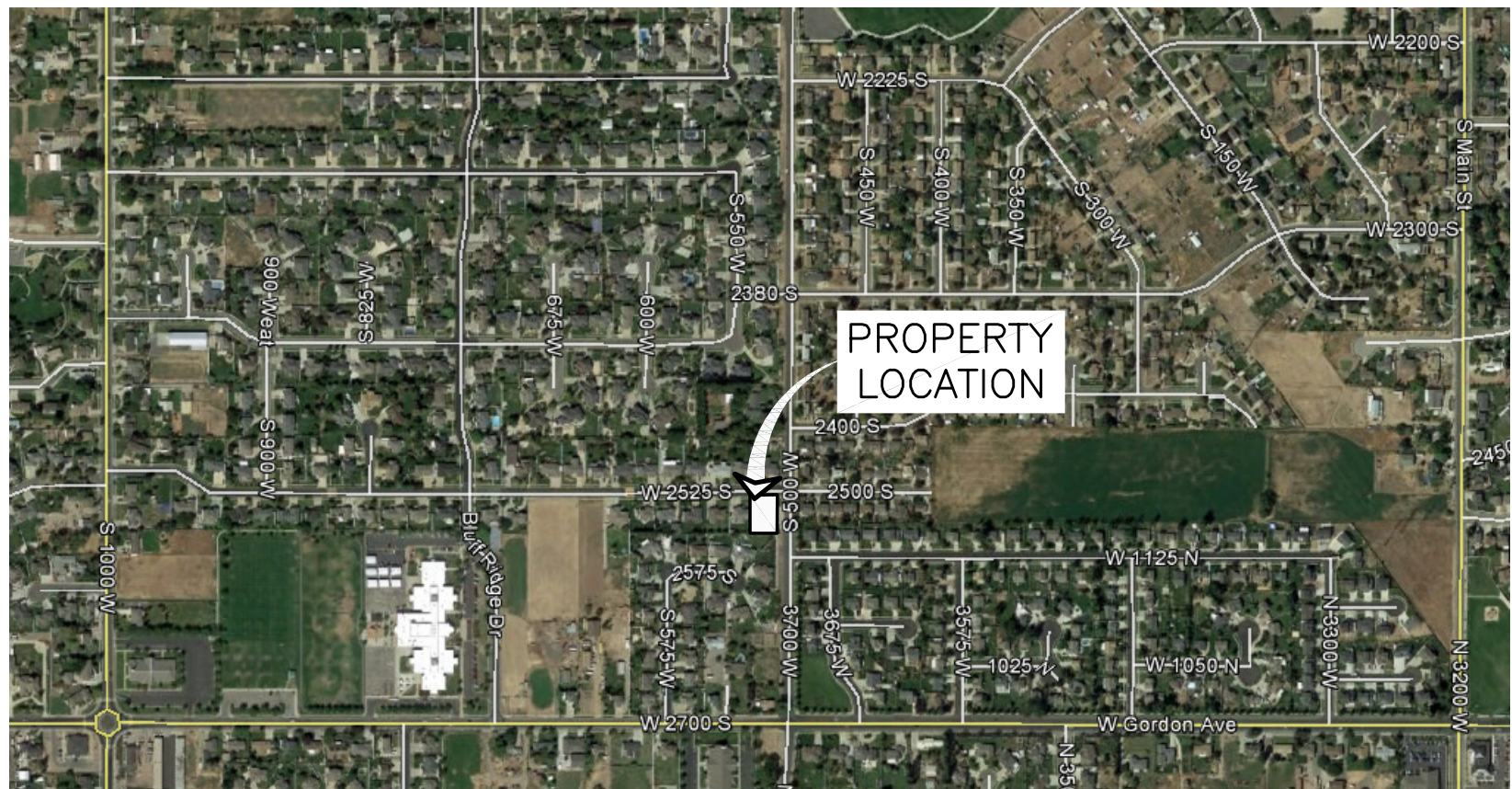
S 89°59'06" E 99.03 FEET; THENCE N 00°11'16" W 137.51 FEET TO A POINT OF CURVATURE ON THE SOUTH RIGHT OF WAY OF 2525 SOUTH; THENCE ALONG THE ARC OF A 1392.37 FOOT CURVE A DISTANCE OF 82.15 FEET TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 3°32'50" (THE CHORD OF WHICH BEARS N 88°22'00" E 82.14 FEET); THENCE S 89°56'35" E 16.94 FEET; THENCE S 00°11'26" W 139.81 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.32 ACRES IN AREA.

PUBLIC UTILITIES

ROCKY MOUNTAIN POWER	DATE
DOMINION ENERGY	DATE
COMCAST CABLE	DATE
CENTURY LINK	DATE

VICINITY MAP:

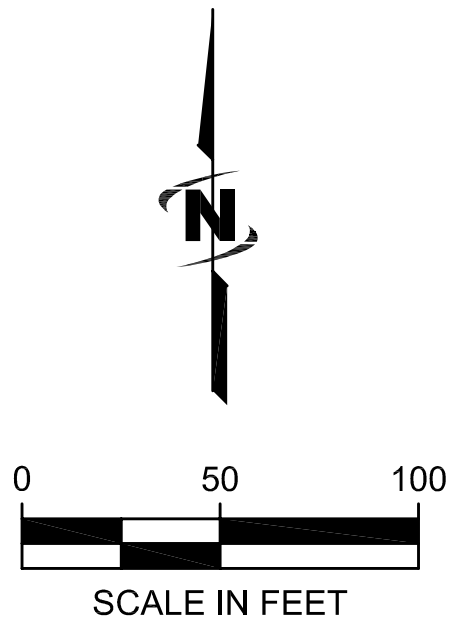


NOT TO SCALE

CURVE TABLE						
CURVE #	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD LENGTH
C1	82.15'	1392.37'	41.09'	3°22'50"	N88°22'00"E	82.14'
C2	12.68'	30.00'	6.44'	24°13'20"	N11°38'32"E	12.59'
C3	12.62'	30.00'	6.40'	24°05'56"	N11°42'14"E	12.53'
C4	14.33'	10.00'	8.71'	82°07'17"	N48°44'56"W	13.14'
C5	30.05'	1392.77'	15.02'	1°14'10"	S87°17'40"W	30.05'

LEGEND:

- CONTROL LINES
- 10 FOOT PUBLIC UTILITY AND SLOPE EASEMENT
- EXISTING RIGHT-OF-WAY
- NEW DEDICATED RIGHT-OF-WAY
- PUBLIC ROAD DEDICATION AREA
- SECTION CORNER



KINGS ROW ESTATES NO.1- 1ST AMENDMENT SUBDIVISION

AMENDING LOT 17
A PART OF THE SOUTHWEST 1/4 OF SECTION 14,
TOWNSHIP 4 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
SYRACUSE CITY, DAVIS COUNTY UTAH
JANUARY 2019

2525 SOUTH

122550016
PABST

LOT 117
11,604 SQ. FT.
0.266 ACRES
555 WEST 2525 SOUTH

125770011
ALYK

500 WEST

SOUTHWEST SECTION CORNER
OF SECTION 14 T4N
R2W SLB&M.

DAVIS COUNTY COORDINATE SYSTEM

SOUTH QUARTER CORNER
OF SECTION 14 T4N
R2W SLB&M.

SURVEYOR'S CERTIFICATE

I DAVID D STRONG DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NO. 5331568 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, A SURVEY WAS MADE UNDER MY DIRECTION OF THE TRACT OF LAND SHOWN HEREON IN ACCORDANCE WITH SECTION 17-23-17. I HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF AND IN MY PROFESSIONAL OPINION.

SIGNED THIS ____ DAY OF _____, 20__.

SIGNATURE

OWNER'S CERTIFICATE OF DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO A LOT AND STREETS AS SHOWN ON THIS PLAT, AND NAME SAID TRACT "KINGS ROW ESTATES NO. 1 - 1ST AMENDMENT" AND DO HEREBY GRANT 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 WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS TO SYRACUSE CITY, UTAH

SIGNED THIS ____ DAY OF _____, 20__ . BY:

MIKE GAILEY
SYRACUSE CITY MAYOR

CASSIE BROWN
SYRACUSE CITY RECORDER

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF DAVIS }SS
ON THIS ____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNERS DEDICATION _____, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

RESIDING AT: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH

COMMISSION EXPIRES: _____ PRINT NAME

PLANNING AND ZONING COMMISSION

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

CHAIRMAN

SYRACUSE CITY ATTORNEY

APPROVED THIS ____ DAY OF _____, 20 ____ .

SYRACUSE CITY ATTORNEY

CITY ENGINEER

APPROVED THIS ____ DAY OF _____, 20 ____ .

SYRACUSE CITY ENGINEER

CITY COUNCIL APPROVAL

PRESENT TO THE SYRACUSE CITY COUNCIL THIS ____ DAY OF _____, 20 ____ , AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED

MAYOR

CITY RECORDER

DEVELOPER

SYRACUSE CITY CORP.
1979 W 1900 S
SYRACUSE, UT 84075
801-825-1477

PREPARED BY



466 North 900 West
Kaysville, Utah 84037
Phone (801) 547-0593
PROJECT #55-18-015
JANUARY 2019

DAVIS COUNTY RECORDER

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

DAVIS COUNTY RECORDER

9J11

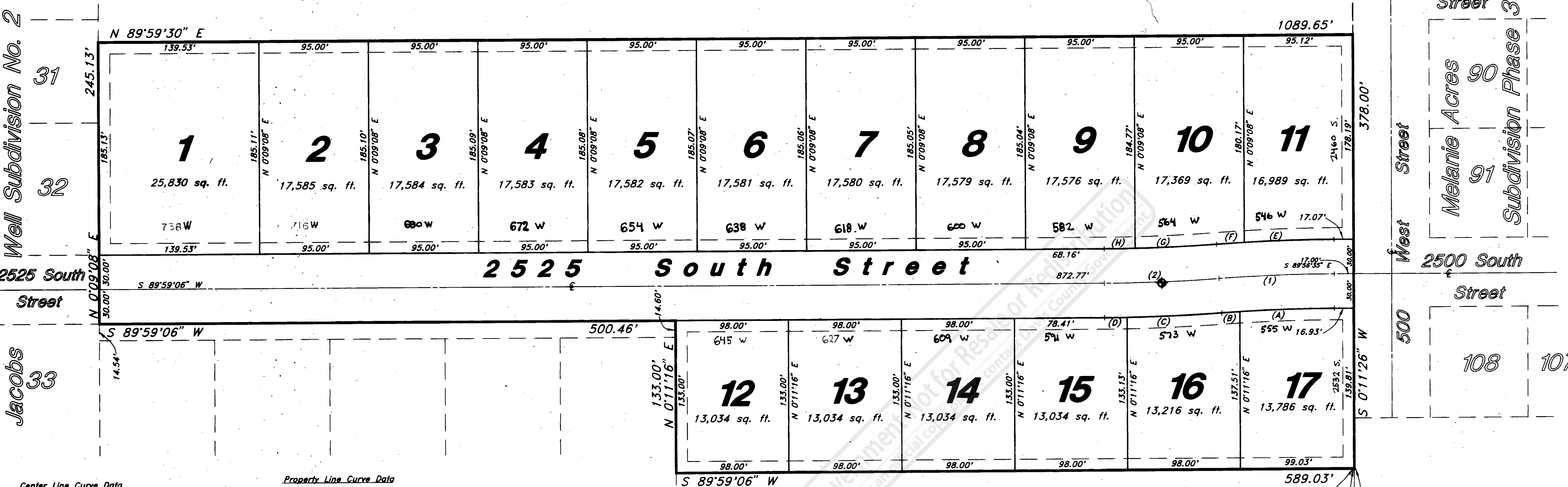
9J11

Kings Row Estates No. 1

A part of the SW 1/4 of Section 14, T4N, R2W, SLB&M, U.S. Survey
Syracuse City, Davis County, Utah



Scale: 1" = 60'



Center Line Curve Data

(1)	(2)
$\Delta = 4'01'36''$	$\Delta = 3'57'17''$
$R = 1422.32'$	$R = 1448.22'$
$L = 99.96'$	$L = 99.96'$
$LC = 99.94'$	$LC = 99.94'$
$S 88'02'37'' W$	$N 88'00'28'' E$
$T = 50.00'$	$T = 50.00'$

Property Line Curve Data

(A)	(C)	(E)	(G)
$\Delta = 3'22'51''$	$\Delta = 3'11'43''$	$\Delta = 3'04'34''$	$\Delta = 2'52'12''$
$R = 1392.32'$	$R = 1478.22'$	$R = 1452.32'$	$R = 1418.22'$
$L = 82.16'$	$L = 82.44'$	$L = 77.98'$	$L = 71.04'$
$LC = 82.15'$	$LC = 82.42'$	$LC = 77.97'$	$LC = 71.04'$
$S 88'21'59'' W$	$N 87'37'40'' E$	$S 88'31'08'' W$	$N 87'27'55'' E$
$T = 50.00'$			
(B)	(D)	(F)	(H)
$\Delta = 0'38'45''$	$\Delta = 0'45'34''$	$\Delta = 0'57'02''$	$\Delta = 1'05'05''$
$R = 1392.32'$	$R = 1478.22'$	$R = 1452.32'$	$R = 1418.22'$
$L = 15.69'$	$L = 19.60'$	$L = 24.09'$	$L = 26.85'$
$LC = 15.69'$	$LC = 19.60'$	$LC = 24.09'$	$LC = 26.85'$
$S 86'21'11'' W$	$N 89'36'19'' E$	$S 86'30'20'' W$	$S 89'26'34'' W$
$T = 50.00'$			

- ▲ Set Nail in Curb
- Set Rebar & Cap
- Set Hub & Tack (Temporary Construction Stake)
- ◆ Monument to be set
- Mark nails will set set in curbs after const. (as permanent offsets for front property corners)

OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat, and name said tract Kings Row Estates No. 1 and hereby dedicate, grant and convey to Syracuse City, Davis County, Utah, all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever, and also dedicate to Syracuse City those certain strips as easements for public utility and drainage purposes as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage, as may be authorized by Syracuse City.

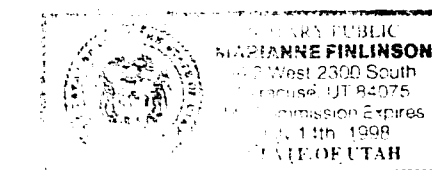
Signed this 20 day of August, 1996.

Steve Scofield & w.f. *Diane Scofield*
AKA *Steve Scofield*
Vance B. King & w.f. *Jill G. King*

State of Utah } ss
County of Weber }

On the 20th day of August, 1996, personally appeared before me, the undersigned Notary Public, the signers of the Owner's Dedication, Four, in number, who duly acknowledged to me they signed it freely and voluntarily and for the purposes therein mentioned.

Residing At: Syracuse
Commission Expires: 7-14-98
Marianne Finlinson
Marianne Finlinson



NOTE
10' Utility and Drainage Easements each side of Property Line as indicated by dashed lines except as otherwise shown.

GREAT BASIN ENGINEERING, INC.
3544 Lincoln Avenue, Ogden, Utah, 84401
P.O. Box 9307, Ogden, Utah, 84409
Ogden (801) 225-0515 Salt Lake City (801) 221-0820 Fax (801) 225-1544

SYRACUSE CITY ATTORNEY CERTIFICATE OF APPROVAL

I have examined the proposed plat of Kings Row Estates No. 1, and in my opinion it conforms with the City Ordinance applicable thereto and now in force and effect.

Signed this _____ day of _____, 1996.

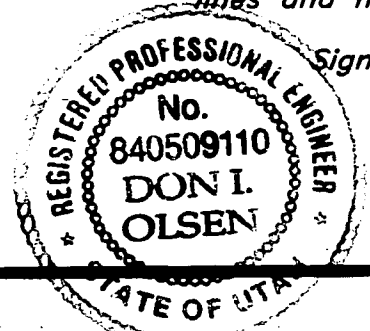
Signature

SYRACUSE CITY ENGINEER

I hereby certify that I have carefully investigated the lines of Survey of the foregoing plat and legal description of the land embraced therein, and find them to be correct and to agree with the lines and monuments on record in this office.

Signed this _____ day of September, 1996.

Don Olsen
Signature



SYRACUSE CITY APPROVAL

This is to certify that this plat and dedication of this plat were duly approved and accepted by the City Council of Syracuse City, Utah this 24 day of October, 1995.

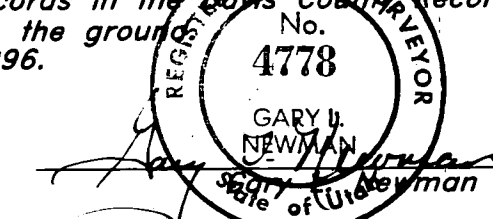
Attest: *Michael Mays*
Title: RECORDER

Michael Mays
Mayor

SURVEYOR'S CERTIFICATE

I, Gary L. Newman, a Registered Land Surveyor in the State of Utah, do hereby certify that this plat of Kings Row Estates No. 1 in Syracuse City, Davis County, Utah, has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Davis County Recorder's Office, and of a survey made on the ground.

Signed this 22nd day of July, 1996.
4778
License No.



SYRACUSE CITY PLANNING COMMISSION

Approved by the Syracuse City Planning Commission on the October _____ day of _____, 1996.

John D. Thomas
Chair

NARRATIVE:
This Survey & Subdivision was requested by Mr. Steve Scofield & Vance B. King for the purpose of subdividing 17 residential lots. Davis County Brass Cap Monuments were found at the Southwest & the Southeast corners of the Southwest 1/4 of Section 14. A line Bearing N 89°57'52" E between these Monuments was used as the basis of bearings. Lot Corners were Monumented as depicted on this plat.

BOUNDARY DESCRIPTION

A part of the Southwest Quarter of Section 14, Township 4 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:
Beginning at a point located 739.84 feet North 0°11'26" East along the Quarter Section line from the Southeast Corner of said 1/4 Section; running thence South 89°59'06" West 589.03 feet; thence North 0°11'16" East 133.00 feet; thence South 89°59'06" West 500.46 feet to the Northeast Corner of Lot 33, Jacobs Well Subdivision No. 2, Syracuse City, Davis County, Utah; thence North 0°09'08" East 245.13 feet along the East Boundary of said Subdivision; thence North 89°59'30" East 1089.65 feet to the West line of Melanie Acres Subdivision Phase 3, Clearfield City, Davis County, Utah; thence South 0°11'26" West 378.00 feet along said line to the point of beginning.

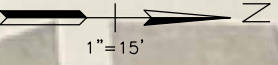
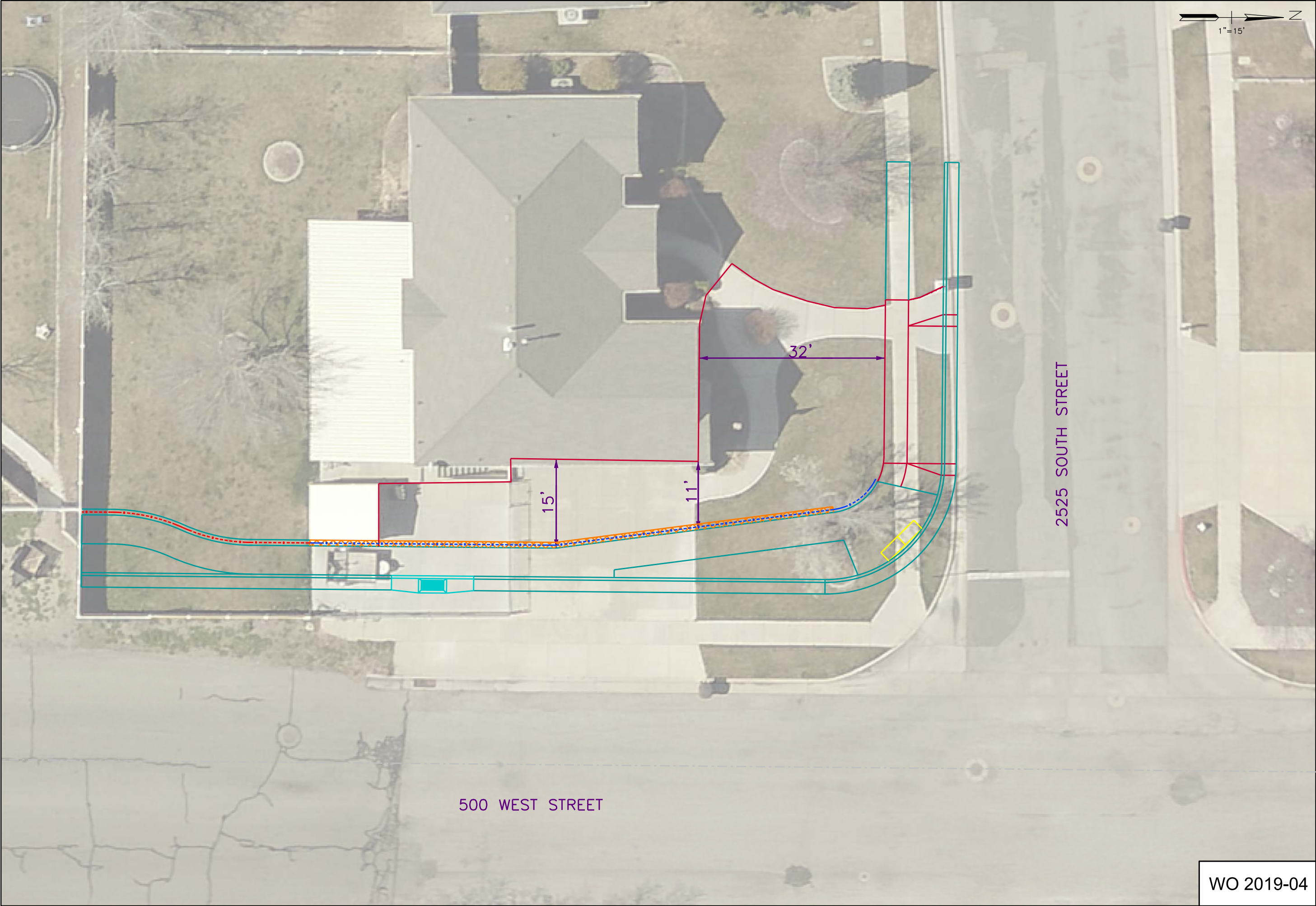
Contains 7.928 Acres

DAVIS COUNTY RECORDER
ENTRY NO. 1277119 FEE PAID
52.00 FILED FOR RECORD AND
RECORDED 9-30-96 AT
11:28 AM IN BOOK 204B OF OFFICIAL
RECORDS, PAGE 10415
FOR Syracuse City
Carol Dean Page
DAVIS COUNTY RECORDER
BY: *James A. Shaw*
DEPUTY

2711

1176

1176



LAST UPDATED:
FEBRUARY 4, 2019

DRAWN BY: BB

500 WEST STREET WIDENING PROJECT

SETBACKS



WO 2019-04

SHEET:
1 OF 5



6318 SF 4" Thick Asphalt



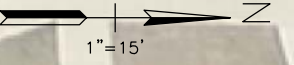
948 SF 4" Thick Concrete



2144 SF 6" Thick Concrete



198 LF 30" Curb & Gutter

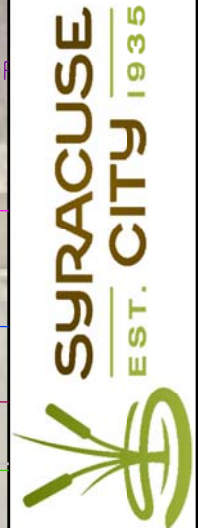


LAST UPDATED:
FEBRUARY 4, 2019

DRAWN BY: BB

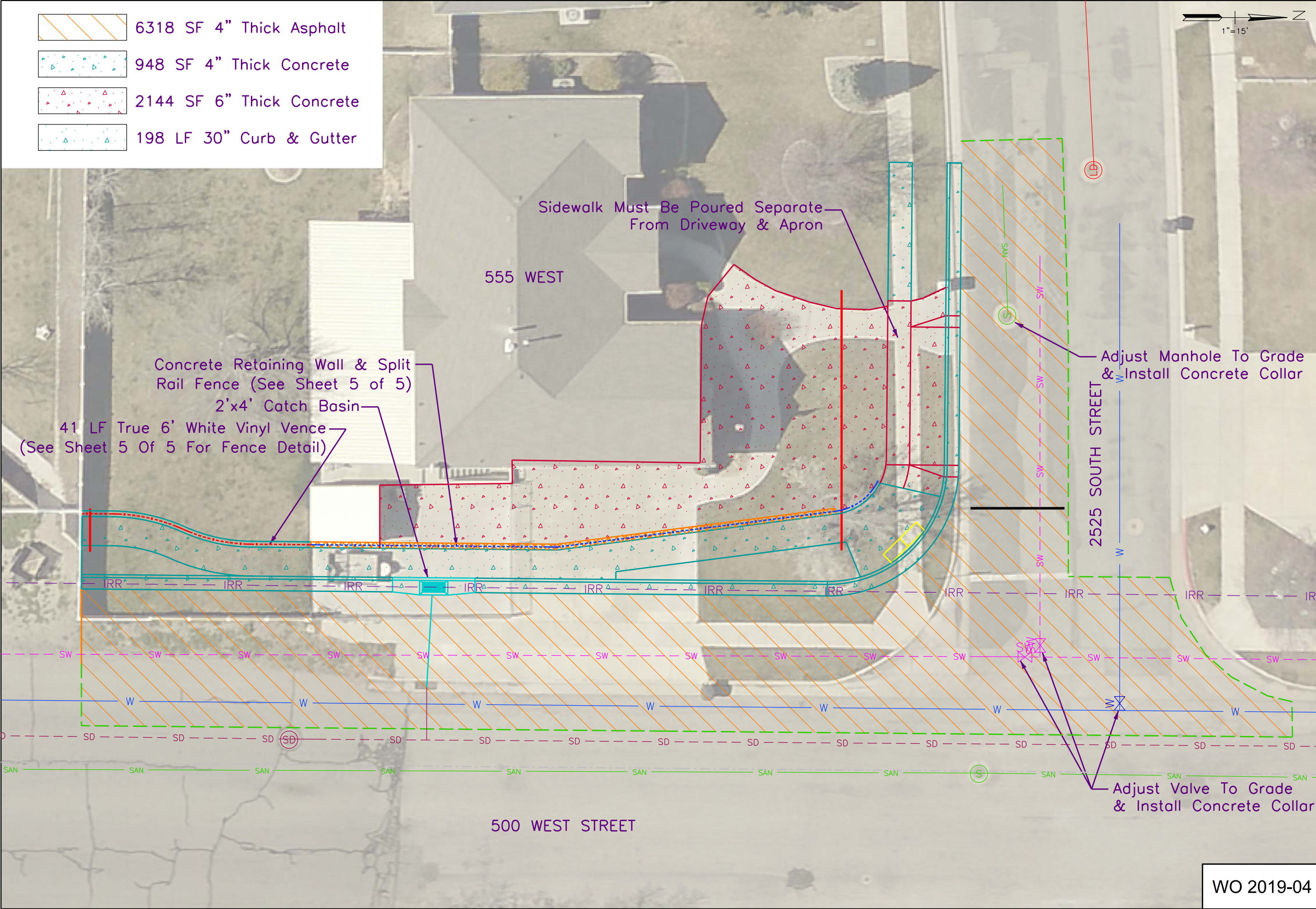
500 WEST STREET WIDENING PROJECT

SITE PLAN



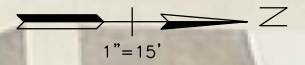
WO 2019-04

SHEET:
3 OF 5





1577 SF Topsoil, Grass & Sprinklers



LAST UPDATED:
FEBRUARY 4, 2019

DRAWN BY: BB

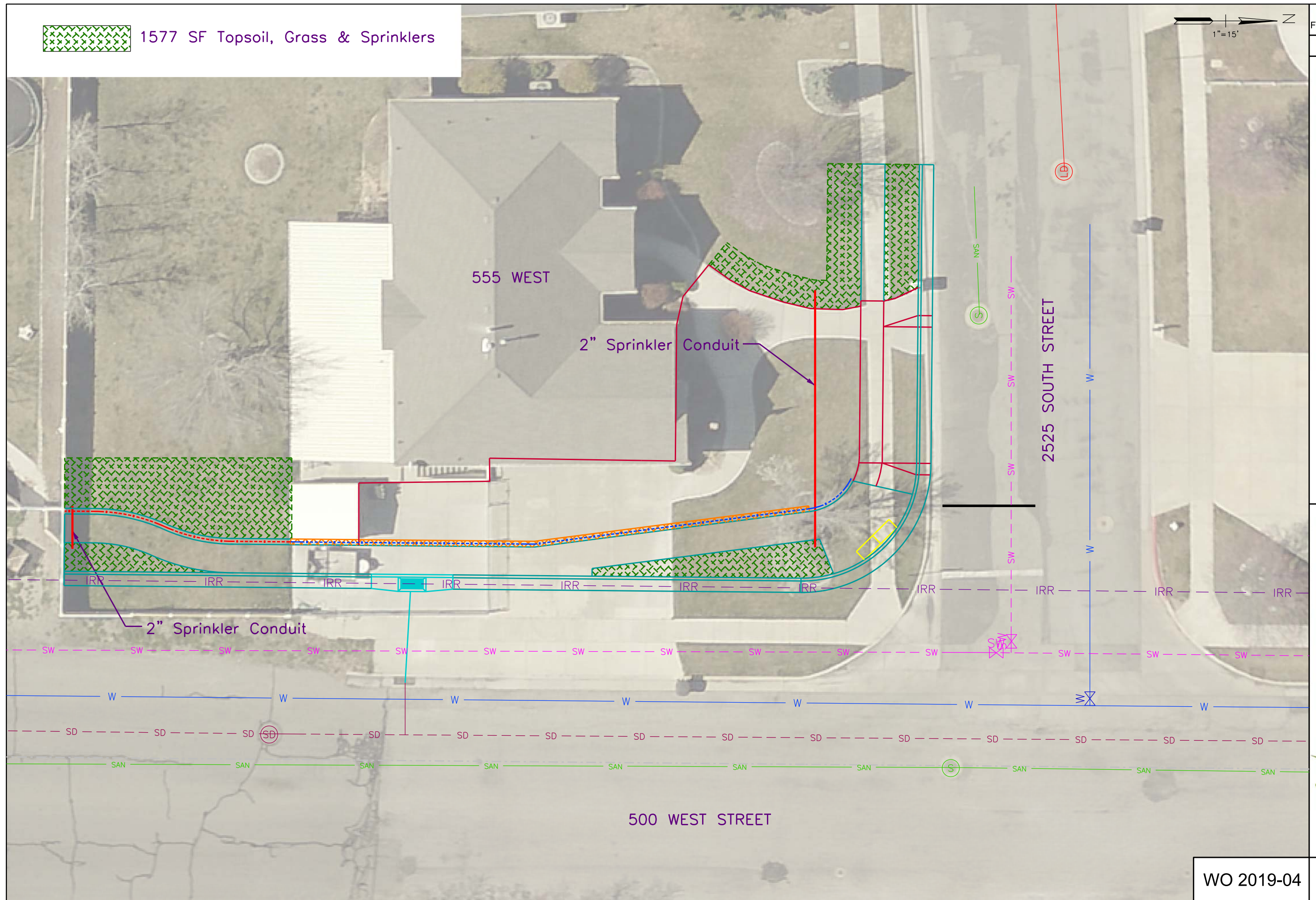
500 WEST STREET WIDENING PROJECT

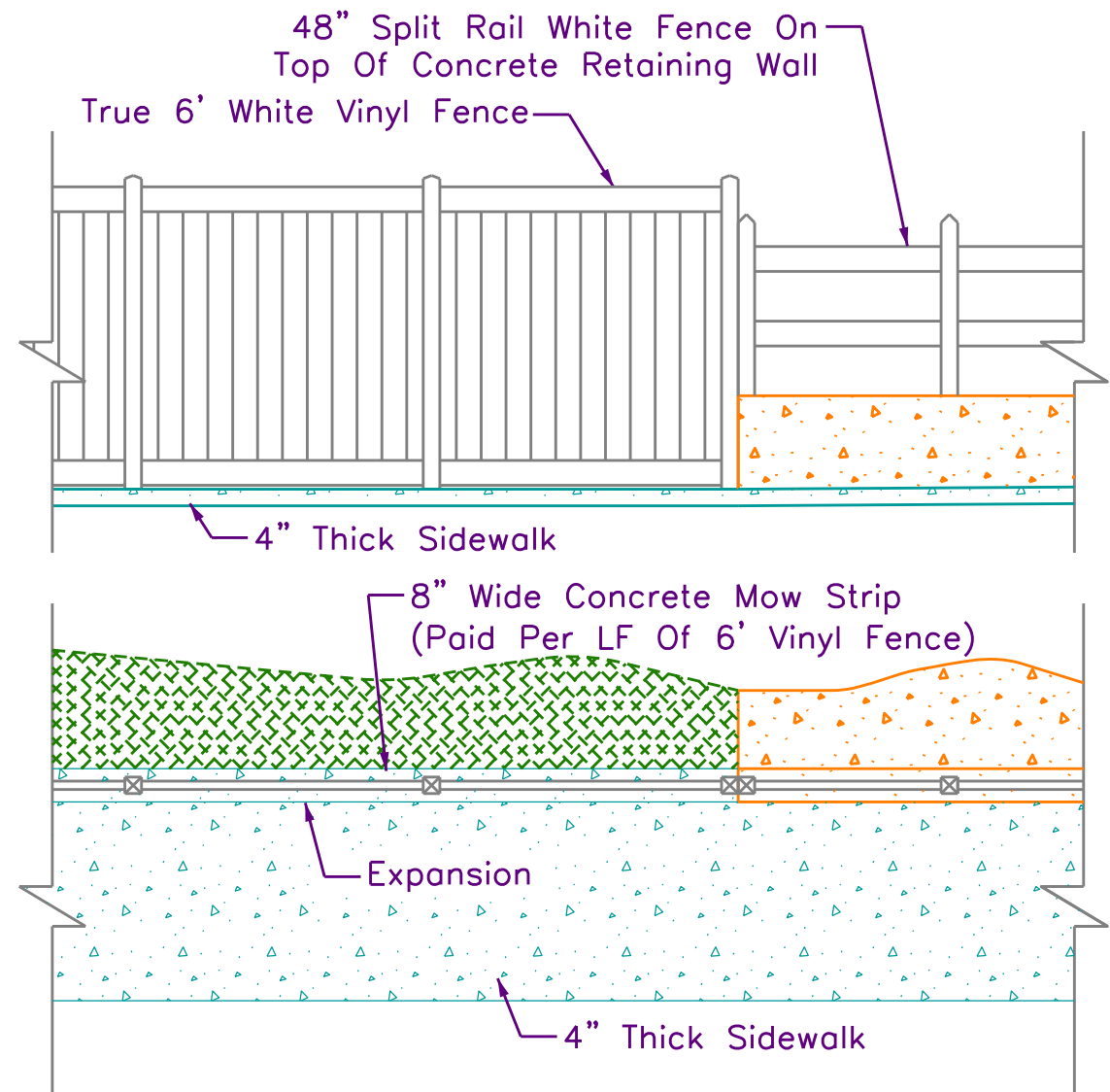
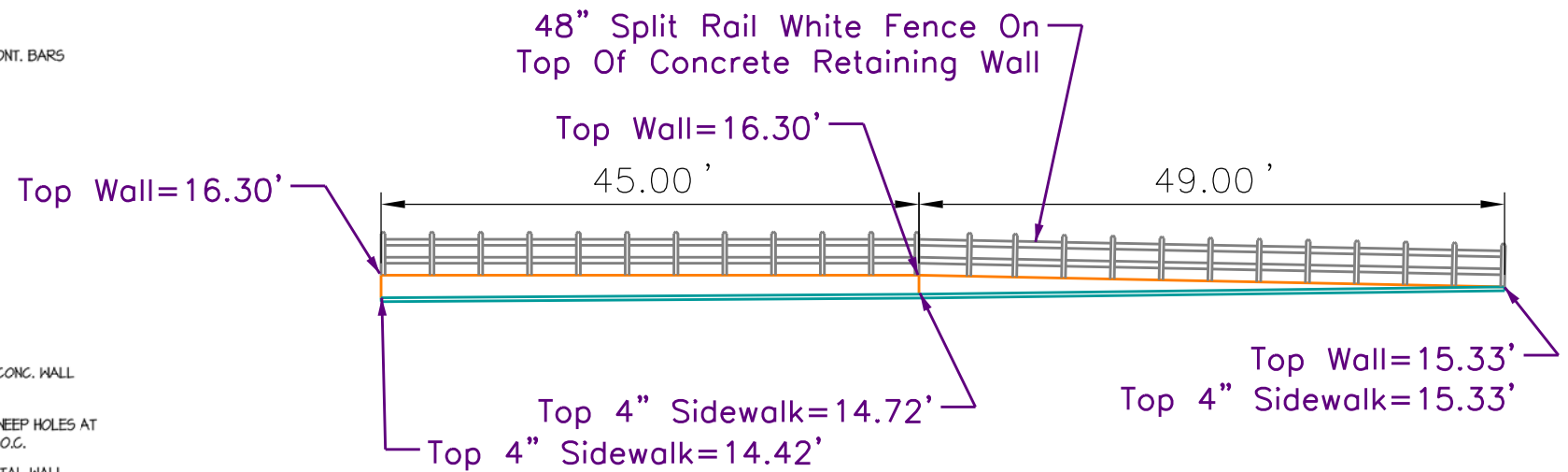
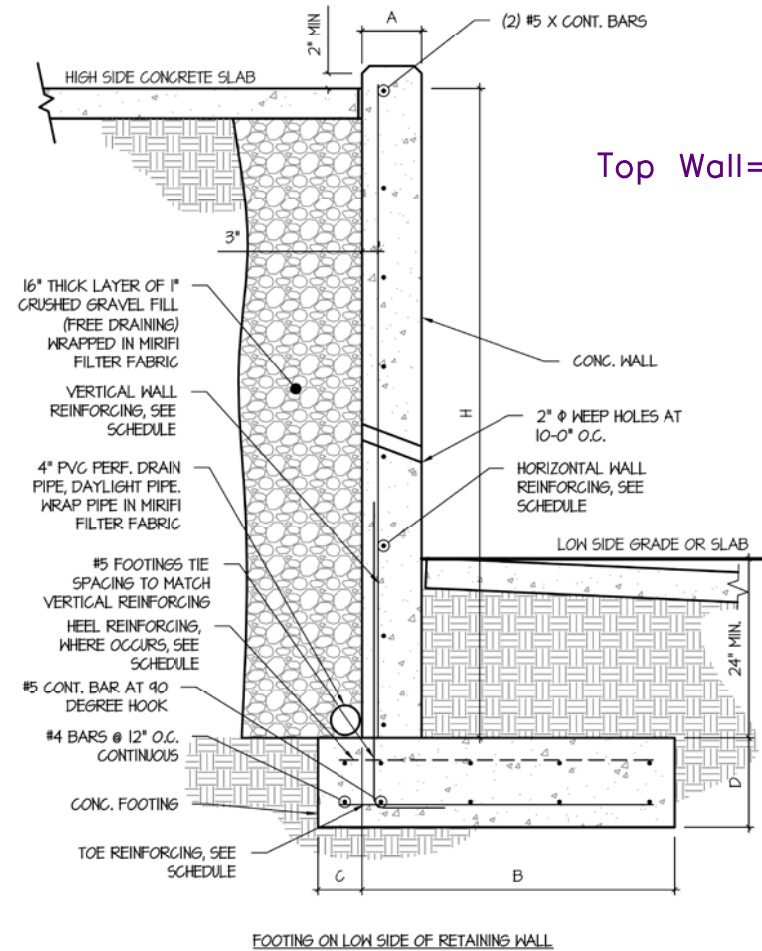
LANDSCAPING PLAN



WO 2019-04

SHEET:
4 OF 5





RETAINING WALL SCHEDULE (FOOTING ON LOW SIDE)												
WALL HEIGHT	DIMENSIONS				WALL REINFORCING				FOOTING REINFORCING			REMARKS
H	A	B	C	D	VERTICAL	SPACING	HORIZONTAL	SPACING	TOE	HEEL	SPACING	
8'-0"	8"	1'-10"	2'-4"	12"	#4	8"	#4	12"	#4	#4	16"	
6'-0"	8"	1'-10"	1'-4"	12"	#4	16"	#4	12"	#4	-	24"	
4'-0"	8"	1'-10"	0'-4"	12"	#4	16"	#4	12"	#4	-	24"	

NOTES:

1. VERTICAL CONTRACTION JOINTS SHALL BE PROVIDED AT A SPACING (S) OF TWENTY TIMES THE WALL THICKNESS (5=20 X 'A').
2. ALL FOOTINGS SHALL HAVE (1) #4 CONTINUOUS BAR PER FOOT OF WIDTH (INO).
3. ALL BACKFILL SHALL BE GRANULAR STRUCTURAL FILL MATERIAL AND MUST BE COMPACTED TO 95% IN NO THICKER THAN 6" LIFTS.
4. ALL REINFORCING BAR SPLICES SHALL HAVE AN OVERLAP OF 40 TIMES THE BAR DIAMETER.
5. NO SOILS REPORT PROVIDED
1500 PSF BEARING CAPACITY (ASSUMED)
40 PCF ACTIVE PRESSURE (ASSUMED)
40 PCF AT-REST PRESSURE (ASSUMED)
250 PCF PASSIVE PRESSURE (ASSUMED)
SOIL FRICTION FACTOR = 0.35 (ASSUMED)
6. PLACE ALL FOOTINGS REINFORCING 3" FROM BOTTOM OF FOOTING WITH 3" CLEAR ON SIDES UNLESS NOTED OTHERWISE.
7. RUN CONTINUOUS FOOTING REINFORCEMENT THROUGH SPOT FOOTINGS.

TYPICAL RESIDENTIAL RETAINING WALL SCHEDULE

SYRACUSE CITY HOUSE REMODEL

555 WEST 2525 SOUTH
SYRACUSE, UTAH



177 E. ANTELOPE DR. STE. B
LAYTON, UT 84041
PHONE: (801) 499-5054
FAX: (801) 499-5065



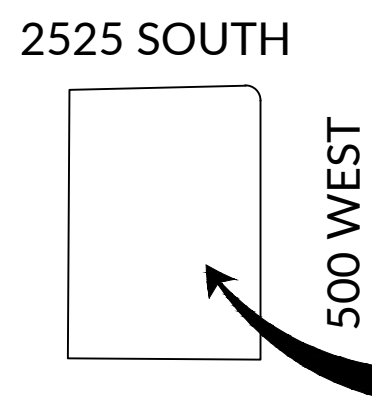
NORTH ELEVATIONS

INDEX TO DRAWINGS

CVR	COVER SHEET / DRAWING INDEX
C101	SITE PLAN
A101	DEMOLITION PLAN
A112	MAIN FLOOR PLAN
A201	EXTERIOR ELEVATIONS
S001	STRUCTURAL NOTES
S101	FOOTING / FOUNDATION PLAN
S121	ROOF FRAMING
S501	STRUCTURAL DETAILS

555 WEST 2525 SOUTH, SYRACUSE, UTAH 84075

DATE: 12/19/2018
PROJECT: 18-255
DRAWN BY: XXX
CHECKED BY: _____
REVISED: _____



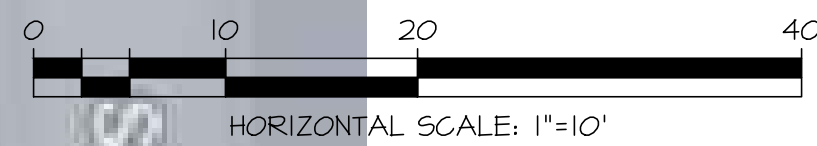
SUBJECT
PROPERTY

1125 NORTH

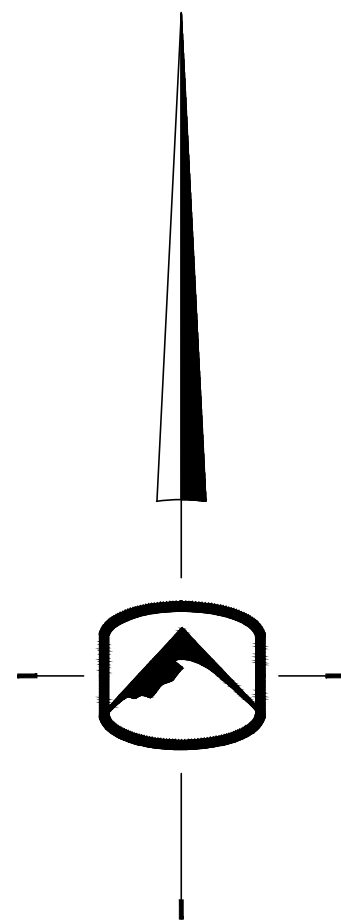


CONCEPTUAL SITE PLAN

1
C101



HORIZONTAL SCALE: 1"=10'



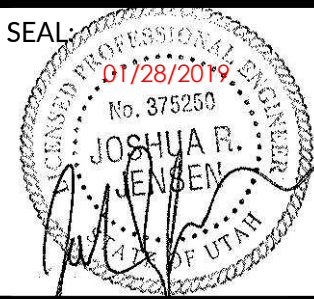
CALL BLUESTAKES
© 1-800-662-4111
AT LEAST 48 HOURS
PRIOR TO COMMENCING
ANY CONSTRUCTION

LEGEND

--- BOUNDARY LINE
--- CENTERLINE
--- EASEMENT LINE
--- SETBACK LINE

NOTE:
CONTRACTOR SHALL FIELD VERIFY ALL
DIMENSIONS PRIOR TO BEGINNING
CONSTRUCTION

ZONE R-2
FRONT YARD SETBACK: 25'
SIDE YARD SETBACK: 0'
REAR YARD SETBACK: 30'



177 E. ANTELOPE DR. STE. B
LAYTON, UT 84041
PHONE: (801) 499-5054



SILVERPEAK
ENGINEERING

STRUCTURAL CIVIL SURVEY WWW.SILVERPEAKENG.COM

SYRACUSE CITY HOUSE REMODEL
555 WEST 2525 SOUTH
SYRACUSE, UTAH

DATE: 01-08-2019
PROJECT: 18-255
DRAWN BY: J.T.O.

REVISIONS:	

CONCEPTUAL
SITE PLAN

SHEET NUMBER:

C101

DEMOLITION NOTES:

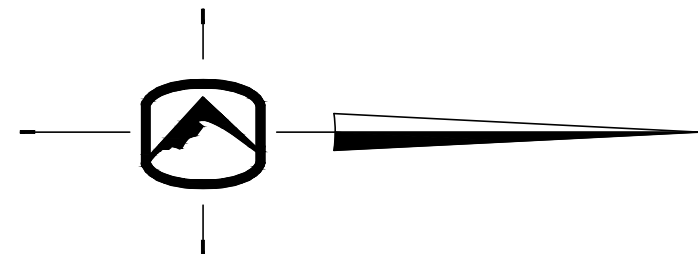
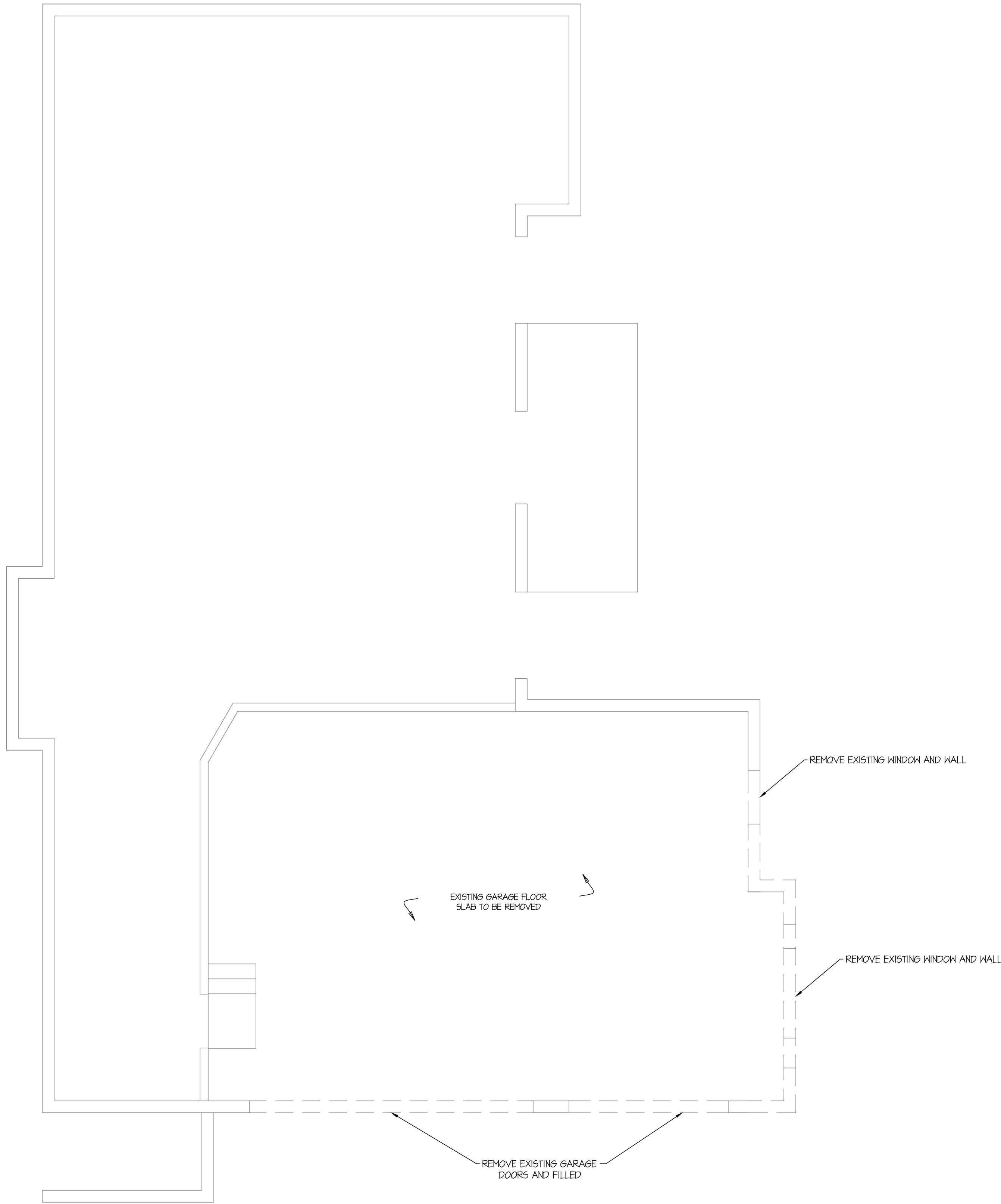
1. CONTRACTOR TO COORDINATE DEMOLITION WORK SEQUENCE. REFERENCE PHASING DRAWINGS WHERE APPLICABLE.
2. DEMOLITION DRAWINGS REPRESENT EXISTING CONDITIONS BASED ON LIMITED EXISTING DRAWINGS AND SITE OBSERVATIONS. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING BUILDING AND SITE CONDITIONS.
3. DEMOLITIONS DRAWINGS GENERALLY INDICATE EXISTING SCOPE OF WORK TO BE DEMOLISHED AND ARE NOT INTENDED TO LIMIT OR FULLY DEFINE THE SCOPE OF WORK TO BE REMOVED IN ORDER TO ACCOMPLISH SCOPE OF NEW CONSTRUCTION. WHERE THESE CONDITIONS OCCUR OUTSIDE OF THE DEMOLITION LIMITS, AREAS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AS PART OF THE NEW CONSTRUCTION SCOPE OF WORK.
4. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY CONFLICTS BETWEEN EXISTING CONSTRUCTION AND CONSTRUCTION DOCUMENTS.
5. REFERENCE STRUCTURAL, CIVIL, AND MEP DRAWINGS FOR OTHER DISCIPLINE DEMOLITION SCOPE OF WORK.
6. WHERE EXISTING WALL MOUNTED DEVICES, FIXTURES OR OTHER WALL MOUNTED ITEMS ARE SCHEDULED TO BE SALVAGED, REFERENCE CONSTRUCTION DRAWINGS FOR NEW LOCATIONS OR COORDINATE WITH OWNER FOR STORAGE LOCATION.
7. PARTITIONS SCHEDULED TO BE REMOVED; DEMOLITION SHOULD INCLUDE MISCELLANEOUS BRACING, TRACK, ETC. TO BOTTOM OF STRUCTURE.
8. CONTRACTOR SHALL MAINTAIN ALL REQUIRED EXITS UNOBSTRUCTED, ILLUMINATED AND PROTECTED FROM CONSTRUCTION ACTIVITIES.
9. CONTRACTOR TO CLEAN AREAS ADJACENT TO DEMOLITION AREA OF DUST, DIRT AND DEBRIS CAUSED BY DEMOLITIONS OPERATIONS.
10. PROMPTLY DISPOSE OF DEMOLISHED MATERIALS, DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE. TRANSPORT DEMOLISHED MATERIALS AND LEGALLY DISPOSE OF THEM.

GENERAL:

1. CONTRACTOR SHALL NOTIFY DESIGNER OR ENGINEER OF ANY DISCREPANCIES, OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS BEFORE PROCEEDING WITH ANY WORK INVOLVED. IN ALL CASES, UNLESS OTHERWISE DIRECTED, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN AND BE PERFORMED.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS, ELEVATIONS, EASEMENTS ETC. AT THE JOB SITE AND SHALL COORDINATE WORK PERFORMED BY ALL TRADES. DO NOT SCALE DRAWINGS.
3. TEMPORARY BRACING SHALL BE PROVIDED WHEREVER NECESSARY TO TAKE CARE OF ALL LOADS TO WHICH THE STRUCTURE MAY BE SUBJECTED, INCLUDING WIND. SUCH BRACING SHALL BE LEFT IN PLACE AS LONG AS MAY BE REQUIRED FOR SAFETY, OR UNTIL ALL THE STRUCTURAL ELEMENTS ARE INSTALLED.
4. DURING AND AFTER CONSTRUCTION THE CONTRACTOR AND/OR OWNER SHALL KEEP LOADS ON STRUCTURE WITHIN THE LIMITS OF THE DESIGN LOAD.
5. CONTRACTOR AND ALL SUBCONTRACTORS SHALL PERFORM THEIR TRADES AND DUTIES IN A MANNER CONFORMING TO THE PROCEDURES AND REQUIREMENTS AS STATED IN THE CURRENT BUILDING CODES OR LATEST ADOPTED CODE BY THE LOCAL BUILDING OFFICIALS WHERE STRUCTURE WILL BE BUILT.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND PROTECTION WITHIN AND ADJACENT TO THE JOB SITE.
7. ALL STORM WATER AND DIRT WILL BE KEPT ON SITE DURING CONSTRUCTION UNTIL FINAL LANDSCAPING IS DONE. CONTRACTOR WILL BE HELD RESPONSIBLE FOR KEEPING DIRT/MUD ON SITE DURING BAD WEATHER AND FOR CLEANING UP AFTER SUBCONTRACTORS.

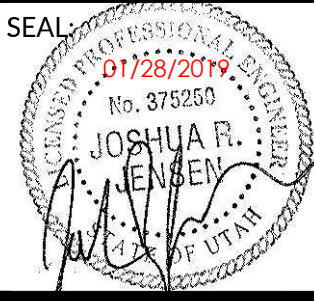
EXCAVATIONS:

1. CONTRACTOR SHALL VERIFY EXISTING SOIL CONDITIONS, IN AREAS LIKELY TO HAVE EXPANSIVE, COMPRESSIBLE, SHIFTING OR OTHER UNKNOWN SOIL CHARACTERISTICS A SOILS REPORT SHOULD BE DONE. THIS TEST SHOULD BE DONE BY AN APPROVED AGENCY. HOME OWNER IS RESPONSIBLE FOR COST OF SOILS REPORT IF REQUIRED.
2. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION SO AS TO NOT CREATE A HAZARD. LOTS SHALL BE GRADED SO AS TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET (5%).
3. SLOPES FOR PERMANENT FILL SHALL NOT BE STEEPER THAN ONE UNIT VERTICAL IN TWO UNITS HORIZONTAL (50% SLOPE).
4. CUT SLOPES FOR PERMANENT EXCAVATIONS SHALL NOT BE STEEPER THAN ONE UNIT VERTICAL IN TWO UNITS HORIZONTAL (50% SLOPE)
5. EXTERIOR FOUNDATION WALLS SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER A MINIMUM OF 12" PLUS 2%.



DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

1
A101



177 E. ANTELOPE DR. STE. B
LAYTON, UT 84041
PHONE: (801) 499-5054



SILVERPEAK
ENGINEERING

WWW.SILVERPEAKENG.COM

SURVEY

CIVIL

STRUCTURAL

SYRACUSE CITY HOUSE REMODEL
555 WEST 2525 SOUTH
SYRACUSE, UTAH

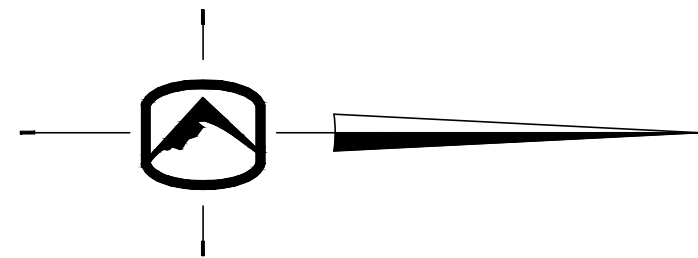
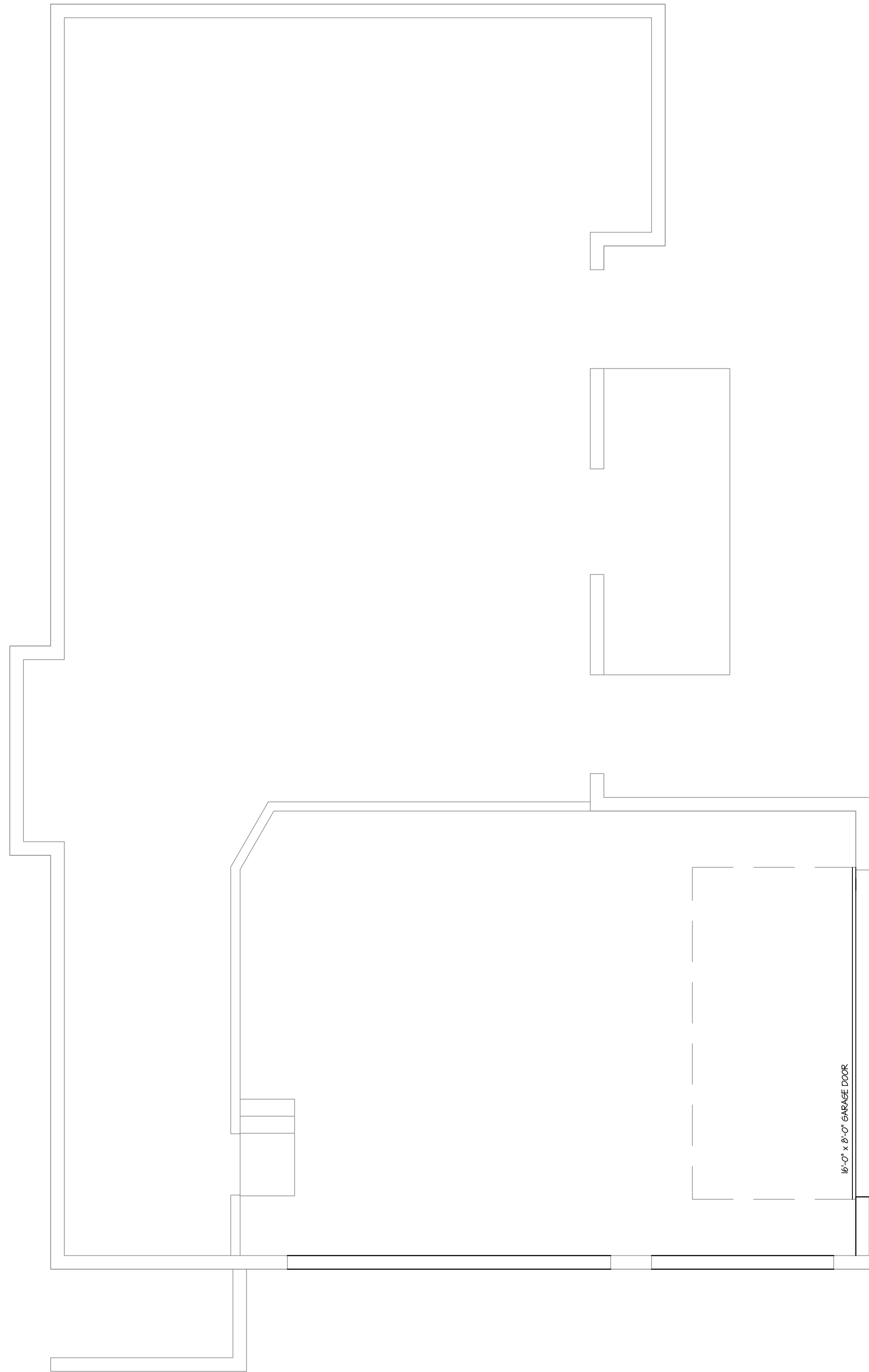
DATE: 1/2/2019
PROJECT: 18-255
DRAWN BY: WM

REVISIONS:	

DEMOLITION
PLAN

SHEET NUMBER:

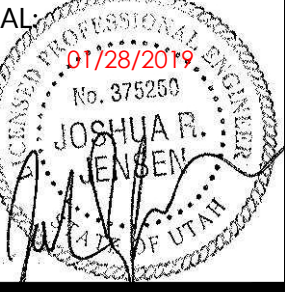
A101



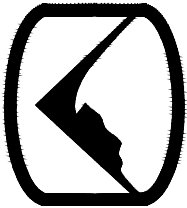
MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"

1
A112



177 E. ANTELOPE DR. STE. B
LAYTON, UT 84041
PHONE: (801) 499-5054



SILVERPEAK
ENGINEERING

STRUCTURAL CIVIL SURVEY WWW.SILVERPEAKENG.COM

SYRACUSE CITY HOUSE REMODEL
555 WEST 2525 SOUTH
SYRACUSE, UTAH

DATE: 1/2/2019
PROJECT: 18-255
DRAWN BY: WM
REVISIONS:

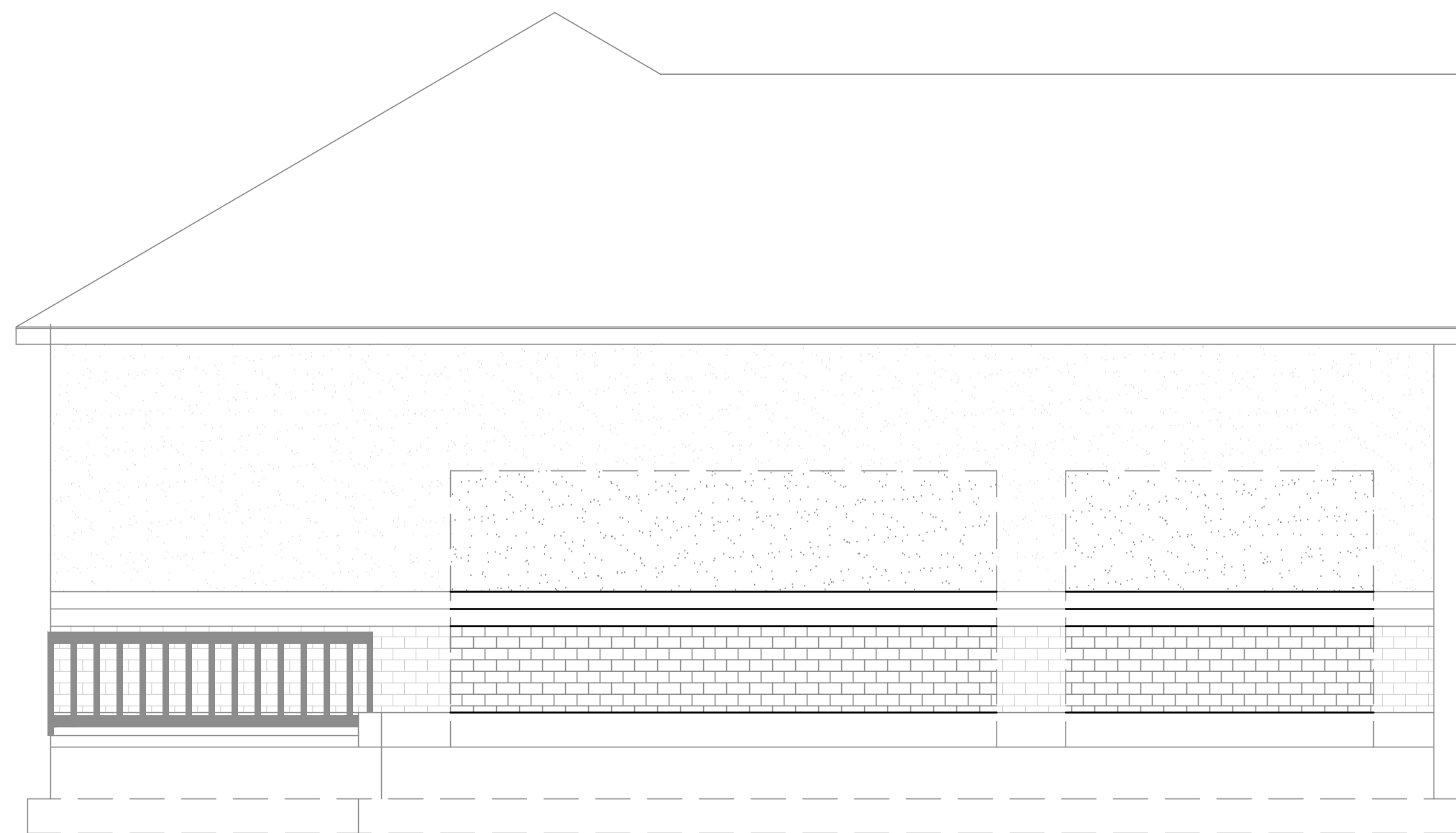
MAIN
FLOOR PLAN

SHEET NUMBER:
A112



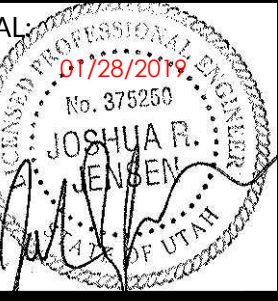
NORTH ELEVATIONS
SCALE: 1/4" = 1'-0"

1
A201

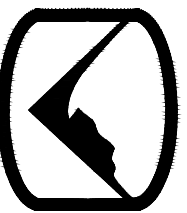


EAST ELEVATION
SCALE: 1/4" = 1'-0"

2
A201



177 E. ANTELOPE DR. STE. B
LAYTON, UT 84041
PHONE: (801) 499-5054



SILVERPEAK
ENGINEERING

STRUCTURAL CIVIL SURVEY WWW.SILVERPEAKENG.COM

SYRACUSE CITY HOUSE REMODEL
555 WEST 2525 SOUTH
SYRACUSE, UTAH

DATE: 1/2/2019
PROJECT: 18-255
DRAWN BY: WM
REVISIONS:

EXTERIOR
ELEVATIONS

SHEET NUMBER:
A201

1. VISITS TO THE JOB SITE BY REPRESENTATIVES OF THE ENGINEER DO NOT SUBSTITUTE APPROVAL OF THE WORK PERFORMED BY THE CONTRACTOR OR HIS SUBCONTRACTORS AND ARE MERELY FOR THE PURPOSE OF OBSERVING THE WORK PERFORMED.
2. CONTRACTOR SHALL NOTIFY ENGINEER/ARCHITECT OF ANY DISCREPANCIES, OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS BEFORE PROCEEDING WITH ANY WORK INVOLVED. IN ALL CASES, UNLESS OTHERWISE DIRECTED, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN AND BE PERFORMED.
3. CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS AND ELEVATIONS, ETC., AT THE SITE AND SHALL COORDINATE WORK PERFORMED BY ALL TRADES. DO NOT SCALE DRAWINGS.
4. CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS AND ELEVATIONS, ETC., AT THE SITE AND SHALL COORDINATE WORK PERFORMED BY ALL TRADES. DO NOT SCALE DRAWINGS.
5. SIZES, LOCATIONS, LOADS, AND ANCHORAGES OF EQUIPMENT SHALL BE VERIFIED IN THE FIELD WITH EQUIPMENT MANUFACTURERS (SUPPLIERS) PRIOR TO FABRICATION OR INSTALLATION OF SUPPORTING STRUCTURES.
6. TEMPORARY BRACING SHALL BE PROVIDED WHEREVER NECESSARY TO TAKE CARE OF ALL LOADS TO WHICH THE STRUCTURE MAY BE SUBJECTED, INCLUDING WIND. SUCH BRACING SHALL BE LEFT IN PLACE AS LONG AS LONG AS MAY BE REQUIRED FOR SAFETY, OR UNTIL ALL THE STRUCTURAL ELEMENTS ARE INSTALLED.
7. DURING AND AFTER CONSTRUCTION THE CONTRACTOR AND/OR OWNER SHALL KEEP LOADS ON THE STRUCTURE WITHIN THE LIMITS OF THE DESIGN LOAD.
8. CONTRACTOR AND ALL SUBCONTRACTORS SHALL PERFORM THEIR TRADES AND DUTIES IN A MANNER CONFORMING TO THE PROCEDURES AND REQUIREMENTS AS STATED IN THE 2015 INTERNATIONAL BUILDING CODE, (OR LATEST ACCEPTED CODE ADOPTED BY THE LOCAL BUILDING OFFICIALS).
9. ANY SPECIAL INSPECTIONS REQUIRED BY THE BUILDING OFFICIAL OR THE BUILDING CODE ARE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND PROTECTION WITHIN AND ADJACENT TO THE JOB SITE.

1. MEMBER GRADES SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:
JOISTSDOUG-FIR #2 BTR
HEADERSDOUG-FIR #2 BTR
STUDS BEARING WALLSDOUG-FIR #2 BTR
PRE-FAB JOISTSAS PER MANUFACTURER
SILL PLATES IN CONTACT WITH CONCRETEDOUG-FIR #2 PRESURE
TREATED FOR MOISTURE PROTECTION
2. WHERE NOT NOTED OTHERWISE, CONNECT ALL WOOD TO CONCRETE, WOOD TO STEEL AND WOOD TO WOOD (EXCEPT STUD TO PLATE) WITH SIMPSON CONNECTIONS.
3. ALL MULTIPLE PLATES AND LEDGERS SHALL BE NAILED TOGETHER WITH 16d NAILS AT 8" ON CENTER.
4. STUD WALLS SHALL RUN CONTINUOUS BETWEEN POINTS OF HORIZONTAL SUPPORT. PROVIDE BRACING WHERE OTHERWISE.
5. BLOCK ALL HORIZONTAL EDGES OF PLYWOOD WALL SHEATHING WITH 2" NOMINAL BLOCKING. BLOCK EDGES OF PLYWOOD ON FLOORS AND ROOF AS DIRECTED ON DRAWINGS.
6. SOLID 2" NOMINAL BLOCKING SHALL BE PROVIDED AT ENDS OR POINTS OF SUPPORT OF ALL WOOD JOISTS.
7. ALL LEDGER BOLTS SHALL HAVE PLATE WASHERS WITH A MINIMUM DIA. EQUAL TO 3 TIMES THE BOLT DIA. UNLESS SHOWN OTHERWISE IN DETAILS.
8. MINIMUM NAILING SHALL BE AS PER IRC.
9. FASTENERS SUCH AS STUDS, CAN ONLY BE SUBSTITUTED FOR NAILS AT A RATE EQUAL TO LOAD VALUES PROVIDED BY I.C.C.O. APPROVAL. SEE ATTACHED SCHEDULE.
10. JOISTS SHALL HAVE BRIDGING, BLOCKING AND NOTCHED BEARING PLATES AS RECOMMENDED BY THE MANUFACTURER WITH A MINIMUM OF ONE ROW OF BRACING AT MID SPAN. MANUFACTURER SHALL SUPPLY AND CONTRACTOR SHALL INSTALL.
11. ALL FASTENERS (I.E. NAILS, SCREWS, ANCHOR BOLTS, ETC.) WHICH ARE TO BE INSTALLED IN PRESERVATIVE TREATED WOOD (I.E. SILL PLATES) SHALL MEET THE REQUIREMENTS OF IRC 230A1.05.1

1. ALL FOOTINGS SIZES ARE BASED ON AN ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF. ANY SOIL CONDITION ENCOUNTERED DURING EXCAVATION THAT IS CONTRARY TO THOSE USED FOR DESIGN OF FOOTINGS AS OUTLINED IN WORKING DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING.
2. ALL FOOTINGS SHALL BEAR ON UNDISTURBED NATIVE SOIL OR ENGINEERED GRANULAR FILL COMPACTED TO 98% OF MAX. DENSITY, BASED ON ASTM D 1557 METHOD OF COMPACTION. FILL SHALL BE PLACED IN LAYERS NOT TO EXCEED SIX IN. IN DEPTH AFTER COMPACTION AND SHALL EXTEND DOWN TO IN-SITU SOILS. FILL SHALL BE COMPACTED UNDER ALL CONCRETE WORK ON THE SITE.
3. NO FOOTINGS SHALL BE PLACED IN WATER, SNOW, FROZEN GROUND, OR UNSTABLE SOILS.
4. ALL EXCAVATIONS ADJACENT TO AND BELOW FOOTING ELEVATION FOR OTHER TRADES SHALL BE ACCOMPLISHED PRIOR TO POURING ANY FOOTINGS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR LATERALLY SUPPORTING ALL RETAINING TYPE FOUNDATION WALLS WHILE COMPACTION BEHIND WALLS AND UNTIL ALL SUPPORTING MEMBERS HAVE BEEN PLACED (SUCH AS FLOOR SLABS). ALL OPEN EXCAVATIONS AND TRENCHES SHALL BE SUPPORTED AND BRACED BY CONTRACTOR TO CONFORM WITH OSHA SAFETY STANDARDS.
6. ALL REINFORCEMENTS SHALL BE SECURELY TIED IN PLACE PRIOR TO POURING CONCRETE.
7. PROVIDE DONKELS IN FOOTING AND FOUNDATIONS TO MATCH ALL VERTICAL BARS IN WALLS AND COLUMNS ABOVE, UNLESS NOTED OTHERWISE.
8. PROVIDE CONTRA JOINTS (SEE TYPICAL DETAILS) IN SLABS AT A MAX. OF 15 FT. *o.e.* EACH WAY AND AS SHOWN ON PLANS. FOUR SLABS BETWEEN CONTRA JOINTS, SO THAT ADJACENT JOINTS ARE STAGGERED AT LEAST TWO DATAS APART. SHORTLY AFTER SLABS ARE POURED, MAKE SAW- CUT JOINTS AT A MAX. OF 15 FT. *o.e.* BETWEEN FOUR CONTRA JOINTS.

1. ALL COLUMNS AND WALLS AND ALL EXTERIOR FLATWORK, CURBS, GUTTERS, ETC., SHALL BE NORMAL WEIGHT CONCRETE WITH A COMPRESSIVE STRENGTH EQUAL TO AT LEAST 4,000 LBS. PER SQUARE INCH WITHIN 28 DAYS AFTER POURING. THE WATER/CEMENT RATIO SHALL BE NO GREATER THAN 0.44 AND SLUMP SHALL BE 4" +/- 1". MINIMUM CEMENT CONTENT SHALL BE 364 LBS. PER CUBIC YARD.
2. ALL FOOTINGS, FOUNDATIONS, AND INTERIOR SLABS ON GRADE SHALL BE NORMAL WEIGHT CONCRETE WITH A COMPRESSIVE STRENGTH EQUAL TO A LEAST 3,000 LBS. PER SQUARE INCH WITHIN 28 DAYS AFTER POURING. THE WATER/CEMENT RATIO SHALL BE NO GREATER THAN 0.50 AND SLUMP SHALL BE 3" OR LESS. MINIMUM CEMENT CONTENT SHALL BE 470 LBS. PER CUBIC YARD.
3. UNLESS OTHERWISE NOTED, ALL CONSTRUCTION JOINTS SHALL BE KEYS WITH A KEY 1/4" X 1/2" X A LENGTH 2' LESS THAN THE MEMBER, AND A WIDTH 1/2" OF THE MEMBER. REINFORCING SHALL BE CONTINUOUS THRU JOINT.
4. ALL METAL REINFORCEMENT SHALL BE DEFORMED TYPE BARS AND SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS A.S.T.M. A615 GRADE 60 BEAM AND COLUMN REINFORCEMENT SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATION A.S.T.M. A615 GRADE 60.
5. ALL SPLICES IN CONTINUOUS CONCRETE REINFORCING BARS SHALL LAP 40 BAR DIAMETERS. ALL SUCH SPLICES SHALL BE MADE IN A REGION OF COMPRESSION UNLESS OTHERWISE SHOWN.
6. ALL REINFORCEMENT BARS SHALL BE SECURELY ANCHORED AND SHALL BE SPACED FROM THE FORMS (UNLESS SHOWN OTHERWISE) AS FOLLOWS: 2" IN BEAMS AND COLUMNS, 1" IN PROTECTED WALLS AND SUSPENDED SLABS, 2" IN UNPROTECTED WALLS, AND 3" ABOVE BOTTOM AND SIDES OF FOOTINGS.
7. ALL OPENINGS IN CONCRETE WALLS SHALL BE REINFORCED WITH 2 #5 BARS EXTENDING 20" MIN BEYOND THE EDGE OF THE OPENING AT EACH SIDE OF OPENING
8. ALL CONCRETE WORK SHALL BE PLACED, CURED, STRIPPED, AND PROTECTED AS DIRECTED BY THE SPECIFICATIONS AND A.C.I. STANDARDS AND PRACTICES.
9. BEFORE CONCRETE IS POURED CHECK WITH ALL TRADES TO INSURE PROPER PLACEMENT OF ALL OPENINGS, SLEEVES, CURBS, CONDUITS, BOLTS, INSERTS, ETC. RELATIVE TO WORK.
10. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING AND FORMWORK.
11. REFER TO ARCHITECTURAL DRAWINGS FOR MOLDS, GROOVES, ORNAMENT, CLIPS OR GROUNDS, REQUIRED TO BE ENCASED IN CONCRETE AND FLOOR LOCATION OF FLOOR FINISHES AND SLAB DEPRESSIONS.
12. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 AND SHALL HAVE A MINIMUM SLIP LAP OF 8 IN.
13. ALL REINFORCEMENT SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH THE CURRENT VERSION OF A.C.I.-318.
14. FOR STEPS IN FOUNDATION GREATER THAN 2 FEET, WRAP CORNER W-2: #4 BARS EXTENDING 18" EACH DIRECTION.

Diagram illustrating a repair method for a concrete slab. The diagram shows a cross-section of a slab with a central crack labeled "INDUCED CRACK". A "PLASTIC OR PREFORMED HARDBOARD STRIP" is shown covering the crack. The thickness of the slab is labeled "D = THICKNESS OF SLAB". The width of the strip is labeled "D/4". A note indicates: "IF SAWCUT ONLY, FILL WITH SEALER (SHORE HARDNESS) 800".

Diagram illustrating a lap joint with a 1/8" radius fillet weld and a note to PREVENT BOND.

A technical diagram of a floor joist layout. It shows a grid of joists with labels 'JOISTS' and 'STAGGER JOINTS' pointing to the respective components. The diagram illustrates how the joints of the joists are staggered across different rows to ensure structural integrity.

"CONNECTION"		"NAILING"
1.	JOIST TO SILL GIRDER, TOENAIL.....	3-2d
2.	BRIDGING TO JOIST, TOENAIL EA. END.....	2-2d
3.	SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL.....	6d @ 16" OC
4.	TOP PLATE TO STUD, END NAIL.....	2-16d
5.	STUD TO SOLE PLATE.....	4-2d TOENAIL, 2-6d END NAIL
6.	DOUBLE STUDS, FACE NAIL.....	16d @ 24" OC
7.	DOUBLE TOP PLATES, FACE NAIL.....	16d @ 16" OC
8.	TOP PLATES, LAPS & INTERSECTIONS, FACE NAIL.....	2-16d
9.	CONTINUOUS HEADERS, TIE PIECES, ALONG EA. EDGE.....	16d @ 16" OC
10.	CEILING JOISTS TO PLATE, TOENAIL.....	3-2d
11.	CONTINUOUS HEADERS TO STUD, TOENAIL.....	4-2d
12.	CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL.....	3-16d
13.	CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL.....	3-16d
14.	RAFTER TO PLATE, TOENAIL.....	3-2d
15.	BUILT-UP CORNER STUDS.....	16d @ 24" OC
16.	BUILT-UP GIRDER AND BEAMS.....	20d @ 24" OC T/B STAGGERED 2-20d @ ENDS & SPLICES

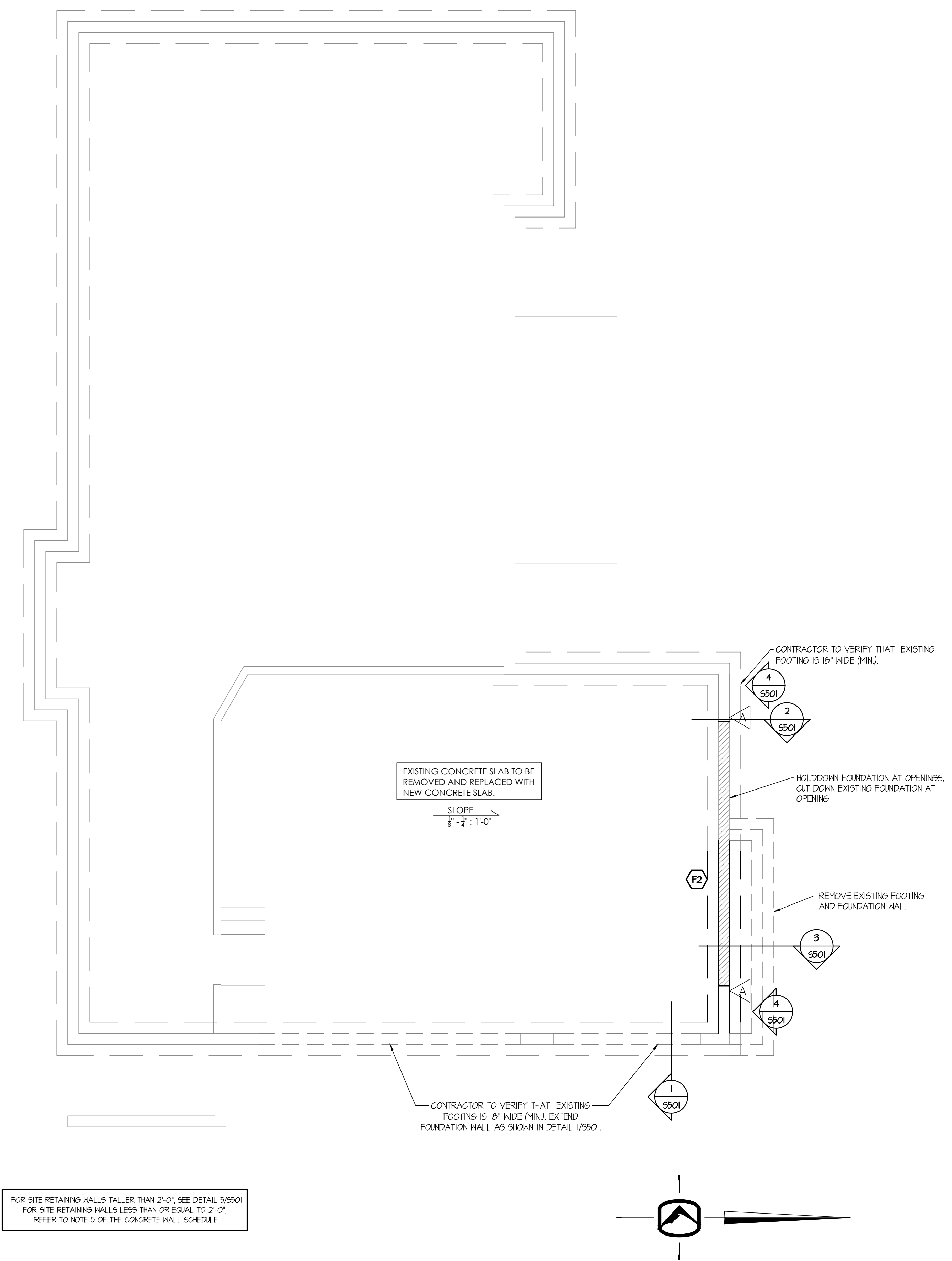
<i>HOLDDOWN & STRAP SCHEDULE</i>	
MARK	DESCRIPTION
	SIMPSON 5THD14 STRAP OR HDU2-SDS25 HOLDDOWN, CONTRACTORS OPTION
1) ANCHOR ALL HOLDDOWNS THROUGH A MINIMUM OF (2) 2 x 5 STUDS.	
2) THE FOUNDATION CONTRACTOR SHALL PLACE ALL HOLDDOWN STRAPS TO LINE UP WITH A CORNER, WINDOW OR DOOR JAMB STUD IN THE FRAMED WALL DIRECTLY ABOVE.	

<u>DESIGN CRITERIA:</u>	
GOVERNING CODE	2015 IBC
	I = 1.00
BASIC WIND SPEED	115 MPH EXPOSURE C
	I = 1.00
ROOF	
DEAD LOAD	15 PSF
SNOW LOAD	30 PSF
SOIL BEARING PRESSURE	1500 PSF (ASSUMED)
* <i>STANDARD OCCUPANCY</i> *	

SHEARWALL SCHEDULE							
MARK	SHEATHING	NAILING REQUIREMENTS		ANCHOR BOLTS		SILL PLATE	NOTES
		EDGE	FIELD	DIAMETER	SPACING		
SK-I	7/16" OSB ONE SIDE	8d @ 6" O.C.	8d @ 12" O.C.	1/2"	32" O.C.	2 x	1, 2, 3, 4, 5, 6, 7

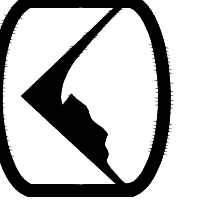
FOOTING SCHEDULE												
MARK	WIDTH	LENGTH	THICK	CROSSWISE REINFORCING				LENGTHWISE REINFORCING				REMARKS
				NO.	SIZE	LENGTH	SPAC.	NO.	SIZE	LENGTH	SPAC.	
F2	2'-0"	CONT.	10"	--	NONE	REQ'D	--	2	#4	CONT.	EVEN	
NOTES: 1. PLACE ALL FOOTING REINFORCING 3" FROM BOTTOM OF FOOTING WITH 3" CLEAR ON SIDES UNLESS NOTED OTHERWISE. 2. WHERE NEW FOOTING IS REQUIRED, REINFORCE TO MATCH ADJACENT EXISTING FOOTING, OR IF REINFORCING IS NOT KNOWN, USE FOOTING (F2) AS SHOWN IN THE FOOTING SCHEDULE												

CONCRETE WALL SCHEDULE						
WALL HEIGHT	TOP EDGE SUPPORT	MINIMUM THICKNESS	REINFORCING		STEEL AT	REMARKS
			VERTICAL	HORIZONTAL		
2'-0"	NONE	8"	#4 DONNELS @ 24" O.C.	2- #4 BARS		FOR SITE RETAINING WALLS TALLER THAN 2'-0", REFER TO DETAIL 5/5501.
4'-0"	SLAB	8"	#4 @ 24" O.C.	4- #4 BARS		
NOTES: 1. FOR WALLS WITH ONE MAT OF STEEL, VERTICAL STEEL TO BE PLACED IN CENTER OF WALL AND EXTEND TO WITHIN THREE INCHES OF THE TOP OF THE WALL. DONNELS OF #4 BARS TO MATCH VERTICAL STEEL PLACEMENT SHALL BE PROVIDED IN THE FOOTING EXTENDING 24" INTO THE FOUNDATION WALL. 2. ONE HORIZONTAL BAR SHALL BE LOCATED IN THE TOP 4", ONE BAR IN THE BOTTOM 4" AND THE OTHER BARS EQUALLY SPACED. CORNER REINFORCING SHALL BE PROVIDED SO AS TO LAP 24". 3. PLACE 1/2" x 10" ANCHOR BOLTS AT 32" O.C. IN TOP OF ALL WALLS TO RECEIVE SILL PLATES. CAST ANCHOR BOLTS A MINIMUM OF 1" INTO CONCRETE. USE 3/8"x14" WASHERS ON ALL ANCHOR BOLTS. EACH WALL SEGMENT MUST HAVE 2 ANCHOR BOLTS MINIMUM. 4. WHERE NEW CONCRETE WALL IS REQUIRED, REINFORCE TO MATCH ADJACENT EXISTING WALL. EPOXY ANCHOR NEW REINFORCEMENT INTO EXISTING FOOTING A MINIMUM OF 4". WHERE EXISTING REINFORCING IS NOT KNOWN, USE SCHEDULE ABOVE. 5. FOR SITE RETAINING WALLS, USE WALL SCHEDULE ABOVE AND F2 FOOTING.						



SEAL
1/7/28/2019
No. 815254
JOSHUA P. JENSEN
Professional Engineer
State of Utah

177 E. ANTELOPE DR. STE. B
LAYTON, UT 84041
PHONE: (801) 499-5054

**SILVERPEAK**
ENGINEERING

STRUCTURAL CIVIL SURVEY

WWW.SILVERPEAKENG.COM

SYRACUSE CITY HOUSE REMODEL
555 WEST 2525 SOUTH
SYRACUSE, UTAH

DATE: 1/2/2019
PROJECT: 18-255
DRAWN BY: WM
REVISIONS:

FOOTING / FOUNDATION PLAN

SHEET NUMBER:
S101

PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

ROOF SHEATHING NOTES:

- I. ROOF SHEATHING SHALL BE 7/16" OR THICKER APA RATED SHEATHING W/SPAN RATINGS OF 32/16 NAILED WITH 8d NAILS AT 6" O.C. AT ALL PANEL ENDS, SUPPORTED EDGES, TOP OF SHEAR WALLS AND ALL BLOCKING; 8d NAILS AT 12" O.C. ALONG INTERMEDIATE FRAMING MEMBERS. PROVIDE 1/8" GAP BETWEEN ALL PANELS.
2. BLOCK JOISTS SOLID AT ALL BEARING POINTS.

GENERAL ROOF FRAMING NOTES


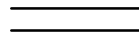

- I. USE DOUGLAS FIR-LARCH #2 AND BETTER FOR ALL SAWN LUMBER BEAMS & STRUCTURAL COLUMNING
2. CARRY ALL COLUMN LOADS DOWN TO FOOTING OR FOUNDATION WALL.
3. PROVIDE SOLID BLOCKING OR SQUASH BLOCKS IN JOIST SPACE AT ALL COLUMN LOCATIONS
4. CONNECT ALL TRUSSES PER TRUSS MANUFACTURERS SPECIFICATIONS
5. SHEATH ROOF PRIOR TO CONSTRUCTING OVERBUILDS. ROOF SHEATHING SHALL EXTEND BENEATH ALL OVERBUILDS
6. PROVIDE (MIN) (3) 2X4 BUILT UP COLUMN TO SUPPORT ALL GIRDER TRUSS LOADS UNLESS NOTED OTHERWISE
7. USE MIN. 2x6 OVERBUILD RAFTERS @ 24" O.C. - DO NOT SPAN RAFTERS MORE THAN 6'-0" AT OVERBUILDS.
- II. ALL NOTES PERTAINING TO APPLIED LOADS ARE BASED ON ALLOWABLE STRESS DESIGN (ASD).

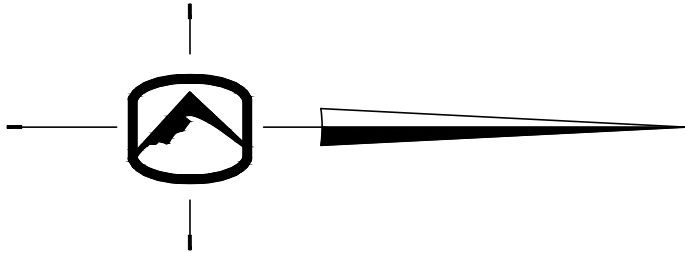
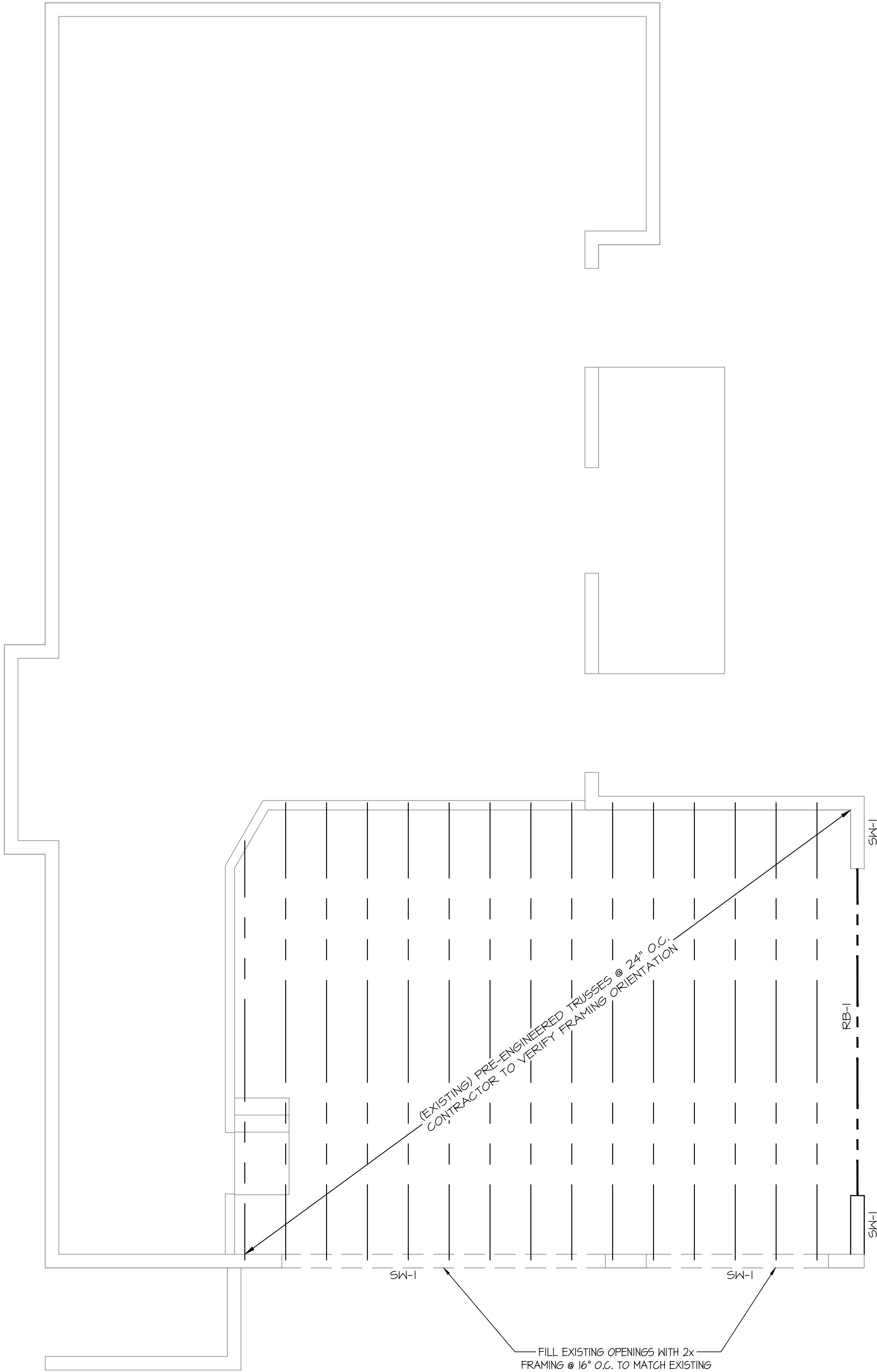
SHEARWALL NOTES

- I. ALL EXTERIOR WALLS SHALL BE SHEATHED AND NAILED WITH 7/16" APA RATED OSB SHEATHING, PER THE SHEARWALL SCHEDULE, OR TO MATCH EXISTING SHEATHING THICKNESS.
2. SHEATHING SHALL EXTEND CONTINUOUS FROM SILL PLATE TO TOP PLATE OF UPPER WALL AND BE NAILED PER SHEARWALL SCHEDULE.
3. NAILS SHALL BE PLACED NOT LESS THAN 1/2" FROM EDGE OF PANEL AND DRIVEN SO THAT THEIR HEAD OR CROWN IS FLUSH WITH THE SURFACE OF THE SHEATHING.
4. ALL ANCHORS ARE SIMPSON STRONG-TIE OR EQUIVALENT.
5. INSTALL HOLDDOWNS AND STRAPS PER MANUFACTURER'S SPECIFICATIONS.
6. ALL HOLDDOWNS AND STRAPS MUST BE CONNECTED TO AT LEAST (2) FULL-LENGTH STUDS.

ROOF BEAM SCHEDULE	
RB-1	(3) 13/4X11 1/8" MICROLAM

PROVIDE (2) KING STUDS AND (2) BEARING TRIMMERS FOR GARAGE DOOR OPENING.

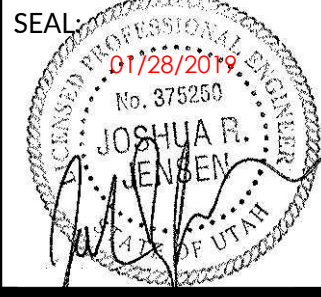
WALL TYPE LEGEND	
WALL TYPE	DESCRIPTION
	INDICATES CONCRETE FOUNDATION WALL
	INDICATES STUD BEARING WALL
	INDICATES NON LOAD BEARING WALL



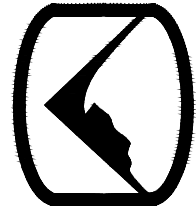
ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"

1
S121



177 E. ANTELOPE DR. STE. B
LAYTON, UT 84041
PHONE: (801) 499-5054



SILVERPEAK
ENGINEERING

STRUCTURAL CIVIL SURVEY WWW.SILVERPEAKENG.COM

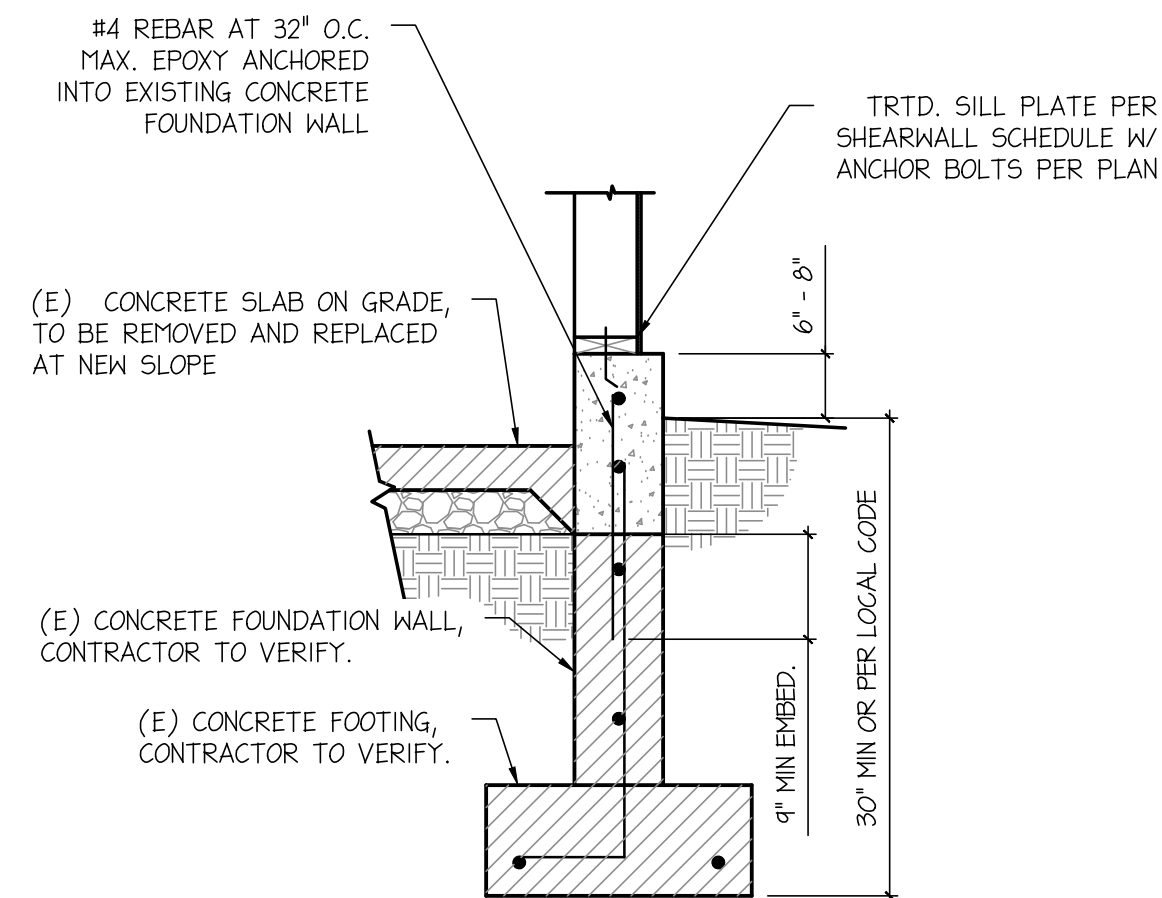
SYRACUSE CITY HOUSE REMODEL
555 WEST 2525 SOUTH
SYRACUSE, UTAH

DATE: 1/2/2019
PROJECT: 18-255
DRAWN BY: WM
REVISIONS:

ROOF
FRAMING PLAN

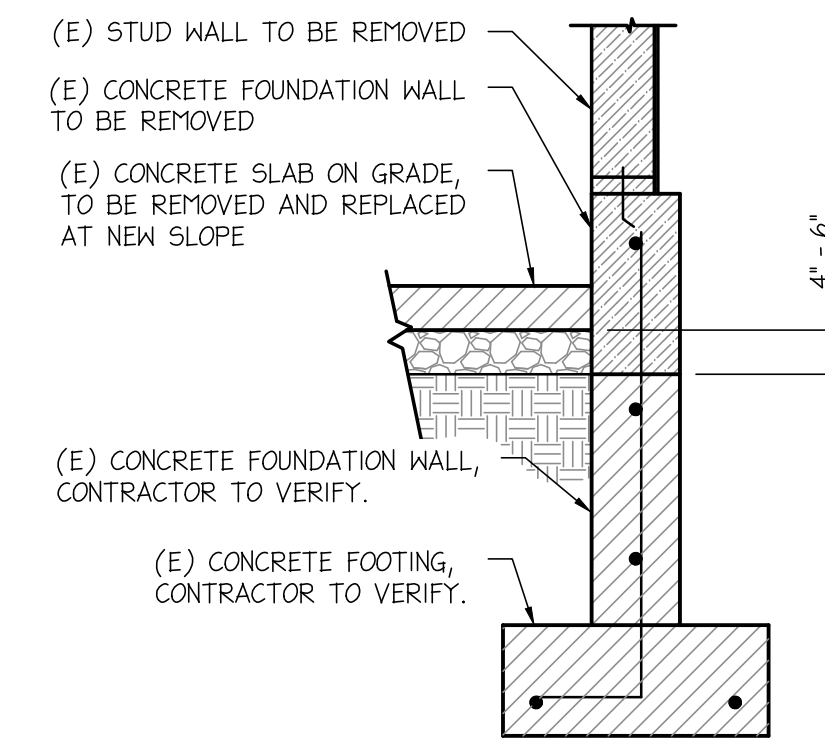
SHEET NUMBER:

S121



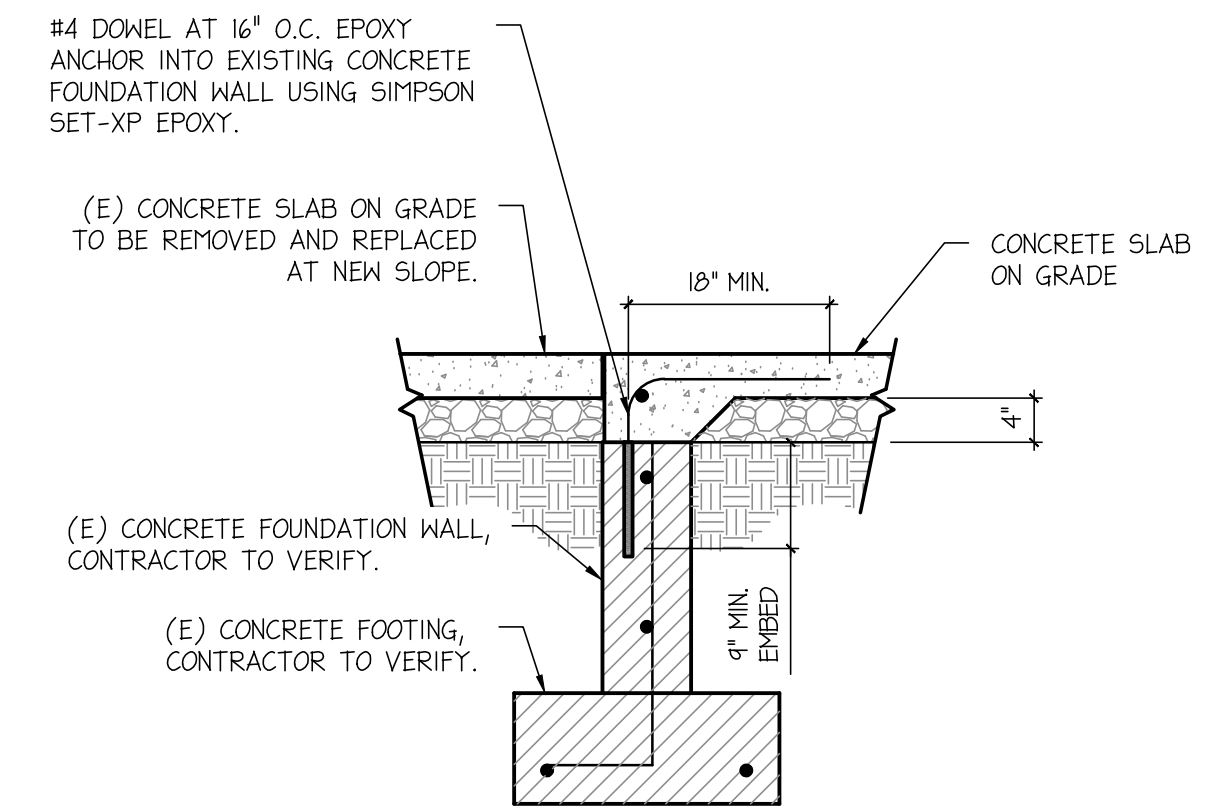
GARAGE FOUNDATION DETAIL

NOT TO SCALE

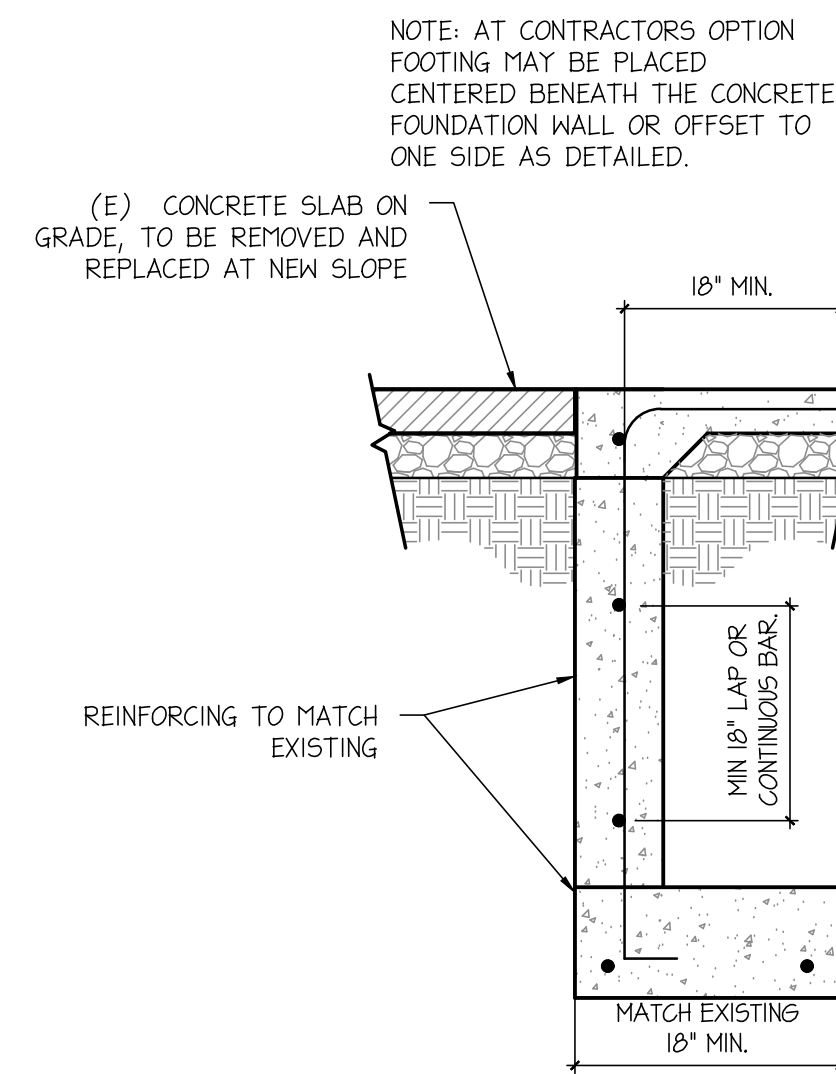


GARAGE FOUNDATION DETAIL

NOT TO SCALE

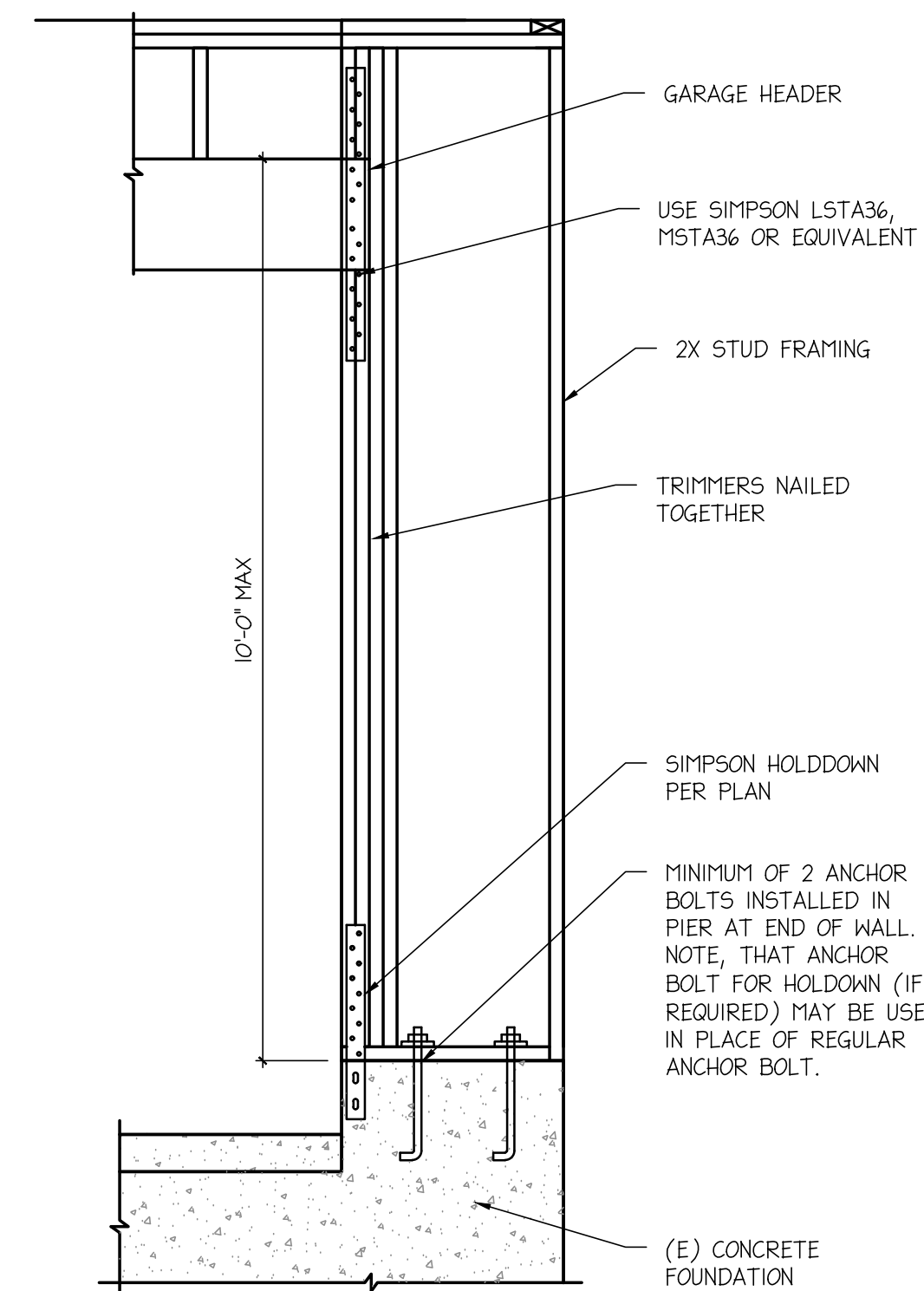


CONSTRUCTION DETAIL



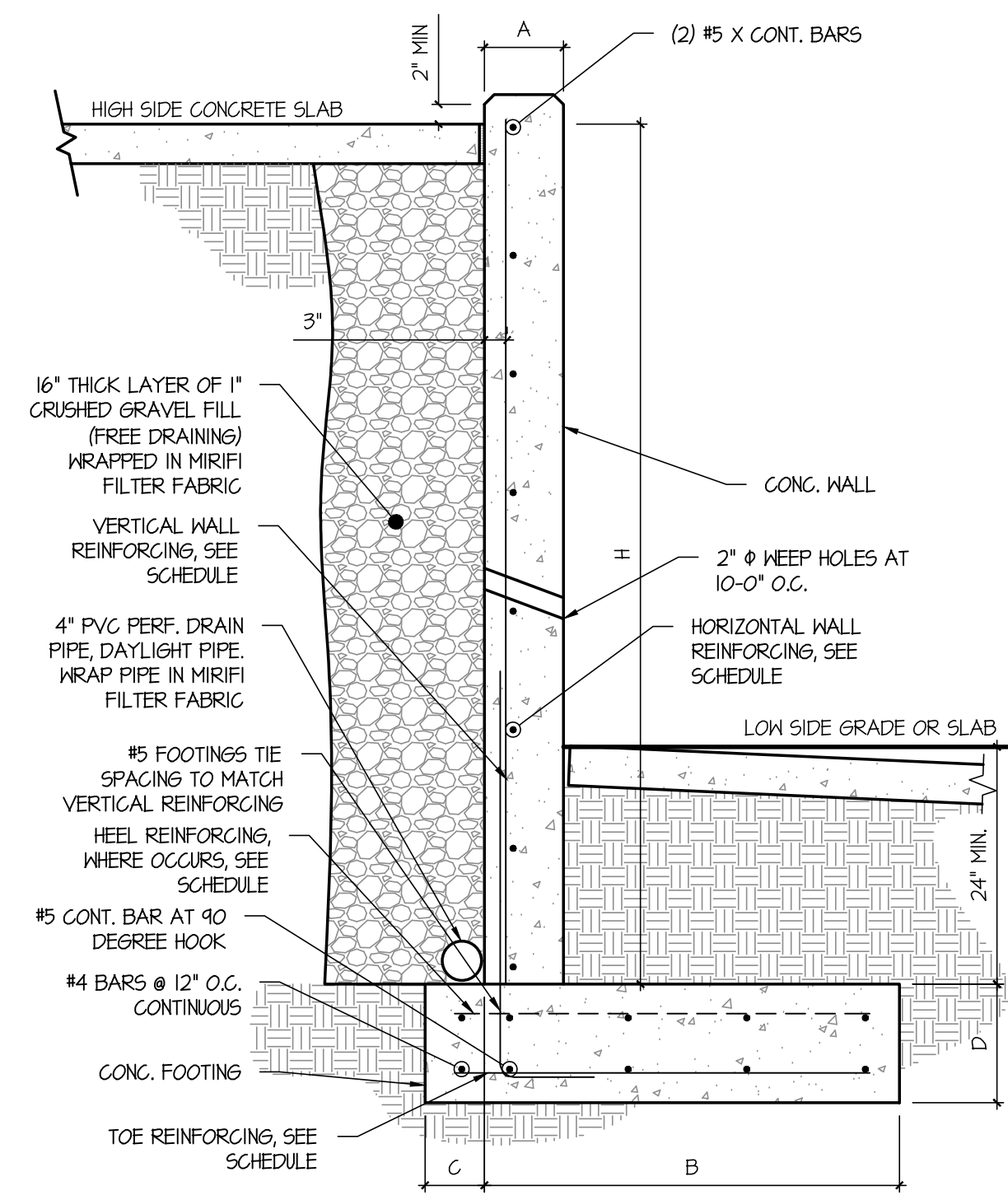
GARAGE FOUNDATION DETAIL

NOT TO SCALE



GARAGE RETURN DETAIL

NOT TO SCALE



FOOTING ON LOW SIDE OF RETAINING WALL

WALL HEIGHT	DIMENSIONS				WALL REINFORCING				FOOTING REINFORCING			REMARKS
H	A	B	C	D	VERTICAL	SPACING	HORIZONTAL	SPACING	TOE	HEEL	SPACING	
8'-0"	8"	1'-10"	2'-4"	12"	#4	8"	#4	12"	#4	#4	16"	
6'-0"	8"	1'-10"	1'-4"	12"	#4	16"	#4	12"	#4	-	24"	
4'-0"	8"	1'-10"	0'-4"	12"	#4	16"	#4	12"	#4	-	24"	

NOTES:

1. VERTICAL CONTRACTION JOINTS SHALL BE PROVIDED AT A SPACING (S) OF TWENTY TIMES THE WALL THICKNESS (5-20 X 'A').
2. ALL FOOTINGS SHALL HAVE (1) #4 CONTINUOUS BAR PER FOOT OF WIDTH (NO).
3. ALL BACKFILL SHALL BE GRANULAR STRUCTURAL FILL MATERIAL AND MUST BE COMPACTED TO 95% IN NO THICKER THAN 6" LIFTS.
4. ALL REINFORCING BAR SPLICES SHALL HAVE AN OVERLAP OF 40 TIMES THE BAR DIAMETER.
5. NO SOILS REPORT PROVIDED
5. 1500 PSF BEARING CAPACITY (ASSUMED)
- 40 PCF ACTIVE PRESSURE (ASSUMED)
- 40 PCF AT-REST PRESSURE (ASSUMED)
- 250 PCF PASSIVE PRESSURE (ASSUMED)
- SOIL FRICTION FACTOR = 0.35 (ASSUMED)
6. PLACE ALL FOOTINGS REINFORCING 3" FROM BOTTOM OF FOOTING WITH 3" CLEAR ON SIDES UNLESS NOTED OTHERWISE.
7. RUN CONTINUOUS FOOTING REINFORCEMENT THROUGH SPOT FOOTINGS.

TYPICAL RESIDENTIAL RETAINING WALL SCHEDULE

NOT TO SCALE

177 E. ANIELOPE DR. S I E. B
LAYTON, UT 84041
PHONE: (801) 499-5054



**SILVERPEAK
ENGINEERING**

SYRACUSE CITY HOUSE REMODEL
555 WEST 2525 SOUTH
SYRACUSE, UTAH

DATE: 1/2/2019
PROJECT: 18-255
DRAWN BY: WM

VISIONS:

STRUCTURAL DETAILS

SHEET NUMBER:

S501

R-2 ZONING ORDINANCE

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.

10.65.020 Permitted uses.

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

(A) Accessory uses and buildings (200 square feet or less).

(B) Agriculture.

(C) Churches, synagogues, and temples.

(D) Dwellings, single-family.

(E) Educational services.

(F) Household pets.

(G) Minor home occupations.

(H) Public and quasi-public buildings.

(I) Public parks.

(J) Rabbits and hens.

(K) Residential facilities for persons with disabilities.

(L) Vietnamese potbellied pigs.

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).

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.

10.65.050 Off-street parking and loading.

Off-street parking and loading shall be provided as specified in Chapter 10.40 SCC.

10.65.060 Signs.

The signs permitted in this zone shall be those allowed in residential zones by Chapter 10.45 SCC.



PLANNING COMMISSION REGULAR MEETING

February 19, 2019

LEGESLATIVE ITEM

Agenda Item # 4

Public Hearing- Amendment to the General
Plan Map R-1 to PRD

Factual Summation

Please review the following information. Any questions regarding this agenda item may be directed to Noah Steele, Community and Economic Development Director.

Location:	approx. 2900 S Bluff Rd.
Current Zoning: :	A-1
General Plan:	R-1
Proposed General Plan:	PRD
Acres:	20.24 Acres

Summary

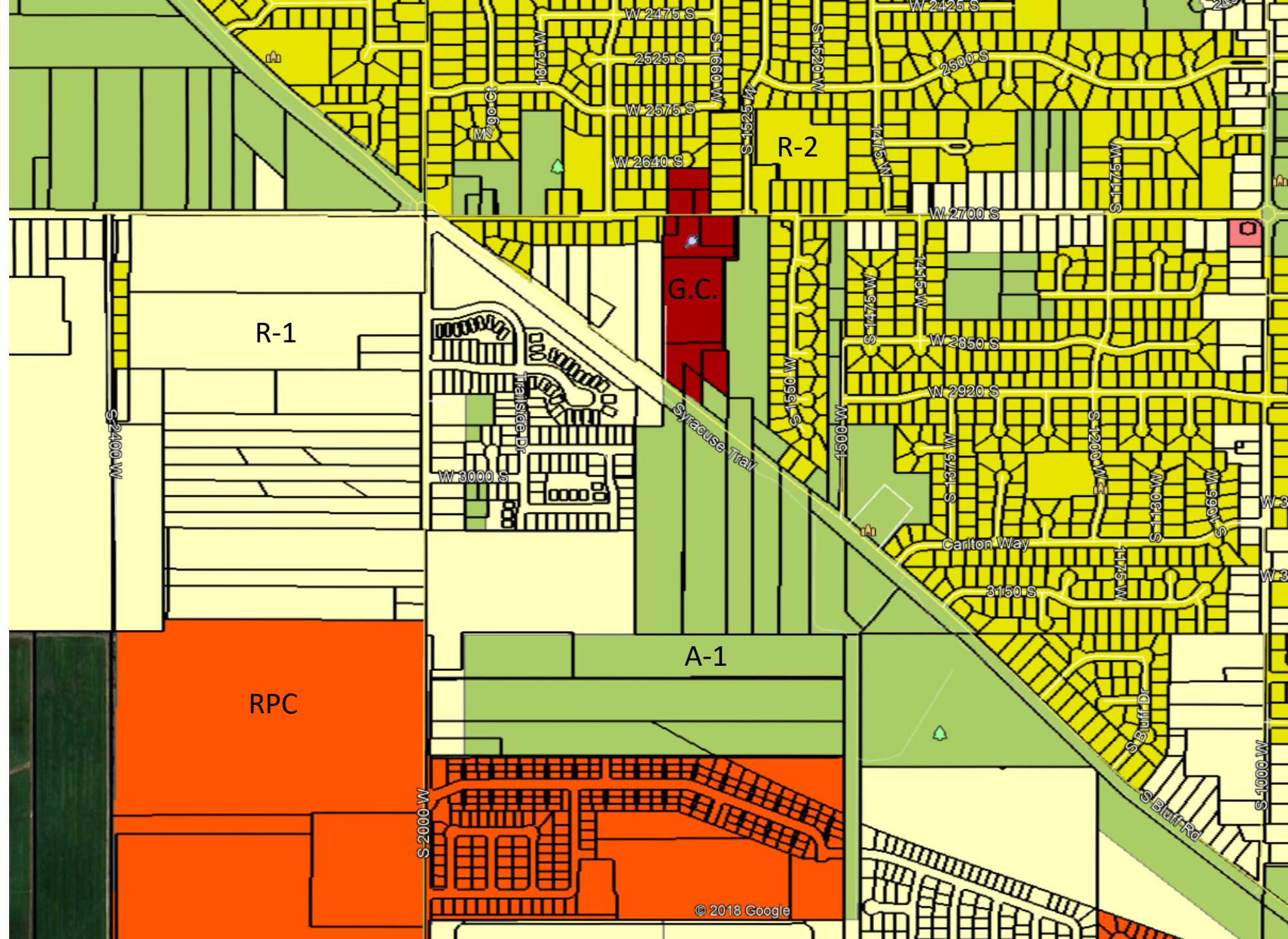
Mike Bastian has requested to amend the General Plan and Zoning Map from R-1 to PRD. The General Plan map amendment will be considered first. The application was recieved within the open application period consistent with Ordinance 10.20.060. The open amendment period is Jan. 1 to Jan 31 on odd numbered years. The ordinance describes the standards for approval:

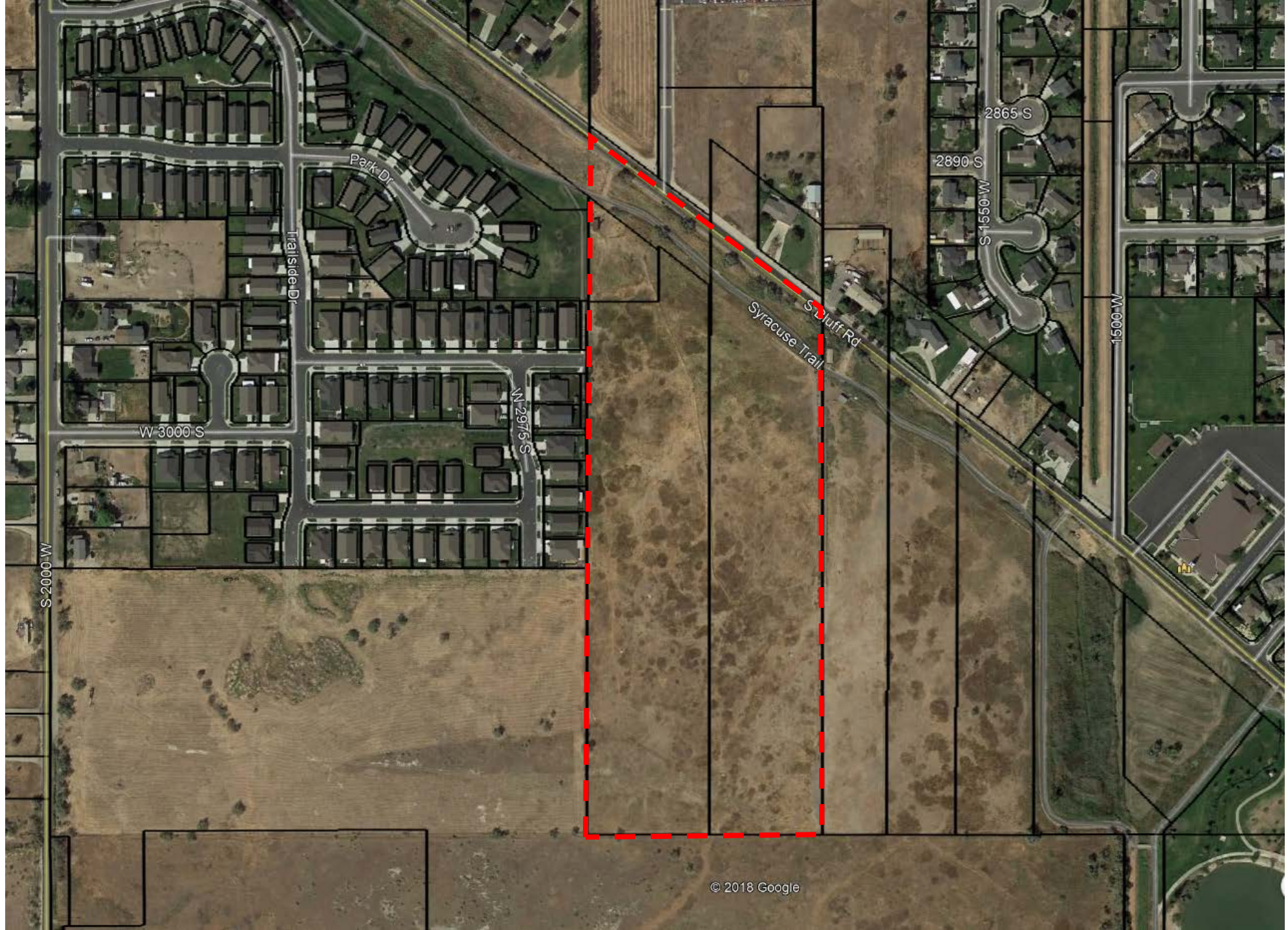
(H) Approval Standards. A decision to amend the general plan is a matter within the legislative discretion of the City Council. After the public hearing described in subsection (G) (4) of this section, the City Council may make any modifications to the proposed general plan amendment that it considers appropriate. The City Council may then adopt or reject the proposed amendment either as proposed by the Planning Commission or after making said modifications. The City Council may also table the matter for further information, consideration or action.

The property's general plan map designation is R-1. The applicant has expressed a desire to build townhomes on the property which is not allowed within the R-1 Zone, but is an allowed use in the PRD zone. The property is located adjacent to vacant land that recently was rezoned to PRD, the future West Davis Corridor freeway, the 55+ Trailside community, and Bluff Road arterial that has single family and duplex homes fronting onto it.



Existing Zoning







PLANNING COMMISSION WORK SESSION

February 19, 2019

Agenda Item # 2a

§10.35.040 Home Occupation Parking Standards

Factual Summation

Please review the following information. Any questions regarding this agenda item may be directed to Royce Davies, City Planner or Noah Steele, Community and Economic Development Director.

Summary

The City Council directed staff to regulate parking for large vehicles and trailers and those with signage in the home occupation business section of the City Code. A resident with a business on 2700 South requested that the City Council address these regulations.

In response, staff wrote an amendment to section §10.35.040(B)(7) which the Planning Commission rejected during their Work Session on February 5, 2019. The amendment allowed the parking of multiple vehicles which may have been previously prohibited due to size, signage, or the number of vehicles on properties that front busy sections of road. Properties were also required to be large enough to accommodate parking in the side or rear yards and have adequate screening. Otherwise, the standard limitations on parking vehicles for home occupation businesses applied.

Under direction of the Planning Commission staff has edited the proposed amendment to reflect feedback given during the Work Session. The amendment now includes only clarification of the current codified text, condensed verbose language, and rectified incongruencies. Incongruencies include the removal of “trailers” and “equipment” from the list of items prohibited on a home occupation property because they are already allowed in the Code.

The list of prohibited items is still restrictive. Staff requests feedback from the Planning Commission concerning which, if any of these vehicles should be permitted for a home occupation business.

Attachments:

- Existing §10.35.040(B)(7)
- Proposed §10.35.040(B)(7)

EXISTING §10.35.040(B)(7)

(7) Residents may have one occupational vehicle and trailer, associated with the home occupation, that does not exceed 10,000 pounds gross vehicle weight for minor home occupations and 20,000 pounds gross vehicle weight for major home occupations, on site, provided they park said vehicles off the street, in compliance with residential off-street parking standards, and not on any street adjacent to or near their premises. By way of illustration and not limitation, this subsection prohibits the storage or parking of business vehicles, such as limousines, service or work vehicles (snowplows, landscape and maintenance trucks, etc.), and similar vehicles as well as delivery and contractor's vehicles, equipment, and trailers used to transport same. Business owners may not intentionally station, position, or park an occupational vehicle or trailer in any manner on private property so as to advertise, promote, or draw attention to products, services, events, or other similar purposes at the homeowner's residence while parked thereon.

PROPOSED §10.35.040(B)(7)

(7) Home Occupation Parking Standards

(a) One home occupation vehicle and trailer may be stored off-street only on the home occupation property according to the following:

(i) Minor home occupations are permitted vehicles up to 10,000 pounds gross vehicle weight.

(ii) Major home occupations are permitted vehicles up to 20,000 pounds gross vehicle weight.

(b) Any vehicles with business signage must be screened from view unless the signage is a total of 4 square feet or less.

(d) The following may not be parked or stored on any home occupation property:

(i) Limousines

(ii) Service or heavy work vehicles (e.g. snowplows, landscape and maintenance trucks)

(iii) Delivery vehicles

(iv) Contractor's vehicles

(v) Box trucks