



Syracuse City Planning Commission Meeting March 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 McCuiston

Greg Day

Dale Rackham

Grant Thorson

Ralph Vaughan

G. Ivy Ruelan

1. **Meeting Called to Order**
 - Invocation or Thought by Commissioner **Rackham**
 - Pledge of Allegiance by Commissioner **Vaughan**
 - Adoption of Meeting Agenda
2. **Meeting Minutes**
 - February 19, 2019 Regular Meeting and Work Session
 - March 5, 2019 Regular Meeting and Work Session
3. **Public Comment**, this is an opportunity to address the Planning Commission regarding your concerns or ideas, regarding items that have not been scheduled for a public hearing on this agenda. Please limit your comments to three minutes.
4. **Public Hearing – Request from Woodside Homes for a Site Plan called Still Water Clubhouse**, located 1793 W Ash Drive
5. **Adjourn**

Work Session

1. **Department Business**
 - a. City Council Liaison Report
 - b. City Attorney Updates
 - c. Upcoming Agenda Items
 - i. Cherry Village Plat Amendment
2. **Discussion Items**
 - a. Proposed text amendment to §10.80 Cluster Subdivision (Major Conditional Use)
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

March 19, 2019

Agenda Item # 2

Meeting Minutes

- February 19, 2019 Regular Meeting and Work Session
- March 5, 2019 Regular Meeting and Work Session

Minutes of the Syracuse Planning Commission Regular Meeting, February 19, 2019

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on February 19, 2019, at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present: Commission Members: Larry Johnson, Vice Chair
Grant Thorson
Curt McCuiston
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: Brett Cragun, Chair
Greg Day

Visitors:

DeWayne & Judy Jacobsen	Keith Warren
Dean Gillan	Robert Croxford
Mike Wright	Stuart Nelson
Randy Park	Riley Sorensen
Gary & Carole Farnsworth	Cherrie Burgess
Ruth Searer	Marilyn Harmon
Sharon Stevenson	Dan & Carol Gibson
Gordy & Kristie Gerszewski	Mike & Jolynne Nelson
Russ & Karren Terry	Kevin & Becky Bennett
Bill Long	Jim & Marlene Ruggles
Shirley Hadley	Barbara Nichols
Doug & Elaine Spencer	Gerald Jacobs
David Day	Merilee Slack
Sonja Barker	Ron & Mary Covalt
Mike & Charon Bird	Phil Cook
Phyllis Godwin	Gary Oscarson
Warren & Nancy Ashby	Clint Sherman
Greg Kelly	Mike Bastian
Dave Smellie	Teresa Hansen

[6:02:58 PM](#)

1. Meeting Called to Order:

Vice Chair Johnson called the meeting to order. Commissioner McCuiston provided a thought by Benjamin Franklin. The Pledge of Allegiance was led by Vice Chair Johnson.

[6:04:04 PM](#)

COMMISSIONER **MCCUISTION** MADE A MOTION TO ADOPT THE PLANNING COMMISSION AGENDA FOR THE FEBRUARY 19, 2019 MEETING AGENDA. THE MOTION WAS SECONDED BY COMMISSIONER **VAUGHAN**. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

[6:04:36 PM](#)

2. Meeting Minutes:

COMMISSIONER **THORSON** MADE A MOTION TO APPROVE THE MEETING MINUTES FOR FEBRUARY 5, 2019 REGULAR MEETING AND WORK SESSION. COMMISSIONER **VAGHAUN** SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED UNANIMOUSLY.

[6:05:06 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.

[6:05:28 PM](#)

Ms. Barbara Nichols, of Syracuse, reads the responsibilities for City Government officials. Ms. Nichols shares concerns for the failure of water and noticing of changes within the City. Ms. Nichols shares her distaste for the recently approved PRD Zone Code Changes. Ms. Nichols gave her input on the lack of water, increased traffic, rentals, and drug houses that can come with increased densities such as the PRD Zone.

6:09:41 PM

Ms. Charon Bird, of Syracuse, shares her history in developing within Syracuse City. Ms. Bird shares concerns for the quality of homes that will be built surrounding Legacy Highway. Ms. Bird shares that there was a Facebook post put out by one of the City Council/Planning Commission members that residents have approached them wanting higher density projects in Syracuse. Ms. Bird explains that most of the comments below that post were against higher density in Syracuse.

6:12:43 PM

Commissioner Vaughan gave clarification that it was indeed not a Planning Commissioner who posted that comment, but rather a member of City Council.

6:13:12 PM

Close Public Comment.

6:13:15 PM

4. Public Hearing – Amendment to the Zoning Map from Industrial to Business Park, approx. 25.63 +/- acres located approx. 1088 W 350 S

Mr. Noah Steele, Community & Economic Development Director, shares that the Business Park zone is catered to more of the lighter industrial uses including prohibiting storage units.

6:16:27 PM

Mike Wright and Phil Cook, owners of the property, share that they are opposing this change as they came and developed this land as an Industrial Use. Mr. Wright shares that changing this to a Business Park would make it more difficult in leasing to future projects/tenants. Mr. Cook shares that the change of zoning would greatly decrease the value of this land. Mr. Cook shares that they are trying to maximize their income by keeping this as an Industrial zone. Mr. Cook shares that they have an interest in putting storage units on that piece of land the City is wanting to rezone. If the City is concerned about the curb appeal of storage units, they are intending on meeting the same architectural standards to that of their existing buildings. Mr. Cook continues to state that it feels like a targeted change as it is only a small portion of land of their property, especially when they are trying to get a storage unit project on that specific land.

6:23:24 PM

Open Public Hearing. Commissioner Vaughan asks Vice Chair Thorson to question the applicant.

6:23:48 PM

Commissioner Vaughan asks Mr. Cook questions in regard to their ownership of the existing project buildings.

6:25:24 PM

Mr. Riley Sorensen and Mr. Ken Menlove, the applicants of the proposed storage unit projects on this property, share that they had been given the go ahead by Syracuse City at a previous date and went ahead to go under contract for that property. Mr. Sorensen shares that they have tried to build an above and beyond product for those proposed storage units.

6:27:39 PM

Mr. Ken Menlove, Civil Engineer and General Contractor of the proposed storage units project shares that they have invested time into drawing a conceptual site plan to include storage units and retail such as RV retail or automotive sales.

6:28:34 PM

Close Public Hearing.

6:29:39 PM

Commissioner Vaughan shares his concern for the lack of notification to the property owners. Commissioner McCuiston questions what the setbacks and buffering requirements between the two different zones and uses. Mr. Royce Davies, City Planner, shares that the setbacks and buffers would be determined based on the use for that land.

6:33:44 PM

Commissioner Thorson shares his surprise in hearing that there is struggle to fill tenant space. Commissioner Thorson shares his distaste for the manner in which the proposed zone changes came to pass. Commissioner Vaughan shares his dislike for wanting to change zoning for tax purposes rather than actual uses and following the Code. Commissioner Vaughan shares that he isn't afraid to have storage units in that area and doesn't understand the need for the zone change at this point in time. Commissioner Vaughan is not in favor of the change.

6:40:14 PM

COMMISSIONER VAUGHAN MOVED THE PLANNING COMMISSION RECOMMEND DENY THE REQUEST FOR THE AMENDMENT OF THE ZONING MAP FROM INDUSTRIAL TO BUSINESS PARK ZONE ON APPROX 25.5 ACRES LOCATED AT THE SOUTHWEST CORNER OF SR-193 AND 1000 W. COMMISSIONER VAUGHAN CHANGED HIS MOTION TO RECOMMEND DENIAL TO THE CITY COUNCIL. COMMISSIONER THORSON SECONDED THE MOTION. THIS MOTION PASSES WITH UNANIMOUS 6-0 VOTE.

6:41:16 PM

5. Public Hearing – Kings Row Estates No. 1 Subdivision Plat Amendment, located 555 W 2525 S

Mr. Davies shares the City has intends to widen 500 W. The City purchased this home in the last year when the home went on the market. The home will be modified to allow the garage to face north rather than having traffic backup onto 500 W. The property line will be moved slightly to allow the home to remain and widen 500 W. Once the remodel and widening of 500 W are complete, the City intends to sell the home.

6:43:09 PM

Commissioner Vaughan asks a clarifying question for where exactly the lot line will align. Commissioner Rackham questions whether or not the City has looked into the cost for the remodel with the home. Vice Chair Johnson questions whether or not it would be sold before or after the remodel would take place. The City intends to finish the remodel before listing the house on the market.

6:45:04 PM

Open Public Comment.

6:45:14 PM

Close Public Comment.

6:45:22 PM

Commissioner Vaughan if the sight distance will be maintained and have the same side yard setback. Mr. Brian Bloeman, the City Engineer, shares that the sight distance will be maintained. Vice Chair Johnson asks if the side yard is supposed to be 20 feet. Mr. Davies shares that this would be a legal non-conforming side setback. Commissioner Thorson shares the confusion for the needing the change in consistencies in treating the City better than other applicants. Mr. Roberts gave some clarification on the project.

6:49:31 PM

Vice Chair Johnson asks how this will affect the home directly to the north of this home. Mr. Bloeman shares that the City will mostly likely have to do something similar in nature. The impacts will obviously be greater and will be addressed at that time. Mr. Bloeman shares that there are multiple phases of construction with the widening of 500 west starting at Antelope Drive and moving south. Mr. Bloeman shares that they intend to start construction within the next year or two as they still are addressing the designs with Clearfield City. The City intends to remodel and improve the house they own this spring and selling the home after completion. The intent is to then widen between 2010 S and 2150 S. The City has been putting in for WFRC (Wasatch Front Regional Council) grants for the last couple years and is looking to get funding hopefully in the next year.

6:51:24 PM

Commissioner Vaughan asks the Vice Chair to reopen public comment. Vice Chair Johnson asks clarifying questions on the road expansion to Mr. Bloeman.

6:53:23 PM

Open Public Comment.

6:53:35 PM

Mr. Michael McDonald, the owner of the property to the north, shares that when the City is ready to buy, he would be ready to sell. Mr. McDonald would like to not see the road punched through to Antelope Drive and plans to move out of the City for multiple reasons. If the road wouldn't be widened and the house wouldn't be changed, he wouldn't move out of the City.

6:55:53 PM

Close Public Comment.

6:56:08 PM

COMMISSIONER **VAUGHAN** MOVED THE PLANNING COMMISSION APPROVE THE KING'S ROW ESTATES #1 SUBDIVISION PLAT AMENDMENT LOCATED AT 555 W 2525 S. COMMISSIONER **THORSON** SECONDS THE MOTION. COMMISSIONER MCCUITION ASKS THAT COMMISSIONER VAUGHAN INCLUDE THAT IT IS A CONDITIONAL APPROVAL AS THERE ARE SOME OUTSTANDING STAFF COMMENTS. COMMISSIONER **VAUGHAN** AMENDS HIS MOTION TO STATE CONDITIONAL APPROVAL WITH THE CONDITION THAT ALL STAFF'S COMMENTS BE ADDRESSED. COMMISSIONER **THORSON** SECONDS THE MOTION. THIS MOTION PASSES WITH UNANIMOUSLY WITH A 6-0 VOTE.

6:57:03 PM

6. Public Hearing – Request from Mike Bastian for a General Plan Amendment R-1 to PRD, located approx. 2900 S Bluff Rd

Mr. Davies gives background information on the project. This is a separate development to that of what was just approved on the neighboring parcels. This would change the density to up to 6 units per acre. This does meet sewer access to the south that would run under the West Davis Corridor towards Still Water. The proposed use would be townhomes for this property.

6:59:47 PM

Commissioner McCuiston asks a question for whether or not this has a Public Hearing at City Council. Mr. Steele shares the processes for applications such as this if they were given approval. Commissioner Vaughan questions what the zoning is on the surround property.

7:04:10 PM

Mr. Mike Bastian, the applicant, shares that he has no plans even drawn currently. They are currently working on designs with hopefully similar zoning with the neighbors to the east. Mr. Bastian shares that they are trying to work with the project

on the east to tie into their utility lines. Mr. Bastian points out that this will allow more connections of roads through Trailside and less onto Bluff Road. Vice Chair Johnson asks Mr. Bastian if he intended to build a 55+ community in which Mr. Bastian replied that he couldn't promise that and is willing to work on a design once they know what the zoning is.

[7:08:40 PM](#)

Commissioner Vaughan questions why Mr. Bastian wants to develop at a denser project than that of the other developments he has previously built throughout the rest of the City. Mr. Bastian shares that due to how the houses would have to be built as well as what is currently surrounding the property, it would make more sense to build at a similar density to what is surrounding his property.

[7:11:44 PM](#)

Open Public Comment.

[7:11:52 PM](#)

Ms. Nancy Ashby, resident of Syracuse, asks for a visual of where the West Davis Corridor will be in relation to this project and the existing Trailside Development. Ms. Ashby shares that she did some research into the traffic that is existing on the roundabout of 2000 W and 2700 S. Ms. Ashby has concerns for the traffic of the roundabout and neighborhood streets within Trailside.

[7:14:00 PM](#)

Ms. Barbara Nichols, resident of Syracuse, shares that the notification of this Public Hearing was not very well. Ms. Nichols shares that she is not in favor of the project. Ms. Nichols shares that there needs to be a traffic study conducted before this zone change is approved. Ms. Nichols also has concerns for the water shares and lack of public transportation in close proximity to this area.

[7:18:38 PM](#)

Ms. Becky Bennet, resident of Syracuse, shares that she moved to Syracuse to come to a quiet area and is not in favor of high density. Ms. Bennet shares her concerns for the increased traffic near a 55+ community and how that will impact their safety.

[7:20:00 PM](#)

Mr. Kevin Bennet, resident of Syracuse, shares his opinion in expanding Bluff Road prior to developing those two projects.

[7:21:13 PM](#)

Mr. Dean Gillan, resident of Syracuse, shares that his backyard would be adjacent to the proposed project. Mr. Gillan shares that if the PRD is approved for this property, that it be developed in a manner such as to not have abutting backyards as in Trailside. Mr. Gillan questions whether or not a Wetlands mitigation study has been done for this property.

[7:26:55 PM](#)

Mr. Greg Kelley, resident of Syracuse, questions how Bluff Road will be impacted and whether or not Bluff Road be widened and how his property would be affected.

[7:28:23 PM](#)

Mr. Keith Warren, resident of Syracuse, shares concerns for how this development would impact the crime rates by having multi-unit developments especially next to a 55 + community. Mr. Warren is not in favor of this high-density project.

[7:30:44 PM](#)

Mr. Bob Croxford, resident of Syracuse, shares concern for the increased traffic on the roads within Trailside. Mr. Croxford is concerned for his property value and the value decreasing with high density units next door.

[7:32:58 PM](#)

Mr. David Day, resident of Syracuse, would love to have this property developed as an R-1. Mr. Day shares that the roads in Trailside are not wide enough to accommodate the increased traffic that would come from this development.

[7:35:56 PM](#)

Ms. Shirley Hadley, resident of Syracuse, shares her agreement that there is not enough room on the existing roads in Trailside. Ms. Hadley reiterates to have no access into the Trailside development.

[7:38:04 PM](#)

Mr. Gary Farnsworth, resident of Syracuse, puts forth a suggestion to build a collector road to the south of the trailside development to alleviate the traffic driving through Trailside.

[7:40:12 PM](#)

Mr. Jim Ruggles, resident of Syracuse, shares his concerns for the safety of those walking along the trail that leads to Jensen Park.

[7:42:53 PM](#)

Mr. Dan Gibson, resident of Syracuse, is not in favor of this project.

[7:44:24 PM](#)

Mr. Dave Smellie, resident of Syracuse, questions how townhomes and duplexes count for units per acre. Mr. Steele shares that each actual dwelling is one unit.

[7:46:27 PM](#)

Close Public Comment.

[7:46:39 PM](#)

City Engineer, Brian Bloeman, shares that each development would be required to take care of expanding Bluff Road along their property. There is currently no funding to widen Bluff Road.

[7:48:02 PM](#)

Mr. Bastian shares that they have done a Wetland Study for that property. Mr. Bastian reiterates that he is open minded when it comes to developing this property but doesn't want to invest time and money unless he knows exactly what the zone is for the property. Mr. Bastian is asking for PRD and doesn't want to draw up plans until the zoning is set.

[7:51:19 PM](#)

There is discussion as to what the General Plan is currently for the property. Commissioner Vaughan shares his thoughts about changing the General Plan on this property to PRD.

[8:05:51 PM](#)

Commissioner Thorson points out that the current way that the PRD Code is written would put Trailside as the same density. Commissioner Thorson does agree that this puts this land into an island between two major roads. Commissioner Thorson is not in favor of this change and suggests that a traffic study be done for this property.

[8:10:10 PM](#)

Commissioner Ruelan is grateful for the public's input on this project.

[8:10:56 PM](#)

COMMISSIONER **RACKHAM** MADE A MOTION THAT THE PLANNING COMMISSION RECOMMEND DISAPPROVAL TO THE CITY COUNCIL FOR THE PROPOSED AMENDMENT CHANGE TO THE GENERAL PLAN FOR PROPERTY CONSISTING OF 20.24 ACRES LOCATED APPROX 2900 S BLUFF ROAD. COMMISSIONER **VAUGHAN** SECONDED THE MOTION. THIS MOTION PASSES WITH A 6-0 VOTE.

[8:11:45 PM](#)

7. Adjourn

COMMISSIONER **THORSON** MADE A MOTION TO ADJOURN TO WORK SESSION. COMMISSIONER **RACKHAM** SECONDED THE MOTION. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY WITH A 6-0 VOTE.

Brett Cragun, Chairman

Date Approved: _____

Commission Secretary

Minutes of the Syracuse Planning Commission Work Session, February 19, 2019

Minutes of the Syracuse City Planning Commission Work Session held on February 19, 2019, at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present:

Commission Members:	Larry Johnson, Vice Chair Grant Thorson Curt McCuiston 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:	Brett Cragun, Chair Greg Day
Visitors:	

[8:23:48 PM](#)

Vice Chair Johnson starts the Work Session.

[8:24:13 PM](#)

1. Department Business:

a. City Council Liaison Report

Councilwoman Bolduc shares:

- The Council made some fee schedule changes for impact fees
- The Council is still up in the air on the PRD Zone change

[8:25:54 PM](#)

b. City Attorney Updates

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

[8:26:29 PM](#)

c. Upcoming Agenda Items

Mr. Davies shares the following items are as follows:

- Still Water Club House Site Plan Review
- Home Occupation Parking Standards

[8:27:06 PM](#)

2. Discussion Items:

§10.35.040 Home Occupation Standards

Mr. Davies shares the potential changes to the code.

[8:29:20 PM](#)

Commissioner Rackham points out the need for a definition to "box trucks". Vice Chair Johnson points out that some of the changes could potentially create multiple violations of existing businesses. Commissioner Vaughan proposes that there is a minimum side setback of 10 feet to allow any home occupation with a vehicle to be able to park in the backyard. Commissioner Vaughan's main concern is that of how many vehicles are associated with the Home Occupation.

[8:39:22 PM](#)

Commissioner Ruelan questions the gross vehicle weights and how exactly that rating is determined. Vice Chair Johnson questions the difference between Minor and Major Home Occupations. Commissioner Rackham reads through what the current code has for the purpose of Home Occupations. There is discussion on signage on vehicles. Commissioner Rackham is in favor of having screening provided to vehicles associated with Home Occupations.

[8:53:39 PM](#)

The Commissioners discuss the corrections they would like made line by line on the Home Occupation Parking Standards.

[8:58:34 PM](#)

3. Commissioner Reports

There are none.

[8:58:45 PM](#)

4. Adjourn

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

DRAFT

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

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on March 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: **Daniel Jackson** **Matt Yardley**
Alan Molleahauer **Marie Pizarro**
Eric Moyes **Jerry Preston**

[6:00:26 PM](#)

1. Meeting Called to Order:

Chair Cragun called the meeting to order. Commissioner Thorson provided a thought. The Pledge of Allegiance was led by Commissioner Day.

[6:02:09 PM](#)

Where all commissioners are present, Commissioner Ruelan is an alternate who will not be voting. COMMISSIONER VAUGHAN MADE A MOTION TO ADOPT THE PLANNING COMMISSION AGENDA FOR THE MARCH 5, 2019 MEETING AGENDA. THE MOTION WAS SECONDED BY COMMISSIONER THORSON. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

[6:02:55 PM](#)

2. Meeting Minutes:

None to approve.

[6:03:01 PM](#)

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

Open public comment.

[6:03:42 PM](#)

Ms. Marie Pizarro, resident of Syracuse, came forward to discuss an item. Chair Cragun states that the Commission will address her concerns during the Public Comment of that item.

[6:04:35 PM](#)

Close public comment.

[6:04:41 PM](#)

4. Public Hearing – Amendment to §10.35.040 Home Occupation Standards, concerning parking regulations for home-based businesses

Mr. Royce Davies, City Planner, asks if the Commission has any questions for Staff in regard to the changes. There are none.

[6:05:48 PM](#)

Open Public Hearing.

[6:05:58 PM](#)

Close Public Hearing.

[6:06:09 PM](#)

Commissioner Vaughan asks that Staff adds the word “rating” after G.V.W. into the text.

63 [6:07:34 PM](#)

64 COMMISSIONER **VAUGHAN** MOVED THE PLANNING COMMISSION RECOMMEND THAT THE CITY COUNCIL
65 APPROVE THE AMENDMENT TO §10.35.040 HOME OCCUPATION STANDARDS TO ADOPT THE ORDINANCE AS
66 PRINTED WITH THE ADDITION OF "RATING" AFTER THE G.V.W. COMMISSIONER **MCCUISTION** SECONDED THE
67 MOTION. THIS MOTION PASSES UNANIMOUSLY.

68 [6:08:21 PM](#)

69 **5. Public Hearing – Request from Rosewood Townhouse LLC for a Minor Subdivision Plat called Rosewood**
70 **Townhomes**, located approx. 1600 S 2000 W

71 Mr. Davies shares that at one time this property had a home in which UDOT demolished for the widening of 2000 W. The
72 applicant then decided to put townhomes on that property. The current zoning is R-4 which does allow for townhomes. Mr.
73 Davies shares the information on the project which includes owner-occupied townhomes.

74 [6:11:01 PM](#)

75 Mr. Jerry Preston, the applicant, comes forward to answer questions from the Commission. There are none.

76 [6:11:24 PM](#)

77 Open Public Comment.

78 [6:11:36 PM](#)

79 Close Public Comment.

80 [6:11:52 PM](#)

81 Commissioner Vaughan is in favor of the proposed application. Commissioner Rackham is curious on the building
82 permits. Mr. Davies shares that this came forward as this is condominiumization of the plat.

83 [6:13:26 PM](#)

84 COMMISSIONER **THORSON** MOVED THE PLANNING COMMISSION RECOMMEND THAT THE CITY COUNCIL
85 APPROVE THE REQUEST OF ROSEWOOD TOWNHOMES LLC FOR APPROVAL OF A MINOR SUBDIVISION
86 CONSISTING OF 9 LOTS AND 1.278 ACRES LOCATED AT APPROXIMATELY 1600 S 2000 W IN THE R-4 RESIDENTIAL
87 ZONE. COMMISSIONER **JOHNSON** SECONDS THE MOTION. THIS MOTION PASSES WITH UNANIMOUSLY.

88 [6:14:12 PM](#)

89 **6. Public Hearing – Request from CJA Lindquist Inc. for a Rezone A-1 & R-2 to Professional Office (PO)**, approx.
90 **2.241 +/- acres located approx. 777 S 2000 W**

91 Mr. Davies shares that they are looking to rezone the property for a potential funeral home for the property. Mr. Davies
92 shares what are the permitted uses within the Professional Office zone as well as the buffer requirements for those uses.

93 [6:19:13 PM](#)

94 Commissioner Vaughan asks Staff if there is any consideration to rezone the entire properties to include the detention
95 basins. Mr. Noah Steele, Community Economic Development Director, shares that both the detention basins are
96 undevelopable at this time. City Engineer, Brian Bloeman, shares that they would need to relocate the detention within the
97 bigger lot, but that it would still need to exist.

98 [6:22:39 PM](#)

99 Mr. Matthew Yardley, the applicant, comes forward to answer any questions the Commission may have. There are none.

100 [6:23:12 PM](#)

101 Open Public Hearing.

102 [6:23:35 PM](#)

103 Ms. Marie Pizzaro, a resident of Syracuse and neighbor to the property, questions whether or not a wall would be built to
104 divide the businesses from the residential homes. Mr. Davies shares that it would depend on the use as to what the wall
105 and buffer requirements would be. Mr. Steele shares that if they got the rezone approval, the applicant would then have to
106 come back for a Site Plan review which would include those specifics. Ms. Pizzaro is concerned about the water, noise
107 and traffic.

108 [6:25:41 PM](#)

109 Close Public Hearing.

110 [6:26:05 PM](#)

111 Discussion happens

112 [6:26:05 PM](#)

113 COMMISSIONER **MCCUISTION** MOVE THE PLANNING COMMISSION RECOMMEND THAT THE CITY COUNCIL
114 APPROVE THE REQUEST OF CJA LINDQUIST INC. FOR A REZONE OF APPROXIMATELY 2.241 ACRES LOCATED
115 AT APPROXIMATELY 777 S 2000 W FROM A-1 AND R-2 TO PROFESSIONAL OFFICE. COMMISSIONER **RACKHAM**
116 SECONDED THE MOTION. THIS MOTION PASSES UNANIMOUSLY.

117 [6:26:44 PM](#)

118 **7. Adjourn**

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

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Brett Cragun, Chairman
Date Approved: _____

Commission Secretary

DRAFT

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

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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:	

6:27:12 PM

Chair Cragun starts the Work Session.

6:27:20 PM

1. Department Business:

a. City Council Liaison Report

Councilwoman Bolduc shares:

- The Council has come to some consensus with the PRD Zone
- The Council would like to address setbacks at some point/

6:28:41 PM

b. City Attorney Updates

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

6:28:48 PM

c. Upcoming Agenda Items

Mr. Davies shares the following items are as follows:

- Still Water Clubhouse
- Reminder about the Vision 2050 Meetings

6:29:41 PM

2. Discussion Items:

There are no items for discussion.

6:29:49 PM

3. Commissioner Reports

Commissioner Vaughan asks that the Staff review the Planning Commissioner Bylaws and perhaps update them.

6:31:02 PM

4. Adjourn

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



PLANNING COMMISSION AGENDA

March 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

March 19, 2019

ADMINISTRATIVE ITEM

Agenda Item # 4

Still Water Clubhouse

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.

Property Address:	1793 West Ash Drive
Current Zoning:	RPC Residential
Acreage:	1.92

Summary

The applicant has requested approval of a residential clubhouse site plan as required in the RPC Zoning Ordinance. The site plan includes a parking lot, clubhouse, swimming pool, landscaping, and tot lot. These amenities were agreed upon at the time the Still Water preliminary plat was approved.

The clubhouse will provide mid-block access to the trail that runs between the Still Water development and Still Water Lake Estates. It will also be the central amenity for all lots within the Still Water Subdivision and Still Water Lake Estates subdivision portions called The Cottages. All these properties will be part of the same HOA.

The developer has provided updated plans that meet the comments in the staff reviews.

Recommendation

Because this site plan meets the requirements of the zoning ordinance, staff recommends it be **approved**.

Model Motion Language

I move the Planning Commission **approve** the request of Woodside Homes of Utah, LLC for a residential clubhouse site plan located at 1793 West Ash Drive in the RPC Residential Zone.

I move the Planning Commission **continue** the request of Woodside Homes of Utah, LLC for a residential clubhouse site plan located at 1793 West Ash Drive in the RPC Residential Zone until (specify date).

I move the Planning Commission **deny** the request of Woodside Homes of Utah, LLC for a residential clubhouse site plan located at 1793 West Ash Drive in the RPC Residential Zone based on the following findings:

1. (List all findings)

Attachments

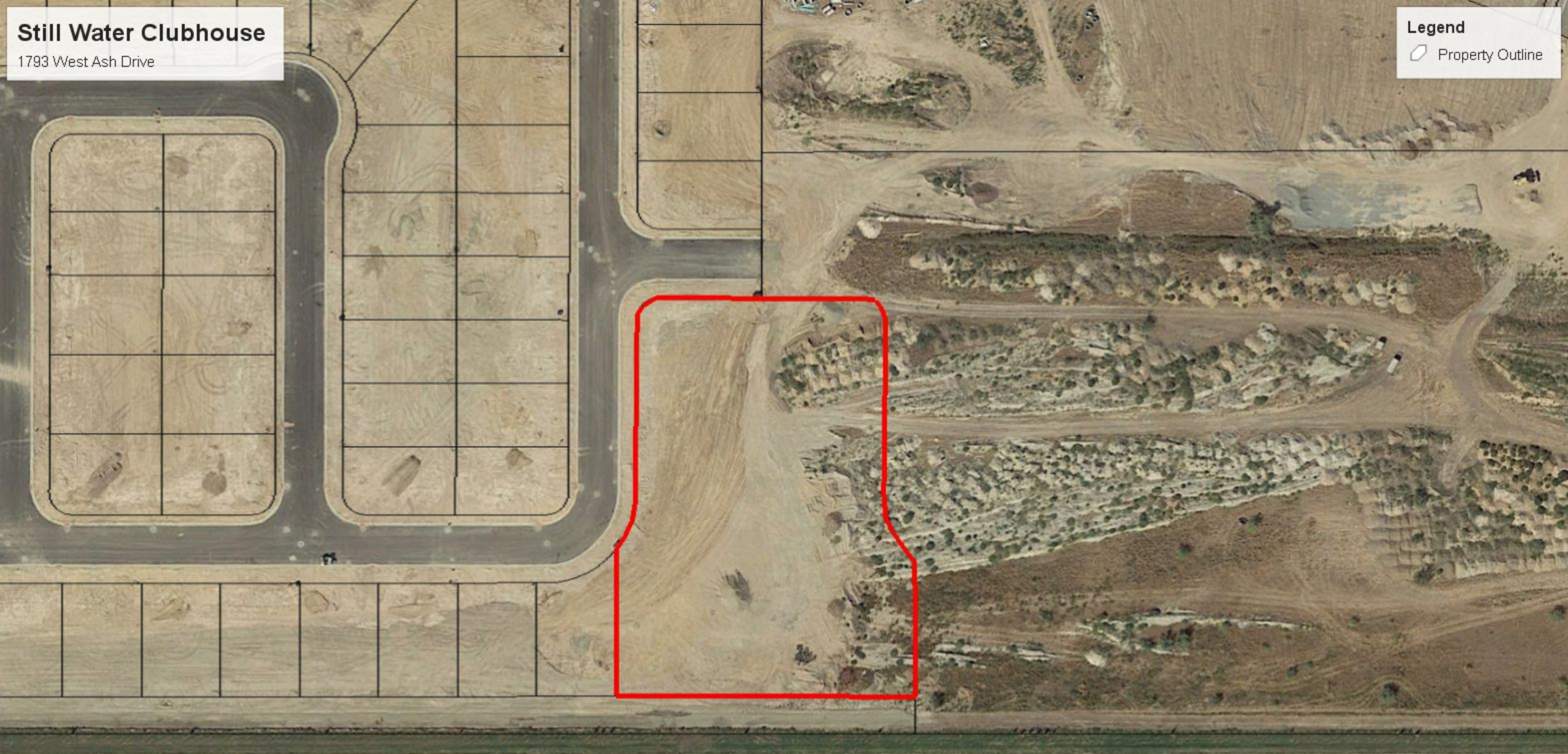
- Aerial Map
- General Plan
- Current Zoning
- Site Plan
- RPC Zoning Ordinance
- Architecture and Site Plan Ordinance
- Staff Reviews

Still Water Clubhouse

1793 West Ash Drive

Legend




Property Outline

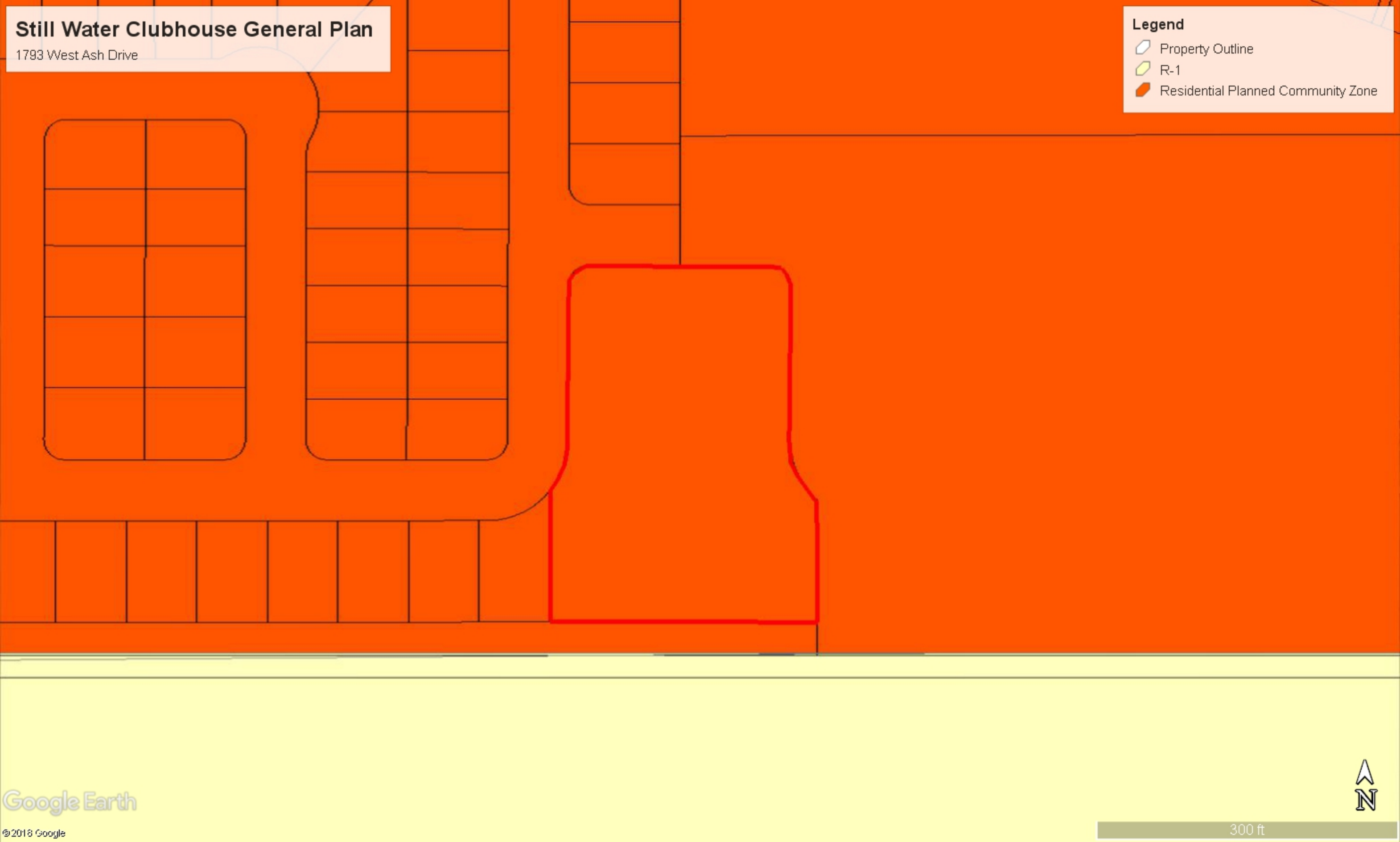


Still Water Clubhouse General Plan

1793 West Ash Drive

Legend

-  Property Outline
-  R-1
-  Residential Planned Community Zone

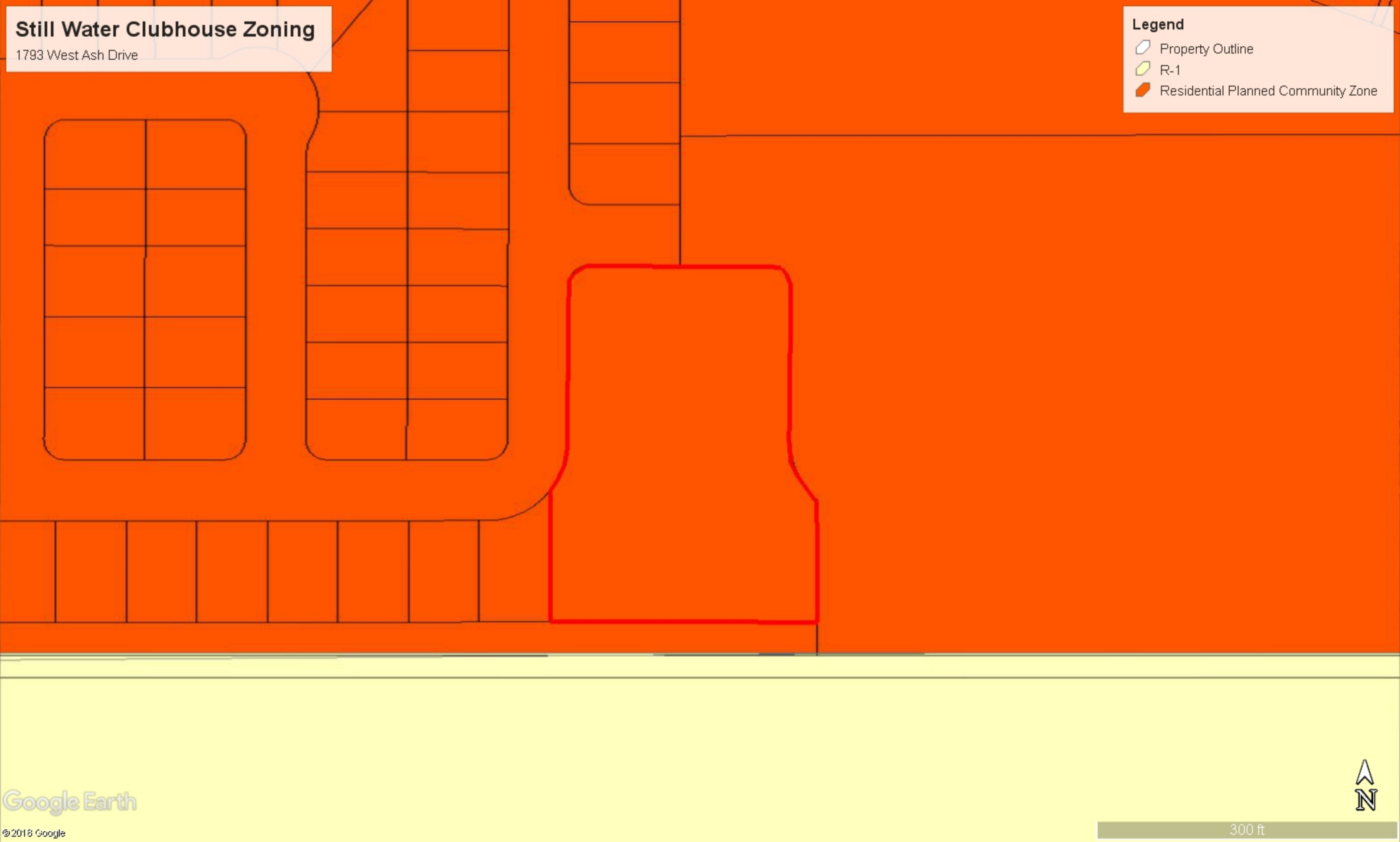


Still Water Clubhouse Zoning

1793 West Ash Drive

Legend

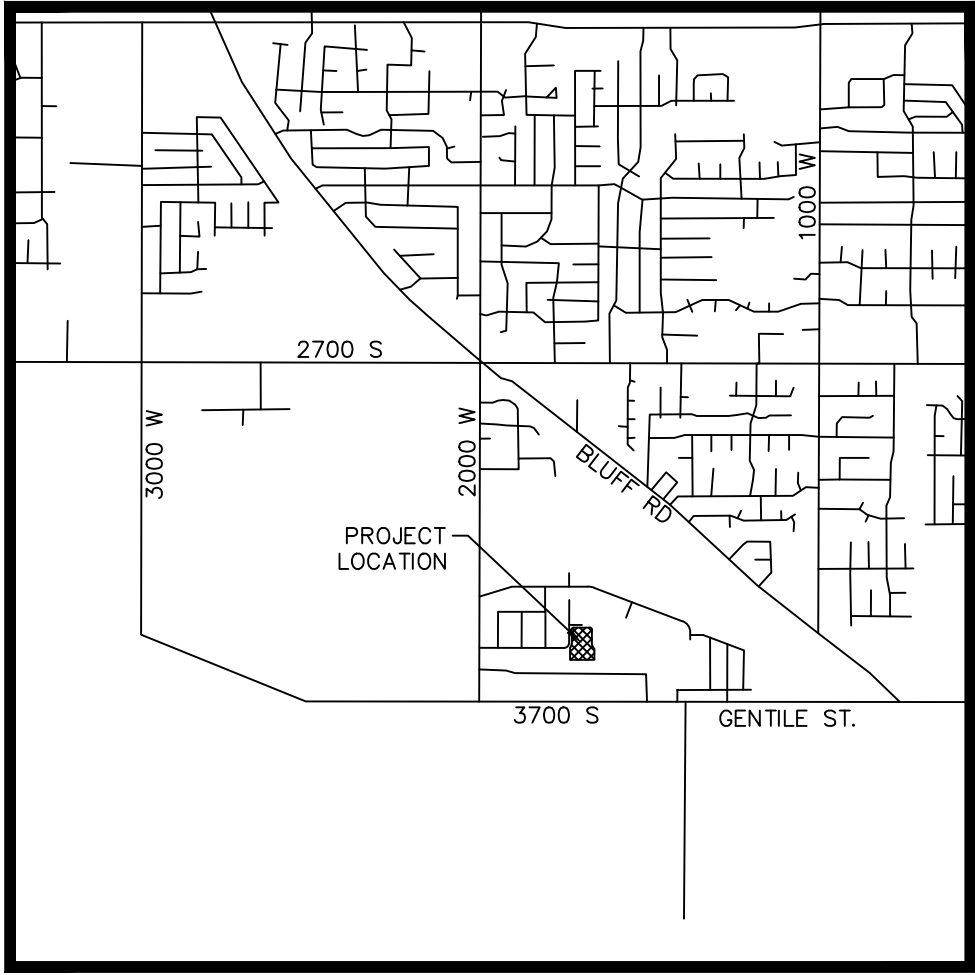
- Property Outline
- R-1
- Residential Planned Community Zone



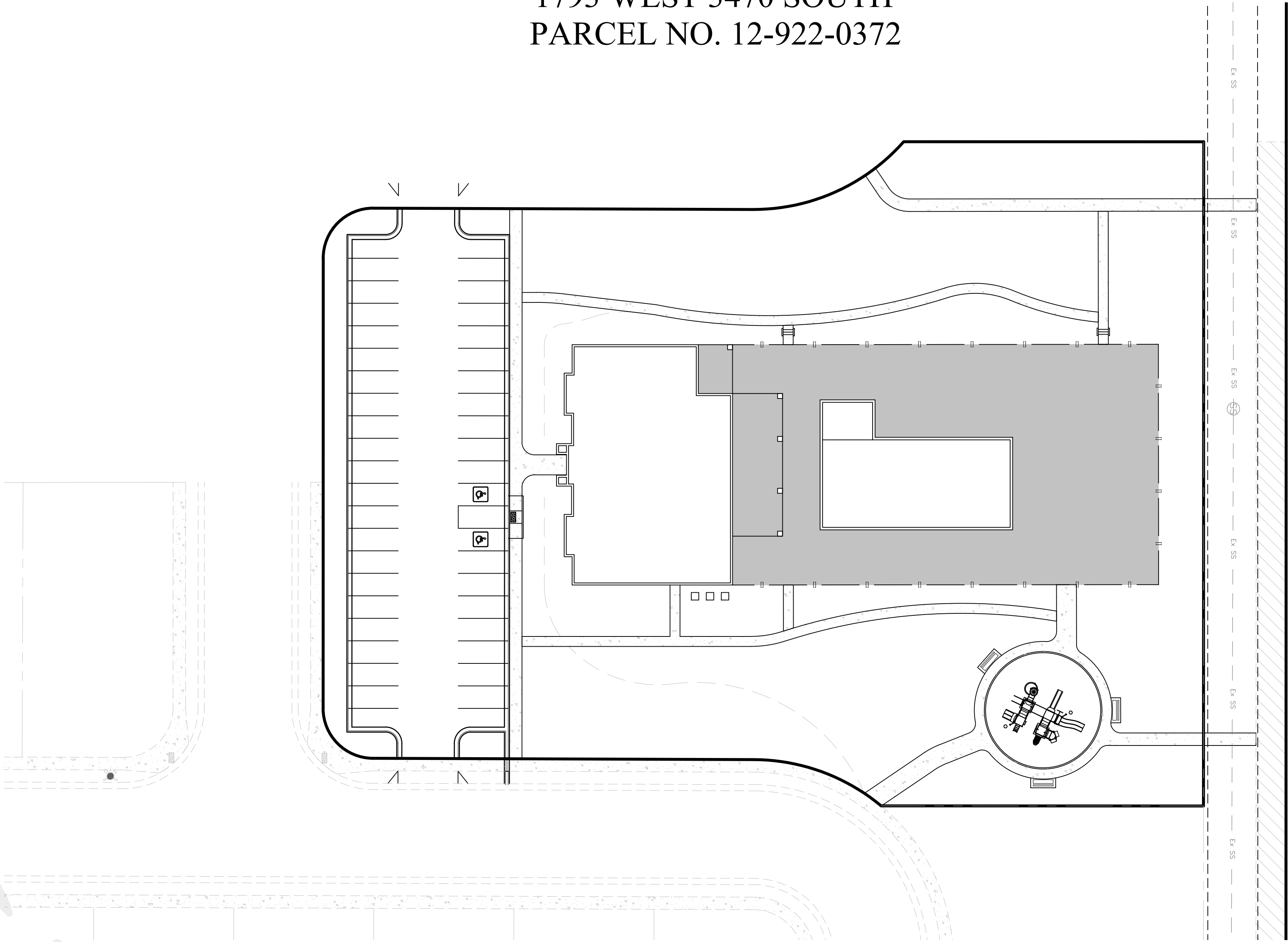
STILL WATER CLUB HOUSE

PREPARED FOR:
WOODSIDE HOMES

LOCATED IN:
SYRACUSE, DAVIS COUNTY, UTAH
1793 WEST 3470 SOUTH
PARCEL NO. 12-922-0372



VICINITY MAP
NTS



SITE MAP

Sheet List Table	
Sheet Number	Sheet Title
C1	COVERSHEET
C2	SURVEY PLAN
C3	SITE PLAN
C4	GRADING AND UTILITIES PLAN
L1	LANDSCAPE PLAN

GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL ADHERE TO SYRACUSE CITY STANDARD PLANS AND SPECIFICATIONS.
- ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.
- THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH. D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

ENGINEER'S NOTES TO CONTRACTOR

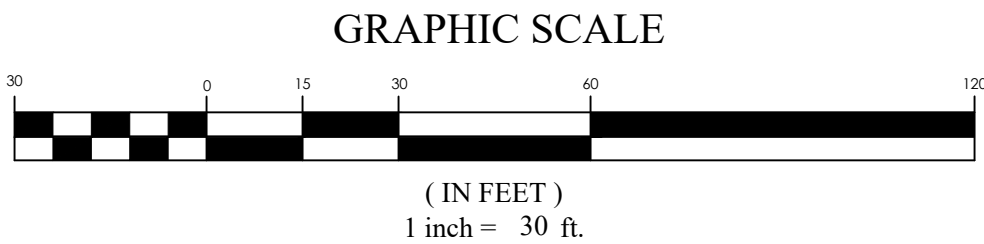
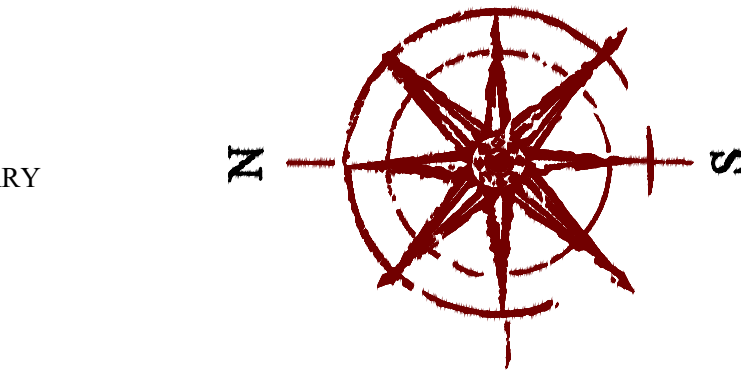
- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING,LLC
32 WEST CENTER STREET
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: MAT WANGSGAARD
SURVEY MANAGER: SPENCER LLEWELYN
LANDSCAPE ARCHITECT: ALAN WEAVER

OWNER/DEVELOPER
WOODSIDE HOMES OF UTAH LLC
460 WEST 50 NORTH #200,
SALT LAKE CITY, UTAH 84101
(801) 869-4000
CONTACT: GARRETT SEELY OR DEREK TERRY

CITY ENGINEER
SYRACUSE CITY
1979 WEST 1900 SOUTH
SYRACUSE, UTAH 84075
(801) 614-9630
CONTACT: BRIAN BLOEMEN, P.E.



STILL WATER CLUB HOUSE

SYRACUSE, DAVIS COUNTY, UTAH

COVERSHEET

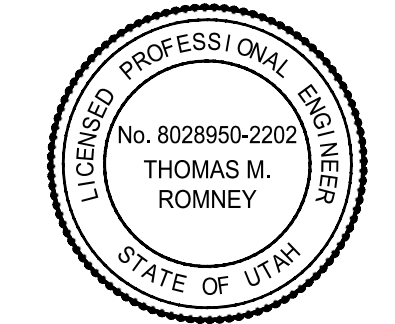
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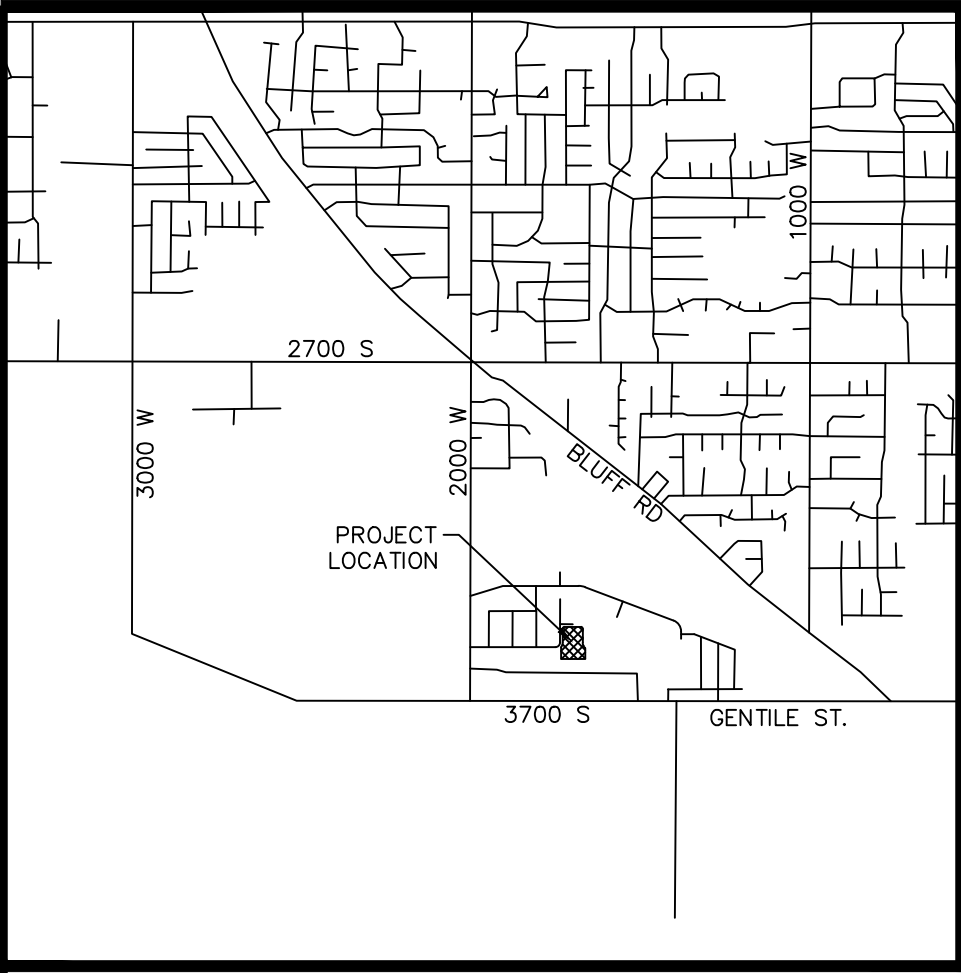
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Scale: 1"=30'
Date: 03/15/19
Sheet: C1

Drawn: MHW
Job #: 17-163

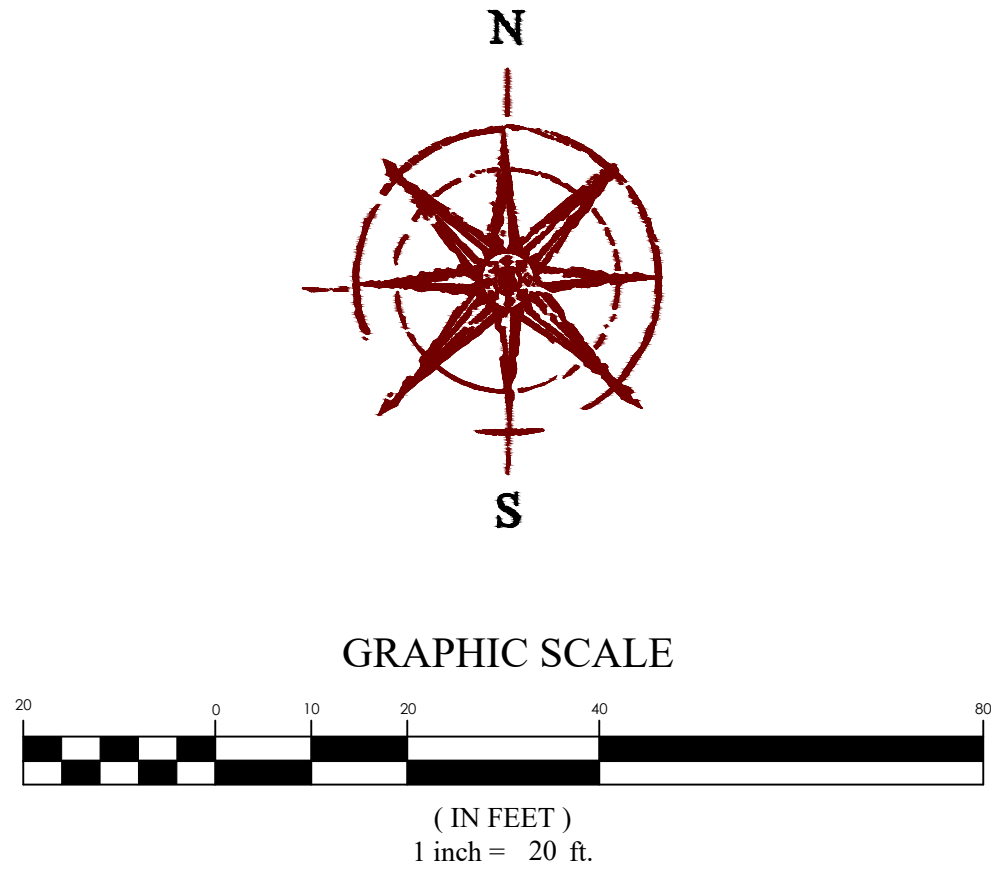
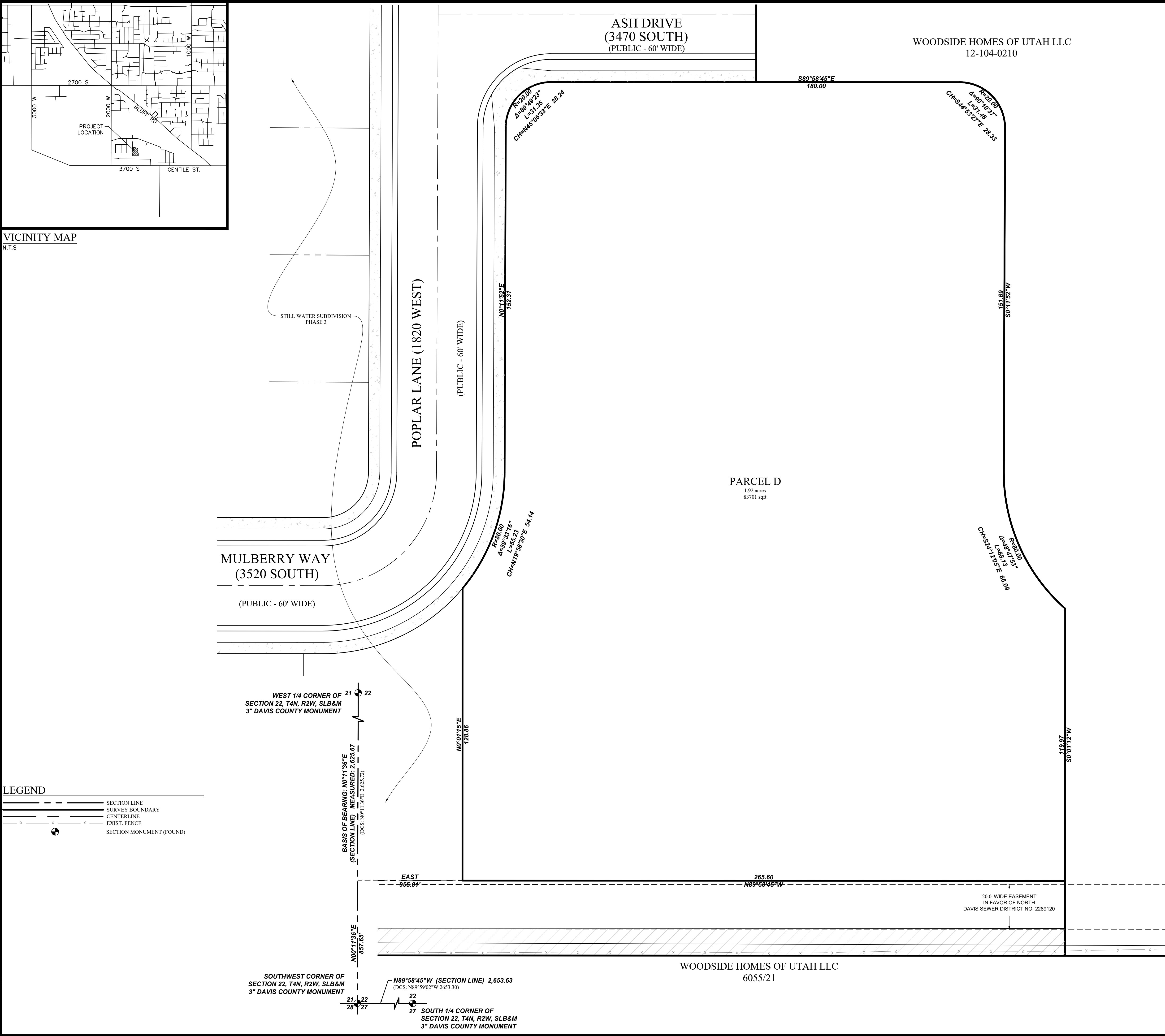
C1





VICINITY MAP
N.T.S

LEGEND	
	SECTION LINE
	SURVEY BOUNDARY
	CENTERLINE
	EXIST. FENCE
	SECTION MONUMENT (FOUND)



- NOTES**
- The purpose of this Survey is to provide a BOUNDARY parcel shown hereon.
 - The Basis of Bearing for this Survey is N0°11'36"E along the Section line between the Southwest Corner and the West 1/4 Corner of Section 22, Township 4 North, Range 2 West, Salt Lake Base & Meridian. All deeds and plats of record have been rotated to match the aforementioned basis of bearing, or to other Sectional/monument lines relative to said basis of bearing per measured lines as shown hereon.

LEGAL DESCRIPTION(S)

All of Parcel D, STILL WATER SUBDIVISION, PHASE 3, according to the Official Plat thereof recorded in the Office of the Davis County Recorder.

SURVEYOR'S CERTIFICATE

"I, Spencer W. Llewellyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owner(s) that I have made a Survey of the lands shown on this Plan and that it correctly represents the existing conditions as shown. This Plan does not represent a certification to the title or ownership of the lands shown hereon."

Spencer W. Llewellyn
Professional Land Surveyor
Certificate No. 10516507

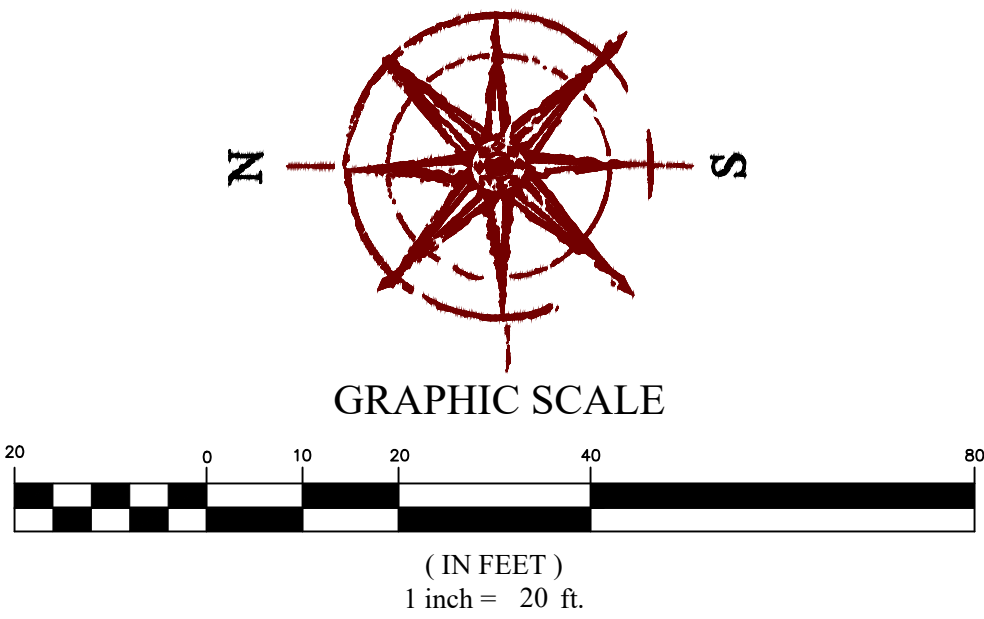
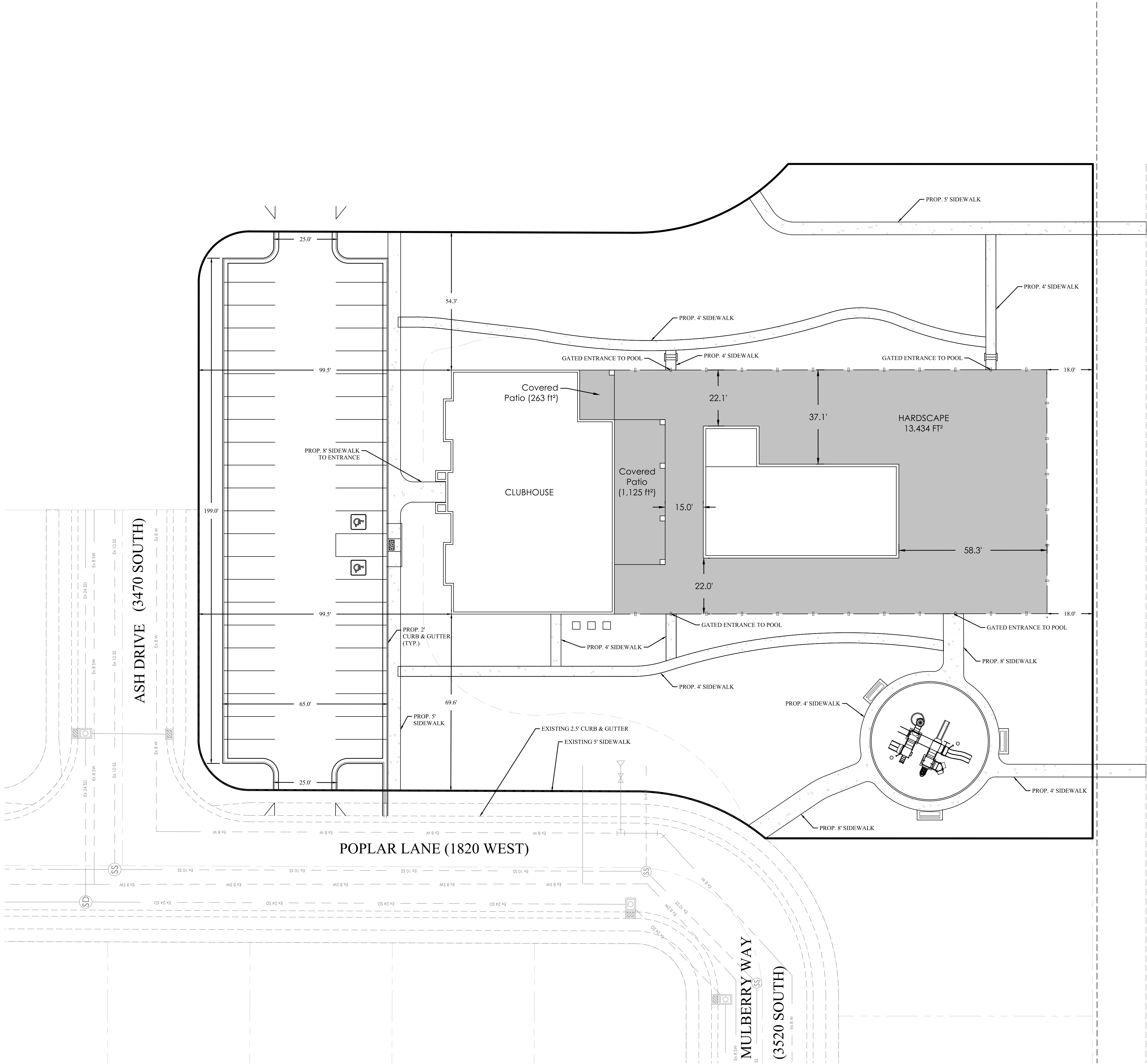
Date _____

Scale: 1"=20' Drawn: MHW
Date: 02/13/19 Job #: 17-163
Sheet: C2

STILL WATER CLUB HOUSE
SYRACUSE, DAVIS COUNTY, UTAH
LOCATED: SW 1/4 OF SECTION 22, T4N, R2W, SLB&M SYRACUSE, DAVIS COUNTY, UTAH
PROPERTY OF STILL WATER HOMEOWNERS ASSOCIATION, INC.

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

FOCUS
ENGINEERING AND SURVEYING, LLC
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

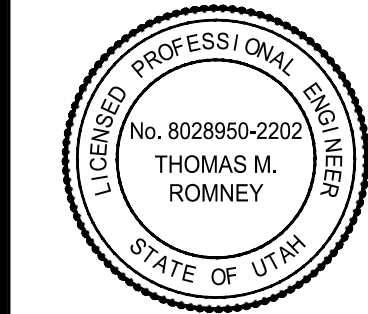


DATA TABLE

PARCEL SIZE	83,701 SQ.FT.	(100%)
BUILDING SIZE	5,945 SQ. FT.	(7.1%)
POOL AREA SIZE	16,635 SQ. FT.	(19.9%)
LANDSCAPING SIZE	40,417 SQ. FT.	(48.3%)
PARKING LOT SIZE	13,477 SQ. FT.	(16.1%)
SIDEWALK SIZE	5,434 SQ. FT.	(6.5%)
PLAY GROUND SIZE	1,735 SQ. FT.	(2.1%)

PARKING TABLE

STANDARD PARKING STALLS REQUIRED	41 STALLS
ADA PARKING STALLS REQUIRED	2 STALLS
STANDARD PARKING STALLS PROVIDED	41 STALLS
ADA PARKING STALLS PROVIDED	2 STALLS



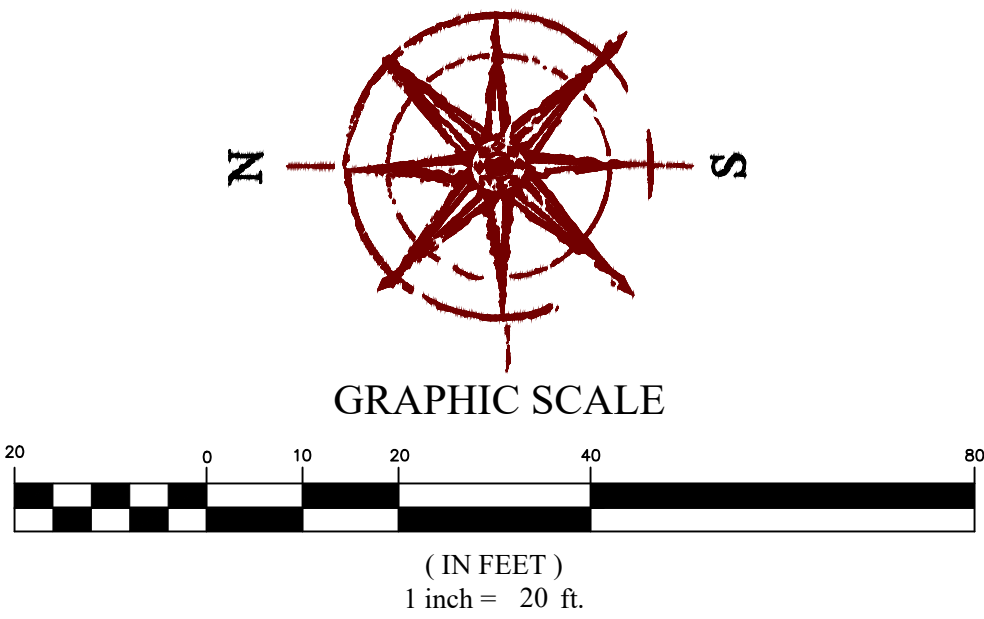
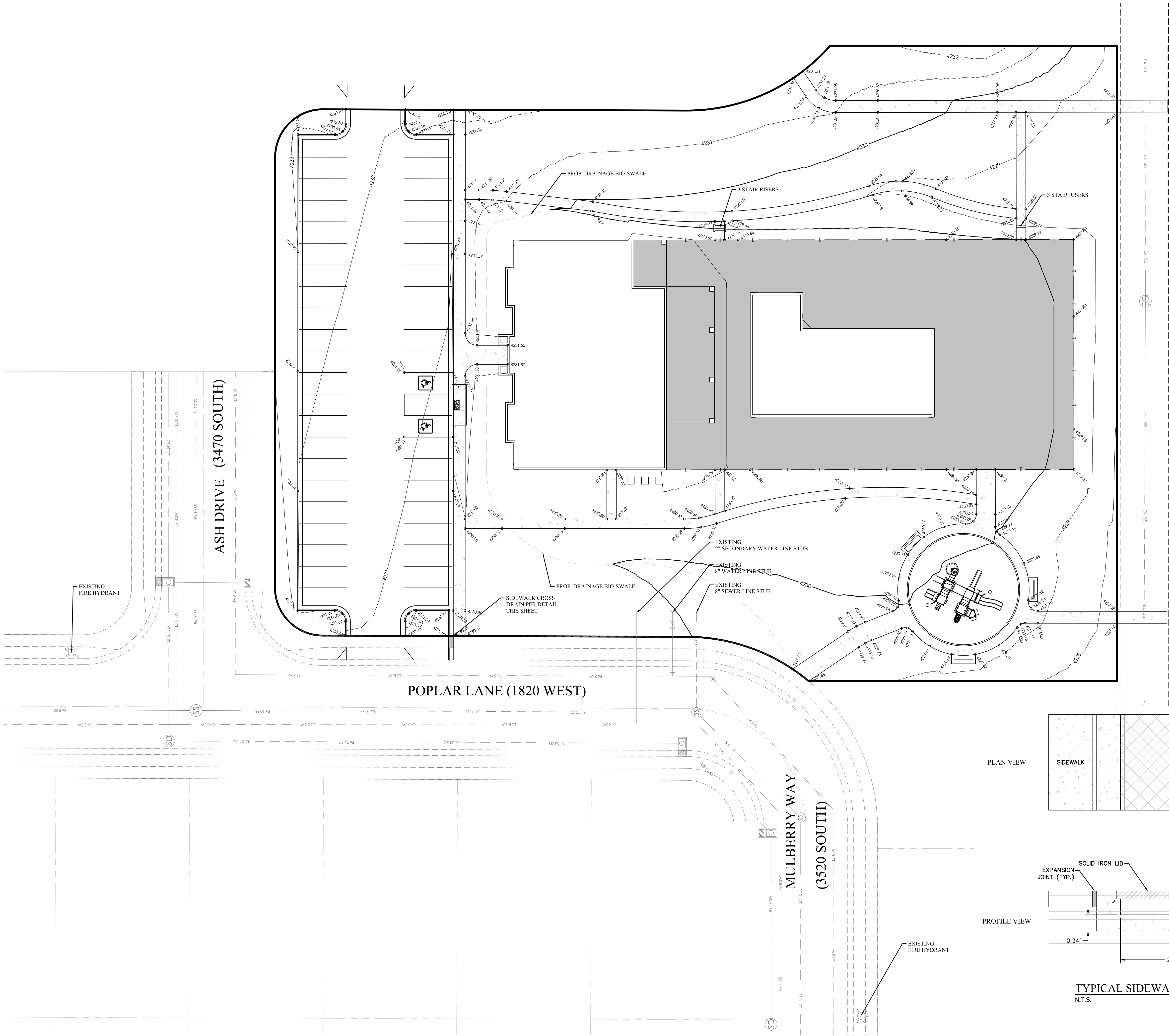
STILL WATER CLUB HOUSE
SYRACUSE, DAVIS COUNTY, UTAH
SITE PLAN

REVISION BLOCK	
#	DESCRIPTION
1	DATE
2	DATE
3	DATE
4	DATE
5	DATE
6	DATE

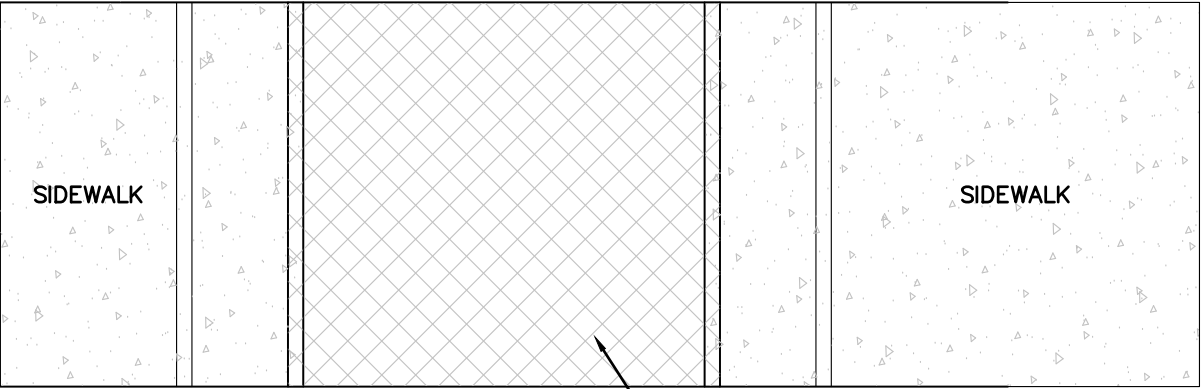
SITE PLAN

Scale: 1"=20'	Drawn: MHW
Date: 03/15/19	Job #: 17-163
Sheet:	



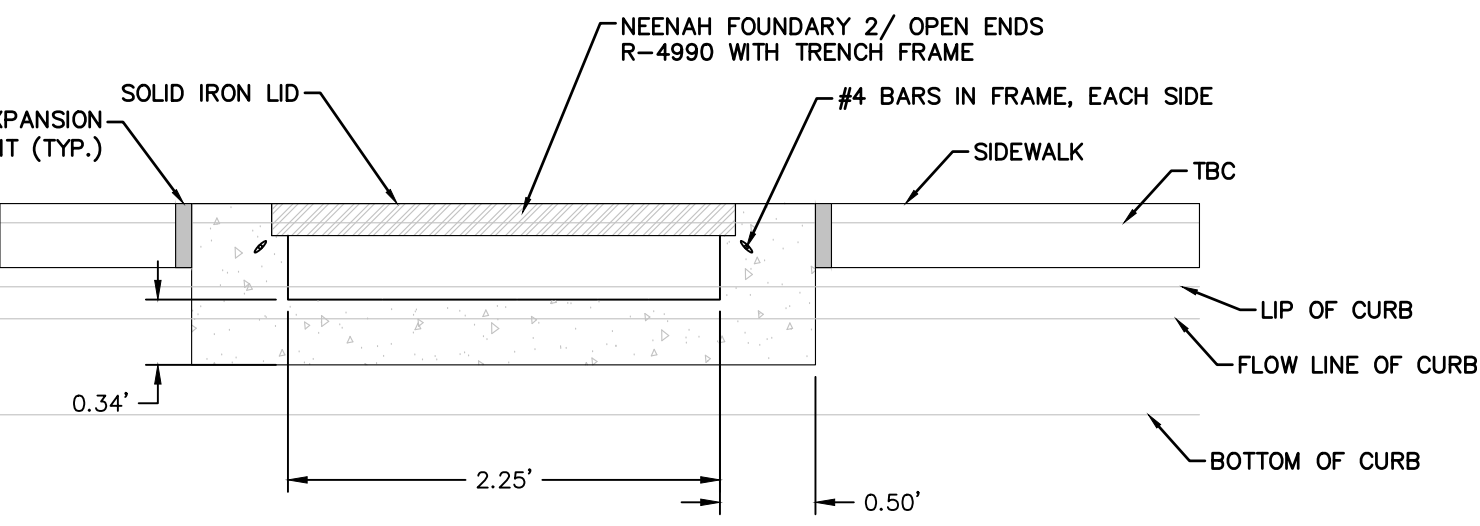


PLAN VIEW

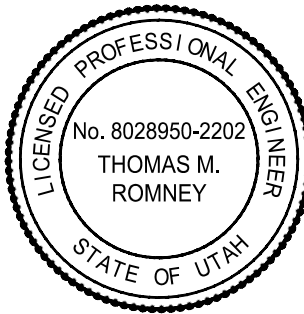


- NOTES:
1. GRADE TO DRAIN 0.5% MIN.
 2. PROVIDE UNTREATED BASE COURSE 8" THICK BELOW STRUCTURE.

PROFILE VIEW



TYPICAL SIDEWALK CROSS DRAIN DETAIL
N.T.S.



STILL WATER CLUB HOUSE

SYRACUSE, DAVIS COUNTY, UTAH

GRADING AND UTILITIES PLAN

REVISION BLOCK		DESCRIPTION	
#	DATE		
1	03/15/19	Initial Design	
2	03/15/19	Final Design	
3	03/15/19	Construction	
4	03/15/19	As-Built	
5	03/15/19	Final	
6	03/15/19		





A cross-sectional diagram of a tree planted in a mulch form saucer. The tree's canopy is shown above the ground line. Below the ground, the root system is depicted within a circular area. This area is filled with a stippled pattern representing mulch. The mulch is contained within a circular structure labeled 'FORM SAUCER'. The surrounding ground is labeled 'EXISTING SOIL'. A label 'FROM 10 B.' points to the base of the tree. At the bottom of the diagram, a dimension line indicates the diameter of the form saucer as '2 X BALL DIA.'.

B SHRUB PLANTING
NOT TO SCALE

Tilia cordata 'Greenspire' (4 total)
Greenspire Linden 2" cal.

LANDSCAPE NOTES:

1. LAWN AREAS WILL BE KENTUCKY BLUEGRASS BLEND OVER 4 INCHES GOOD GRADE TOPSOIL.
2. ALL PLANTING BEDS WILL HAVE 3" DARK BROWN LONG STRAND SHREDDED BARK MULCH.
3. INSTALL PLASTIC EDGING FOR MOW STRIPS BETWEEN LAWN AREAS AND PLANTING BEDS.

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

REVISION BLOCK		DESCRIPTION
#	DATE	
1	10-10-2018	
2	10-10-2018	
3	10-10-2018	
4	10-10-2018	
5	10-10-2018	
6	10-10-2018	

Scale: 1"=20'	Drawn: AW
Date: 03/15/19	Job #: 17-163

1 2 3 4 5

D

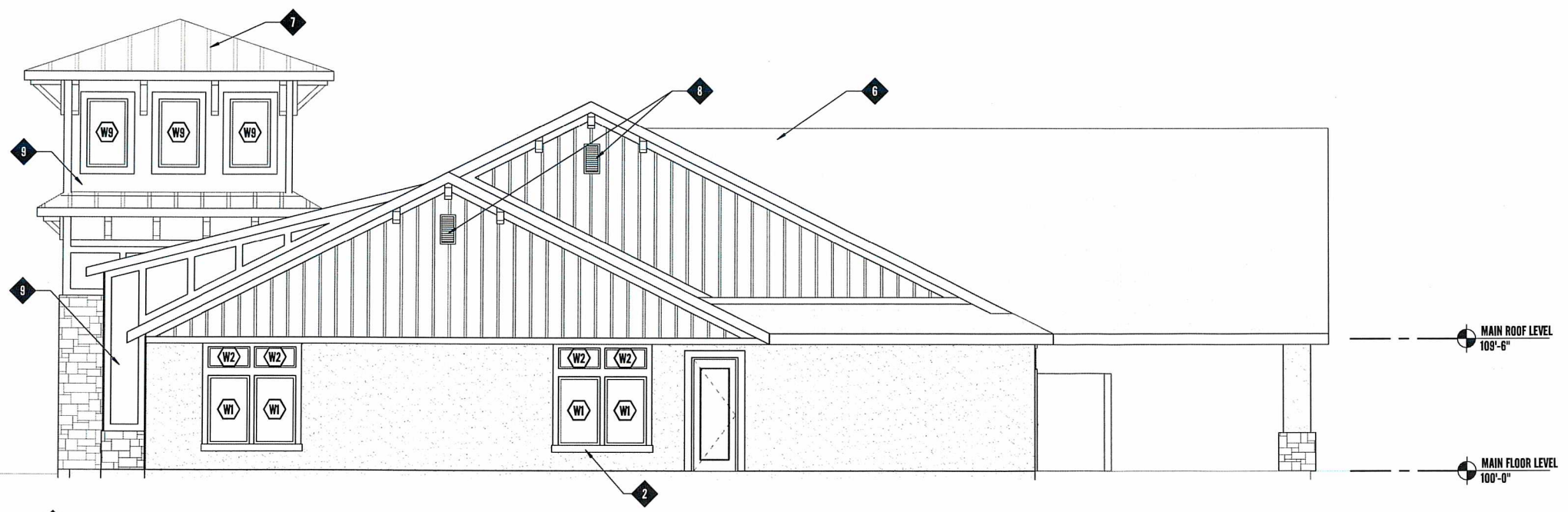
C

B

A



C1 FRONT EXTERIOR ELEVATION
3/16" = 1'-0"



A1 RIGHT EXTERIOR ELEVATION
3/16" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS

- A. ELEVATION KEYED NOTES APPLY TO THIS SHEET ONLY.
- B. ARCHITECTURAL REFERENCE ELEVATION 100'-0" = 4,528.58' ON SURVEYS AND CIVIL DRAWINGS.

KEYED NOTES

- 1 9 1/4" RIM FASCIA
- 2 WINDOW TRIM
- 3 FREEZE BOARD
- 4 FIBER CEMENT TRIM
- 5 VINYL WINDOWS
- 6 RIDGE VENT
- 7 METAL ROOF
- 8 GABLE ATTIC VENT
- 9 FIBER CEMENT PANELING

LEGEND - EXTERIOR ELEVATIONS

- MATERIAL: STONE
- MATERIAL: HARDI-SIDING
- MATERIAL: HARDI-BOARD PANELS WITH VERTICAL BATTENS
- MATERIAL: ASPHALT SHINGLE ROOFING
- MATERIAL: METAL ROOFING
- MATERIAL: WALL TILE
- VINYL WINDOWS - SEE SHEET A901

ABBREVIATED WINDOW SCHEDULE					
TYPE	COUNT	R.O. WIDTH	R.O. HEIGHT	HEAD HEIGHT	COMMENTS
NOTE: FOR COMPLETE WINDOW SCHEDULE AND TYPES SEE SHEET A701					
W1	22	3'-0"	1'-5"	8'-10"	
W2	4	3'-0"	8'-8"	9'-3"	
W3	2	5'-0"	8'-8"	9'-3"	
W4	2	12'-0"	2'-8"	11'-9"	
W5	8	3'-0"	9'-8"	7'-8"	
W6	2	3'-6"	7'-8"	8'-10"	
W7	1	6'-0"	4'-8"	7'-5"	
W8	12	3'-0"	9'-8"	28'-8"	

SALTUS
ARCHITECTURE + URBAN DESIGN

T: 801-893-2400
www.saltusarch.com

1443 W. 800 N. #203
Orem UT 84057

STAMP

STILLWATER CLUBHOUSE

1793 WEST ASH DRIVE
SYRACUSE, UT 84075

PERMIT SET

22 x 34 SHEET = FULL SCALE | 11x17 SHEET = HALF SCALE

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ISSUE DATE: 01.09.2019

**SOUTH + EAST
EXTERIOR ELEVATIONS**

A301

1 2 3 4 5 6

1 2 3 4 5

D

I

C

I

B

I

A

7

1

I

2

I

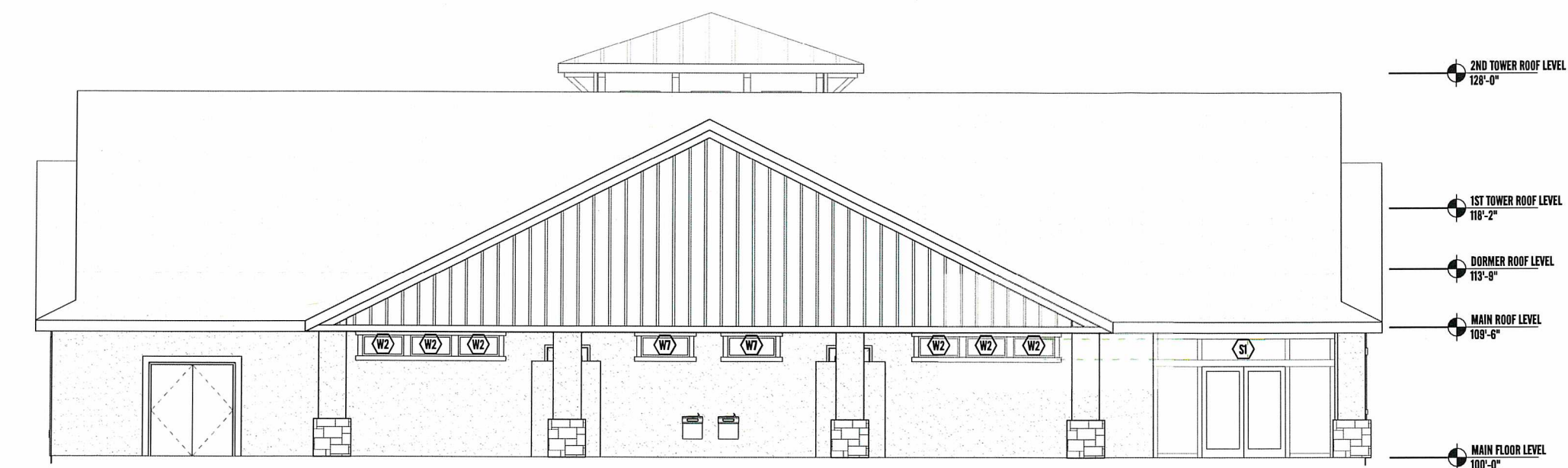
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I

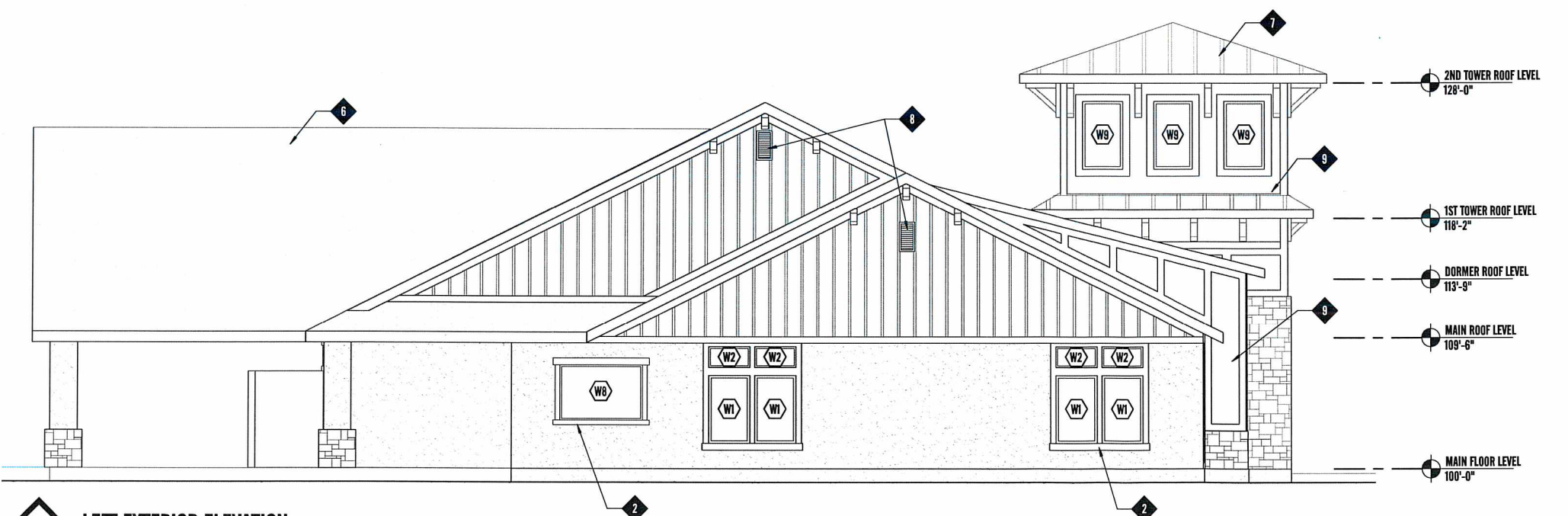
4

I

5



C1 REAR EXTERIOR ELEVATION
3/16" = 1'-0"



A1 LEFT EXTERIOR ELEVATION
3/16" = 1'-0"

1

I

2

I

3

I

4

I

5

GENERAL NOTES - EXTERIOR ELEVATIONS

- A. ELEVATION KEYED NOTES APPLY TO THIS SHEET ONLY.
- B. ARCHITECTURAL REFERENCE ELEVATION 100'-0" = 4,528.58' ON SURVEYS AND CIVIL DRAWINGS.


KEYED NOTES

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- 3 FREEZE BOARD
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- 5 VINYL WINDOWS
- 6 RIDGE VENT
- 7 METAL ROOF
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W2	4	3'-0"	6'-8"	9'-3"	
W3	2	5'-0"	6'-8"	9'-3"	
W4	2	12'-0"	2'-0"	11'-5"	
W5	8	3'-0"	5'-8"	7'-8"	
W6	2	3'-6"	7'-8"	8'-10"	
W7	1	6'-0"	4'-8"	7'-6"	
W8	12	3'-0"	5'-8"	28'-8"	




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Gren UT 84057

STAMP



STILLWATER CLUBHOUSE

1793 WEST ASH DRIVE
SYRACUSE, UT 84075

PERMIT SET

22 x 34 SHEET = FULL SCALE | 11x17 SHEET = HALF SCALE

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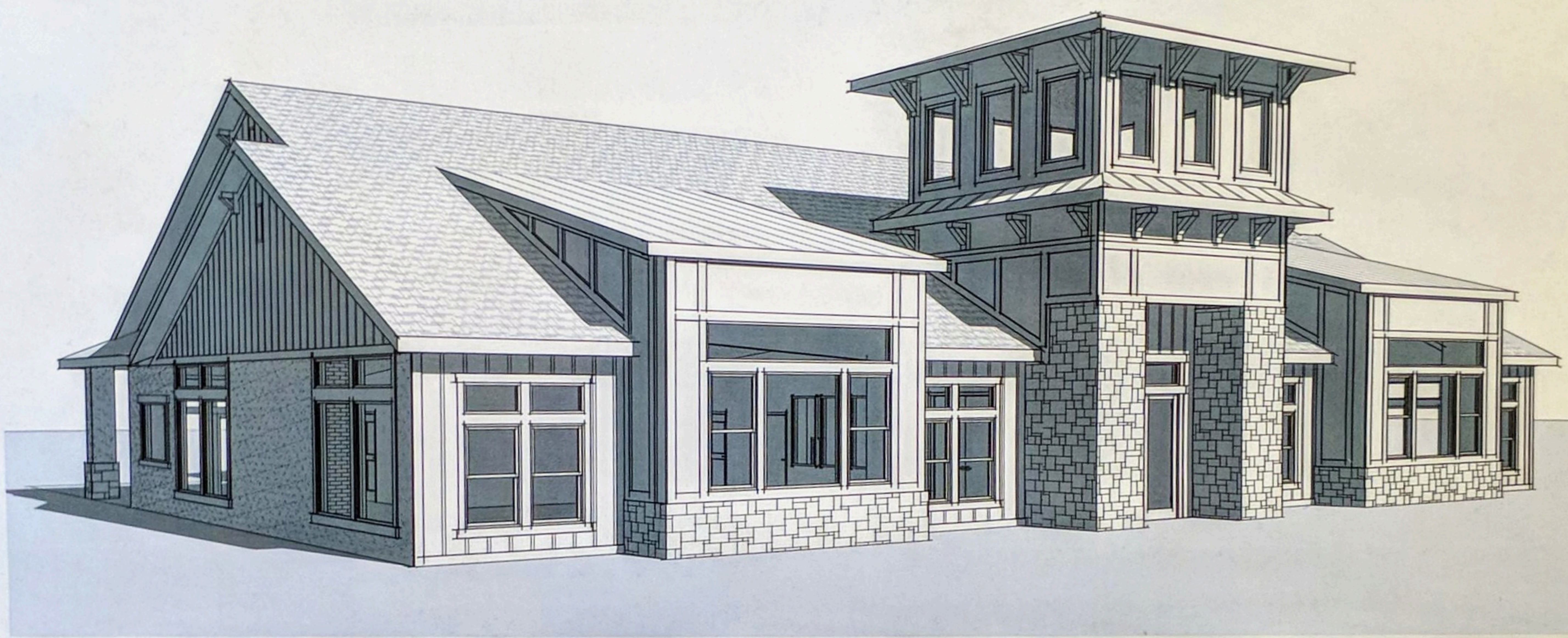
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ISSUE DATE: 01.09.2019

**NORTH + WEST
EXTERIOR ELEVATIONS**

A302

Woodside Homes Stillwater Clubhouse



STILLWATER CLUBHOUSE

PERMIT SET | 01.24.2019



Charcoal Gray 851



RPC ZONING ORDINANCE

10.82.010 Purpose.

The purpose of this zone is to maximize the development quality of large tracts of undeveloped land that will afford opportunities for a more cohesive design and well thought out development pattern than may occur with smaller acreage development projects. The intent is to create neighborhoods that: have resilient property values, demonstrate superior architecture, provide a variety of housing styles and designs for young and mature households alike, provide areas for social interaction, are safe and family friendly, and increase the health and wellness of its residents by providing amenities and open spaces that encourage active lifestyles.

10.82.020 Permitted uses.

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

(A) Accessory uses and buildings (200 square feet or less) (minimum lot size of 3,500 square feet).

(B) Agriculture.

(C) Churches, synagogues, and temples.

(D) Dwellings, single-family.

(E) Dwellings, townhomes, up to four attached* (*only if in accordance with SCC 10.82.090).

(F) Educational services.

(G) Household pets.

(H) Minor home occupations.

(I) Public and quasi-public buildings.

(J) Club houses and recreational facilities.

(K) Public parks.

(L) Residential facilities for persons with disabilities.

10.82.030 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) (minimum lot size of 5,600 square feet).

(B) Day care centers (major) (minimum lot size of 5,600 square feet).

(C) Dwellings, accessory (major/minor, see SCC 10.30.020) (minimum lot size of 5,600 square feet).

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

10.82.040 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) In no case shall the total maximum density exceed five units per gross acre.

(B) In general, the smallest lots should be located closest to an arterial or collector road to distribute traffic impacts more efficiently.

(C) All lots shall have frontage along a publicly dedicated street except for interior lots in the SFD-3,500, which may have frontage upon a shared driveway to be maintained by the HOA. Frontage requirements for lots on a shared driveway shall be the same as if fronting on a public street. Dimensions of all shared driveways shall be determined by the fire marshal and shall comply with all current IFC Codes.

(D) Of the total number of lots, a maximum of 50 percent shall be less than SFD-5,600.

(E) A minimum variable setback of three feet from one dwelling to the next on the same side of the street shall be shown on the subdivision plat and building permits shall only be issued in accordance with the approved varied setbacks shown on the plat. The three-foot setback variation for each lot shall be in relation to the lot(s) immediately abutting on the same side of the street and not in relation to the minimum setback. No home shall be placed using the variable setback in a way which encroaches into the minimum setbacks established in the table below.

(F) Garages shall be set behind, or at a minimum on the same plane as, the living space or covered outdoor living space on lots SFD-5,600 and larger.

(G) Covered front porches on SFD-3,500 – 5,599 lots with front doors that face a public street may encroach up to two feet into the required front yard setback.

10.82.050 Off-street parking and loading.

Maximum number of homes in a shared driveway of a SFD-3,500 area shall be six. No parking shall be allowed on shared access driveways. If the unit features a side or rear-fed garage, on-street parallel parking stalls may be counted towards the required visitor parking. On-street stalls shall be well marked with paint. Otherwise, off-street parking and loading shall be provided as specified in Chapter 10.40 SCC.

10.82.060 Signs.

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

10.82.070 Development requirements.

(A) Minimum land requirements for MPC zone: 100 contiguous acres. Noncontiguous land areas below 100 acres in size may be added to the planned community if:

(1) The noncontiguous land area is proposed in conjunction with a plan submittal containing a land mass of at least 100 contiguous acres;

(2) The noncontiguous land area is not smaller than 10 acres;

- (3) All land areas within the development are managed by one HOA;
- (4) All land areas share the same development theme;
- (5) The noncontiguous land area is located within a third mile of the larger 100-acre land mass (0.33 mile);
- (6) Be limited to one noncontiguous land area in addition to the larger land mass.

(B) Land Use Master Plan.

(1) A land use master plan shall be submitted congruently with the concept plan application and in addition to the requirements of the concept plan submittal found in SCC 8.20.010. The plan shall include the following:

- (a) Existing property boundaries.
- (b) Proposed lot lines.
- (c) Color coded categories grouped by lot size and/or housing product type.
- (d) Table indicating gross calculations such as number of lots in each housing/lot size category and acreage/percentage of common space.
- (e) Location and size of common spaces.
- (f) Configuration of streets, trails, and sidewalks.

(2) A professional planner shall design the land use master plan.

(C) Traffic Impact Study. Developer shall provide a traffic impact study to be submitted congruently with preliminary plat application.

(D) Architectural Theme Plan.

(1) An architectural theme plan shall be submitted congruently with the preliminary plat application and in addition to the requirements of the preliminary plat submittal found in SCC 8.25.010. The plan shall include the following:

(a) Examples of design themes that can be duplicated throughout the development that will provide unity and sense of place. Examples may include cladding materials, roof styles, light fixtures, colors, textures, or architecture styles such as craftsman, contemporary, colonial, Mediterranean, Cape Cod, etc.

(b) Conceptual Elevations and Floor Plans. All plans must adhere to the architectural requirements detailed in this chapter.

(E) Landscape Theme Plan.

(1) A landscape theme plan shall be submitted congruently with the preliminary plat application and in addition to the requirements of the preliminary plat submittal found in SCC 8.25.010. The plan shall include the following:

(a) Landscape plans for all HOA or common open spaces, streetscapes, and any additional land to be landscaped by the project developer are required. Plans shall specify:

(i) Tree locations;

(ii) Hardscape locations;

(iii) Amenities;

(iv) Sidewalks;

(v) Trails;

(vi) Fencing;

(vii) Entry monument signage design and landscaping.

(F) Architectural Requirements.

(1) The following standards apply to homes within the master planned community zone:

(a) Stucco, masonry, fiber cement siding and/or similar quality construction products shall be used on all exterior walls. No vinyl siding shall be permitted.

(b) A minimum of two elevations shall be drawn for each dwelling unit type. Differences between elevations may include rooflines, use of exterior materials, color schemes, use of porches, window location, size, shape or treatments and similar features that vary the appearance of the elevation.

(c) Where the same dwelling unit type is to be constructed adjacent to or directly across the street, a different elevation shall be used including a different roofline, exterior materials, and color schemes. Rooflines shall be varied at a minimum of every five homes in a row. This may be accomplished by varying the number of stories, roof type (including shed, gable, hip, Dutch, or dormer roofs), or ridgeline directions to create variation.

(d) Rear or side end facades that are visible to a street, park or trail shall comply with the regulations for new residential construction in SCC 10.30.020.

(e) To assist in adding architectural variety, side facing, detached, or alley-fed garages are encouraged. Garages shall not be the predominant architectural feature of any building.

(f) Outdoor living spaces such as porches, balconies, or patios are required on all dwelling units. Outdoor living spaces must be sized adequately for a minimum of two chairs and be oriented towards the street or shared driveway to encourage social interaction with neighbors. Outdoor living spaces that do not face the street or shared driveway may be included in addition to those required to face these areas.

(i) Outdoor living spaces must be at least 25 square feet, providing for seating and a walking access to the seating.

(2) On lots less than 5,600 square feet, all corner lots and homes that front a public road shall have front doors facing public roads; all remaining homes on lots less than 5,600 square feet shall face a private drive. A body established and maintained through the HOA shall review all exterior structural changes to any building within the development to ensure that these conform with the architectural theme plan that was approved with the subdivision.

(G) Common Space Requirements.

(1) A minimum of 25 percent of the gross project acreage shall be established as common space.

(a) Ownership and maintenance responsibilities of common space shall be specified in a development agreement.

(b) All common spaces shall be accessible to the general public with the exception of clubhouses, pools, or other private amenities as agreed to in the development agreement.

(2) Remnant parcels that are inaccessible, have a boundary shape that will not accommodate an amenity, or are otherwise unusable may not be counted towards the common space calculation.

(3) Yard areas within single-family detached lots that are intended as usable yard space for the individual units shall not be counted toward meeting the minimum common space requirement.

(4) The developer shall provide amenities as agreed upon by the City Council with terms and parameters of development and maintenance established in a development agreement. All private amenities shall be maintained by an HOA. The City shall assume responsibility for the maintenance of all public amenities and facilities.

(5) Landscaping alone does not qualify an area as common space. However, informal landscaped areas for play, relaxation, and meditation are encouraged.

(6) Unless otherwise approved by the Council, and subject to the provisions set forth in this chapter, the underlying fee ownership of all publicly accessible open space land shall remain in single ownership and may be owned and maintained by one of the following entities: homeowners' association, land trust, conservation organization, or governmental entity.

(7) Landscaping within common areas must be completed prior to approval of the next consecutive phase of the subdivision.

(8) In-Lieu Fee for Required Common Space. An in-lieu fee may be accepted for the development of a nearby City park under the following conditions:

(a) The developer initiates a request to pay a fee in-lieu of required common space by petitioning the City at the same time that the concept plan is under review.

(b) The proposed project shall be located within one-half mile (measured in a straight line) of an existing or future Syracuse City park as identified in the adopted Parks Master Plan. Measurement shall be made from the nearest property line of the park to the nearest property line of the development project.

(c) The in-lieu fee shall not be approved if any portion of the proposed development is further than one mile from the nearest receiving park property boundary.

(d) The park property to receive the fee money shall be identified and approved in conjunction with the concept plan.

(e) Qualification of an off-site location to receive in-lieu of common space fees shall be approved by City Council based upon the development needs and priorities stated in the adopted Parks Master Plan, and such qualification shall be decided at the time that the Council reviews the concept plan.

(f) The spending of in-lieu fees shall be limited to the determined off-site receiving location and for no other civic or private use.

(g) If the City Council does not accept the request for in-lieu of fees based off the qualifiers stated herein, the development shall build the on-site common space as required by the RPC zone.

(h) If a fee is accepted in-lieu of common space, the project will nevertheless be required to build at a minimum: one on-site common amenity such as a tot lot, sport courts, and/or pool occupying at least five percent of the total project land area. All on-site landscaping and common space amenities shall be maintained by an HOA.

(i) The fee money will be due to the City prior to recording of the final subdivision plat proportionate to each phase as applicable.

(j) Development may be allowed on the land that has been accounted for through the collection of in-lieu fees at a density not to exceed the maximum units per acre prescribed by the zone.

(k) In-lieu fees shall be calculated on an individual basis. In-lieu fee amount shall be roughly equivalent to the value of forgone on-site common space area(s) and improvements. Fees shall be determined using mutually accepted methods for cost estimating the dollar amount needed to build the equivalent park improvements and acquire the land needed for said park space. Credit for on-site common space developed beyond the minimum five percent identified in subsection (G)(8)(h) of this section, and actually built within the development, may be subtracted from the estimated fee due.

(l) The agreed upon fee amount, percentage of provided on-site and off-site in-lieu fee, and park development cost per square foot shall be included in a development agreement.

(H) Required Amenities.

(1) Amenities such as hard surface trails, benches, sports fields, picnic shelters, clubhouses, pools, basketball courts, tennis courts, community gardens, pickle ball courts, playgrounds, splash pads, or other amenities as approved by the City Council are required in each common space.

(2) Clubhouse plans shall go through site plan review as detailed in SCC 10.20.090 before receiving a building permit.

(3) No dwelling shall be located further than one-quarter mile from an amenity.

(4) Amenity access shall be shown on a circulation plan indicating how automobiles, cyclists, and pedestrians will access amenities.

(5) Storm water detention basins may be considered as common space only if they are designed, landscaped, and include an amenity.

(I) Property Maintenance. A homeowners' association (HOA) is required to ensure that private amenities, landscaping, common spaces, trash removal, building exteriors, and street trees are maintained and/or replaced as needed. The HOA covenants of the community shall be recorded with the county and applied to all phases of development.

(J) Landscaping Requirements.

(1) Yard areas shall be designed to avoid water pooling and steep grade changes between lots.

(2) Streetscapes shall be designed for pedestrian safety and visual interest by using three-foot variable front yard setbacks and inclusion of traffic calming measures.

(3) Tree-lined streets are required.

(a) Street trees shall have a minimum two-inch caliper trunk size measured 12 inches above ground level, at the time of installation.

(b) Best management practice recommendations as published by the International Society of Arboriculture (ISA) shall be followed to improve tree survival.

(c) Street trees damaged or killed must be replaced within one planting season by the HOA.

(d) All required street trees within a subdivision phase shall be planted before the warranty on the subdivision is released. Specific regulations concerning tree planting shall be established in the development agreement.

(e) During winter months when tree planting is not practical, the developer shall place sufficient funds in an escrow account to be released once planting is completed.

(f) Street trees shall be selected in accordance with the approved tree species in SCC 10.30.070.

(g) Street trees shall be spaced per the approved species list per park strip width. The approved species list is found in SCC 10.30.070. In no case shall street trees be planted further than 50 feet apart.

(4) The landscape plan shall account for aesthetics and passive solar landscape design on all private buildings owned and/or maintained by the HOA which are intended for occupancy. Wherever possible, deciduous vegetation including trees and structured climbing plants shall be positioned on the south and west side of buildings to provide shade in the summer and sun in the winter. The proposed height of these trees should be indicated on plans to ensure that their height is adequate to provide passive solar benefits to adjacent structures. The intent of these plantings shall be noted on the plan for clarification. Passive solar landscape design is encouraged for residences, but not required.

(5) Landscape design shall screen utility boxes for phone, power, telecommunication, and other unsightly utilities from view in all directions.

(6) Minimal fencing is required to preserve views, encourage social interaction, and provide for the preservation of open space. Fence height and style shall be sensitive to location and context

with the intent to preserve views and provide for public safety through retaining as much visibility of pedestrian access ways and streets as possible. The details of the locations of fencing types shall be established in the development agreement with a map exhibit clearly showing where each fence is to be located. This map shall indicate fence type, height, color, and materials.

(K) Traffic Circulation Requirements.

(1) A hierarchy of local, collector, and arterial streets shall be designed as specified in the transportation master plan or determined by staff review.

(2) Collector streets shall be designed to safely and efficiently move automobile and pedestrian traffic through the neighborhood. The use of 90 degree turns and stop signs on collector streets should be minimized as much as possible.

(3) Collector roads should utilize traffic calming measures such as chicanes, curb “bulb-outs,” street islands, mid-block pedestrian crossings, bicycle lanes, cycle tracks, curbed bioswales, raised planted medians, street trees, decorative crosswalks, traffic circles, or other measures approved by the City Council. All traffic calming measures shall comply with the International Fire Code.

(4) All local streets should utilize the low volume local cross section from the City engineering standards.

(5) Dedicated pedestrian and cycling facilities designed to provide safe and attractive recreation opportunities are required to be included in each street right-of-way.

(6) All required street lighting shall match the development theme, as approved by the City Council.

(7) All corners of street intersections must be landscaped with decorative landscaping including boulders, shrubs, decorative grasses, mulch, flagstones, decorative ground cover other than sod, or other decorative measures approved by the City Council.

(8) Alleys shall be a maximum of 16 feet in width.

(9) A defined walkway to the front door which extends to the public walkway or public street shall be provided on all SFD-3,500 lots with front doors facing a public street. These walkways are also encouraged but are not required on all other lots. Decorative landscaping shall be included for one and one-half feet on one or both sides of all private walkways leading to front doors.

(L) Block Size.

(1) Blocks shall not exceed 1,320 feet in length.

(2) Hard surface mid-block pedestrian access ways shall be provided to maintain the maximum one-quarter mile distance between amenities and residents.

(a) Mid-block pedestrian access ways shall be bordered on any side not abutting an access by two-foot landscape buffers between the paved accesses and abutting property lines. These

landscape buffers shall include a mixture of vegetation, which shall not encroach onto or over the paved access within a height of six feet.

(M) Trails.

(1) All trail locations within the development boundaries shall be improved per the trails master plan and built to City engineering standards.

(2) Trails should connect with other sidewalks and trail facilities whenever possible.

(3) A 10-foot-wide concrete or asphalt trail is encouraged in lieu of sidewalk along arterial roads.

(4) Trailside seating is required at one-half mile intervals along the trail system.

(a) Seating shall be built over a weed barrier or solid surface.

(5) If trails will be dedicated to the City, all trail maintenance and ownership agreements shall be finalized in a development agreement.

(N) Sensitive Areas. Wetland areas identified through studies required in the sensitive overlay zone shall be preserved with a conservation easement. [Ord. 18-21 § 1 (Exh. A); Ord. 16-27 § 1 (Exh. A).]

10.82.080 Land use approval process.Email Link

(A) Due to the unique nature of master planned community developments, an alternate approval process is hereby adopted. This process is adopted to ensure that the land use authority has a clear understanding of the nature of the proposed development prior to giving zone approval, and then expediting development after approval is given. It also calls for more detailed plans as the project develops, so that a property owner will have opportunities to receive input from the City Council on the project prior to investing in detailed plans.

(B) Requests for general plan map amendment, pursuant to SCC 10.20.060, shall be accompanied by the documents required for a subdivision concept plan, as provided in Chapter 8.20 SCC, for the entire development. These items shall be considered concurrently, with input provided by the Planning Commission and City Council to the property owner during the approval process. The City Council is the land use authority for this joint application, with the Planning Commission acting in a recommending capacity.

(C) Requests for an amendment to the zoning map, pursuant to SCC 10.20.070, shall be accompanied by the documents required for a preliminary subdivision review, as provided in Chapter 8.25 SCC, for the entire development. The application shall also be accompanied, to the extent Chapter 8.25 SCC does not require it, by:

(1) Master plan, including lot sizes and densities for each lot;

(2) Circulation plan;

(3) Architectural theme plan; and

(4) Landscaping theme plan.

(D) The preliminary subdivision plat shall be considered concurrently with the zoning map amendment. The City Council is the land use authority for this joint application, with the Planning Commission acting in a recommending capacity. Once approved, the preliminary subdivision plat shall be considered a binding zoning document. The applicant must also execute a development agreement in connection to the zoning map amendment.

(E) Final subdivision approval for each phase of development for a master planned community shall proceed as provided in Chapter 8.30 SCC.

(F) The entirety of the proposed project must be presented and approved in one approval process. After the City Council grants preliminary approval of a development, no additional phases may be added.

(G) RPC zone entitlement is contingent upon the developer following the concurrently approved preliminary subdivision plat and the required development agreement. The development agreement shall run with the land and remain in force for the original developer. All subsequent owners of at least five percent of the land originally proposed to be developed shall be bound to the terms of the original agreement and plat until the conclusion of development. Failure of the developer to comply with the terms of the development agreement or preliminary subdivision plat may result in the Council reverting zoning back to the designation that existed prior to the zoning map amendment.

10.82.090 Townhomes.

Attached townhomes are allowed as a node within the larger master planned community with the following regulations:

(A) Townhome units shall not comprise more than 20 percent of the total project development units.

(B) Townhome units shall be identified and approved with the concept plat.

(C) The number of townhome nodes are limited to two within the total development.

(D) Be contiguous as to provide a nodal neighborhood of similar housing product.

(E) Each unit shall provide enclosed car parking.

(1) A minimum of 75 percent of the units shall provide two-car garages.

(F) Front setback is eight feet.

(G) Side setback is five feet to property line, or 10 feet between buildings.

(H) Rear setback is 10 feet to property line, or 20 feet between buildings.

(I) Townhomes shall not be allowed in the RPC zone unless one of the following is met:

(1) Townhome node has frontage and access upon a major arterial road that is owned and maintained by the State Department of Transportation.

(2) Townhome node shares a property line with an existing general commercial, professional office, or industrial development.

(J) Common Space. An additional five percent of common space shall be added to the overall development project total common space as required in SCC 10.82.070(G)(1). Said common space will be eligible for in-lieu fee participation according to SCC 10.82.070(G)(8), however, a minimum of one amenity such as a tot lot or other amenity tailored to and located within the townhome node(s) shall be required, even if in-lieu fees are accepted.

(K) Density within the townhome node is limited only by the required setbacks, however, the townhome units within the node shall be counted towards the total project units and the project's total density shall not exceed the maximum allowed units per acre described in SCC 10.82.040.

(L) Lot size within the townhome node may be zero lot line or otherwise without a minimum lot size limited only by the required setbacks as described in subsections (F) through (H) of this section.

(M) Architectural elevations, building placement, and floor plans for townhomes shall be designed in accordance with SCC 10.82.070(F) and required to be included and cohesive within the project's architectural theme plan and development agreement.

ARCHITECTURE AND SITE PLAN ORDINANCE

10.28.010 Purpose.

(A) The purpose of the design standards outlined in this chapter is to facilitate exceptional design in the built environment and preserve the quality of life within Syracuse City. This chapter is based on the following principles:

(1) Higher quality designs will bring value to the commercial community of Syracuse and attract businesses which positively contribute to the overall quality of life and well-being of Syracuse residents.

(2) Syracuse welcomes a variety of businesses and recognizes that brand recognition has become an important aspect of developing a successful and competitive business. The design standards enumerated in this chapter are intended to help and encourage development of imaginative and unique design solutions which meet business needs, while at the same time preserving Syracuse's unique history and community identity.

(3) This chapter supplements the objectives of other chapters in this title which also impose certain design standards or requirements that are zone specific.

(B) This chapter references design standards and design guidelines. They are intended to improve the quality and compatibility of development, particularly with regard to building design and site design.

(1) Design Standards. Design standards are required in addition to other standards set forth in this title. Design standards are intended to ensure quality development and permanence in design. The implementation of these standards ensures that the goals and values of the community are reflected in each commercial development and contribute positively to the overall built environment.

(2) Design Guidelines. Design guidelines offer examples to clarify and explain design standards. They are made available for public use and distribution within a separate manual that can be found on record in the Community Development Department. The purpose of the Syracuse City Commercial Design Standards and Guidelines Manual is to better clarify the relationship between design standards and guidelines. The design guidelines serve to graphically represent the design standards and are used as a reference tool in order to better illustrate the application of the design standards.

10.28.020 Architectural Review Committee (ARC).

The ARC is established to review all applicable development plans for compliance with the design standards in this chapter. This committee functions as a subcommittee of the Planning Commission and consists of seven members appointed by the Mayor with the advice and consent of the City Council in accordance with the Syracuse Municipal Code. Members consist of community residents, Planning Commissioners (maximum two), and City staff. The Planning Commission Chair may recommend candidates for the Mayor's consideration.

The ARC is responsible to review the plan, elevations, architectural details, and development design pattern book and make recommendations to the Planning Commission consistent with this chapter. The Planning Commission will, in turn, submit their recommendations to the City Council.

10.28.100 Commercial, professional office, and public facility developments.

(A) Applicability. The design standards set forth in SCC 10.28.110 and 10.28.120 apply to:

(1) All new commercial, professional office or public facilities buildings and uses except where the requirements of this chapter are superseded by another provision of this title.

(2) Existing commercial, professional office, or public buildings and uses when a change occurs that involves a design standard set forth in this chapter and either:

(a) Requires a building or other permit issued by the City;

(b) Alters the occupancy designation of a building under the current building codes adopted by the City;

(c) Increases required parking; or

(d) Increases the amount of outside storage.

(B) Imposition of Conditions. When reviewing a development plan, the Architectural Review Committee (ARC) may recommend that the Planning Commission impose conditions consistent with design standards in this chapter.

(C) Other Code Requirements. The requirements of this chapter apply in addition to other applicable requirements of this title.

10.28.110 Building design.

(A) Context. All building designs are required to be drafted with sensitivity to the design of nearby buildings and developments. This sensitivity includes considering whether:

(1) Buildings contribute to the overall character of Syracuse and the neighborhood;

(2) Buildings reflect the character of surrounding development through use of some similar features;

(3) Buildings demonstrate imaginative design; and

(4) Buildings vary colors, materials, or architectural elements where proposed building designs closely copy or mirror surrounding developments.

(B) Entrances. All building entrances are required to be clearly articulated to indicate a transition from the exterior to the interior of the building. Every main entrance is required to have a special emphasis when compared to the other portions of the building. This is accomplished through the use of at least three of the following near entrances:

(1) A prominent architectural feature that is unique to the overall building design;

(2) Complimentary yet differing building materials or colors;

(3) Increased use of windows or glass;

(4) Pedestrian amenities that may include patios, porches, special paving treatments, seating areas, or awnings; or

(5) Increased landscaping.

(C) Facade Articulation. Buildings designed with completely flat facades and monotone color schemes are not permitted. All buildings are required to have articulation of all facades.

(1) Horizontal or vertical facade variations must occur at least every 30 feet or along a minimum of 60 percent of the horizontal length of buildings with facades 100 feet or greater. This is accomplished by using methods such as:

(a) Variation in the surface plane that may include pop-outs, bays, and recesses;

(b) Variation in the surface pattern such as arches, banding, and paneling; or

(c) Distinguished treatment of windows, doors, and eaves that may include molding or framing.

(2) Buildings with facades 100 feet or greater in total length must have at least one significant facade variation from the primary wall plane whose depth is at least five percent of the total facade length and whose width is at least 20 percent of the total facade length. Uninterrupted facades 100 feet or greater in length are prohibited.

(D) Height and Roofline. All building roof heights will be compatible with the building's location, and varied roofline elevations or parapets are required in order to add architectural interest and avoid the appearance or sense of monotonous roofline expanses. All buildings are required to:

(1) Have appropriate roof height for the location based on zoning regulations and the height of buildings within the immediate area;

(2) Have roofline and parapet variations where there are long, continuous, and undisturbed rooflines 50 feet in length or greater;

(3) Use similar materials and colors on the back of false fronts, parapets, cornices, or other parts of the building which extend beyond the roofline or main building so that the building appears cohesive from all views; and

(4) Have screening of mechanical equipment and systems that will be mounted on the roof. Any portion of these pieces of equipment that is not fully shielded is required to be painted a color which is compatible with the roofing or parapet materials.

(E) Massing. Proper massing reduces the impact of the massive bulk created by large buildings that may not otherwise relate in scale to surrounding development. Vertical articulation, horizontal articulation, and multi-planed roof or awnings must be used in designs to mitigate the impact on surrounding development and the overall landscape.

(F) Materials. Quality long-lasting materials are required for all buildings in order to contribute to the aesthetics of the community over the long term.

(1) A minimum of three colors per elevation is required.

(2) Color utilization should be sensitive to existing development within the vicinity and the natural landscape in which the project is situated.

(3) Primary Materials. Sixty-five percent of all surface materials, not including glass or roofing materials, are required to include a combination of brick, stone, ceramic tile, masonry materials, insulated metal panels, or wood fiber/composite siding. Exposed cinder block is not permitted, except for minimal foundation exposure. Concrete masonry unit, exposed concrete, stucco, vinyl, wood siding, or metal components may be used as accent or secondary materials only.

(4) Exposed tilt-up concrete or insulated metal panels may be used as a primary material on buildings located in the business park zone. Some variation in materials along the base and near the entrances of concrete tilt-ups is required.

(5) All projects are required to submit a sample board containing physical samples of all exterior surface materials, including roofing materials, in all the colors they will be used. Photos alone are not sufficient.

(G) Development Design Pattern Book. The developer is required to provide a development design pattern book to be reviewed by the ARC and then the Planning Commission in conjunction with a subdivision plan and/or site plan application. Where there is a development agreement, the design pattern book will become a part of the agreement. Design pattern books are subject to the following:

(1) Written descriptions with graphic illustrations explaining how the development complements the physical form of the property and how the theme and standards found in this chapter are to be integrated into the design of the development;

(2) Written descriptions with graphic illustrations explaining the proposed conceptual architectural design, building elevations, and other such related design schemes; and

(3) Written descriptions with graphic illustrations that clearly describe proposed open spaces, landscaping ideas, pedestrian pathways, furnishings, lighting and related entryway features and/or amenities.

(H) Pedestrians. All buildings will be designed with an integral focus on encouraging pedestrian activity and social interaction. Additionally, buildings that contain more than one story or that are above 20 feet in height are required to provide a clearly articulated and more detailed base that relates to pedestrians.

(I) Signs. Signs located on any building facade are required to be compatible with the building's overall design. As an integral design element, signs are required to be compatible with the style of the buildings in terms of location, scale, color, and lettering.

(1) The locations for signs on a building's facade will be planned for as part of the building's overall design.

(2) Signs located on facades should integrate similar or complementary materials as the building.

(J) Windows. Windows are key to the overall design of a building and the relationship between the exterior and interior. The majority of windows are required to relate to the scale of a person.

(1) Windows should be at eye level.

(2) Where buildings are adjacent to pedestrian walkways, transparent windows must relate the scale of the building and the building's interior to pedestrians. Where transparent windows may not be desirable, tinted windows, false windows, or glass block are allowed.

(3) Window awnings are an effective way to add detail and variation to a building, emphasize pedestrian scale windows, and create an exciting and inviting environment. When placing awnings:

(a) Use quality materials which are durable and are able to withstand extremes in the weather;

(b) Colors should be complementary to the color of the building on which the awning is located; and

(c) Styles should be compatible with the architectural features and overall architecture of the building on which the awning is located.

10.28.120 Site design.

(A) Building Placement. Building placement is integral to the site design and the overall effect any development has on surrounding properties. Building placement is required to comply with the following:

(1) All buildings must be oriented with the main or similar facade facing a principal street to which it has frontage.

(2) Buildings located on corner lots are required to orient main facades to each street and give equal treatment to each.

(3) Buildings located on corner lots should include a prominent architectural feature of greater height than the rest of the roof, or emphasis at the corner where the two public streets meet.

(B) Context. New developments are required to match or complement surrounding developments in order to create a site which relates to its surroundings and adds positively to the overall built environment in the site area.

(C) Miscellaneous. The small details that sometimes become afterthoughts of site planning and design are important factors for making aesthetically attractive sites. The following are required during initial site planning, along with any other requirements within this code:

(1) Landscaped areas and walls will be designed to decrease noise levels and separate loading and service bays from customer parking. Service and loading bays (automotive, service, tire, etc.) should be oriented away from neighboring residential areas. Further, they cannot have direct access to major public streets; access shall be provided via internal site plan circulation. The general public should be restricted from accessing such areas.

(2) Approved outdoor storage areas are required to be fully screened from view using the same materials as the building or approved masonry fencing. Enclosures are also required to be surrounded by landscaping to further soften their visual impact. Public access to these areas should be restricted.

(3) Outdoor refuse and garbage collection containers are required to be fully screened from view using the same materials as the building or approved masonry fencing. Enclosures are required to

be surrounded by landscaping to further soften their visual impact. Public access to these areas should be restricted.

(4) Shopping cart corrals are highly visible and needed to keep development sites safe and orderly. Corrals are required to be in fixed position.

(5) Generators are required for businesses that the ARC determines will provide essential services to the public during inclement weather or natural disasters. Generators and other large auxiliary equipment are required to be placed at locations where they will be least intrusive in terms of noise, appearance, and odors, particularly for occupants of neighboring properties. Site plans will include public utilities equipment placement. Generators and other large auxiliary equipment:

(a) Should be kept low to the ground;

(b) If they include exhaust systems may not have exhaust systems protrude above the equipment; and

(c) Are required to be surrounded by walls, landscaping, and other screening.

(6) Site plans will be designed to conform to all requirements of the Americans with Disabilities Act (ADA). The ARC shall review the site plan for adequate handicap parking and access to buildings.

(D) Landscaping. Landscaping is required as a tool to enhance and beautify the site, and the building's architecture and design. To aid in the design process, designers are encouraged to refer to the Syracuse City Commercial Design Standards and Guidelines Manual.

(1) The portion of a development site devoted to landscaping exclusive of parkstrips and walkways will be calculated by the zone requirements for the parcel. Additional landscaping should be provided to achieve compatibility between differing, adjacent land uses such as residential and commercial, as required in the buffering table.

(2) Landscaping is required to be integrated into the design, placement, and enhancement of pedestrian plazas, sitting areas, walkways, flag poles, and signs and will comply with zoning requirements.

(3) Vegetative ground cover must be utilized for at least 80 percent of a development site's frontage along any public right-of-way and in required landscape areas between a building and the parkstrip not including sidewalks, trails, and entry points.

(4) Drought resistant shrubs and trees will be used in conjunction with efficient low water use irrigation systems. A list of low water use plants is available from the Community Development Department.

(E) Lighting. Carefully planned lighting schemes can create safe environments for pedestrians and motorists. Lighting is an integral design element which adds to the overall site plan and building design. Lighting must be designed in compliance with Chapter 10.45 SCC (Sign and Lighting Regulations).

(1) Lighting schemes will include coordinating parking, wall, and pedestrian scaled fixtures which compliment building architecture and site features.

(2) Parking and Circulation. Lifestyle, separated land uses, and lack of sufficient public transit have created the need for parking and access for automobiles onto most commercial sites. Lighting in required parking areas must be designed to have a minimal impact on the surrounding environment.

(F) Traffic. Developments which generate significant increases in traffic will include an analysis of the proposed development's impact on the current and future transportation system, and methods to control traffic.

(1) Major internal circulation roadways that provide access from the public right-of-way or between buildings on the same site must be separated from parking areas using curb and gutter and a combination of any of the following methods:

(a) Landscaping;

(b) Pedestrian walkways; or

(c) Lighting.

(2) Concrete "deadmen" wheel stoppers are required for parking spaces adjacent to a pedestrian walkway or amenity.

(3) Cross access for automobiles and pedestrians to future and existing commercial developments is required during initial site planning and construction.

(4) The design and location of loading areas and dock facilities must minimize the interaction between trucks and visitors' automobiles. Access to loading and delivery areas must be separated from parking areas.

(5) The design and location of loading facilities must take into consideration the specific dimensions required for the maneuvering of large trucks and trailers into and out of loading position at docks or in stalls and driveways.

(G) Pedestrians. Site layout and design must equally address the needs of pedestrians and automobiles. Pedestrian access and safety on the site should be ensured.

(1) Pedestrian access from the public right-of-way through the site to main entrances is required. These walkways are required to be constructed of dissimilar materials to the roadway or parking area, and provide for clearly defined crossings where there are points of conflict with automobiles.

(2) Dissimilar roadway materials within parking lots are required to be used directly in front of entrances to slow motorists and create a safer environment for pedestrians.

(3) Pedestrian drop-off locations, when incorporated within overall circulation patterns, are required to be convenient and safe for pedestrians.

(H) Security. Security of the site is required to be addressed in site design. The developer is required to submit documents that demonstrate the security measures of the site design in relation to private, semi-public and public areas, by utilizing natural surveillance, access control and proper maintenance.



Still Water Clubhouse

Parkview Drive & 2000 West Street

Engineer Site Plan Review

Completed by Brian Bloemen on February 26, 2019

Plans:

1. Remove the sidewalk cross drain and tie it directly into the existing catch basin with a snout.
2. Drain the bioswale to a storm drain inlet so all the water is not crossing the sidewalk.
3. Extend the sidewalk along the parking lot east and west to connect to the City sidewalk so pedestrians can access the site.
4. Recommend widening the curb/walk combo to account for cars overhanging the sidewalk.

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

Sincerely,

Brian Bloemen, P.E.
City Engineer



TO: Community Development, Attention: Noah Steele
FROM: Jo Hamblin, Fire Marshal
RE: Still Water Club House site plan

DATE: February 28, 2019

I have reviewed the site plan for the project referenced above. Currently the Fire Department has no concerns with this project. Other departments must review these plans and may have their requirements. This review by the Fire Department must not be construed as final approval by Syracuse City.



Mayor
Mike Gailey

City Council
Corinne Bolduc
Lisa Bingham
David Maughan
Jordan Savage
Doug Peterson

City Manager
Brody Bovero

Site Plan Review

3/6/2019

Dear Applicant,

The Syracuse City Community and Economic Development Department has conducted a review of the Still Water Clubhouse Site Plan for compliance with the city's adopted land use ordinance. Please see the following comments:

1. The parking lot curb is shown crossing out into the right of way on the west side of the parking lot. This should be cleaned up if it isn't intentional.
2. Extend the walkways along the front of the building to the public sidewalks on the east and west.
3. Position shade trees surrounding the playground to provide as much south and west shade as possible to the benches.
4. If privacy is desired, some taller shrubs and/or trees may be helpful along the fence on the east and west side of the pool area where roads are perpendicular on either side.
5. Show any HVAC, generators, utility accesses, or other ground equipment that will be placed in the landscaped areas.

Please contact me with any questions concerning this project.

Regards,

Royce Davies
City Planner
(801) 614-9632
rdavies@syracuseut.com

ENGINEER RESPONSES TO STAFF COMMENTS

City Community and Economic Development Department has conducted a review of the Still Water Clubhouse Site Plan for compliance with the city's adopted land use ordinance. Please see the following comments:

1. The parking lot curb is shown crossing out into the right of way on the west side of the parking lot. This should be cleaned up if it isn't intentional.

This is intentional. There isn't a catch basin close enough or at a deep enough depth to tie into. So an under sidewalk drain is designed.

2. Extend the walkways along the front of the building to the public sidewalks on the east and west.

Sidewalks have been extended to meet the public sidewalks.

3. Position shade trees surrounding the playground to provide as much south and west shade as possible to the benches.

A tree has been updated to provide more shade on the south side of the playground.

4. If privacy is desired, some taller shrubs and/or trees may be helpful along the fence on the east and west side of the pool area where roads are perpendicular on either side.

No change.

5. Show any HVAC, generators, utility accesses, or other ground equipment that will be placed in the landscaped areas

Equipment now shown on west side of clubhouse.

Engineer Site Plan Review

Completed by Brian Bloemen on February 26, 2019

Plans:

1. Remove the sidewalk cross drain and tie it directly into the existing catch basin with a snout.

Not addressed. There isn't a catch basin close enough or deep enough to tie into.

2. Drain the bioswale to a storm drain inlet so all the water is not crossing the sidewalk.

Not addressed. There isn't a catch basin close enough or deep enough to tie into, we can do another under sidewalk drain to drain directly into the curb and gutter.

3. Extend the sidewalk along the parking lot east and west to connect to the City sidewalk so pedestrians can access the site.

Sidewalks have been extended.

4. Recommend widening the curb/walk combo to account for cars overhanging the sidewalk.

Updated sidewalk to be 5' wide with 20' stalls instead of 4' wide.



PLANNING COMMISSION WORK SESSION

March 19, 2019

Agenda Item #2a

Proposed Amendment to §10.80 Cluster Subdivision (Major Conditional Use)

The City Council desires to change R-1 Cluster from a major conditional use permit to a freestanding zone. Please find attached a draft ordinance amendment.

Chapter 10.80

CLUSTER SUBDIVISION (~~MAJOR CONDITIONAL USE~~)

Sections:

- 10.80.010 Purpose.
- 10.80.020 Development requirements.
- 10.80.030 Permitted uses.
- 10.80.040 Repealed.
- 10.80.050 Design standards.
- 10.80.060 Approval.
- 10.80.070 Development plan and agreement requirements.

10.80.010 Purpose

~~Cluster subdivisions may receive approval for a major conditional use permit in the R-1 residential zone. The purpose of this chapter is to encourage open space conservation and imaginative and efficient utilization of land by providing greater flexibility in the location of buildings on the land and the clustering of dwelling units. This will allow the developer to more closely tailor a development project to a specific user group, such as retired persons or equestrian-oriented development. The Land Use Authority shall not grant such a conditional use unless the cluster subdivision meets the regulations of the applicable zone in which it resides, except as may lawfully be modified by City Council approval. The application of cluster concepts is intended to encourage good neighborhood design and preserve open space while ensuring substantial compliance with the intent of the subdivision and land use ordinances. [Ord. 15-24 § 1 (Exh. A); Ord. 11-13 § 1; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Ord. 03-08; Code 1971 § 10-16-010.]~~

10.80.020 Development requirements

- (A) Acreage. A cluster subdivision shall have a minimum of 10 acres of contiguous land area.
- (B) Phasing. The proposed development plan shall include all possible future phases. No additional phases shall be permitted beyond the original concept. Adjacent property developed similarly shall be a separate development and shall meet all requirements independently from any adjacent development.
- (C) Ownership. The development shall be in single or corporate ownership at the time of application or the subject of an application filed jointly by all owners of the property.
- (D) The Land Use Authority shall require that the arrangement of structures and open spaces be developed in such a manner as to prevent any adverse effects on adjacent properties.
- (E) Density. The density of dwellings in a cluster subdivision shall not exceed ~~4-6~~ 2.3 units per acre.

(F) Minimum Lot Standards. Approval of the development plan shall determine lot area, lot width, setbacks, and lot coverage ~~regulations for multifamily structures~~, with a minimum separation of 16 feet between structures.

~~Single-family detached~~ All lots shall have the following minimum lot standards:

- (1) Density. Maximum density is calculated by multiplying the development's gross acreage by 50 percent, and then multiplying the remaining acreage by ~~4.6~~ 2.3 units per acre.
- (2) Minimum lot area: 7,000 square feet.
- (3) Lot width: 60 feet.
- (4) Setbacks:
 - (a) Front: 15 feet.
 - (b) Garage: 20 feet.
 - (c) Side: eight feet.
 - (d) Rear: 20 feet.
 - (e) Corner lot side: 20 feet.

(G) Homeowners' Association. The development shall have a lawfully organized and professionally managed homeowners' association.

(H) Open Space and Common Space.

- (1) The development shall provide 50 percent open space. A minimum of 10 percent of the open space shall be common space.
- (2) Open space and common space shall not include streets, driveways, or parking areas.
- (3) Open space may include agricultural areas, recreation areas, and wetland preserve.
- (4) Open space not used for agriculture and wetland preserve shall be fully landscaped and developed with amenities as identified in the City's parks master plan for the enjoyment and full use of all residents of the development and/or the public.
- (5) Open space that is designated for agricultural use shall have a recorded perpetual conservation easement.
- (6) Open space shall not be enclosed with fencing, except as required per buffer table of this title.

(7) Common space shall be fully landscaped and developed with approved amenities for the enjoyment and full use of all residents of the development and/or the public.

(8) Common space shall be preserved, maintained and owned through the homeowners' association from the onset, or may be deeded to Syracuse City, if the developer makes the request and the City Council grants the request, at the City Council's sole discretion.

(I) Landscape Plan. The Land Use Authority shall review the landscape plan designed in accordance with an approved theme that provides unity and aesthetics to the project.

(1) Landscape plan shall be signed and stamped by a professional landscape architect.

(2) The landscaping plan shall indicate all special features, such as ponds, fountains, signs, walking paths, plant species and size, fencing, etc., together with a planting plan.

(3) Landscaping must be completed prior to approval of the next consecutive phase of the subdivision, or within the negotiated phasing per the development agreement.

(4) Street trees shall have a minimum two-inch caliper trunk size measured 12 inches above ground level, at the time of installation.

(5) Street trees shall be selected in accordance with the approved tree species in city code.

(6) Street trees shall be spaced according to the approved species and park strip width. In no case shall street trees be planted further than 50 feet apart.

(J) Sidewalks and Park Strips. The design and location of public sidewalks within a cluster subdivision shall be located in the public right-of-way and meet the following conditions:

(1) Sidewalks shall be a minimum of five feet wide and meet the minimum ADA standards.

(2) Parkstrips shall be a minimum of 10 feet wide.

(3) Meandering sidewalks shall be no closer than five feet to the back of curb.

(4) Sidewalk construction and utilities shall comply with the adopted Engineering Standards and Specifications.

(K) Trail System/Walking/Bike Paths.

(1) The development shall contain trail/walking/bike paths and shall connect to the City's trails system per the trail master plan, when applicable.

(2) Trail/walking/bike paths shall meet the City's Engineering Standards and Specifications.

(L) Signage. The development may include landscaped identification entry signs maintained by the homeowners' association.

(M) Due to the nature of cluster subdivisions and the fact that most of the usual dwellings have site restrictions and because the placement of dwellings and other structures on the site may produce a negative impact to surrounding land uses, the location, size, and general footprint of all dwellings and other main buildings shall be shown on the plans submitted for review.

(N) The proposed development shall not be detrimental to the health, safety, or general welfare of persons residing in the vicinity. [Ord. 15-24 § 1 (Exh. A); Ord. 13-15 § 1; Ord. 11-13 § 1; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1999; Code 1971 § 10-16-020.]

10.80.030 Permitted uses.

~~Uses permitted in the cluster subdivision shall be those uses permitted in the zoning district in which the subdivision is located, provided, that for purposes of this section, the single-family dwelling designation shall include single-family attached dwellings such as town houses and row houses or zero lot line dwellings. A single structure shall have no more than four attached dwelling units. [Ord. 15-24 § 1 (Exh. A); Ord. 11-13 § 1; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-16-030.]~~

The following, and no others, are uses permitted by right provided the parcel and buildings 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) Animal clinics and hospitals.

(D) Apiaries.

(E) Aviaries.

(F) Churches, synagogues, and temples.

(G) Dwellings, single-family.

(H) Educational services.

(I) Farm animal keeping (limited to the community open/common spaces and as specified in SCC 10.30.040).

(J) Farm industry (on a parcel of five acres or more).

(K) Fruit and vegetable stands.

(L) Household pets.

(M) Minor home occupations.

(N) Public parks.

(O) Rabbits and hens.

(P) Residential facilities for persons with disabilities.

(Q) Vietnamese potbellied pigs.

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) Day care centers (major).
- (C) Dog kennels (minor).
- (D) Dwelling, accessory (major/minor, see SCC 10.30.020).
- (E) Educational services, private (minor).
- (F) Greenhouses (minor).
- (G) Home occupations (major).
- (H) Private parks and recreational activities (minor).
- (I) Public and quasi-public buildings (major).
- (J) Sewage treatment plants (major).
- (K) Stables, public (limited to the community open/common spaces and requires a minor CUP).
- (L) Temporary commercial uses (see SCC 10.35.050) (minor).

10.80.040 Bonus density incentives.

Repealed by Ord. 15-24. [Ord. 13-15 § 1; Ord. 11-13 § 1; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-16-040.]

10.80.050 Design standards

(A) The development shall have restrictive covenants to facilitate superior architectural design elements.

(B) A common building theme shall be required and approved by the Planning Commission. The design shall show detail in the unification of exterior architectural style, color, and size of each unit; however, the intent is not to have the design so dominant that all units are identical.

(C) Patios shall not extend beyond the width of the primary structure and shall not extend beyond half the rear setback. Privacy fencing around a patio is allowed. [Ord. 15-24 § 1 (Exh. A); Ord. 11-13 § 1; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-16-050.]

10.80.060 Approval

A cluster subdivision is a special type of subdivision ~~approved by major conditional use permit and~~, as such, shall meet design standards and be subject to all provisions of the Syracuse subdivision ordinance and submitted development plans. [Ord. 15-24 § 1 (Exh. A); Ord. 11-13 § 1; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-16-060.]

10.80.070 Development plan and agreement requirements.

(A) Subdivision ordinance requirements shall apply to cluster subdivisions except where negotiated within the development agreement. The developer shall submit a residential development plan of all project phases for City consideration and approval and shall integrate the proposed development plan into a development agreement between the developer and City. The development agreement shall undergo an administrative review process to ensure compliance with adopted City ordinances and standards with approval by the City Council. The property shall be developed 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 under circumstances constituting a rational public interest. ~~The Land Use Authority shall use the submitted development plan and agreement with the design amenities and unique development features and merits of the development to determine overall development dwelling-unit density up to a maximum as determined by the bonus density calculations.~~

(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. Common space and recreational areas should be the focal point for the overall design of the development, with various community facilities grouped in places well related to these open spaces and easily accessible to pedestrians.

(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 cluster subdivision community shall be of sufficient size, composition, and arrangement to enable its feasible development as a complete unit, professionally managed by a legally established owners' association and governed by enforceable, duly recorded CC&Rs.

(F) Developer shall prepare a budget for the homeowners' association operation and facilities maintenance. Developer shall establish a dedicated operating fund for the collection of homeowner dues and shall provide funding for said maintenance for the first three years' operating expenses of the homeowners' association or until developer owns less than 40 percent of the lots. When the developer owns less than 40 percent of the lots, developer shall pay dues on his remaining lots in accordance with the CC&Rs and fee schedule adopted by the homeowners' association. The CC&Rs will provide in the budget a depreciation estimate and provide for the collection of fees sufficient to meet the depreciation of infrastructure under control of the homeowners' association. [Ord. 15-24 § 1 (Exh. A); Ord. 13-15 § 1; Ord. 11-13 § 1; Code 1971 § 10-16-070.]