1. Agenda

   Documents:

   AGENDA.PDF

2. Meeting Materials

   Documents:

   PACKET.PDF
   PUBLIC NOTICES.PDF
Syracuse City  
Planning Commission Meeting  
February 19, 2019  
Begins at 6:00 p.m. in the City Council Chambers  
1979 West 1900 South, Syracuse, UT 84075

Regular Meeting Agenda

1. **Meeting Called to Order**  
   - Invocation or Thought by Commissioner McCuistion  
   - Pledge of Allegiance by Commissioner Johnson  
   - Adoption of Meeting Agenda

2. **Meeting Minutes**  
   - February 5, 2019 Regular Meeting & Work Session

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

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

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

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

7. **Adjourn**

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Work Session

1. **Department Business**  
   a. City Council Liaison Report  
   b. City Attorney Updates  
   c. Upcoming Agenda Items

2. **Discussion Items**  
   a. §10.35.040 Home Occupation

3. **Commissioner Reports**

4. **Adjourn**

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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](http://www.utah.gov/pmn/index.html), and the Syracuse City website at [http://www.syracuseut.com](http://www.syracuseut.com).
Syracuse City
Planning Commission Meeting
February 5, 2019
 Begins at 6:00 p.m. in the City Council Chambers
1979 West 1900 South, Syracuse, UT 84075

Regular Meeting Agenda

1. Meeting Called to Order
   • Invocation or Thought by Commissioner Vaughan
   • Pledge of Allegiance by Commissioner Rackham
   • Adoption of Meeting Agenda

2. Meeting Minutes
   • January 15, 2019 Regular Meeting & Work Session

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

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

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

6. Adjourn

Work Session

1. Department Business
   a. City Council Liaison Report
   b. City Attorney Updates
   c. Upcoming Agenda Items

2. Discussion Items
   a. §10.35.040 Home Occupation
   b. Ethics & Open Meetings Training

3. Commissioner Reports

4. Adjourn

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Agenda Item # 2  Meeting Minutes

January 15, 2019 Regular Meeting and Work Session
Minutes of the Regular Meeting of the Syracuse City Planning Commission held on January 15, 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 McCuistion  
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: Brett Cragun, Chair  

Visitors: Ray Zaugg  Collin Fawcett  
Kamie Gorder  Keller Facer  
Bridger Gorder  Con Wilcox  

6:02:40 PM  
1. Meeting Called to Order:  
Vice Chair Johnson called the meeting to order. Commissioner Day provided an invocation. The Pledge of Allegiance was led by Commissioner Thorson.  

6:04:01 PM  
COMMISSIONER MCCUISTION MADE A MOTION TO ADOPT THE PLANNING COMMISSION AGENDA FOR THE JANUARY 15, 2019 MEETING AGENDA. THE MOTION WAS SECONDED BY COMMISSIONER THORSON. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.  

6:04:25 PM  
2. Meeting Minutes:  
COMMISSIONER THORSON MADE A MOTION TO APPROVE THE MEETING MINUTES FOR NOVEMBER 6, 2018 REGULAR MEETING AND WORK SESSION AND DECEMBER 4, 2018 REGULAR MEETING AND WORK SESSION WITH THE CHANGE THAT COMMISSIONER VAUGHAN MOTIONED TO ADJOURN THE MEETING ON DECEMBER 6, 2018. COMMISSIONER MCCUISTION SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED UNANIMOUSLY.  

6:05:44 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.  

6:06:04 PM  
Close public comment.  

6:06:07 PM  
4. Public Hearing – Proposed Annexation Petition, located approx. 3800 W 3000 S  
Mr. Noah Steele, Community & Economic Development Director, gives a synopsis of where this project is located and the back story of how many times it has come before the City. Each time this has been brought before the City, the Council has tabled the item due to the indecision of the West Davis Corridor. Mr. Steele points out that the boundary presented on their annexation plat is missing a few lines but that it does not change the acreage. Mr. Steele shares an example of what the applicant would like to do with the property.  

6:17:58 PM  
Mr. David George and Stevan Vasic, the applicants, share that they are joined together in this project and are eager to develop this land. Mr. Vasic shares that they also brought their engineer to this meeting to answer question about utilities and whether or not it is serviceable. Mr. Vasic shares that their idea is to have a lake called Sunset Lake, with amenities such as fishing, swimming, canoeing, etc. Vice Chair Johnson asked if the lake would have to be lined, Mr. Vasic said it would not. Commissioner Rackham asks if they can give a copy of the Geo-Tech study to Staff.
6:22:10 PM
Commissioner Vaughan asks the applicants how they plan on building the land with the soil there and whether they will need fill of any kind. Commissioner Vaughan also asks if the applicant would be willing to enter into an Annexation agreement to build what is presented in the packet. There is discussion as to the Wetlands that UDOT will be building in the near future. Commissioner Vaughan is curious as to whether or not there have been engineered studies to allow for the weight of their proposed lake. Commissioner Vaughan asks if the City would be required to maintain 2700 S. The applicants are not sure of that at this point. Mr. George shares that they would be willing to do a traffic study to determine whether or not they would need to improve more of 2700 S. Commissioner Vaughan asks the applicants why they are not building in the County rather than annexing into the City. The applicants share that they were directed to annex into Syracuse City. Commissioner Vaughan shares his concern that the General Plan has this as farmland.

6:36:47 PM
Commissioner Thorson questions the amount of fill needed. Collin Fawcett, the applicant’s engineer, shares that they have estimated that they would need approx. 10 feet of fill. Currently the sewer is about 14 feet below 2700 S. Commissioner Thorson asks if this is a set project that they are planning for this area. Mr. Vasic shares that this presented proposal is what they would like to build. Commissioner Thorson questions the trails along the property and whether or not they would connect with our Trails Master Plan.

6:41:51 PM
Commissioner Day asks questions as to whether or not this land was located within the Master Plan as well as what zoning this project could/would come in at. Commissioner Ruelan asks whether or not the lake would be public or private. The applicants propose that they would have it be public. Commissioner Vaughan has questions as to the depth of soil on the lake. Mr. Vasic shares that they would be allowing the lake to be public.

6:46:37 PM
Commissioner McCuistion questions whether or not having a peninsula of annexed land is ideal. Commissioner McCuistion asks the City Engineer, Brian Bloeman, if there would be enough utilities to service this land. Mr. Bloeman shares that it was not currently Master Planned for the utilities. Mr. Bloeman shares that it would be more along the lines of 16 feet of fill needed to tie into the sewer main. Mr. Collins, the applicant’s engineer, states that they are aware of the need of fill to get the sewer serviceable to that property. Commissioner McCuistion lets the applicants know that they will probably need a dam permit if they get approved and build a lake.

6:52:14 PM
Commissioner McCuistion is not really in favor of the project in light that there is too much information.

6:54:13 PM
Open Public Hearing.

6:54:33 PM
Mr. Larry Mills, a neighboring property owner, shares his concerns for having the lake next to his property and whether or not the applicant is willing to protect against his property from damages caused by the lake. Commissioner Thorson shares with Mr. Mills that they will very much take into consideration the affects this would have on neighboring properties. Commissioner Thorson shares that if this was approved, there would be additional Public Hearings to address more of these concerns.

6:57:22 PM
Close Public Hearing.

6:57:24 PM
Commissioner Thorson shares his thoughts about the amount of fill and the ability to connect to the utilities. Commissioner Thorson is also concerned with having a public lake and the maintenance that is required with having one created. Vice Chair Johnson isn’t sure if he would like to annex this into the City. Commissioner Rackham would like to see the geo-tech, see a more detailed annexation plan, and see where the wetlands and plans are for surrounding properties. Commissioner Day agrees that it is unique and does feel that there needs to be more analysis. Vice Chair Johnson shares the same sentiments. Commissioner Vaughan shares his thoughts that this item should be tabled and come back with a cleaner idea and environmental study.

7:06:12 PM
Commissioner Vaughan is in favor of updating the Annexation Policy. Commissioner Vaughan shares his thoughts in wanting to do more infill before working on this area. Commissioner Vaughan shares that we do not have the funds nor the manpower to take care of the existing roads and shares concerns for being able to maintain 2700 S and this proposed development. Commissioner Vaughan shares that having this development in the middle of farmland is not ideal and therefore says no to this item.

7:13:57 PM
Commissioner Thorson is in favor of tabling this item until more details can be given on this project. Commissioner Day and Vice Chair Johnson asks how long it would take to get a geo-tech study. The Commission discusses what they would like to say in their motion.

7:15:47 PM
COMMISSIONER VAUGHAN MOVED THE PLANNING COMMISSION CONTINUE THE REQUEST OF DAVID GEORGE AND STEVAN VASIC FOR AN ANNEXATION LOCATED APPROX 3800 W 3000 S WITH THE NEED FOR THE
APPLICANT TO REWRITE AND BRING A FINAL, FORMAL PROPOSAL TO THE COMMISSION. THIS MOTION FAILS TO NO SECOND. There is discussion as to what specifically they would like to include in the motion.

7:25:11 PM


7:26:18 PM

5. Final Plat – Criddle Farms North Phase 2, located approx. 4000 W 1200 S
Mr. Davies shares the overview of where this project is located in relation to the existing Criddle Farms South Development. Per the development agreement, this will complete the requirements of needing the park for that development. There are some minor Fire and Planning needs. Staff recommends conditional approval on this item as it still has an outstanding truncating dome on the corners, needing an easement on the west side, and a fire turnaround. Parcels A & B are going to be owned and maintained by the HOA.

7:31:24 PM

Commissioner Rackham has questions as to the need of having approval from West Point. This development will tie Syracuse to West Point and there will be utilities stubbed to the west. Commissioner McCuistion has concerns for the emergency responses to this phase. There is discussion as to what would be required for acceptable road base for the fire apparatuses.

7:36:50 PM

Mr. Con Wilcox, project manager for Criddle Farms LLC, says that they are ok to work with D.R. Horton in regard to servicing this project. Mr. Wilcox shares that they are excited for this development and the drinkable well they are wanting to have with this project. Commissioner Rackham asks if he could address Staff's comments. Commissioner McCuistion is in favor of tabling this item as the applicant is not present. Commissioner McCuistion asks if that would be acceptable to access from 4000 W to the temporary turnaround.

7:42:45 PM

COMMISSIONER MCCUISTION MOVED THE PLANNING COMMISSION RECOMMEND TO THE CITY COUNCIL APPROVE THE REQUEST OF CRIDDLE FARMS NORTH PHASE 2 FOR APPROVAL OF A SUBDIVISION PLAT CALLED CRIDDLE FARMS NORTH PHASE TWO AT 4050 W 920 S IN THE R-3 ZONE WITH THE FOLLOWING CONDITIONS:
1. ALL STAFF’S COMMENTS SHALL BE ADDRESSED BEFORE THE PLAT IS RECORDED WITH DAVIS COUNTY AND 2. AN ADDITIONAL PAVED ACCESS WITH SUFFICIENT SECTION TO SUPPORT EQUIPMENT NECESSARY FOR LIFE SAFETY BE INSTALLED. COMMISSIONER VAGUHAN SECONDS THE MOTION. THIS MOTION PASSES WITH UNANIMOUSLY.

6. 2019 Thought/Pledge Schedule
Commissioner Vaughan shares thoughts about keeping the September 3rd and December 17th meeting. Commissioner Johnson shares the same sentiments.

7:43:10 PM

COMMISSIONER THORSON MOVED THE PLANNING COMMISSION ADOPT THE MEETING SCHEDULED AS PUBLISHED WITH THE CORRECTION TO INCLUDE SEPTEMBER 3RD AND DECEMBER 17TH MEETINGS. COMMISSIONER DAY SECONDS THE MOTION. THIS MOTION PASSES UNANIMOUSLY.

7:43:37 PM

7. Adjourn
COMMISSIONER RACKHAM MADE A MOTION TO ADJOURN TO WORK SESSION. COMMISSIONER THORSON SECONDED THE MOTION. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.
Minutes of the Syracuse City Planning Commission Work Session held on January 15, 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 McCuistion  
Greg Day  
Ralph Vaughan  
Dale Rackham  
G. Ivy Ruelan  

City Employees:  Noah Steele, Community & Economic Development Director  
Royce Davies, Planner  
Heather Davies, Administrative Professional  
Paul Roberts, City Attorney  
Brian Bloeman, City Engineer  
Jo Hamblin, Deputy Fire Chief  

City Council:  Councilwoman Corrine Bolduc  

Excused:  Brett Cragun, Chair  

Visitors:  Ray Whitchurch  
Lars Ericson  

7:52:50 PM  
Vice Chair Johnson starts the Work Session.  

7:53:02 PM  
1. Department Business:  
   a. City Council Liaison Report  
      Councilwoman Bolduc shares:  
      • The Council approved the LDS Church/CW Land Annexation  
      • They discussed the PRD zone  

7:53:54 PM  
   b. City Attorney Updates  
      Paul Roberts, City Attorney, stated that he has nothing.  

7:53:59 PM  
   c. Upcoming Agenda Items  
      Mr. Davies shares the following items are as follows:  
      • Request for PRD on Bluff.  
      • Request to expand and existing PRD on Banbury and Antelope.  
      • Amendment of Bluff Phase 4  
      • City Council is discussing Mixed Use Zone  

7:55:07 PM  
2. Discussion Items:  
   a. IBI Study Presentation  
      Mr. Steele shares that this presentation came to pass as the City was given a grant to fund this study and help figure out what would be great for Syracuse City and how Antelope Drive should look when entering into our City.  

7:57:45 PM  
Ray Whitchurch, IBI Study President, and Lars Ericson, Project Manager, introduce themselves and share a vision for this area. Mr. Whitchurch shares that they have met with a lot of the property owners as well as Council to help and come up with a good design and plan.  

8:34:28 PM  
Commissioner Ruelan shares that she has seen other countries and places that she has personally seen areas that have had similar studies and loves the turnout of the projects. Mr. Ericson shares some inside into his trade and profession and how they designed the study. Commissioner Rackham questions whether this study takes into effect
the existing codes and what changes they would recommend in adjusting the codes for future developments.

Commissioner Thorson questions the level of aggression the City should take to help implement the changes.

8:46:58 PM

b. §10.35.040 Home Occupation

COMMISSIONER RACKHAM MOVED THAT THE HOME OCCUPATION MOVED TO NEXT MEETING.
COMMISSIONER THORSON SECONDED. MOTION PASSED UNANIMOUSLY.

8:50:35 PM

3. Commissioner Reports
NONE

8:50:51 PM

4. Adjourn

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

Erik Craythorn with Q-2 LLC has requested to amend the General Plan and Zoning Map from GC to PRD. The General Plan map amendment will be considered first. The application was received within the open application period consistent with Ordinance 10.20.060. The open amendment period is Jan. 1 to Jan 31 on odd numbered years. The ordinance describes the standards for approval:

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

The property’s general plan map designation is General Commercial. The applicant has expressed a desire to build townhomes on the property which is not allowed within the General Commercial Zone, but is an allowed use in the PRD zone. The property is located adjacent to approximately 7 acres of additional land also owned by the applicant and general planned PRD. The applicant desires to combine all of the properties into one project. During a previous general plan amendment request for the property, approximately 200' of commercial zoning was left along the frontage of Antelope Drive, however, the applicant is claiming that he has been unsuccessful in attracting a commercial buyer for the frontage property.
Motion Language

Approval - I move the Planning Commission recommend that the City Council approve the request of (Applicant Name) for (Project Name/Action), located at (address).

Approval with Conditions - I move the Planning Commission recommend that the City Council approve the request of (Applicant Name) for (Project Name/Action), located at (address) based on the following findings: (list conditions)

Denial - I move the Planning Commission recommend that the City Council deny the request of (Applicant Name) for (Project Name/Action), located at (address) based on the following findings: (list reasons)

Table - I move the Planning Commission continue the request of (Applicant Name) for (Project Name/Action), located at (address) until (date) based on the following findings: (list reasons)
General Plan Amendment
Syracuse City Community Development
1979 West 1900 South, Syracuse, UT 84075
Phone: (801) 825-1477 ext 4  Website: www.syracuseut.com
Fax: (801) 614-9626  Email: planning@syracuseut.com
Updated 7/10/17

<table>
<thead>
<tr>
<th>Subject Property Information</th>
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</thead>
<tbody>
<tr>
<td>Property Address or Approximate Coordinate: Banbury Drive 1700 South</td>
</tr>
<tr>
<td>Parcel Identification Number (as recorded with Davis County): 12-052-0148,0149, 0110, 0147, 0146, 0124</td>
</tr>
<tr>
<td>Proposed General Plan: PRD</td>
</tr>
</tbody>
</table>

**Brief description of purpose for General Plan Amendment and reasons supporting the request.**
Currently most of our property is zoned PRD. When we originally rezoned the property the thought was to leave the first 200 ft. from Antelope and leave that commercial, however the demand for commercial is not there so we thought we could do a mixed use on the units that back up to Antelope. Same things applies to the property on the west side of Banbury.

<table>
<thead>
<tr>
<th>Subject Property Owner Contact Information</th>
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<tbody>
<tr>
<td>Name(s) of every person or company the applicant represents: Q-2 LLC</td>
</tr>
<tr>
<td>Mailing address: 601 W. 1700 S.</td>
</tr>
<tr>
<td>City: Syracuse</td>
</tr>
<tr>
<td>Office or Home Phone:</td>
</tr>
</tbody>
</table>

**Applicant Contact Information (if different from Property Owner)**

<table>
<thead>
<tr>
<th>Name (and agent, if any):</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mailing Address:</td>
</tr>
<tr>
<td>City:</td>
</tr>
<tr>
<td>Office or Home Phone:</td>
</tr>
</tbody>
</table>

I hereby certify that the requested General Plan, and if applicable, Rezone request would comply with all required conditions and standards of the Syracuse City Land Use Ordinance, be harmonious with neighboring uses, fit the goals of the community’s General Plan, and impose no insatiable demands for public services. I read the Syracuse Land Use Ordinance relative to general plan and rezoning and understand that submitting this application does not guarantee approval and is subject to the discretion of the City Land Use Authority and Planning Commission and compliance with all requirements of Syracuse City’s Municipal Code. I hereby accept responsibility for meeting all requirements outlined herein, including payment of all fees and attending City Land Use Authority and Planning Commission meetings as notified by the Community Development Department, and understand that failure to do so may result in postponement of action by said Authority. I also understand that approval shall not relieve me of the responsibility to comply with applicable local and State zoning, health, building, or fire regulations.

Property Owner Signature: [Signature]  Date: 1/8/2019

Applicant Signature: [Signature]  Date: 1/8/2019

**FOR OFFICE USE ONLY**

<table>
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<tr>
<th>Date Received and Paid: 1/8/2019</th>
<th>Received by: BD</th>
<th>Receipt #: 5,045,225</th>
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<td>$450 Application Fee</td>
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<td>$20 per Public Notice Sign</td>
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<td>$100 Noticing Fees</td>
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</tbody>
</table>

Total: $590
NOTE: THIS PLAT WAS CREATED FROM INFORMATION ON FILE IN THE COUNTY RECORDERS OFFICE. IT IS FOR LOCATION PURPOSES ONLY AND IS NOT INTENDED TO REPRESENT A SURVEY OF THE AREA SHOWN.

SW1/4 SECTION .10, T.4N, R. 2W S/
DAVIS COUNTY Recorder's Office DA.

RECEIVED 1/9/2019
Craythorne Banbury Property
West Re-zone Area Description

A part of the Southwest Quarter of Section 10, Township 4 North, Range 2 West,
Salt Lake Base & Meridian:

Beginning at a point on the West Right of way line of Banbury Drive said point is
1,364.10 feet North 89°58'46" East along the Section line to the Extension of the West
right of way line of Banbury Drive and 133.00 feet North 00°01'14" West along said West
right of way line from the Southeast corner of said Southwest Quarter; and running
thence South 89°58'46" West 125.02 feet; thence North 00°01'16" East 81.02 feet;
thence South 89°58'46" West 14.74 feet; thence North 00°01'14" West 81.01 feet;
thence South 89°58'46" West 3.36 feet; thence North 00°09'27" East 225.00 feet to the
Southwest corner of Lot 36, Banbury Place Phase 5 Subdivision; thence North 89°58'46"
East 107.13 feet along the South line of said Phase 5 to the Said West right of way line
of Banbury Drive; thence four (4) courses along said West right of way line as follows:
(1) South 00°09'27" West 33.50 feet to a point of non-tangent curvature of which the
radius point lies South 89°50'33" East; (2) thence Southerly along the arc of a 686.00
foot radius curve to the left a distance of 162.50 feet (Central Angle equals 13°34'19",
and Long Chord bears South 06°37'42" East 162.12 feet) to a point of reverse
curvature; (3) Southerly along the arc of a 614.00 foot radius curve to the right a
distance of 143.79 feet (Central Angle equals 13°25'06", and Long Chord bears South
06°42'19" East 143.47 feet); and (4) South 00°00'14" West 49.99 feet to the POINT OF
BEGINNING.

Containing 46,878 square feet or 1.076 acres, more or less.
Craythorne Banbury Property
East Re-Zone Area Description

A part of the Southwest Quarter of Section 10, Township 4 North, Range 2 West, Salt Lake Base & Meridian:

Beginning at a point on the West line of the William C. Frazier Property (Davis County Parcel #12-052-0134) which is 389.73 feet South 89°58'46" West along the Section line and 233.00 feet North 0°01'14" West from the Southeast corner of said Southwest Quarter; and running thence South 00°12'52" West 43.13 feet along said West line to the North Line of the Kenneth Pearson Property (Davis County Parcel # 12-052-0166); thence South 89°58'46" West 215.73 feet along said North line; thence South 0°09'27" West 156.86 feet along the West line of said Pearson Property to the North right of way line of Antelope Drive; thence South 89°58'46" West 433.34 feet along said North right of way line to the West line of that certain Boundary Line Agreement Recoded in Book 2760 at page 433, thence North 0°01'14" West 132.00 feet along said West line to the North line of the Cody Madsen Property (Davis County Parcel #12-052-0139); thence South 89°58'46" West 164.04 feet along the North line of said Madsen Property and said North Line Extended to the West line of the Cody Madsen Property (Davis County Parcel #12-052-0138); thence South 0°01'14" East 132.00 feet to said North right of way line; thence South 89°58'46" West 23.88 feet along said North right of way line to the East right of way line of Banbury Drive; thence two (2) courses along said East right of way line as follows: (1) North 0°00'14" East 149.96 feet to a point of curvature; (2) Northerly along the arc of a 680.00 foot radius curve to the left a distance of 50.08 feet (Central Angle equals 04°13'09", and Long Chord bears North 02°06'21" West 50.06 feet); thence North 89°58'46" East 839.45 feet to the Point of Beginning.

Containing 2.571 acres
SYRACUSE CITY CORP.
1979 W 1900 S
SYRACUSE UT 84075 825-1477

Receipt No: 5.045225 Jan 8, 2019

Q-2 LLC

Previous Balance: .00
DEVELOP. & INSPE. FEE
GENERAL PLAN 590.00
AMENDMENT-Q-2 LLC
10-34-30
PLAN CHECK & DEV. REVIEW FEES

Total: 590.00

CHECK
Check No: 1132 590.00
Total Applied: 590.00

Change Tendered: .00

01/08/2019 2:22 PM
ADMINISTRATIVE ITEM

Agenda Item # 5  The Bluff at Lakeview Farms Phase 4 1st Amendment

Factual Summation

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

<table>
<thead>
<tr>
<th>Location:</th>
<th>3051 West Steed Drive</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Zoning:</td>
<td>R-2</td>
</tr>
<tr>
<td>General Plan:</td>
<td>R-2</td>
</tr>
<tr>
<td>Total Subdivision Area:</td>
<td>0.760 Acres</td>
</tr>
<tr>
<td>Number of Lots:</td>
<td>3</td>
</tr>
</tbody>
</table>

Summary

The applicant has requested approval of a three-lot subdivision amendment. The intent is to straighten the boundary line that comprises the southern border of the three lots. This line was slightly diagonal when the original plat was recorded and the abutting property owners to the south have requested that it be straightened.

The proposed plat meets the requirements of the Zoning Ordinance except for language to be added to the Owner’s Dedication and an address that is incorrectly printed. These are minor changes that will not require reapproval by the Planning Commission. The Fire Marshall and City Engineer have expressed that they do not have comments on the plat.

Recommendation

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

Approval – “I move the Planning Commission recommend the City Council approve the request of Lakeview Farm 1 LLC for approval of a subdivision plat called The Bluff at Lakeview Farms Phase 4 1st Amended at 3051 West Steed Drive in the R-2 Zone with the following condition:

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

Table – “I move the Planning Commission continue the request of Lakeview Farm 1 LLC for approval of a subdivision plat called The Bluff at Lakeview Farms Phase 4 1st Amended at 3051 West Steed Drive in the R-2 Zone until (give date) based on the following findings:

1. (list findings)”

Denial – “I move the Planning Commission deny the request of Lakeview Farm 1 LLC for approval of a subdivision plat called The Bluff at Lakeview Farms Phase 4 1st Amended at 3051 West Steed Drive in the R-2 Zone based on the following findings:

1. (list findings).”

Attachments:
- Aerial Map
- General Plan Map
- Zoning Map
- Plat
- R-2 Zoning Ordinance
- Staff Reviews
The Bluff at Lakeview Farms Phase 4 1st Amended Zoning

Legend
- Agriculture A-1
- Property Outline
- R-1 (2.80 dwellings per net acre)
- R-2 (3.79 dwellings per net acre)
- R-3 (5.44 dwellings per net acre)

3051 South Steed Drive
R-2 ZONING ORDINANCE

10.65.010 Purpose.
The purpose of this zone is to provide for moderate density single-family residential
development that conforms to the system of services available.

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

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

(B) Agriculture.

(C) Churches, synagogues, and temples.

(D) Dwellings, single-family.

(E) Educational services.

(F) Household pets.

(G) Minor home occupations.

(H) Public and quasi-public buildings.

(I) Public parks.

(J) Rabbits and hens.

(K) Residential facilities for persons with disabilities.

(L) Vietnamese potbellied pigs.

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

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

(B) Apiaries (minor).

(C) Day care centers (major).

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

(E) Dwelling groups (major).

(F) Dog kennels (minor).

(G) Home occupations (major).
(H) Temporary commercial uses (see SCC 10.35.050) (minor).

(I) Temporary use of buildings (see SCC 10.30.100(A)(12)) (minor).

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

(A) Density: minimum lot size 10,000 square feet, but in no case shall the density exceed 3.0 lots per gross acre.

(B) Lot width: 85 feet.

(C) Front yard: 25 feet.

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

(E) Rear yard: 30 feet.

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

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

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

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

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

4. The condition or situation of the property concerned or the intended use of the property is not of so general or recurring a nature as to detract from the intention or appearance of the zone as identified in the City’s general plan.

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

**10.65.060 Signs.**
The signs permitted in this zone shall be those allowed in residential zones by Chapter 10.45 SCC.
TO: Community Development, Attention: Noah Steele
FROM: Jo Hamblin, Fire Marshal
RE: The Bluff at Lakeview Farms Phase 4 1st Amendment

DATE: January 15, 2019

I have reviewed the plans submitted for the above referenced project. The project meets the requirements of the 2015 IFC as submitted.

These plans have been reviewed for Fire Department requirements only. Other departments must review these plans and will have their requirements. This review by the Fire Department must not be construed as final approval from Syracuse City.
1/30/2019

Dear Applicant,

The Syracuse City Community and Economic Development Department has conducted a review of The Bluff at Lakeview Farm Phase 4 1st Amendment Plan for compliance with the city’s adopted land use ordinance. Please refer to the following table for items that require additional attention.

1. Add the following language to the Owner’s Dedication:
   a. “warrant and defend and save the City harmless against any easements or other encumbrances on the dedicated streets which will interfere with the City’s use, maintenance and operation of the streets.”

2. The east side of lot 439 should be 1052 South, not 2052 South.

3. Questar Gas is now Dominion Energy.

Please contact me with any questions concerning this project.

Regards,

Royce Davies
City Planner
(801) 614-9632
rdavies@syracuseut.com
Agenda Item # 2a §10.35.040 Home Occupation Parking Standards

**Factual Summation**
Please review the following information. Any questions regarding this agenda item may be directed to Royce Davies, City Planner or Noah Steele, Planning Services Director.

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

In response, staff has written a potential amendment to subsection (B)(7) of §10.35.040 which has been included in this report. The intent of the amendment is to allow the parking of vehicles which may have been previously prohibited due to size, signage, or the number of vehicles on properties that front busy sections of road. Properties must also be large enough to accommodate parking in the side or rear yards and have adequate screening. Otherwise, the standard limitations on parking vehicles for home occupation businesses applies.

**Attachments:**
- Existing §10.35.040(B)(7)
- Proposed §10.35.040(B)(7)
(7) Residents may have one occupational vehicle and trailer, associated with the home occupation, that does not exceed 10,000 pounds gross vehicle weight for minor home occupations and 20,000 pounds gross vehicle weight for major home occupations, on site, provided they park said vehicles off the street, in compliance with residential off-street parking standards, and not on any street adjacent to or near their premises. By way of illustration and not limitation, this subsection prohibits the storage or parking of business vehicles, such as limousines, service or work vehicles (snowplows, landscape and maintenance trucks, etc.), and similar vehicles as well as delivery and contractor’s vehicles, equipment, and trailers used to transport same. Business owners may not intentionally station, position, or park an occupational vehicle or trailer in any manner on private property so as to advertise, promote, or draw attention to products, services, events, or other similar purposes at the homeowner’s residence while parked thereon.
EXISTING §10.35.040(B)(7)

(7) Home Occupation Parking Standards

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

(i) Minor home occupations are permitted vehicles up to 10,000 pounds gross vehicle weight.
(ii) Major home occupations are permitted vehicles up to 20,000 pounds gross vehicle weight.

(b) Additional home occupation vehicles and trailers may be permitted on home occupation properties with the following attributes:

(i) Fronting State Highway 193 between 1000 West and 3000 West; or
(ii) Fronting Antelope Drive (1700 South) between 1000 West and 3000 West; or
(iii) Fronting Gordon Avenue (2700 South) between 1000 West and 2000 West; or
(iv) Fronting 2000 West between Antelope Drive (1700 South) and State Highway 193;
(v) Consisting of more than 0.5 acres; and
(vi) Having a view-obscuring fence or wall including view-obscuring gate(s) surrounding the parking area; and
(vii) Having one tree or shrub at least 10 feet in height around any perimeter of the parking area that faces a public street; and
(viii) Having all home occupation parking paved with concrete or asphalt; and
(ix) Restricting the parking area to the side or rear yards of the home; or
(x) Having enclosed parking and/or storage space. Enclosed parking shall not utilize required parking for a dwelling unless the home occupation vehicle is also a primary use vehicle.

(c) Any vehicles with business signage must be parked in accordance with subsection (b) unless the signage is a total of 4 square feet or less.

(d) The following may only be parked or stored in accordance with subsection (b):

(i) Limousines
(ii) Service or heavy work vehicles (e.g. snowplows, landscape and maintenance trucks)
(iii) Delivery vehicles
(iv) contractor’s vehicles
(v) Trailers
(vi) Equipment
NOTICE OF PUBLIC HEARINGS

The Syracuse Planning Commission will hold a public hearing on **Tuesday, February 5, 2019**, during a regularly scheduled meeting, beginning at 6 pm, in the Council Chambers of City Hall, at 1979 West 1900 South, regarding the following matters:

**Request from Q-2 LLC for a General Plan Amendment GC to PRD**, located approx. Banbury Drive & 1700 South

**The Bluff at Lakeview Farms Phase 4 Subdivision Amendment**, located approx. 1030 South 3050 West

**Request from Mike Bastian for a General Plan Amendment R-1 to PRD**, located approx. 2900 South Bluff Road

All related documents are available for public review in the Community Development Department and the City website. All interested parties are welcome to attend and provide comments.