



Syracuse City Planning Commission Meeting November 2, 2021

Begins at 6:00 p.m. at the link in the note at the bottom of this agenda. Please also see this note for phone participation information.

Regular Meeting Agenda

PLANNING COMMISSIONERS

CHAIR

Ryan Wessel

VICE-CHAIR

Ivy Ruelan

Alan Gallegos
Kenneth Hellewell
Lonn Hunter
Keeth Kennington
James King
Nicholas Weber

1. **Meeting Called to Order**
 - Invocation or Thought by Commissioner Gallegos
 - Pledge of Allegiance by Commissioner King
 - Adoption of Meeting Agenda
2. **Meeting Minutes**
 - August 17, 2021 Regular Meeting and Work Session
3. **Public Comment**, this is an opportunity to address the Planning Commission regarding items not scheduled for a public hearing on this agenda. Please consider others and limit your comments to three minutes.
4. **Public Hearing – Minor Subdivision** for Shoreline View Estates at approximately 2889 S 3000 W of approximately 2.7 acres in the Residential (R-2) zone by request of Toucan Investments
5. **Public Hearing – Subdivision Amendment** for Thurgood Circle at approximately 1082 W 2175 S of approximately 2.4 acres in the Residential (R-2) zone by request of Lincoln R. Church
6. **Public Hearing – Text Amendment** to update land use cross-references in Syracuse City Code Chapters 8, 9, and 10 by request of Syracuse City
7. **Adjourn**

Work Session

1. **Department Business**
 - a) City Council Liaison Report
 - b) City Attorney Updates
 - c) Upcoming Agenda Items
 - **Minor Subdivision** – Shoreline View Estates
 - **Site Plan** – EOS Fitness
 - **Subdivision Amendment** – EOS Fitness
 - **Subdivision Preliminary Plan** – Grayson Ridge West Phase 2
 - **Text Amendment** – Non-subdivision improvements
 - **Text Amendment** – Parking space dimensions
 - **Text Amendment** – Weed and tree code enforcement
2. **Discussion Items**
 - a) **Ordinance Review** – MXD (Mixed Use Development Zone)
3. **Commissioner Reports**
4. **Adjourn**

NOTE

Public meeting will be held electronically Pursuant to Section 52-4-207(4) of the Utah Code. No physical meeting location will be available. Connect to the meeting using: <https://us02web.zoom.us/j/88277759722>. Connect via telephone: 253-215-8782, Meeting ID: 882 7775 9722. Individuals wishing to provide public comment are encouraged to do so by submitting an email to the planning department at PlanningDepartment@syracuseut.com by 1:00 p.m. on November 2, 2021. Comments submitted by the deadline will be read for the record of the meeting.

Meetings of the Syracuse Planning Commission may be conducted via electronic means pursuant to Utah Code Ann. §52-4-207. In such circumstances, 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 <https://www.utah.gov/pmn/> and the Syracuse City website at <https://syracuseut.gov>.



Mayor
Mike Gailey

City Council
Lisa Bingham
Corinne Bolduc
Dave Maughan
Jordan Savage
Seth Teague

City Manager
Brody Bovero

DETERMINATION OF SUBSTANTIAL RISK TO HEALTH AND SAFETY

Pursuant to Section 52-4-207(4) of the Utah Code, I have determined that conducting a meeting with anchor location would present a substantial risk to the health and safety of those who may be present at the anchor location.

This determination is based upon the following facts:

1. Some members of the Commission and public who may attend are considered high-risk. Meeting in electronic format eliminates the risk of contracting Covid-19 during the meeting.
2. As of October 21, 2021, infection rates have neither improved nor decreased over the past month. The State of Utah has a rolling daily average of new coronavirus cases of about 1,380 cases, with a seven-day test-over-test positive rate of about 15%.¹
3. Davis County has seen an increase in new cases this month, with about 150 new cases per day, and with a positivity rate of nearly 9%.² We are designated a High-Risk county for transmission.³
4. The State and County hospitals are at capacity. Vaccinations are moving forward, but Syracuse's total population is about 57% vaccinated (largely due to our population of young, non-eligible children). Syracuse had the second-highest number of active, confirmed cases in our County last week, with 180 active cases (a rate of 572 per 100,000).
5. The delta and other variants of the Coronavirus have proven more aggressive than previous mutations, and breakthrough cases among the vaccinated are on the rise. In Utah to date, 25,051 breakthrough cases have occurred, resulting in 171 deaths of vaccinated individuals. Unvaccinated individuals are still greater than seven times the risk of hospitalization and death than vaccinated individuals.⁴

The electronic meetings provide means by which the public may hear the open portions of the meeting and give comments either before or during the meeting via electronic means.

As provided in Section 52-4-207(5), this determination expires in 30 days.

DATED this 26 day of Oct, 2021.


Ryan Wessel
Planning Commission Chair

¹ See <https://coronavirus.utah.gov/case-counts/>

² See <https://www.daviscountyutah.gov/health/covid-19/dashboard>

³ See <https://coronavirus.utah.gov/utah-health-guidance-levels/>

⁴ See <https://coronavirus.utah.gov/case-counts/> (Risk Factors)



PLANNING COMMISSION AGENDA

November 2, 2021

Agenda Item # 2

Meeting Minutes

August 17, 2021 Regular Session and Work Meeting

Minutes of the Syracuse Planning Commission Regular Meeting August 17, 2021

Minutes of the regular meeting of the Syracuse Planning Commission, held in Council Chambers and accessible via Zoom (Meeting ID: 863 9676 0626) on August 17, 2021 at 6:00 p.m.

Present: Commission Members: Ryan Wessel, Chair
Ivy Ruelan, Vice-Chair
Alan Gallegos
Lonn Hunter
Keeth Kennington
Nicholas Weber

City Employees: Royce Davies, Planner
Shay League, Planner
Paul Roberts, City Attorney
Noah Steele, Community & Economic Development Director

City Council Liaison: Jordan Savage

Excused: N/A

Visitors: John Addeo
Mary Addeo

1. **Meeting Called to Order**

A quorum was present, as defined in Utah Code, Title 52, Chapter 4 – Open and Public Meetings Act. Chair Wessel called the meeting to order at 6:00 p.m. as a regularly scheduled meeting, with notice of time, place, and agenda provided 24 hours in advance to the newspaper and each Commissioner. Commissioner Kennington provided an invocation and Commissioner Weber led the Pledge of Allegiance.

COMMISSIONER WEBER MOVED TO ADOPT THE AGENDA; COMMISSIONER KENNINGTON SECONDED, MOTION CARRIED UNANIMOUSLY.

2. **Drought Update**

Robert Whiteley, Public Works Director, updated the Planning Commission on the state of the drought and secondary water situation. The primary water supply in Syracuse's watershed, Echo Reservoir, is at 16% capacity and draining. Syracuse has used 65% of the allotted water for the season, which is appropriate for this time of year. Mr. Whiteley attributed all conservation success to the actions of individual households and thanked everyone for using water responsibly.

3. **Meeting Minutes**

- None

4. **Public Comment**

Chair Wessel invited public comment. No public comment.

5. **Public Hearing – Subdivision Amendment for Still Water Phase 10 of approximately 0.39 acres at approximately 2363 W 3350 S to split Lot 1014 into Lots 1014A and 1014B by request of Woodside Homes of Utah, LLC**

Mr. Noah Steele, Community and Economic Development Director, explained that Woodside is requesting to split one lot into two lots. He added that the proposed change meets all aspects of City Code and the Still Water Development Agreement.

Chair Wessel invited public comment. No public comment.

COMMISSIONER KENNINGTON MOVED THE PLANNING COMMISSION APPROVE THE REQUEST OF WOODSIDE HOMES, LLC FOR A SUBDIVISION PLAT AMENDMENT CALLED STILL WATER PHASE 10 FIRST AMENDED AT 2363 W 3350 S IN THE PLANNED RESIDENTIAL COMMUNITY ZONE; COMMISSIONER GALLEGOS SECONDED, MOTION CARRIED UNANIMOUSLY.

6. **Public Hearing – Rezone from R-1 (Residential) to R-3 (Residential) of approximately 2.38 acres at approximately 1343 S Bluff Road to facilitate property subdivision for development by request of Jason and Mandi Harward**

Mr. Steele indicated the parcel for this item is located on Bluff Road, north of Antelope Drive. This is currently an empty lot, and the applicant wishes to develop single family residential homes. By changing from R-1 to R-3, they would be able to subdivide into more lots. Mr. Steele added that there would need to be a stubbed road or roads in any future site plan in order to allow future development on neighboring parcels.

Commissioner Hunter asked how many lots can be developed on this parcel. Mr. Steele explained that the acreage would allow for 9 if zoned R-3; however, road requirements and the shape of the parcel seem to limit it to around 7 lots. Chair Wessel asked for clarification of any necessary general plan changes. Mr. Steele noted that the current general plan designation is low-density residential and that both R-1 and R-3 fit into that category; a general plan amendment is not needed in order to approve the rezone request.

Chair Wessel invited public comment.

Minutes of the Syracuse Planning Commission Regular Meeting August 17, 2021

Ms. Mary Addeo, who owns the next-door parcel to the north, supports this project and does not want a road stub abutting her property line.

Mr. John Addeo, husband of Mary Addeo, agrees with her statement. He added that a stub road next to their property line would create an extra point of access for possible criminal activity. Further, they have no plans to develop and do not anticipate needing a road through their property.

Chair Wessel closed public comment.

VICE-CHAIR RUELAN MOVED THE PLANNING COMMISSION RECOMMEND THE CITY COUNCIL APPROVE THE REQUEST OF JASON AND MANDI HARWARD FOR A REZONE OF APPROXIMATELY 2.38 ACRES LOCATED AT 1343 S BLUFF ROAD FROM R-1 TO R-3; COMMISSIONER HUNTER SECONDED, MOTION CARRIED UNANIMOUSLY.

7. **Site Plan Continuation** for Antelope Animal Hospital of approximately 1.5 acres at approximately 1412 W 1700 S by request of Paul Toniolli

Mr. Steele offered that this item was previously held as a public hearing, but the applicant had some items to resolve before the application could move forward. In the previous iteration, there was no buffer landscaping on the west edge nor was there a lighting plan. These items have now been resolved.

Commissioners discussed the suitability of the lighting plan for security purposes. Mr. Steele explained that the lighting plan meets City Code, but there is a vague section of the lighting code that refers to security. The Planning Commission could choose to deny or table the site plan if they felt the lighting plan did not provide adequate security. Commissioner Hunter expressed his opposition to the lighting plan due to security concerns.

COMMISSIONER WEBER MOVED THE PLANNING COMMISSION APPROVE THE REQUEST OF PAUL TONIOLLI FOR A COMMERCIAL SITE PLAN AT 1412 W 1700 S CONSISTING OF 1.5 ACRES IN THE PROFESSIONAL OFFICE ZONE; COMMISSIONER KENNINGTON SECONDED, MOTION CARRIED 5-1 WITH COMMISSIONER HUNTER DISSENTING.

8. **Adjourn**

AT 6:29 P.M. COMMISSIONER WEBER MOVED TO ADJOURN AND PROCEED WITH THE WORK SESSION; MOTION CARRIED UNANIMOUSLY.

Ryan Wessel, Chairman

Shay League, Planner

Date Approved:

Minutes of the Syracuse Planning Commission Work Session August 17, 2021

Minutes of the work session of the Syracuse Planning Commission, held in Council Chambers and accessible via Zoom (Meeting ID: 863 9676 0626) on August 17, 2021 at 6:00 p.m.

Present:

Commission Members:	Ryan Wessel, Chair Ivy Ruelan, Vice-Chair Alan Gallegos Lonn Hunter Keeth Kennington Nicholas Weber
City Employees:	Royce Davies, Planner Shay League, Planner Paul Roberts, City Attorney Noah Steele, Community & Economic Development Director
City Council Liaison:	Jordan Savage
Excused:	N/A
Visitors:	None

Chair Wessel started the Work Session at 6:29 p.m.

1. Department Business

- **City Council Liaison Report**

- Council plans to review the landscaping ordinance in order to qualify for regional flip the strip incentives
- Council plans to work with town center businesses to improve the clock tower and related items
- Rezone from A-1 (Agricultural) to MXD (Mixed Use Development) and GC (General Commercial) near McDonald's and the liquor store was approved
- Development Agreement amendment for the Holt mixed use project was approved
- Rezone from GC (General Commercial) to PRD (Planned Residential Development) for the Aspire townhome development near Walmart was approved

- **City Attorney Updates**

- None

- **Upcoming Agenda Items**

- Engineering standards regarding road cross sections and parking stall dimensions
- Trail's Edge Phase 6
- RC's Parkwest Phase 1
- Buffer ordinance update
- A & B Woodworx, major home occupation conditional use permit
- Proposed annexation of 200+ acres to be reviewed by City Council on August 24

2. Discussion Items

- **Ordinance Review** – MXD (Mixed Use Development Zone)

Chair Wessel explained his reasoning for placing this discussion item on the agenda; multiple community members have expressed disapproval for the number of townhomes and apartments under construction in Syracuse. Chair Wessel asked Mr. Noah Steele, Community and Economic Development Director, for data and statistics reflecting the current state of multi-family development in Syracuse.

Mr. Steele indicated that the visioning process for the General Plan indicated a lot of community support for remaining a single-family bedroom community. The MXD zone is the only zone in Syracuse that allows for apartments; however, it is designed to balance market demand for apartments with the need for commercial development. He briefly outlined all approved mixed-use projects and future proposed projects. Mr. Steele indicated that there are around 8,000 single family homes in Syracuse and roughly 1,000 apartments and townhomes are proposed.

Commissioner Kennington observed that it seems roughly 90% of our city is still residential family. He feels that the citizen concern may be arising from the fact that high density development is taking place along the main roads where everyone can see it. Commissioner Kennington suggested it may be helpful to limit apartments to a certain percentage so that citizens can feel comfortable that Syracuse will remain primarily single family. Chair Wessel concurred and added that and 80% single family to 20% apartment/townhome ratio would be appropriate.

Commissioner Weber expressed support for limiting MXD zoning to areas of the general plan that are already designated for that use. Commissioner Hunter supported Chair Wessel's suggestion to require a ratio between mixed use development and single-family development.

Chair Wessel moved to close the discussion on multi-family development and asked for final thoughts. Commissioner Gallegos called upon the Planning Commissioners to consider the need for additional housing options in response to growth in the area and supported the current General Plan's efficacy in providing that for the community. Vice-Chair Ruelan urged the Planning Commission to focus on striking a balance between growth and public concerns.

Chair Wessel directed Staff to provide data to the Planning Commissioners regarding the ratios of single-family and multi-family housing. He also directed Staff to take no further action regarding placing this item on future agendas until the Planning Commission has had the opportunity to review that data.

3. Commissioner Reports

Commissioner Kennington attended a meeting regarding the West Davis Corridor. He explained that it should be complete around September of 2024 and the Antelope extension will be complete around that time as well.

4. Adjourn

AT 7:09 P.M. COMMISSIONER HUNTER MOVED TO ADJOURN THE WORK SESSION; MOTION CARRIED UNANIMOUSLY.



PLANNING COMMISSION AGENDA

November 2, 2021

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

November 2, 2021

ADMINISTRATIVE ITEM

Agenda Item #4

Shoreline View Estates Minor Subdivision

Factual Summation

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

Location:	2889 S 3000 West
Current General Plan:	Medium Density Residential
Current Zoning:	R-2 (Single-Family Residential at 2.3 Units per Acre)
Acreage:	2.7

Summary

The applicant is requesting approval of a minor subdivision plat. This application constitutes both preliminary and final plat as it has less than 10 lots.

All staff comments have been addressed and the proposed plat meets all the requirements of the City Code.

Recommendation

Because this item meets all requirements of the City Code, staff recommends it be **approved**.

Suggested Motion Language

Approval

I move the Planning Commission approve the request of Toucan Investments for a minor subdivision plat called Shoreline View Estates at 2889 South 3000 West in the R-2 Zone.

Table

I move the Planning Commission continue the request of Toucan Investments for a minor subdivision plat called Shoreline View Estates at 2889 South 3000 West in the R-2 Zone until (provide date).

Denial

I move the Planning Commission deny the request of Toucan Investments for a minor subdivision plat called Shoreline View Estates at 2889 South 3000 West in the R-2 Zone based on the following findings:

1. (List findings).

Attachments

- Property Map
- Application
- Subdivision Plat
- Staff Reviews

Shorline View Estates

2889 S 3000 West

Legend

 Plat

S 3000 W

Google Earth



800 ft



Minor Subdivision Application

Syracuse City Community & Economic Development
1979 West 1900 South, Syracuse, UT 84075
801-825-1477 opt.4 • www.syracuseut.com • planning@syracuseut.com

Subdivision Property Information:

updated 10-3-2018

Proposed Subdivision Name: <i>Shoreline View Estates</i>	Current Zone: <i>R -</i>	Total Acreage: <i>2.667</i>
Approximate Address: <i>Coastline Drive (2900 South) 3000 West</i>	Number of Lots: (less than 10) <i>8 (Eight)</i>	Concept Review Date:

Applicant/Developer Contact Information:

Name: <i>Keith Russell</i>			
Address: <i>2078 East 200 South</i>	City: <i>Layton</i>	State: <i>Utah</i>	ZIP: <i>84040</i>
Office phone: <i>801-597-9100</i>	Cell phone: <i>801-597-9100</i>	Email: <i>Krussell@ensignutah.com</i>	

Engineering Firm Contact Information:

Company name: <i>Ensign Engineering</i>	Engineer: <i>Cam Preston</i>		
Address: <i>919 North 400 West</i>	City: <i>Layton</i>	State: <i>Utah</i>	ZIP: <i>84041</i>
Office phone: <i>801-547-1100</i>	Engineer's cell phone: <i>801-643-0527</i>	Engineer's email: <i>Cpreston@ensignutah.com</i>	

NOTE: Applicant shall furnish the information on this form for purposes of identification and expediting the request in full knowledge that it may become public record pursuant to provisions of the Utah State Government Records Access and Management Act (GRAMA). Use of this information will be only for necessary completion and execution of the requested transaction. If applicant so chooses not to supply any requested information, applicant accepts the additional time in processing or inability to process the application at all. If applicant is an "at-risk government employee" as defined in Utah Code Ann. § 63-2-302.5, please inform a member of the Department staff upon submission of the application. Syracuse City does not currently share any private, controlled, or protected information with any other person or government entity.

Small Subdivision Guidelines and Checklist

Concept Review: Concept review must be completed no more than 6 months preceding subdivision application.

Meeting Schedules

Planning Commission- 1st and 3rd Tuesday of each month

City Council- 2nd Tuesday business meeting, 4th Tuesday work session meeting

The Community Development Department shall schedule a public hearing within a reasonable time in light of the complexity of the application, the number of other applications received available staff resources, and applicable public notice requirements. Such notice shall be given in accordance with SCC 10.20.050. The Community Development Director shall, if a complete application is not so submitted in a timely manner, postpone scheduling a public hearing for consideration thereof until complete. Applicant, or qualified representative, shall attend all public meetings held by Planning Commission and City Council regarding the proposed Subdivision.

Public Notice Mailing List

The applicant must obtain a notification list of all owners of real property located within 300 feet of the subject property boundary from the Davis County Recorder's office located at 61 S Main Street, Farmington 84025. Please have the Excel file format list emailed directly to planning@syracuseut.com.

Preliminary Plan Requirements

- ☒ 3-sets @ 22"x34" and 1 set @ 11"x17",
- ☒ PDF copy emailed or submitted on CD

All drawings shall be prepared by a civil engineer licensed to practice in the state of Utah and comply with the requirements of the Syracuse City Municipal Code Title VIII and X. Please visit www.syracuseut.com to view the municipal code.

Required General Information

- ☒ The proposed name of the subdivision.
- ☒ The location of the subdivision, including the address of the section, township and range.
- ☒ Date of preparation.
- ☒ The location of the nearest bench mark and monument.
- ☒ The boundary of the proposed subdivision.
- ☒ Legal description of the subdivision and acreage included.
- ☒ Location, width and name of existing streets within 200 feet of the subdivision and of all prior platted streets and other public

ways, railroad and utilities rights-of-way, parks and other public open spaces, permanent buildings and structures, houses or permanent easements, and section and corporate lines within and adjacent to the tract.

- ☒ Easements for water, sewer, drainage, utility lines, fencing, and other appropriate purposes.
- ☒ The layout, number, area, and typical dimensions of lots, streets, and utilities.
- ☒ Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in a subdivision including, but not limited to, sites to be reserved or dedicated for parks, playgrounds, schools or other public uses.
- ☒ Current inset City map showing location of subdivision.
- ☒ Boundary lines of adjacent tracts of undivided land showing ownership.
- ☒ Location of all wells, proposed, active and abandoned, and of all reservoirs within the tract and to a distance of at least 100 feet beyond the tract boundaries.
- ☒ Existing sewers, field drains, water mains, culverts or other underground facilities within the tract and to a distance of at least 100 feet beyond the tract boundaries, indicating pipe size, grades, manholes and exact location.
- ☒ Existing ditches, canals, natural drainage channels, open waterways, and proposed alignments within the tract and to a distance of at least 100 feet beyond the tract boundaries.
- ☒ Contours at two-foot intervals for predominate ground slopes within the subdivision between level and ten percent, and five-foot contours for predominate ground slopes within the subdivision greater than 10 percent.
- ☒ The plat shall be drawn to a scale of not less than one inch equals 100 feet & indicate the base of bearing true north.
- ☒ The developer's detailed plan for protecting future residents of his development from such hazards as open ditches, canals or waterways, nonaccess streets, open reservoirs or bodies of water, railroad rights-of-way and other such features of a potentially hazardous nature located on, crossing, contiguous or near to the property being subdivided, with the exception that the developer's plan need not cover those features which the Planning Commission determines would not be a hazard to life and/or where the conforming structure designed to protect the future residents would itself create a hazard to the safety of the public. The foregoing does not relieve the developer of the duty to investigate all possible means of protecting future residents from a potential hazard before a determination is made that the only conceivable means of protection is potentially more hazardous than the hazard itself.
- ☒ Location of existing and proposed land drains.

Specified infrastructure requirements can be found in the Syracuse City Municipal Code Title VIII. Please visit www.syracuseut.com for further details.

Each set of plans shall be accompanied by a separate sheet of details for structures which are to be constructed. All structures shall be designed in accordance with minimum requirements established by the Syracuse City subdivision standards.

Other Requirements

- ☐ Title report
- ☐ Cost estimate of off-site improvements
- ☐ Storm drain calculations
- ☐ Agreements-when necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision
- ☐ Subdivision signage plan if applicable
- ☐ Design data and final-drainage report with assumptions and computations for storm-water improvements (detention-basin design criteria as outlined in the City's Storm Water and Subdivision ordinances)
- ☐ Sanitary-sewer design assumptions and computations for improvements

Items Required Following Approval

Prior to start of construction, submit the following:

- ☐ Finalized construction drawings and specifications-3 sets @ 22"x34" and 1 set @ 11"x17 with Licensed Engineers wet stamp
- ☐ Schedule a pre-construction meeting through the planning department
- ☐ Construction improvement cost estimates using the city bond template, obtained from the planning department
- ☐ Payment of Final Inspection fees
- ☐ Off-site Improvement Agreement
- ☐ Storm Water Facilities Maintenance Agreement (BMP)
- ☐ Street Light Agreement and Fees
- ☐ File a Storm Water Permit (SWPPP) with the State of Utah at utah.gov and submit a copy to city
- ☐ Submit a City Storm Water Activity Permit Application and Agreement (SWPPP)
- ☐ File a Fugitive Dust Control Plan with the State of Utah Division of Air Quality
- ☐ Development Agreement (as required)

Prior to recording the plat, submit the following:

- ☐ AutoCAD files in .dwg file format emailed or submitted on CD
- ☐ Escrow agreement
- ☐ Title report updated within 30 days
- ☐ Water share certificate
- ☐ Soils/Feasibility Report required for all developments west of Bluff road
- ☐ Irrigation Company Letter (as required)
- ☐ Recording Fees made out to Davis County Recorder- \$37/page +\$1/lot and any common space as well as \$1/land-owner signatures over two
- ☐ Easements
- ☐ Other documents deemed necessary by the City Engineer or conditioned for approval by the Planning Commission or City Council

Prior to Start of Warranty:

- ☐ Request start of warranty inspection and complete punch list
- ☐ Submit sanitary sewer and land-drain video of installed lines
- ☐ Submit As-Builts
- ☐ Apply for Secondary Water Connection Service and pay impact fee

I hereby certify that the requested Subdivision 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 Subdivision and Land Use Ordinances and understand that submitting this application does not guarantee approval and is subject to the discretion of the City Land Use Authority 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 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.

Toucan Investment, Real Estate and Development, LLC

Keith R Russell 10-21-19

Property Owner Signature

Date

Applicant Signature

Date

FOR OFFICE USE ONLY			
Date Received and Paid:	Received by:	Receipt #	Application and Noticing Fees:
			\$575 Application Fee \$
			\$75 Per Lot _____ Lots \$
			\$20 Per Public Notice Sign _____ Signs \$
			\$100 Public Noticing _____ Addresses \$
			\$250 Revised Fee
			\$50 Per Lot _____ Lots \$
			Total \$
Payment Type: ☐ Cash ☐ Credit Card ☐ Check# _____			
Land Use Authority Date:			

811

Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

NORTH QUARTER CORNER SECTION 21, T4N,
R2W SALT LAKE BASE & MERIDIAN

ELEVATION = 4235.664.

SHORELINE VIEW ESTATES

COASTLINE DRIVE 3000 WEST STREET SYRACUSE, UTAH

INDEX OF DRAWINGS

1 OF 1	SUBDIVISION PLAT
C-001	GENERAL NOTES
C-100	DEMOLITION PLAN
C-200	SITE PLAN
C-300	GRADING AND DRAINAGE PLAN
C-400	UTILITY PLAN
C-500	EROSION CONTROL PLAN
PP-1	COASTLINE DRIVE PLAN AND PROFILE
PP-2	3000 WEST STREET PLAN AND PROFILE
C-600	DETAILS

FOR REVIEW
NOT FOR CONSTRUCTION

DATE PRINTED
OCTOBER 25, 2021

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

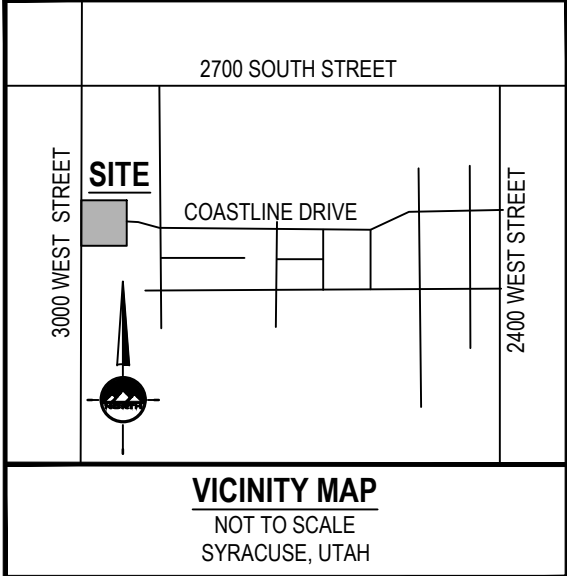
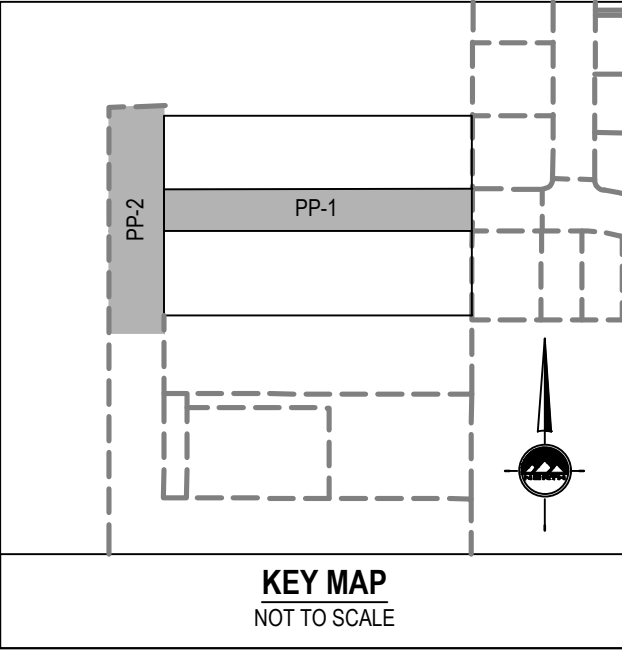
CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL 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 ENGINEER.

NOTICE TO DEVELOPER/ CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

UTILITY DISCLAIMER

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



GENERAL NOTES

- ALL WORK SHALL CONFORM TO SYRACUSE CITY STANDARDS & SPECIFICATIONS.
- CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

EN SIGN

THE STANDARD IN ENGINEERING

LAYTON

919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY

Phone: 801.255.0529

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.866.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
TOUCAN INVESTMENTS
2078 EAST 200 SOUTH
LAYTON CITY, UTAH
CONTACT:
KEITH RUSSELL
PHONE: 801-597-9100

SHORELINE VIEW ESTATES SUBDIVISION

COASTLINE DRIVE (2900 SOUTH) 3000 WEST STREET
SYRACUSE, UTAH



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

COVER

PROJECT NUMBER L1543	PRINT DATE 10/26/21
DRAWN BY J.MOSS	CHECKED BY K.RUSSELL
PROJECT MANAGER K.RUSSELL	

SHORELINE VIEW SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 21
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
SYRACUSE CITY, DAVIS COUNTY, UTAH
OCTOBER 2021

NORTH QUARTER
CORNER
SECTION 21
T4N, R2W
SL&M
(FOUND)

2700 SOUTH STREET

N 89°40'58" W 2653.73 (MEASURED) 2653.96 (RECORD)

SUSAN H. BOOTH
12-103-0006

LOT 526

SHORELINE SUBDIVISION PHASE 5A

LOT 527

2900 WEST STREET

VICINITY MAP
NOT TO SCALE
SYRACUSE, UTAH

SURVEYOR'S CERTIFICATE

I, KEITH R. RUSSELL, do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 164386 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as SHORELINE VIEW SUBDIVISION, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area re-requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Beginning at a point on the section line, also being the center line of 3000 West Street, said point being South 0°11'28" West 924.00 feet along the section line and center line of 3000 West Street from the Northwest Corner of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and running:

Thence South 89°40'58" East 440.00 feet to the west line of Shoreline Subdivision Phase 5A;
Thence South 0°11'28" West 264.00 feet along the west line of Shoreline Subdivision Phase 5A;
Thence North 89°40'58" West 440.00 feet to the section line, also being the center line of 3000 West Street;
Thence North 0°11'28" East 264.00 feet along the section line and center line of 3000 West Street to the point of beginning.

Contains 116,199 square feet, 2.667 acres, 8 lots.

10-21-21
Date

Keith R. Russell
License no. 164386



OWNER'S DEDICATION

Known all men by these presents that I/we, the under-signed owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

SHORELINE VIEW SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use. In witness whereof we have hereunto set our hands this _____ day of _____ A.D., 20____.

TOUCAN INVESTMENT, REAL ESTATE AND DEVELOPMENT, LC
By: KEITH R. RUSSELL
Its: MANAGING MEMBER

By: VAL E. DORIS

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of Davis

On the _____ day of _____ A.D., 20____, KEITH R. RUSSELL, personally appeared before me, the undersigned Notary Public, in and for said County of DAVIS, in the State of Utah, who after being duly sworn, acknowledged to me that He is the MANAGING MEMBER, of TOUCAN INVESTMENT, REAL ESTATE AND DEVELOPMENT, LC, a Limited Liability Company and that He signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Limited Liability Company executed the same.

MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY.

NOTARY PUBLIC

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH
County of Davis

On the _____ day of _____ A.D., 20____, VAL E. DORIS, personally appeared before me, the undersigned Notary Public, in and for said County of DAVIS, in said State of Utah, who after being duly sworn, acknowledged to me that He signed the Owner's Dedication, ONE, in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY.

NOTARY PUBLIC

SURVEY RECORDING DATA

DATE: _____
DRAWING No. _____

SHORELINE VIEW SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 21
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
SYRACUSE CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

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

DAVIS COUNTY RECORDER

BY _____ DEPUTY RECORDER

SHEET 1 OF 1

PROJECT NUMBER: L1543
MANAGER: K. RUSSELL
DRAWN BY: A. SHELBY
CHECKED BY: T. WILLIAMS
DATE: 10/21

S 89°40'58" E 440.00'

LOT 1
10,845 sq. ft.
0.249 acres

LOT 2
10,158 sq. ft.
0.233 acres

LOT 3
10,136 sq. ft.
0.233 acres

LOT 4
10,114 sq. ft.
0.232 acres

COASTLINE DRIVE (2900 SOUTH)

(PUBLIC STREET)

LOT 8
10,886 sq. ft.
0.250 acres

LOT 7
10,242 sq. ft.
0.236 acres

LOT 6
10,264 sq. ft.
0.236 acres

LOT 5
10,286 sq. ft.
0.236 acres

STANLEY J. JR AND AMY V. EPPS
12-103-0011

NOTES

- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNERS EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.
- PROPERTY IS ZONED RPD.
 - FRONT YARD SETBACK IS 35'
 - REAR YARD SETBACK IS 30'
 - SIDE YARD SETBACK IS 10' BOTH SIDES
 - SIDE CORNER YARD SETBACK IS 20'
- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) ARE 10' FRONT, 5' SIDE AND 10' REAR UNLESS OTHERWISE NOTED HEREON.
- A MINIMUM 3 FOOT FRONT YARD SETBACK VARIATION IS REQUIRED FROM ONE LOT TO THE NEXT, PER SYRACUSE STANDARDS
- SYRACUSE CITY WILL ONLY MAINTAIN SIDEWALK WITHIN THE PUBLIC RIGHT-OF-WAYS. SNOW REMOVAL OVER THE SIDEWALK AND MAINTENANCE OF THE PARK STRIP IS THE RESPONSIBILITY OF THE ADJOINING PROPERTY OWNER. ALL SIDEWALKS OUTSIDE PUBLIC RIGHT-OF-WAY WILL BE OWNED AND MAINTAINED BY THE HOA.
- PROTECT ALL EXISTING SECTION CORNERS AND STREET MONUMENTS. COORDINATE ALL SURVEY STREET MONUMENT INSTALLATION, GRADE ADJUSTMENT AND ALL REQUIRED FEES AND PERMITS WITH THE COUNTY SURVEYOR PRIOR TO DISRUPTION OF ANY EXISTING MONUMENTS.
- 5" X 24" REBAR AND CAP WILL BE PLACED AT ALL REAR LOT CORNERS AND FRONT LOT CORNERS WILL BE MARKED WITH A NAIL OR RIVET AT THE EXTENSION IN THE CURB.

DOMINION ENERGY UTAH APPROVAL

DOMINION ENERGY UTAH - NOTE WITH NO EXISTING NATURAL GAS EASEMENT

QUESTAR GAS COMPANY, aka DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER'S DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-336-8532

APPROVED THIS _____ DAY OF _____, 20____.

BY: _____

TITLE: _____



LAYTON
919 North 400 West
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315
WWW.ENSIGNENG.COM

SALT LAKE CITY
Phone: 801.255.0029
TOOELE
Phone: 435.843.3999
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.895.2983

ROCKY MOUNTAIN POWER APPROVAL

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

ROCKY MOUNTAIN POWER

CITY ATTORNEY'S APPROVAL

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

SYRACUSE CITY ATTORNEY

PLANNING COMMISSION APPROVAL

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

CHAIRMAN, SYRACUSE CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

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

SYRACUSE CITY ENGINEER

CITY COUNCIL APPROVAL

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

CITY RECORDER CITY MAYOR

GENERAL NOTES

- ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APWA (CURRENT EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
- CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.
- CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
- CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
- THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
- ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
- ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
- NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
- EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND/OR UTILITY MAPPING PROVIDED TO THE ENGINEER, AND THEREFORE UTILITIES MAY NOT BE LOCATED CORRECTLY, EITHER HORIZONTALLY OR VERTICALLY, AND MAY NOT BE ALL INCLUSIVE. CONTRACTOR IS REQUIRED TO FOLLOW THE PROCEDURE OUTLINED BELOW:
 - CONTRACTOR IS REQUIRED TO LOCATE AND POTHOLE ALL EXISTING UTILITY LINES (BOTH HORIZONTALLY AND VERTICALLY) THAT AFFECT THE PROJECT CONSTRUCTION, EITHER ON-SITE OR OFF-SITE, AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE DESIGN OF THE SITE AS SHOWN ON THE APPROVED PLANS PRIOR TO ANY CONSTRUCTION. IF IT IS DETERMINED THAT CONFLICTS EXIST BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) THE ENGINEER MUST BE NOTIFIED IMMEDIATELY TO CORRECT THE CONFLICTS BEFORE ANY WORK CAN BEGIN. IF THE CONTRACTOR FAILS TO FOLLOW THIS ABSOLUTE REQUIREMENT AND CONFLICTS ARISE DURING CONSTRUCTION THE CONTRACTOR WILL BEAR THE SOLE RESPONSIBILITY TO FIX THE CONFLICTS.
 - CONTRACTOR IS REQUIRED TO VERIFY THAT PROPER COVER AND PROTECTION OF EXISTING UTILITY LINES IS MAINTAINED OR ATTAINED WITHIN THE DESIGN ONCE VERIFICATION OF THE EXISTING UTILITIES IS COMPLETED AS OUTLINED IN 16.1 ABOVE.
 - IN ADDITION TO 16.1 AND 16.2 ABOVE THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY "POTHOLING" A MINIMUM OF 300 FEET AHEAD OF PROPOSED PIPELINE CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNED PIPELINE ALIGNMENT AND GRADE AND EXISTING UTILITIES.
- IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) AS DETERMINED UNDER 16.1, 16.2 OR 16.3 THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY TO RESOLVE THE CONFLICT.
 - IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO IDENTIFY AND/OR "POTHOLE" EXISTING UTILITIES AS REQUIRED IN 16.1, 16.2 AND 16.3 ABOVE, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
- ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
- CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
- AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
- CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDBLE FOR AN AMOUNT REQUIRED BY THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
- IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPAIRING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
- WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
- CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWINGS SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
- WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
- ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
- ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.
- ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE GOVERNING AGENCY PRIOR TO THE PLACEMENT.
- CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
- A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN.

UTILITY NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.
- CONTRACTOR SHALL COORDINATE LOCATION OF NEW 'DRY UTILITIES' WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.
- EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
- CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.
- TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (CURRENT EDITION), SECTION 02200- BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS DETERMINED BY THE GEOTECHNICAL RECOMMENDATIONS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACINGS OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.
- THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.
- ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (CURRENT EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.
- CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.
- SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
- CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
- EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
- ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, EDGE TO EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, CONSTRUCT PER GOVERNING AGENCY'S MINIMUM SEPARATION STANDARDS.
- CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
- ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
- CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

TRAFFIC CONTROL AND SAFETY NOTES

- TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
- BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.
- NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
- THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
- DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE GOVERNING AGENCY FOR REVIEW AND APPROVAL.
- ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE GOVERNING AGENCY.
- TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
- ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
- THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

DEMOLITION NOTES

- EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES WITHIN THE PROJECT LIMITS BEFORE BEGINNING DEMOLITION/CONSTRUCTION.
- THERE MAY BE BURIED UTILITIES WITHIN THE LIMITS OF DISTURBANCE THAT ARE NOT SHOWN ON THE PLANS DUE TO LACK OF MAPPING OR RECORD INFORMATION. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN UNEXPECTED UTILITIES ARE DISCOVERED.
- THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM HIS OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

GRADING AND DRAINAGE NOTES

- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS.
- THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.)
- THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE. THE AREA SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS. WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.
- ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.
- THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT, AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT.
- THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.
- THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.
- THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.
- THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES, AND SLOPES SHOWN.
- THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
- THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN.
- ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
- THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GOVERNING AGENCY.
- THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY-OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.

ABBREVIATIONS

APWA	AMERICAN PUBLIC WORKS ASSOCIATION
AR	ACCESSIBLE ROUTE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
BOS	BOTTOM OF STEP
BVC	BEGIN VERTICAL CURVE
C	CURVE
CB	CATCH BASIN
CF	CURB FACE OR CUBIC FEET
CL	CENTER LINE
CO	CLEAN OUT
COMM	COMMUNICATION
CONC	CONCRETE
CONT	CONTINUOUS
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
ELEC	ELECTRICAL
ELEV	ELEVATION
EOA	EDGE OF ASPHALT
EVC	END OF VERTICAL CURVE
EW	EACH WAY
EXIST	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE OR FLANGE
GB	GRADE BREAK
GF	GARAGE FLOOR
GV	GATE VALVE
HC	HANDICAP
HP	HIGH POINT
IRR	IRRIGATION
K	RATE OF VERTICAL CURVATURE
LD	LAND DRAIN
LF	LINEAR FEET
LP	LOW POINT
MEX	MATCH EXISTING
MH	MANHOLE
MJ	MECHANICAL JOINT
NG	NATURAL GROUND
NIC	NOT IN CONTRACT
NO	NUMBER
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OHP	OVERHEAD POWER
PC	POINT OF CURVATURE OR PRESSURE CLASS
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PW	POST INDICATOR VALVE
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PRO	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RD	ROAD DRAIN
ROW	RIGHT OF WAY
S	SLOPE
SAN SWR	SANITARY SEWER
SD	STORM DRAIN
SEC	SECONDARY
SS	SANITARY SEWER
STA	STATION
SW	SECONDARY WATER LINE
TBC	TOP BACK OF CURB
TOG	TOP OF GRATE
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOF	TOP OF FOUNDATION
TOW	TOP OF WALL
TOS	TOP OF STEP
TYP	TYPICAL
VC	VERTICAL CURVE
WIV	WALL INDICATOR VALVE
W	WATER LINE

NOTE: MAY CONTAIN ABBREVIATIONS THAT ARE NOT USED IN THIS PLAN SET.

LEGEND

	SECTION CORNER		EXISTING EDGE OF ASPHALT
	EXISTING MONUMENT		PROPOSED EDGE OF ASPHALT
	PROPOSED MONUMENT		EXISTING STRIPING
	EXISTING REBAR AND CAP		PROPOSED STRIPING
	SET ENSIGN REBAR AND CAP		EXISTING FENCE
	EXISTING WATER METER		PROPOSED FENCE
	PROPOSED WATER METER		EXISTING FLOW LINE
	EXISTING WATER MANHOLE		PROPOSED FLOW LINE
	PROPOSED WATER MANHOLE		GRADE BREAK
	EXISTING WATER BOX		EXISTING STORM DRAIN LINE
	EXISTING WATER VALVE		PROPOSED STORM DRAIN LINE
	PROPOSED WATER VALVE		ROOF DRAIN LINE
	EXISTING FIRE HYDRANT		CATCHMENTS
	PROPOSED FIRE HYDRANT		HIGHWATER LINE
	PROPOSED FIRE DEPARTMENT CONNECTION		EXISTING SANITARY SEWER
	EXISTING SECONDARY WATER VALVE		PROPOSED SANITARY SEWER LINE
	PROPOSED SECONDARY WATER VALVE		PROPOSED SAN. SWR. SERVICE LINE
	EXISTING IRRIGATION BOX		EXISTING LAND DRAIN LINE
	EXISTING IRRIGATION VALVE		PROPOSED LAND DRAIN LINE
	PROPOSED IRRIGATION VALVE		PROPOSED LAND DRAIN SERVICE LINE
	EXISTING SANITARY SEWER MANHOLE		EXISTING CULINARY WATER LINE
	PROPOSED SANITARY SEWER MANHOLE		PROPOSED CULINARY WATER LINE
	EXISTING SANITARY CLEAN OUT		PROPOSED CULINARY WATER SERVICE LINE
	EXISTING STORM DRAIN CLEAN OUT BOX		EXISTING SECONDARY WATER LINE
	PROPOSED STORM DRAIN CLEAN OUT BOX		PROPOSED SEC. WATER SERVICE LINE
	EXISTING STORM DRAIN INLET BOX		EXISTING IRRIGATION LINE
	EXISTING STORM DRAIN CATCH BASIN		PROPOSED IRRIGATION LINE
	PROPOSED STORM DRAIN CATCH BASIN		EXISTING OVERHEAD POWER LINE
	EXISTING STORM DRAIN COMBO BOX		EXISTING ELECTRICAL LINE
	PROPOSED STORM DRAIN COMBO BOX		EXISTING GAS LINE
	EXISTING STORM DRAIN CLEAN OUT		EXISTING TELEPHONE LINE
	EXISTING STORM DRAIN CULVERT		ACCESSIBLE ROUTE
	PROPOSED STORM DRAIN CULVERT		SAW CUT LINE
	TEMPORARY SAG INLET PROTECTION		STRAW WATTLE
	TEMPORARY IN-LINE INLET PROTECTION		TEMPORARY BERM
	ROOF DRAIN		TEMPORARY SILT FENCE
	EXISTING ELECTRICAL MANHOLE		LIMITS OF DISTURBANCE
	EXISTING ELECTRICAL BOX		EXISTING WALL
	EXISTING TRANSFORMER		PROPOSED WALL
	EXISTING UTILITY POLE		EXISTING CONTOURS
	EXISTING LIGHT		PROPOSED CONTOURS
	PROPOSED LIGHT		BUILDABLE AREA WITHIN SETBACKS
	EXISTING GAS METER		PUBLIC DRAINAGE EASEMENT
	EXISTING GAS MANHOLE		EXISTING ASPHALT TO BE REMOVED
	EXISTING GAS VALVE		PROPOSED ASPHALT
	EXISTING TELEPHONE MANHOLE		EXISTING CURB AND GUTTER
	EXISTING TELEPHONE BOX		PROPOSED CURB AND GUTTER
	EXISTING TRAFFIC SIGNAL BOX		TRANSITION TO REVERSE PAN CURB
	EXISTING CABLE BOX		CONCRETE TO BE REMOVED
	EXISTING BOLLARD		EXISTING CONCRETE
	PROPOSED BOLLARD		PROPOSED CONCRETE
	EXISTING SIGN		BUILDING TO BE REMOVED
	PROPOSED SIGN		EXISTING BUILDING
	EXISTING SPOT ELEVATION		PROPOSED BUILDING
	PROPOSED SPOT ELEVATION		
	EXISTING FLOW DIRECTION		
	EXISTING TREE		
	DENSE VEGETATION		

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.



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SHORELINE VIEW ESTATES SUBDIVISION

COASTLINE DRIVE (2900 SOUTH) 3000 WEST STREET

SYRACUSE, UTAH



NO.	DATE	REASON	BY
1		FOR REVIEW	
2			
3			
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GENERAL NOTES

PROJECT NUMBER L1543	PRINT DATE 10/26/21
DRAWN BY J.MOSS	CHECKED BY K.RUSSELL
PROJECT MANAGER K.RUSSELL	

C-001

811

Know what's below.
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CONSTRUCTION.

BENCHMARK

NORTH QUARTER CORNER SECTION 21, T4N,
R2W SALT LAKE BASE & MERIDIAN
ELEVATION = 4235.664.

- SCOPE OF WORK:
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS
GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE
CONSTRUCTION DRAWINGS:
- 1 REMOVE EXISTING HOUSE, GARAGE AND/OR BARN.
 - 2 SAWCUT EXISTING ASPHALT TO PROVIDE A SMOOTH CLEAN EDGE TO MATCH
PROPOSED ASPHALT WIDENING WITH EXISTING ASPHALT ON 3000 WEST
STREET.
 - 3 REMOVE EXISTING ASPHALT.
 - 4 REMOVE EXISTING CONCRETE.
 - 5 REMOVE EXISTING FENCE LINE.
 - 6 EXISTING FENCE LINE TO REMAIN.

- GENERAL NOTES
1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS
BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS
MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR
COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO
DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE
FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S
FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN
THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE
CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS
RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO
REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER
PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
 3. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED,
INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT
THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
 4. ALL CONSTRUCTION SIGNAGE, BARRICADES, TRAFFIC CONTROL DEVICES, ETC. SHALL CONFORM TO THE
LATEST EDITION OF THE M.U.T.C.D. THE CONTRACTOR WILL MAINTAIN SUCH SO THAT THEY ARE PROPERLY
PLACED AND VISIBLE AT ALL TIMES.
 5. SIDEWALKS AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE NEAREST
EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.
 6. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC.
UNLESS OTHERWISE NOTED ON THESE PLANS.

EN SIGN

THE STANDARD IN ENGINEERING

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SHORELINE VIEW ESTATES SUBDIVISION

COASTLINE DRIVE (2900 SOUTH) 3000 WEST STREET
SYRACUSE, UTAH

PROFESSIONAL ENGINEER

Gregory Hess, P.E.

NO.	DATE	REASON	BY
1			
2			
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4			
5			
6			
7			
8			

DEMOLITION PLAN

PROJECT NUMBER
L1543

PRINT DATE
10/26/21

DRAWN BY
J.MOSS

CHECKED BY
K.RUSSELL

PROJECT MANAGER
K.RUSSELL

C-100

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BENCHMARK

NORTH QUARTER CORNER SECTION 21, T4N,
R2W SALT LAKE BASE & MERIDIAN
ELEVATION = 4235.664.

- SCOPE OF WORK:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS
GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE
CONSTRUCTION DRAWINGS:
- 1 PROPOSED 5.0' SIDEWALK PER SYRACUSE STANDARD DETAIL 2, SHEET 2
 - 2 PROPOSED 2.5' CURB AND GUTTER
 - 3 PROPOSED STOP SIGN PER MUTCH R1-1 AND SYRACUSE CITY STANDARD
DETAIL 1, SHEET 25. STREET COORDINATE SIGN PER SYRACUSE CITY
STANDARD DETAIL 1, SHEET 25 TO BE INSTALLED ON TOP OF STOP SIGNS.
 - 4 PROPOSED HANDICAP ACCESSIBLE RAMP PER ADA STANDARDS AND
SYRACUSE CITY STANDARD DETAIL SHEETS 7A-7C. CONTACT SYRACUSE CITY
PRIOR TO THE POURING OF ANY RAMP.
 - 5 EXISTING SIDEWALK
 - 6 MATCH EXISTING IMPROVEMENTS
 - 7 FUTURE CURB AND GUTTER
 - 8 FUTURE SIDEWALK
 - 9 PROPOSED FIRE HYDRANT
 - 10 EXISTING FENCE LINE TO REMAIN
 - 11 EXISTING CURB AND GUTTER

- GENERAL NOTES**
- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 - ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
 - SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS
THROUGHOUT SITE.
 - ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM
TRAFFIC CONTROL DEVICES).
 - ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED,
INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT
THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
 - NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
 - THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC.
UNLESS OTHERWISE NOTED ON THESE PLANS.

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COASTLINE DRIVE (2900 SOUTH) 3000 WEST STREET

SYRACUSE, UTAH

PROFESSIONAL ENGINEER

Gregory Hess, P.E.

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

SITE PLAN

PROJECT NUMBER
L1543

PRINT DATE
10/26/21

DRAWN BY
J.MOSS

CHECKED BY
K.RUSSELL

PROJECT MANAGER
K.RUSSELL

C-200

The site plan illustrates the layout of the Shoreline View Estates Subdivision. It features eight lots (LOT 1 through LOT 8) and two additional lots (LOT 27 and LOT 28) located to the east. The subdivision is bounded by SUSAN H. BOOTH to the north and STANLEY J. JR AND AMY V. EPPS to the south. COASTLINE DRIVE (2900 SOUTH) runs horizontally through the center, and 3000 WEST STREET runs vertically along the western edge. The plan shows proposed improvements including sidewalks (1), curbs and gutters (2), and fire hydrants (9). Existing features like the fence line (10) and curb and gutter (11) are also indicated. A north arrow and a horizontal graphic scale (1 inch = 20 feet) are located in the bottom right corner.

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BENCHMARK

NORTH QUARTER CORNER SECTION 21, T4N,
R2W SALT LAKE BASE & MERIDIAN
ELEVATION = 4225.664.

SCOPE OF WORK:

1. INSTALL A CATCH BASIN ON THE EXISTING 42" RCP FOR THE 10" PVC YARD DRAIN PIPE CONNECTION TO THE EAST.
2. INSTALL A CATCH BASIN ON THE PROPOSED 36" RCP FOR THE 10" PVC YARD DRAIN PIPE CONNECTION TO THE EAST.
3. CORE INTO THE NORTH SIDE OF THE EXISTING CATCH BASIN AND INSTALL THE 15" RCP STORM DRAIN PIPE FROM THE NORTH.

GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS; PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE; AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5. ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XX.XX REPRESENTS AN ELEVATION OF 48XX.XX ON THESE PLANS.
6. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
7. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
8. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES
9. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
10. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
11. ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
12. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
13. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
14. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.

EN SIGN

THE STANDARD IN ENGINEERING

LAYTON

919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY

Phone: 801.255.0529

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

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FOR:
TOUCAN INVESTMENTS
2078 EAST 200 SOUTH
LAYTON CITY, UTAH
CONTACT:
KEITH RUSSELL
PHONE: 801-597-9100

SHORELINE VIEW ESTATES SUBDIVISION

COASTLINE DRIVE (2900 SOUTH) 3000 WEST STREET
SYRACUSE, UTAH

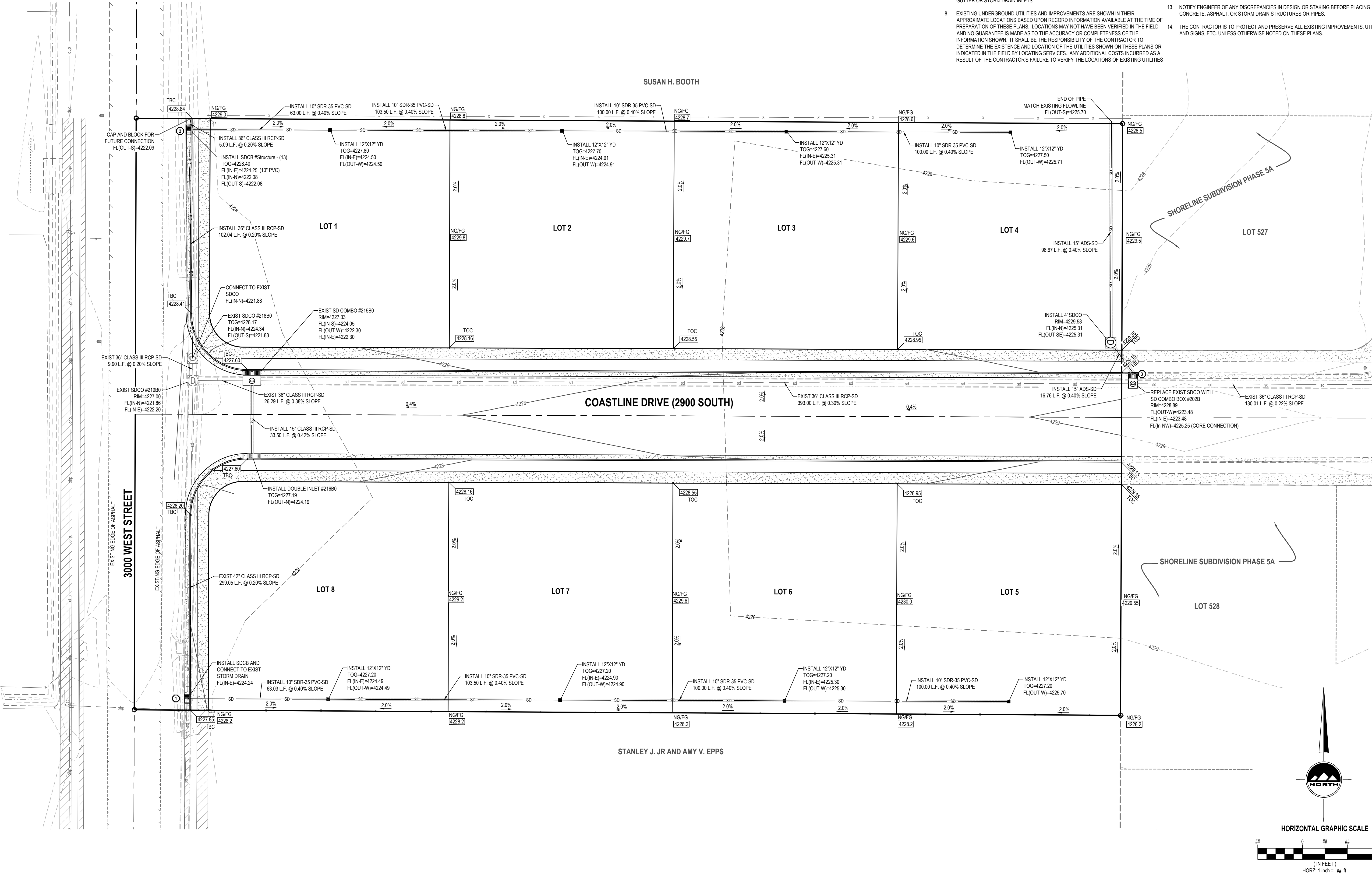


NO.	DATE	REVISION	BY
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GRADING AND DRAINAGE PLAN

PROJECT NUMBER
L1543
DRAWN BY
J.MOSS
PROJECT MANAGER
K.RUSSELL
PRINT DATE
10/26/21
CHECKED BY
K.RUSSELL

C-300



811

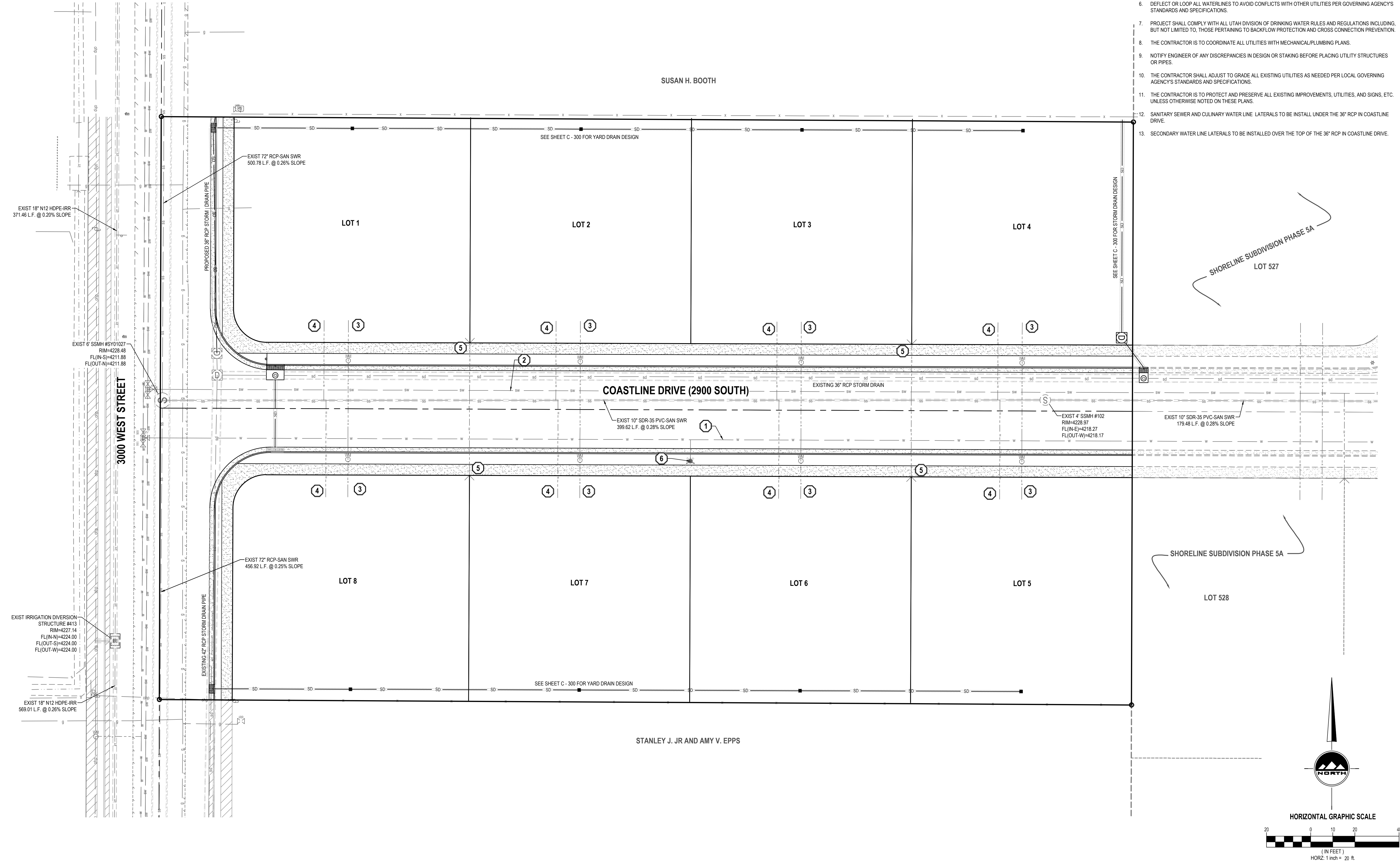
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COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

NORTH QUARTER CORNER SECTION 21, T4N,
R2W SALT LAKE BASE & MERIDIAN
ELEVATION = 4235.664.

- SCOPE OF WORK:
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS
GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE
CONSTRUCTION DRAWINGS:
- EXIST 10" CULINARY WATERLINE
 - EXIST 8" SECONDARY WATERLINE
 - EXIST 3/4" CULINARY WATER SERVICE WITH METER PER SYRACUSE CITY
STANDARDS AND SPECIFICATIONS
 - EXIST 4" SDR-35 SANITARY SEWER LATERAL
 - EXIST 1 1/2" DUAL SECONDARY WATER SERVICE PER SYRACUSE CITY
STANDARDS AND SPECIFICATIONS (TYPICAL)
 - INSTALL FIRE HYDRANT



- GENERAL NOTES
- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
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 - ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
 - ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
 - DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 - PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
 - THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
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 - SANITARY SEWER AND CULINARY WATER LINE LATERALS TO BE INSTALL UNDER THE 36" RCP IN COASTLINE DRIVE.
 - SECONDARY WATER LINE LATERALS TO BE INSTALLED OVER THE TOP OF THE 36" RCP IN COASTLINE DRIVE.

EN SIGN

THE STANDARD IN ENGINEERING

LAYTON

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SALT LAKE CITY

Phone: 801.255.0529

TOOELE

Phone: 435.843.3590

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Phone: 435.866.1453

RICHFIELD

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FOR:
TOUCAN INVESTMENTS
2078 EAST 200 SOUTH
LAYTON CITY, UTAH
CONTACT:
KEITH RUSSELL
PHONE: 801-597-9100

SHORELINE VIEW ESTATES SUBDIVISION

COASTLINE DRIVE (2900 SOUTH) 3000 WEST STREET

SYRACUSE, UTAH

PROFESSIONAL ENGINEER

No. 5049039

STATE OF UTAH

GREGORY HESS PRECUT

NO.	DATE	REVISION	BY
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UTILITY PLAN

PROJECT NUMBER
L1543

PRINT DATE
10/26/21

DRAWN BY
J.MOSS

CHECKED BY
K.RUSSELL

PROJECT MANAGER
K.RUSSELL

C-400

811

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BENCHMARK

NORTH QUARTER CORNER SECTION 21, T4N,
R2W SALT LAKE BASE & MERIDIAN
ELEVATION = 4235.664.

REVISION SCHEDULE			
NUMBER	DATE	AUTHOR	COMPANY REPRESENTATIVE SIGNATURE
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GENERAL NOTES

- THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMP'S) AS NECESSARY, MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ONSITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SWPPP KEPT ONSITE.
- DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
- RESEED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT TO BE RE-WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
- DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
- VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMP'S TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
- NOT ALL POSSIBLE BMP'S HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.
- A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE.

EN SIGN

THE STANDARD IN ENGINEERING

LAYTON

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Phone: 801.547.1100

SALT LAKE CITY

Phone: 801.255.0529

TOOELE

Phone: 435.843.3590

CEDAR CITY

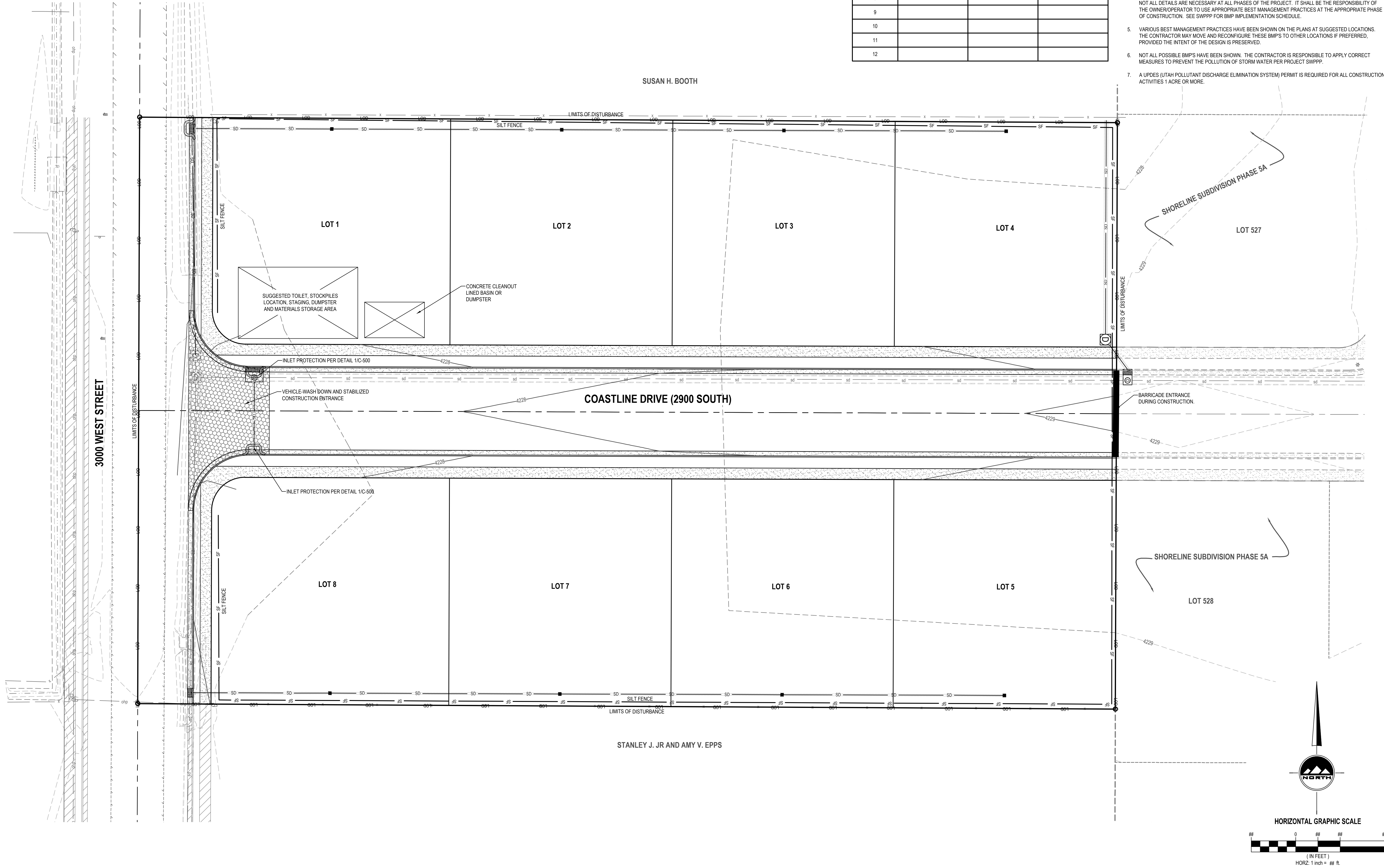
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RICHFIELD

Phone: 435.896.2983

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FOR:
TOUCAN INVESTMENTS
2078 EAST 200 SOUTH
LAYTON CITY, UTAH
CONTACT:
KEITH RUSSELL
PHONE: 801-597-9100



SHORELINE VIEW ESTATES SUBDIVISION

COASTLINE DRIVE (2900 SOUTH) 3000 WEST STREET
SYRACUSE, UTAH

PROFESSIONAL ENGINEER

EROSION CONTROL
PLAN

PROJECT NUMBER
L1543

PRINT DATE
10/26/21

DRAWN BY
J.MOSS

CHECKED BY
K.RUSSELL

PROJECT MANAGER
K.RUSSELL

C-500

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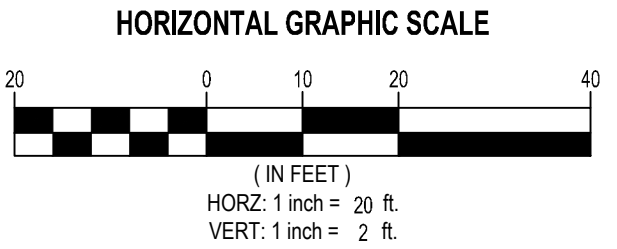
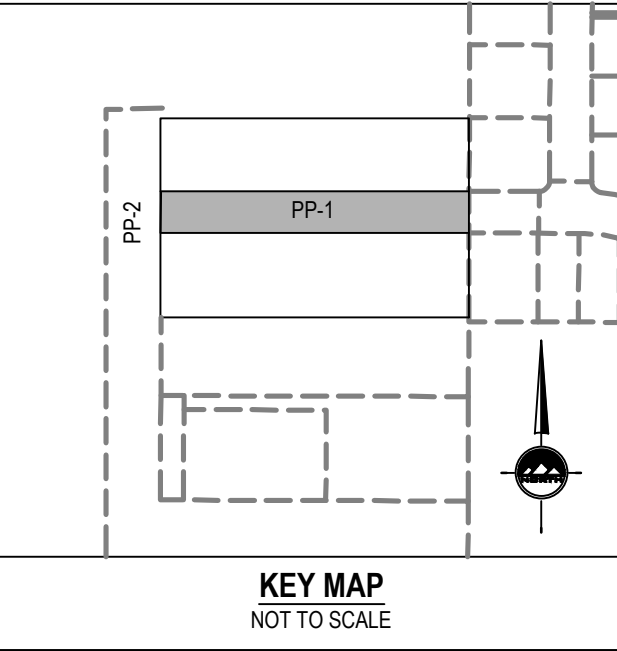
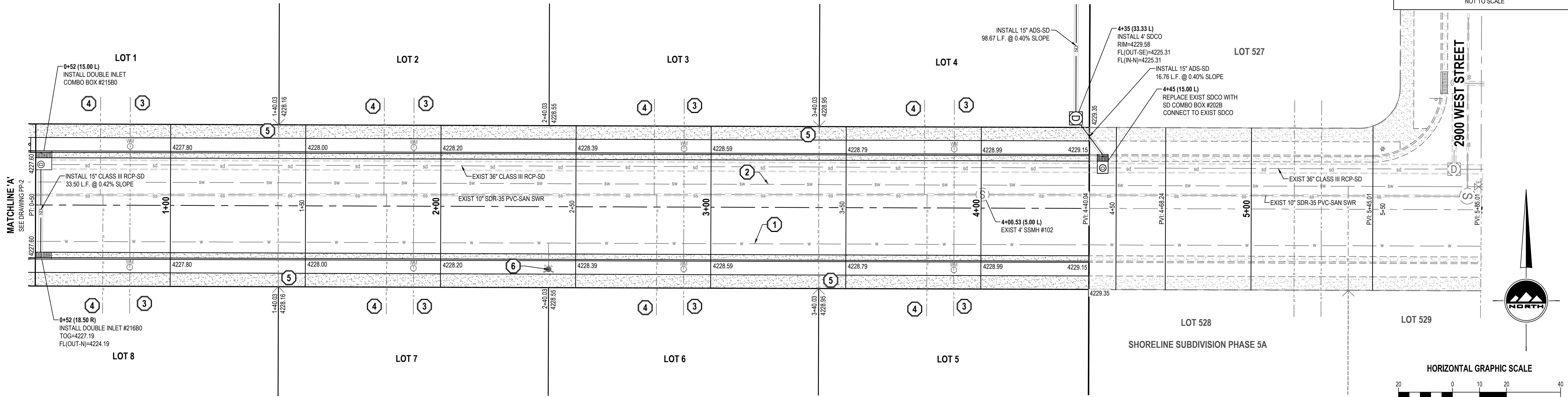
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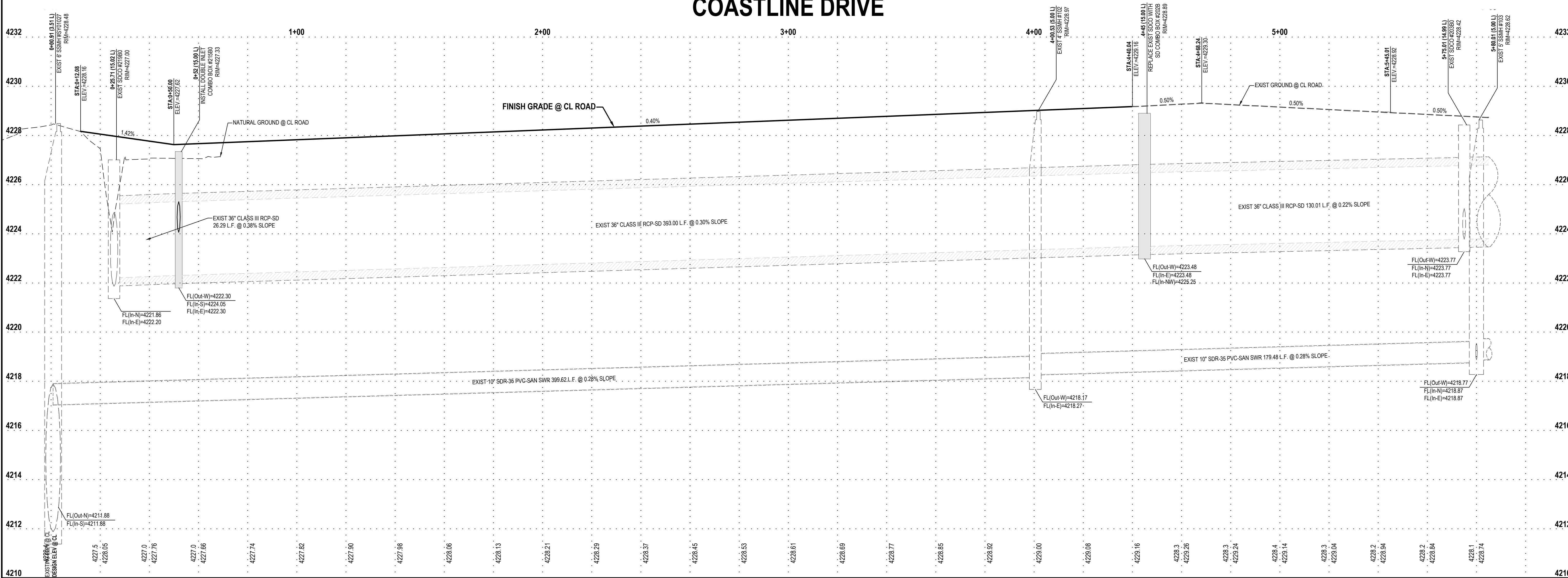
BENCHMARK

NORTH QUARTER CORNER SECTION 21, T4N,
R2W SALT LAKE BASE & MERIDIAN
ELEVATION = 4225.664.

- SCOPE OF WORK:
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 - EXIST 3/4" CULINARY WATER SERVICE WITH METER PER SYRACUSE CITY
STANDARDS AND SPECIFICATIONS
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 - EXIST 1 1/2" DUAL SECONDARY WATER SERVICE PER SYRACUSE CITY
STANDARDS AND SPECIFICATIONS (TYP)
 - INSTALL FIRE HYDRANT



COASTLINE DRIVE



LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

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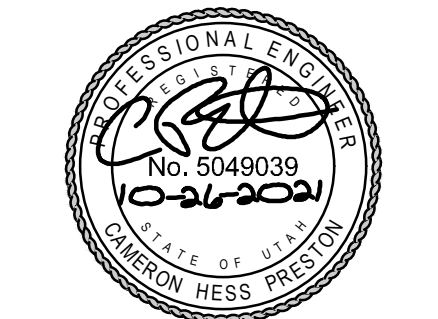
FOR:
TOUCAN INVESTMENTS
2078 EAST 200 SOUTH
LAYTON CITY, UTAH

CONTACT:
KEITH RUSSELL
PHONE: 801-597-9100

SHORELINE VIEW ESTATES SUBDIVISION

COASTLINE DRIVE (2900 SOUTH) 3000 WEST STREET

SYRACUSE, UTAH



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COASTLINE DRIVE
PLAN AND PROFILE

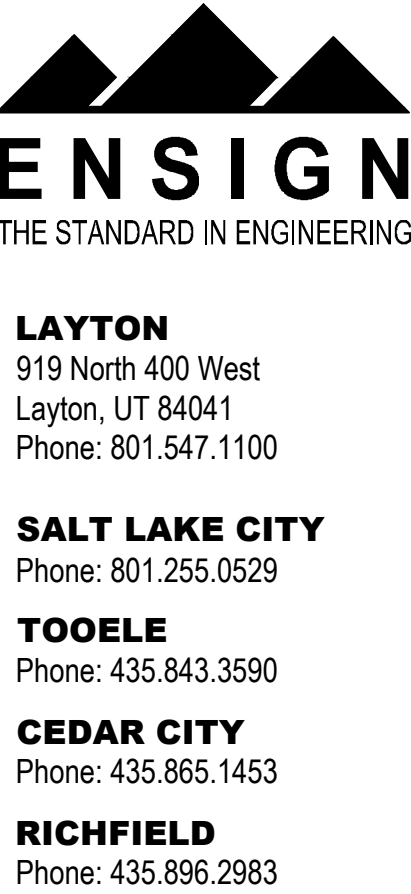
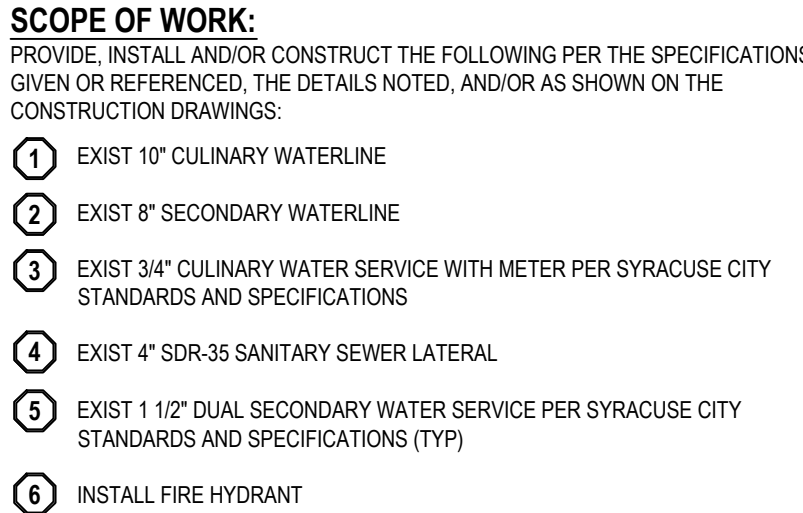
PROJECT NUMBER
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PRINT DATE
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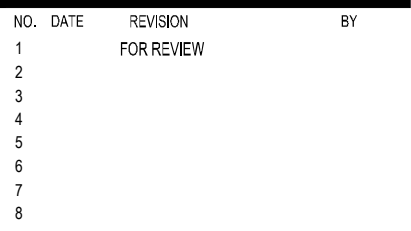
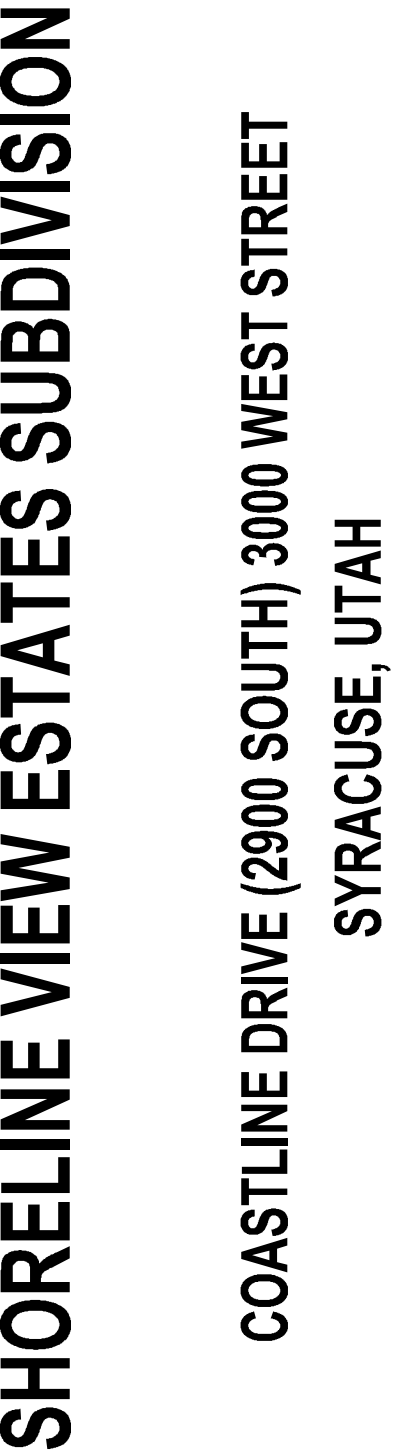
DRAWN BY
J.MOSS

CHECKED BY
K.RUSSELL

PROJECT MANAGER
K.RUSSELL

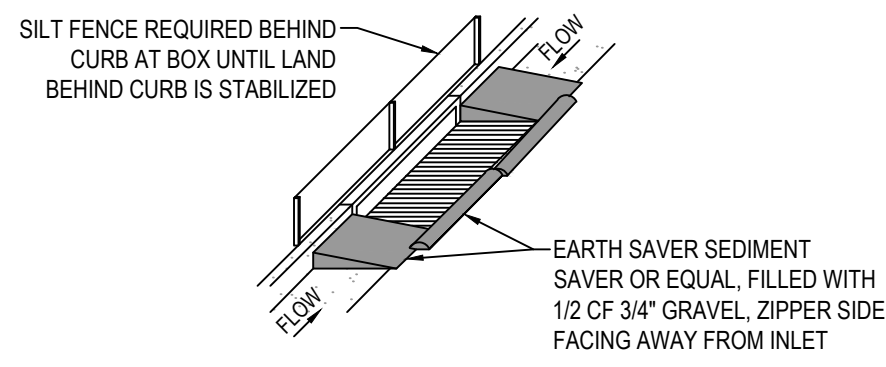
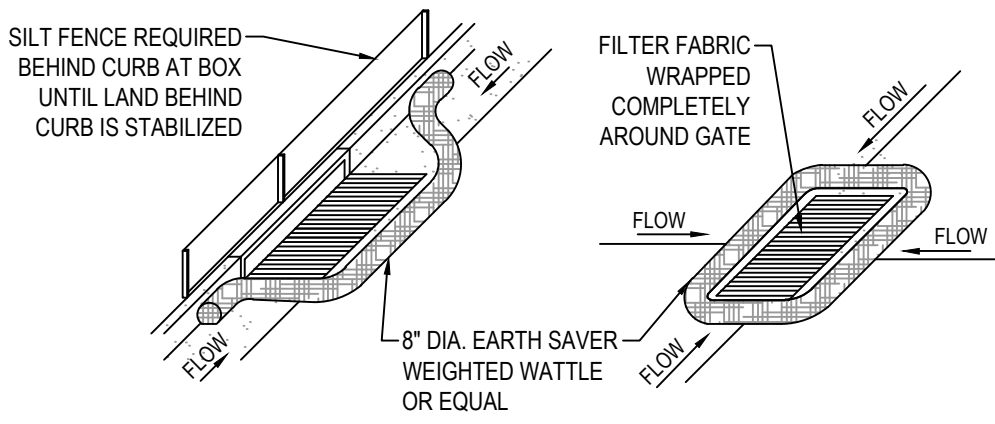


OR:
 OUCAN INVESTMENTS
 078 EAST 200 SOUTH
 DAYTON CITY, UTAH
 CONTACT:
 EITH RUSSELL
 PHONE: 801-597-9100

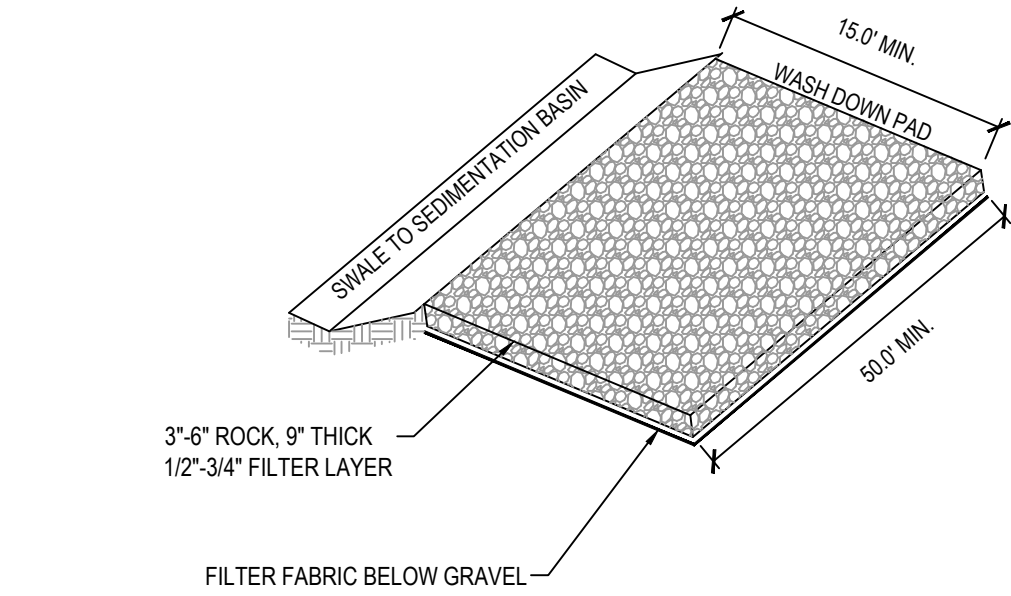


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DRAWN BY	CHECKED BY
J.MOSS	K.RUSSELL
PROJECT MANAGER	
K.RUSSELL	

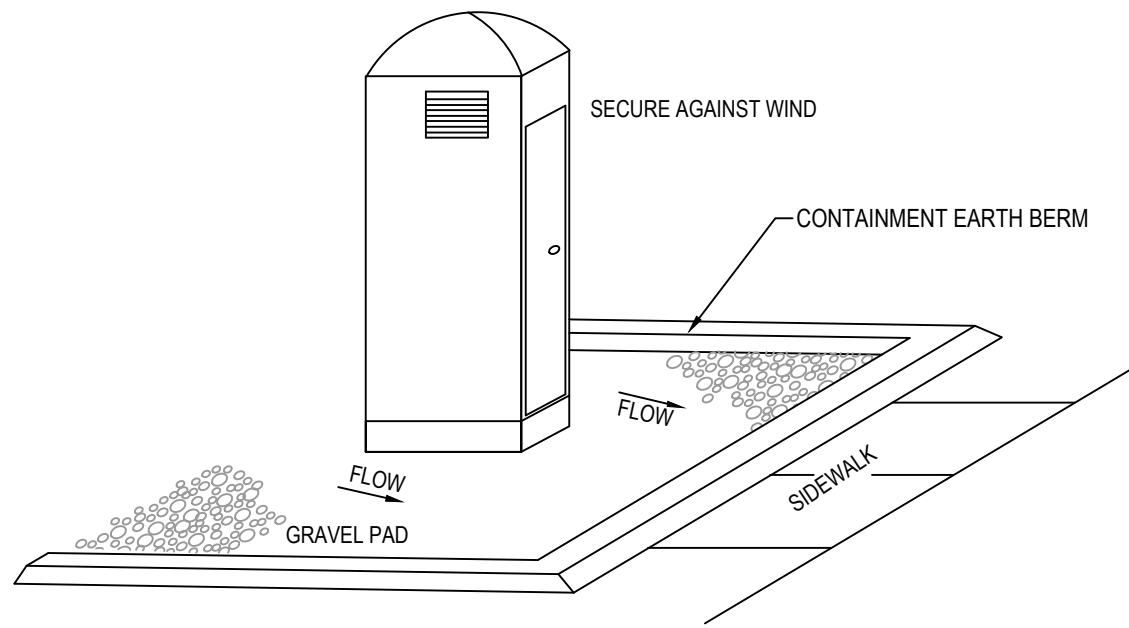
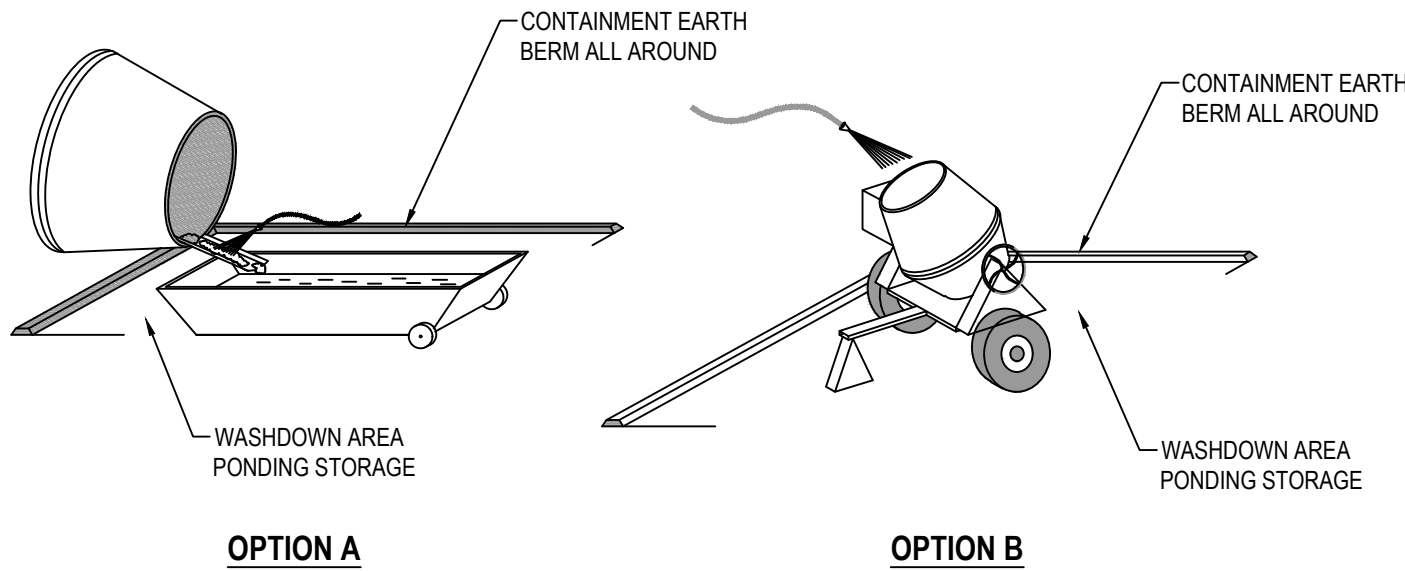
PP-2



- NOTES:
1. PLACE WATTLES OR GRAVEL BAGS TIGHT AGAINST CURB TO PREVENT SEDIMENT-LADEN WATER FROM GETTING BETWEEN CURB AND WATTLE/BAG.
 2. PLACE WATTLES OR GRAVEL BAGS SUCH THAT FLOW DOES NOT OVERTOP CURB OR ROAD CENTERLINE.
 3. INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT LEAST BI-WEEKLY, OR PER SWPPP REQUIREMENTS, WHICHEVER IS MORE STRINGENT, TO ENSURE THAT SEDIMENT CONTROL IS MEETING ITS DESIGN INTENT. MAINTAIN AND/OR REPLACE AS NEEDED.
 4. REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 50% OF GRAVEL BAG OR WATTLE HEIGHT.
 5. CONTRACTOR MAY SUBMIT AN ALTERNATIVE METHOD OF INLET PROTECTION. THE ALTERNATIVE METHOD SHALL BE APPROVED BY THE CITY INSPECTOR AND THE ENGINEER OF RECORD.
 6. BEFORE PLACEMENT OF CURB, STABILIZATION OF LAND BEHIND CURB, AND/OR PAVING, MAINTAIN TOP OF INLET AT 6\"/>



- NOTE:
1. PLACE SIGN ADJACENT TO ENTRANCE "CONSTRUCTION TRAFFIC ONLY - ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT SITE AT THIS LOCATION"

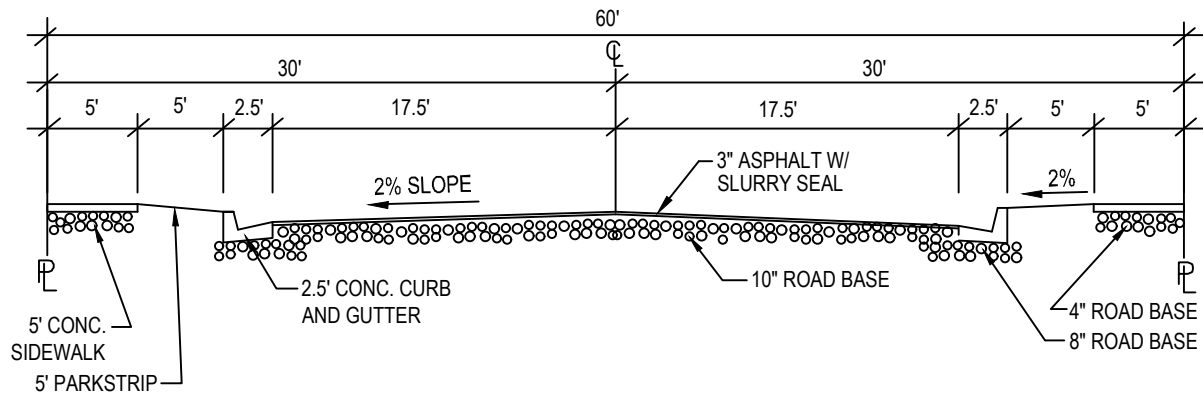


1 SAG INLET PROTECTION SCALE: NONE

2 STABILIZED CONSTRUCTION ENTRANCE SCALE: NONE

3 CONCRETE WASTE MANAGEMENT SCALE: NONE

4 PORTABLE TOILET SCALE: NONE



5 TYPICAL 60' STREET CROSS SECTION SCALE: NONE



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DETAILS

PROJECT NUMBER
L1543

PRINT DATE
10/26/21

DRAWN BY
J.MOSS

CHECKED BY
K.RUSSELL

PROJECT MANAGER
K.RUSSELL

811

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STANDARDS AND SPECIFICATIONS (TYPICAL)
 - 6 INSTALL FIRE HYDRANT

- GENERAL NOTES
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DRIVE.
 - SECONDARY WATER LINE LATERALS TO BE INSTALLED OVER THE TOP OF THE 36" RCP IN COASTLINE DRIVE.

EN SIGN

THE STANDARD IN ENGINEERING

LAYTON

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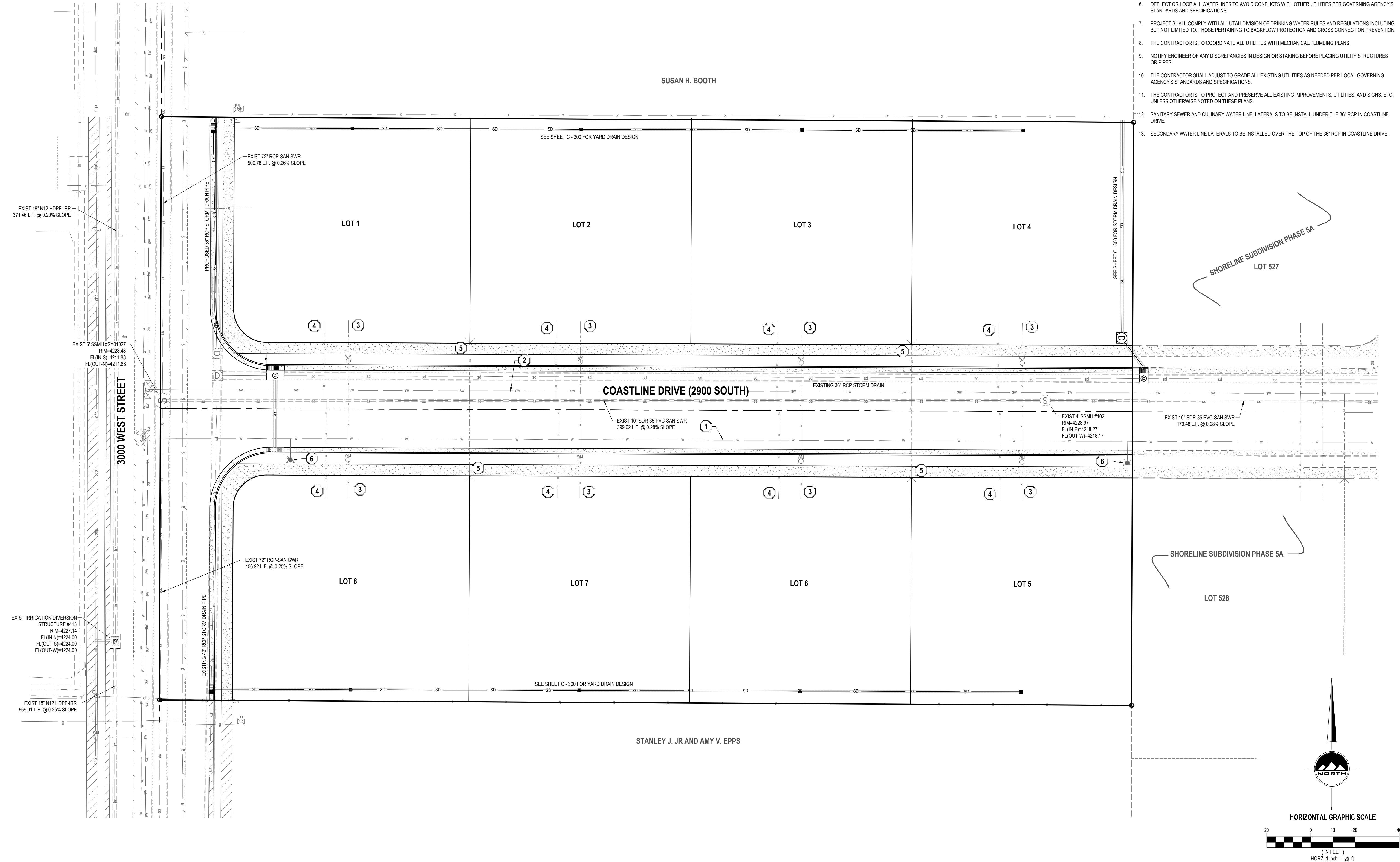
RICHFIELD

Phone: 435.896.2983

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FOR:
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2078 EAST 200 SOUTH
LAYTON CITY, UTAH

CONTACT:
KEITH RUSSELL
PHONE: 801-897-9100



SHORELINE VIEW ESTATES SUBDIVISION

COASTLINE DRIVE (2900 SOUTH) 3000 WEST STREET

SYRACUSE, UTAH

PROFESSIONAL ENGINEER

No. 5049039

11-02-2021

CLARENCE HESS, PRECISE

NO. DATE

NO. DATE

FOR REVIEW

BY

PROJECT NUMBER

PRINT DATE

L1543

10/26/21

DRAWN BY

CHECKED BY

PROJECT MANAGER

J.MOSS

K.RUSSELL

K.RUSSELL

C-400



Mayor
Mike Gailey

City Council
Corinne Bolduc
Lisa Bingham
David Maughan
Jordan Savage
Seth Teague

City Manager
Brody Bovero

Minor Plat Review

10/15/2021

Dear Applicant,

The Syracuse City Community and Economic Development Department has conducted a review of the Shoreline View Estates Minor Plat for compliance with the city's adopted land use ordinance. Please refer to the following table for items that require additional attention. The City Code is in black and my comments are in red below each section.

FINAL AND MINOR PLAT ORDINANCES

8.30.010 Final plat.

The final plat must be prepared by a licensed land surveyor on a sheet of approved tracing paper with permanent black ink and shall be prepared in accordance with the requirements of this title. The plat shall be 19 inches by 30 inches and shall have a one-and-one-half-inch border on the left and a one-half-inch border on the three remaining sides. The top of the plat shall be either north or east, whichever accommodates the drawing best.

The plat shall show:

(A) The name of the subdivision, which name must be approved by the Planning Commission and county recorder.

Compliant.

(B) Accurate angular and linear dimensions for all lines, angles and curves used to describe boundaries, streets, alleys, easements, areas to be reserved for public use and other important features.

Compliant.

(C) An identification system for all lots, blocks and names of streets. Lot lines shall show dimensions in feet and hundredths.

Compliant.

(D) The street address for each lot. Each street address shall be assigned by the City to be consistent with the current numbering scheme.

Addressing forthcoming. Remove the number from Coastline Drive.

(E) True angles and distances to the nearest established street lines or official monuments which shall be accurately described in the plat and shown by appropriate symbol.

Compliant.

(F) Radii, internal angles, points and curvatures, tangent bearings and the length of all arcs.

Compliant.

(G) The accurate location of all monuments to be installed shown by the appropriate symbol. All United States, state, county or other official bench marks, monuments or triangulation stations in or adjacent to the property shall be preserved in precise position.

Compliant.

(H) The dedication to the City of all streets, highways and other public uses and easements included in the proposed subdivision.

NA.

(I) Street monuments shall be shown on the final plat as are approved by the City Engineer. Standard precast monuments will be furnished by the developer and placed as approved.

See Engineer comments.

(J) Pipes or other such iron markers shall be shown on the plat.

Compliant.

(K) Accurate outlines and dimensions of any areas to be dedicated or reserved for public use, with the purposes indicated thereon, and of any area to be reserved by deed or covenant for common use of all property owners.

NA.

(L) All boundary, lot and other geometrics (bearings, distances, curve data, etc.) on final plat shall pose to an accuracy of not less than one part in 5,000.

Compliant.

(M) Location, function, ownership and manner of maintenance of common open space not otherwise reserved or dedicated for public use.

Compliant.

(N) Boundary descriptions of the subdivision.

Compliant.

(O) Current inset City map showing location of subdivision.

Compliant.

(P) Standard forms for the following:

(1) A registered land surveyor's certificate of survey as applicable under state law.

Compliant.

(2) Owner's dedication which shall "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."

Include this text verbatim in the Owner's Dedication.

(3) A notary public's acknowledgment.

Compliant.

(4) The City Land Use Authority (either the Planning Commission or City Council, as designated by the City Municipal Code) certificate of approval.

Compliant.

(5) The City Engineer's certificate of approval.

Compliant.

(6) The county recorder's certificate of attest.

Compliant.

(7) The City Attorney's certificate of approval.

Compliant.

(8) Public Utilities approval and acceptance of public utility easements.

Compliant.

(9) A three-inch by three-inch space in the lower right-hand corner of the drawing for recording information.

Compliant.

8.30.020 Final plan and profile.

Plan and profile must be prepared by a licensed engineer in accordance with the requirements of this title. Standard 22-inch by 34-inch and reduced to 11-inch by 17-inch (one-half scale) of the plan and profile will be required for review by the City. General information required:

See Engineer review.

(A) Plan for Culinary Water Improvements. Show proposed water main sizes, valves, fire hydrants, and service connections to all lots within the proposed subdivision and connections to existing water mains.

(B) Plan for Secondary Water Improvements. Show proposed secondary water main sizes, valves, and service connections to all lots within the proposed subdivision and connections to existing secondary water lines.

(C) Plan for Sanitary Sewer. Show proposed sewer mains and manholes, together with proposed slopes and depths within the proposed subdivision. Also show location of service laterals to each lot within the subdivision.

(D) Land Drain. Show method of dealing with land drains and subsurface water drains within the proposed development. If applicable, indicate location of any service connections and service manholes within the subdivision.

(E) Storm Water. Show location and size of storm water drains, together with any manholes or drop boxes within the subdivision. Show slope and grade of all storm drain lines. Storm water calculations need to accompany drawings for engineer review.

(F) Streets. Typical cross section of road improvements, together with flow line of proposed curb and gutter improvements as compared with existing ground slopes and center line offsets of all proposed utilities.

(G) Stationing. Stationing callouts should conform with acceptable engineering practices.

(H) Agreements. When necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.

8.30.030 Final approval.

(A) Submittal. Submit four standard 22-inch by 34-inch copies of plat and plan and profile sheets, one copy of each reduced to 11-inch by 17-inch (one-half scale), plus one PDF copy to the City, together with a cost estimate of off-site improvements and storm drain calculations.

Compliant. Paper copies no longer required.

(B) Engineer Review. City Engineer will review submitted documents and transmit his conclusions and recommendations to the Planning Commission, including cost estimate for off-site improvements required by City ordinance.

See Engineer review.

(C) Approval. Upon receipt of the approved plans from the City Engineer the Planning Commission shall either approve or reject the final plat or shall take action for the next regular meeting or until the specified deficiency has been corrected.

If the Planning Commission does not approve the final plat, disapproval shall be indicated by written notice stating the reasons for disapproval, in which case the decision can be appealed to the City Council, whose decision will be final.

Approval of final plats by the Planning Commission will extend for a period of 12 months. If work or subsequent action by the subdivider to proceed with off-site construction does not occur within the 12-month period following initial approval, the plat and construction drawings must be resubmitted and become subject to reapproval under the latest City ordinances and specifications.

(D) Construction of Off-Site Improvements. No construction of off-site improvements shall commence until the subdivider has completed a preconstruction meeting with the City Planning, Engineering, and Public Works Departments, at which time a review of construction project and expectations of the City will be discussed. Such conference shall be scheduled with the City and all affected utility companies will be invited to attend.

Contact me for information about scheduling a preconstruction meeting once the plat has been approved.

(E) Approval to Record Subdivision. Before any subdivision plat may be recorded, the subdivider shall furnish a corporate surety bond, cash escrow, irrevocable letters of credit from a credible lending institution, or a tax increment incentive as part of a signed reimbursement agreement from the Redevelopment Agency which has been approved by the City Manager, in an amount as finally determined by the City Engineer to secure the performance of the public improvements in a workmanlike manner and according to specifications established by the Syracuse City subdivision standards (see SCC 8.10.020). Some of the public improvements are as follows:

See comment above.

- (1) Paving of streets.
- (2) Curb, gutter and sidewalks.
- (3) Sewer and water lines, including irrigation lines.
- (4) Storm and subsurface drainage.
- (5) Street signs, monuments, lighting, fences and street trees.

(6) Removal or relocation of any easements which may affect the use of the dedicated streets by the City.

(7) Utility development connection fees.

(F) Recording. Once final plat approval has been obtained the developer shall submit a 22-inch by 34-inch Mylar of the final plat to the City Engineer. If all documents, submittals, and payment of fees are in order, the City Engineer will sign the Mylar, indicating approval of the subdivision. Complete submittal shall include the following:

(1) Development agreements.

NA.

(2) Escrow agreement.

This will be required prior to plat recordation.

(3) Title report.

Provide an updated copy of the title report within 30 days of recording the plat with Davis County (this will occur after Planning Commission and the preconstruction meeting if needed).

(4) Street light agreement.

NA.

(5) Off-site improvement agreement.

NA.

(6)

(a) Water share certificate showing the City as the owner of the water shares;

Compliant.

(b) A water right deed;

Compliant.

(c) Other evidence, acceptable to the City, of the right to water; or

Compliant.

(d) Payment of the fee in lieu for secondary water for the area located in the final plat, as provided in SCC 8.10.090.

Compliant.

(7) Storm water activity permit.

Needed prior to a preconstruction meeting.

(8) Storm water maintenance agreement.

Needed prior to a preconstruction meeting.

(9) Storm water quality report.

Needed prior to a preconstruction meeting.

(10) Payment of all required development and inspection fees.

Needed prior to a preconstruction meeting.

(11) Approved construction drawings or as-built drawings.

Needed prior to a preconstruction meeting.

(12) Surety and improvement guarantee.

Needed prior to a preconstruction meeting.

(13) Easements and any other documents deemed necessary by the City Engineer or conditioned for approval by the Planning Commission.

Needed prior to a preconstruction meeting.

After approval and signature of the final plat, the City Engineer shall submit the plat to the Community Development Director, or designee, who shall obtain the signatures of the City Attorney, Planning Commission Chair, and Mayor. The final plat, bearing all official signatures as above required, shall be deposited in the office of the City Recorder, who shall cause the plat to be recorded in the office of the County Recorder. Final plats not recorded within 12 months of final approval shall be deemed null and void. No plat shall be recorded in the office of the County Recorder until the plat is approved and signed. Lots included in such plat shall not be sold or exchanged, and no offer shall be made to sell or exchange any such lots unless and until the plat is recorded.

PUBLIC IMPROVEMENTS ORDINANCE

8.15.010 Design standards.

The design of the final subdivision plat in relation to streets, blocks, lots, open spaces and other design factors shall be in harmony with design standards recommended by the Planning Commission and by other departments and agencies of City government. Design standards shall be approved by the City Council and shall include provisions as follows which are hereby approved by the City Council:

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

Compliant.

(B) Dead-end streets which exceed 150 feet in length, measured from the centerline of the intersecting road, must meet one or more of the following requirements:

NA.

(1) A temporary 120-foot diameter all-weather surface cul-de-sac acceptable to the City constructed in a temporary easement outside the boundary of the subdivision. Temporary cul-de-sacs are not permitted within any of the lots being subdivided.

NA.

(2) A temporary turnaround meeting the minimum requirements set forth in the International Fire Code and approved by the Fire Department shall be constructed at the end of the dead-end road. Any lot being subdivided containing a temporary turnaround cannot have a dwelling constructed on it until the road no longer meets the criteria for a dead-end street or a temporary cul-de-sac has been constructed outside the subdivision boundary.

NA.

(C) Blocks shall be wide enough to adequately accommodate a minimum of two lots.

Compliant.

(D) The Planning Commission may require pedestrian walkways to be constructed within a development, to facilitate access to designated points of interest. Such walkways increase pedestrian safety, reduce travel time, improve neighborhood connectivity, and encourage

walking. Points of interest may include, but are not limited to: churches, civic destinations, schools, adjoining neighborhoods, parks, and commercial areas. The Planning Commission shall designate points of interest that will require a pedestrian walkway connection during the preliminary plat or site plan approval stage of entitlement.

NA.

(1) Walkways shall be designed to be a minimum of six feet in width to allow adequate two-way passing but may be required to be wider where determined necessary by the Planning Commission or City administrative land use authority based on estimated usage. The developer shall surface the full width of the walkway with either concrete or asphalt.

NA.

(2) Fencing is not required; however, if fencing is installed next to the walkway the following conditions must be met:

(a) An additional six inches of concrete is required on each side of the walkway to embed the base of the fencing posts.

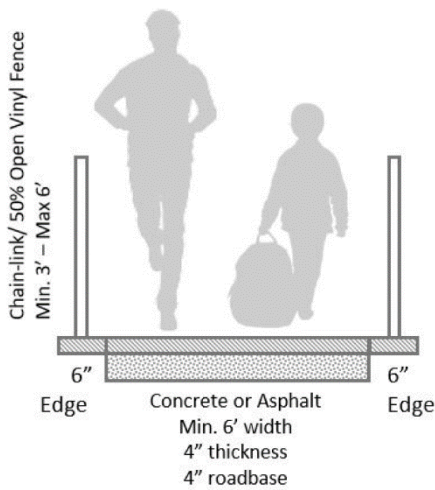
(b) All fencing installation, maintenance, and ownership responsibilities will be that of the adjacent landowner including graffiti cleanup and damage repair.

(c) Fencing shall not encroach upon or restrict movement within the walkway.

(d) Fencing along walkways is otherwise regulated by fencing rules found in SCC 10.30.060(A).

(3) Maintenance of the walkway will be the responsibility of either the subdivision HOA, or the City, if an HOA does not exist. Snow removal is not necessary for walkways, and signage notifying pedestrians of the lack of winter maintenance shall be prominently placed at the entrances to the walkways.

(4) Please refer to the following image for the walkway dimensions:



(E) Blocks intended for business or industrial use shall be designated specifically for such purposes with adequate space set aside for off-street parking and delivery facilities.

NA.

(F) The lot arrangement and design shall be such that lots will provide satisfactory and desirable sites for buildings, and be properly related to topography, to the character of surrounding development and to existing requirements.

Compliant.

(G) All lots shown on the preliminary and final plats must conform to the minimum requirements of the zoning ordinance for the zone or proposed zone in which the subdivision is located, and to the minimum requirements of the county Board of Health for water supply and sewage disposal.

Compliant.

(H) Each lot shall abut on a street shown on the subdivision plat or on an existing publicly dedicated street. Double frontage lots shall be prohibited except where unusual conditions make other designs undesirable.

Compliant.

(I) Side lines of lots shall be approximately at right angles, or radial to the street lines.

Compliant.

(J) In general, all remnants of lots below minimum size must be added to adjacent lots, rather than allowed to remain as unusable parcels.

Compliant.

(K) Subdivision boundaries shall include all property; no protection or holding strips will be allowed. All improvements shall be installed to the boundary of the subdivision.

Compliant.

(L) Cul-de-sacs (a street having only one outlet that terminates at the other end by a vehicle turnaround) shall be no longer than 500 feet from the centerline of the adjoining street to the center of the turnaround. Each cul-de-sac must be terminated by a turnaround of not less than 110 feet in diameter, measured to the property lines.

Compliant.

(M) When a dead-end street reaches its maximum block length of 1,320 feet, it shall not be extended except to connect to another street which provides a second point of independent access.

NA.

(N) Private streets shall only be permitted in PRD and cluster subdivisions. Private streets shall meet the minimum construction standards established for publicly dedicated streets with the standard right-of-way requirement. Pavement widths less than 35 feet may be permitted, when the private street ties into a minor collector street or greater, and does not terminate in a cul-de-sac. Private streets shall be perpetually maintained by a professionally managed homeowners' association as established within an approved development agreement. The purpose of a private street is not to provide a street which is substandard in construction to public streets, but one that allows for private gated access and maintenance for the exclusive use and benefit of the residents residing on said private street.

Compliant.

8.15.020 Local minimum standards and specifications.

Standards for design, construction specifications, and inspection of street improvements, curbs, gutters, sidewalks, storm drainage and flood control facilities shall be prepared by the City Engineer; standards for water distribution and sewage disposal facilities by the Board of Health; and similar standards for fire protection by Insurance Services Office. All developers shall comply with the standards established by such departments and agencies. These standards in addition to the general standards listed below shall be used by all developers.

See Syracuse City standard drawings.

8.15.030 Other general standards.

(A) Irrigation Ditches and Canals. Open ditches or canals shall not be allowed within a subdivision or within an existing street right-of-way adjacent to a subdivision. The developer shall work with the irrigation, drainage or ditch companies, or other private ditch owner to determine:

No canals or ditches indicated.

- (1) Methods of covering, realigning or eliminating ditches or canals.
- (2) The size of pipe and culverts required.
- (3) The responsibility for the periodic inspection, cleaning and maintenance of such ditches, pipes and culverts.

In any case where canals or ditches are within public or proposed public rights-of-way, specifications and grades for pipe or culvert must be approved by the City Engineer.

When an irrigation ditch or canal is adjacent to subdivision development the developer must construct a continuous chain link fence on the property line of at least five feet in height.

(B) Buffering. In addition to fencing ditches and canals the developer shall be required to provide adequate buffering as outlined in the City's zoning ordinance.

See buffer comments.

(C) Trees. Wherever feasible and practical and upon recommendation of the City Forester, the developer shall incorporate existing landscape features, especially established trees, into the design of the subdivision.

NA.

BUFFER ORDINANCE

10.03.080 Buffer Yards

(A) Purpose. A buffer yard is a landscaped area between different land uses that is designed to reduce or eliminate nuisances such as dust, litter, noise, glare, unsightly areas, odor, and danger from fire or explosions.

(B) Location of Buffer Yards. Buffer yards shall be located on the outer perimeter of a lot or parcel adjacent to a different use and shall extend along the entire boundary of the property adjacent to that use. Fencing associated with buffer yards shall be located on property lines except as described in subsection (G) of this section.

(C) Determination and Approval of Buffer Yards Required. To determine the type of buffer yard required between two adjacent parcels or between a parcel and a street, the following procedure shall apply:

(1) Identify the land use category of the existing land uses found in Table 1. The Planning Commission may determine the land use category if it is not clearly described in Table 1.

The use is single-family residential.

(2) Determine the buffer yard type required for the proposed development by using Table 2. The Planning Commission may determine the buffer type if it is not clearly described in Table 2.

North: None.

East: None.

West: None if lots do not front 3000 West.

South: None.

(3) Using Table 3, identify the description of the required buffer type. The Planning Commission may make a recommendation to alter, include, or exclude elements within the applicable buffer type after evaluating the adjacent current and future land uses as designated by current zoning and/or the general plan. Any alteration to the standard buffer yard requirements shall be approved by the City Council.

(D) Use of Buffer Yards. The buffer yard may be used to provide for passive recreation and may contain pedestrian, bike, or equestrian trails; provided, that:

(1) The buffer yard does not eliminate any plant material;

Compliant.

(2) Provisions are in place to ensure maintenance of the total width of the buffer yard; and

NA.

(3) All other requirements of this title are met. In no event, however, shall buffer yards contain the following uses: ice skating rinks, play fields, ski hills, stables, swimming pools, and tennis courts.

NA.

(E) Ownership of Buffer Yards. Buffer yards may remain in the ownership of the original developer of the land use or be subject to deed restrictions and subsequently freely conveyed, or the proprietor may transfer ownership to any consenting grantees, such as adjoining land owners or homeowners' association, or deed the same to the City; provided, that any such conveyance adequately guarantees the protection of the buffer yard for the purposes of this title.

NA.

(F) General Landscaping Requirements. Buffer Types A through G identify details for landscaping requirements and specify the number and types of plants required in 50-foot increments.

Compliant.

(G) Alternative to Fencing Requirements. The fence and landscape buffer location may be switched if adjacent to a collector/arterial road or otherwise advantageous to reduce the potential for nuisance.

Table 1

Existing Land Uses	Category
Livestock, Produce, Farming, Pasture, Preserve, Horses, etc.	Agriculture
Retail, Office Complex, Restaurant, etc.	Commercial
Assisted Living, Neighborhood Services, Small office	Light Commercial
Business park, Warehouse, Industrial, Storage units, etc.	Industrial
Stand-alone house, House with accessory dwelling	Single-Family Residential
Duplex, Apartments, Townhomes, etc.	Attached Residential

Minor Plat Review

Table 2

New Land Use Category		Existing Land Use Category	Required Buffer Type
Single-Family Residential	Next to...	Agriculture	None
Single-Family Residential	Next to...	Commercial	A
Single-Family Residential	Next to...	Light Commercial	A
Single-Family Residential	Next to...	Industrial	E
Single-Family Residential	Next to...	Single-Family Residential	None
Single-Family Residential	Next to...	Attached Residential	A
Single-Family Residential – Front	Next to...	Arterial/Collector Road	F
Single-Family Residential – Rear	Next to...	Arterial/Collector Road	G
Attached Residential	Next to...	Agriculture	None
Attached Residential	Next to...	Commercial	B
Attached Residential	Next to...	Light Commercial	B
Attached Residential	Next to...	Industrial	E
Attached Residential	Next to...	Single-Family Residential	C
Attached Residential	Next to...	Attached Residential	B
Attached Residential – Front	Next to...	Arterial/Collector Road	F
Attached Residential – Rear	Next to...	Arterial/Collector Road	G
Commercial	Next to...	Agriculture	None
Commercial	Next to...	Commercial	None
Commercial	Next to...	Light Commercial	None
Commercial	Next to...	Industrial	B
Commercial	Next to...	Single-Family Residential	D
Commercial	Next to...	Attached Residential	D
Commercial – Front	Next to...	Arterial/Collector Road	F
Commercial – Rear	Next to...	Arterial/Collector Road	G
Light Commercial	Next to...	Agriculture	None
Light Commercial	Next to...	Commercial	None

Table 2

New Land Use Category		Existing Land Use Category	Required Buffer Type
Light Commercial	Next to...	Light Commercial	None
Light Commercial	Next to...	Industrial	D
Light Commercial	Next to...	Single-Family Residential	C
Light Commercial	Next to...	Attached Residential	C
Light Commercial – Front	Next to...	Arterial/Collector Road	F
Light Commercial – Rear	Next to...	Arterial/Collector Road	G
Industrial	Next to...	Agriculture	E
Industrial	Next to...	Commercial	D
Industrial	Next to...	Light Commercial	D
Industrial	Next to...	Industrial	None
Industrial	Next to...	Single-Family Residential	E
Industrial	Next to...	Attached Residential	E
Industrial – Front	Next to...	Arterial/Collector Road	F
Industrial – Rear	Next to...	Arterial/Collector Road	E

Table 3

Buffer Type	Fence	Landscape Buffer Width	Min. Tree Density	Min. Shrub Density
A	6' Vinyl, Wood, Precast Concrete, or Composite Privacy	none	none	none
B	6' Vinyl, Composite, or Precast Concrete Privacy	6'	1 every 50'	none
C	6' Vinyl, Composite, or Precast Concrete Privacy	10'	1 every 50'	5 every 50'
D	6' Precast Concrete Privacy	15'	2 every 50'	10 every 50'
E	8' Precast Concrete Privacy	20'	3 every 50'	10 every 50'
F	None	15'	1 every 50'	none

Table 3

Buffer Type	Fence	Landscape Buffer Width	Min. Tree Density	Min. Shrub Density
G	6' Stone Pattern, Precast Concrete, or Composite Privacy	5' (located on street facing side)	1 every 50'	5 every 50'

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.

Single family housing is proposed.

(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:

No conditional uses proposed.

(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.

Compliant.

(B) Lot width: 85 feet.

Compliant.

(C) Front yard: 25 feet.

Determined at building permit.

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

Determined at building permit.

(E) Rear yard: 30 feet.

Determined at building permit.

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

Determined at building permit.

(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:

NA.

(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.

Determined at building permit.

10.65.060 Signs.

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

NA.

ADDITIONAL PLANNER COMMENTS

1. None.

Please contact me with any questions concerning this project.

Regards,

Royce Davies

City Planner

(801) 614-9632

rdavies@syracuseut.com



Shoreline View Estates Subdivision

3000 West & Coastline Drive

Engineer Concept Subdivision Review

Completed by Brian Bloemen on October 7, 2021

Plat:

1. Submit a plat with final approval.

Add a Plans:

1. Increase the culinary waterline to 10" in Coastline Drive.
2. Address the existing ditch on the east side of the property.
3. Contact North Davis Sewer District about abandoning the existing sewer later to Lot 1 or reuse it and do not install a new service into the lot.
4. The existing ditch on 3000 West north of Coastline Drive will need to be piped with a 36" pipe to the north boundary of the subdivision.

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: Royce Davies

FROM: Golden Barrett, Fire Marshal

RE: Shoreline View

DATE: 20211027

I have reviewed the concept plans dated 10/26/2021 for the above-referenced project. As a result, the Fire Prevention Division of this department has the following comments/concerns.

1. The minimum fire flow requirement is 1000 gallons per minute for 60 consecutive minutes for residential one and two-family dwellings. Fire flow requirements may be increased for residential one and two-family homes with a building footprint equal to or greater than 3,600 square feet or for buildings other than one and two-family dwellings. Provide documentation that the fire flow has been confirmed through the Syracuse City Engineering Division, Water Model.
2. Fire hydrants and access roads shall be installed prior to the construction of any buildings. All hydrants shall be placed with the 4 ½" connection facing the point of access for Fire Department Apparatus. Provide written assurance that this will be met.
3. Prior to beginning construction of any buildings, a fire flow test of the new hydrants shall be conducted. 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.

Golden T. Barrett

Fire Marshal
Syracuse City Fire Department
C 801-989-8020
Gbarrett@syracuseut.com



PLANNING COMMISSION REGULAR MEETING

November 2, 2021

ADMINISTRATIVE ITEM

Agenda Item #5

Thurgood Circle Subdivision 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, Community and Economic Development Director.

Location:	1082 W 2175 South
Current General Plan:	Low Density Residential
Current Zoning:	R-2 (Single-Family Residential at 2.3 Units per Acre)
Acreage:	0.69

Summary

The applicant is requesting approval of a subdivision amendment plat adding a portion of property to an existing lot in the Thurgood Circle subdivision.

There are still minor clerical staff comments remaining. These can easily be addressed before the plat is recorded. All other elements of the proposed plat meet the requirements of the City Code.

Recommendation

Because this item meets all requirements of the City Code, staff recommends it be **approved** with the following condition:

1. All staff comments must be addressed before the plat is printed.

Suggested Motion Language

Approval

I move the Planning Commission approve the request of Lincoln R. Church for a subdivision plat amendment called Thurgood Circle First Amended at 1082 West 1275 South in the R-2 Zone with the following condition:

1. All staff comments must be addressed before the plat is recorded.

Table

I move the Planning Commission continue the request of Lincoln R. Church for a subdivision plat amendment called Thurgood Circle First Amended at 1082 West 1275 South in the R-2 Zone until (provide date).

Denial

I move the Planning Commission deny the request of Lincoln R. Church for a subdivision plat amendment called Thurgood Circle First Amended at 1082 West 1275 South in the R-2 Zone based on the following findings:

1. (List findings).

Attachments

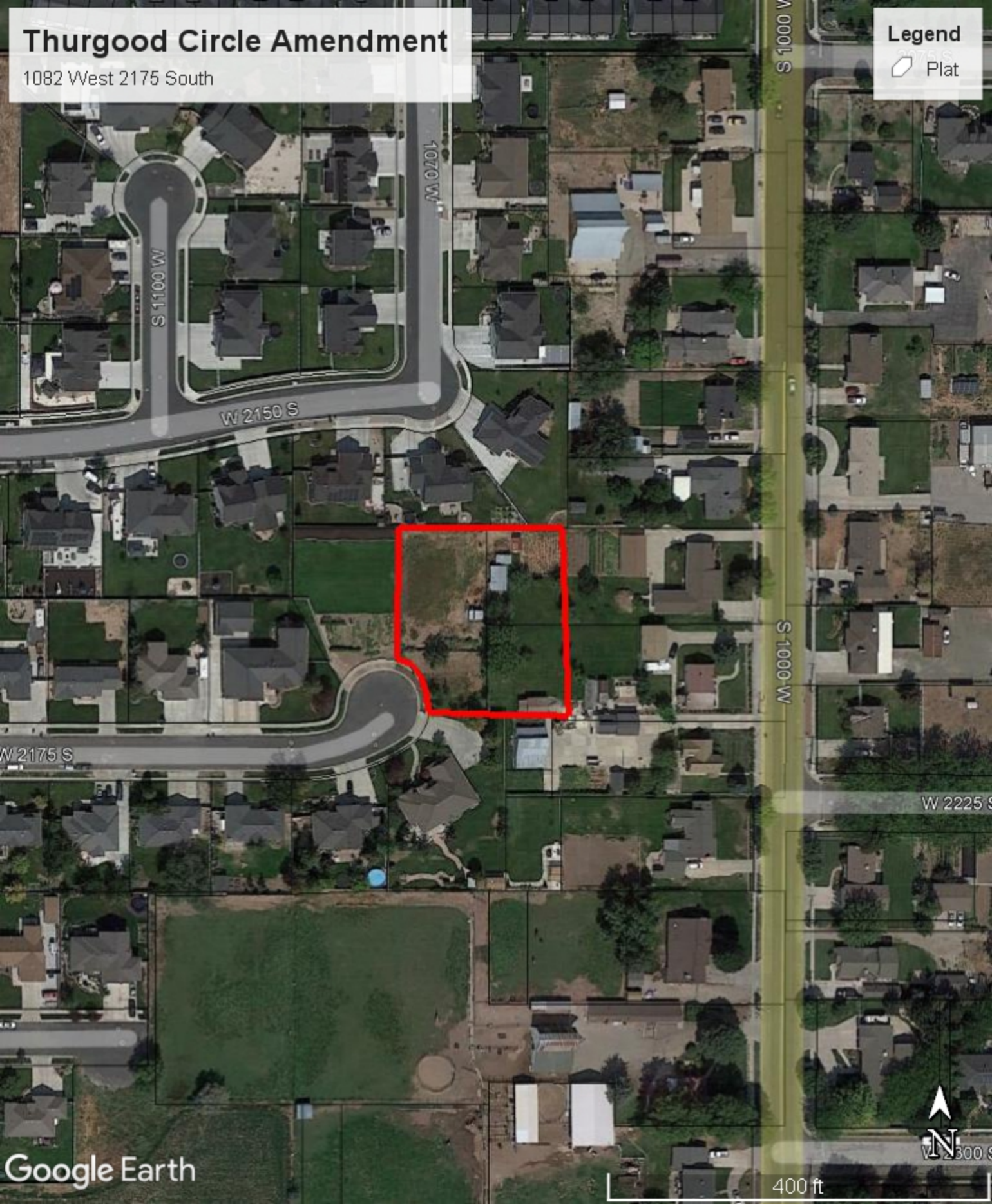
- Property Map
- Application
- Subdivision Plat
- Staff Reviews

Thurgood Circle Amendment

1082 West 2175 South

Legend

 Plat



Google Earth

400 ft



Subdivision Amendment Application

Syracuse City Community Development

1979 West 1900 South, Syracuse, UT 84075

Phone: (801) 825-1477 ext 5

Website: www.syracuseut.com

Fax: (801) 825-3001

Email: planning@syracuseut.com

Updated 05/29/2019

Subdivision Information

Current Subdivision Name: <u>Thurgood Circle</u>	Approximate Address: <u>1082 W. 2175 S. Syracuse, UT 84075</u>
Lot Numbers to be Amended and/or Vacated: <u>Lot 3</u>	New Lot Numbers, if Applicable:
New or Amended Subdivision Name: <u>Thurgood Circle</u>	
Total Acreage of Current Subdivision: <u>0.38 acres</u>	Total Acreage of Amended Subdivision: <u>0.69 acres</u>

Brief Description of Purpose for the Amendment:

<u>Combine 3 lots into one</u>

Property Owner Contact Information: (If more than one property owner, attach additional sheets as necessary)

Property owner(s): <u>Lincoln R. Church</u>			
Address: <u>1247 W. 2175 S.</u>	City: <u>Syracuse</u>	State: <u>UT</u>	ZIP: <u>84075</u>
Office Phone: <u>801-499-7489</u>	Cell Phone: <u>801-499-7489</u>	Email: <u>lincolndkris@gmail.com</u>	

Applicant Contact Information: (If different from owner)

Applicant name: <u>Same as above</u>			
Address:	City:	State:	ZIP:
Office Phone:	Cell Phone:	Email:	

NOTE: Applicant shall furnish the information on this form for purposes of identification and expediting the request in full knowledge that it may become public record pursuant to provisions of the Utah State Government Records Access and Management Act (GRAMA). Use of this information will be only for necessary completion and execution of the requested transaction. If applicant so chooses not to supply any requested information, applicant accepts the additional time in processing or inability to process the application at all. If applicant is an "at-risk government employee" as defined in Utah Code Ann. § 63-2-302.5, please inform a member of the Department staff upon submission of the application. Syracuse City does not currently share any private, controlled, or protected information with any other person or government entity.

I hereby certify that the requested Plat Amendment would comply with all required conditions and standards of the Syracuse City Land Use Ordinance. I understand that submitting this application does not guarantee approval and is subject to the discretion of the City Land Use Authority and compliance with all requirements of Syracuse Title X. I hereby accept responsibility for meeting all requirements outlined herein, including payment of all fees and attending City Land Use Authority 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 of the requested Plat Amendment by City Council is valid for a period of twelve months for recording purposes.

Lincoln Church
Applicant Signature

10/4/21
Date

Lincoln Church
Property Owner Signature

10/4/21
Date

FOR OFFICE USE ONLY

Date Received and Paid:	Received by:	Receipt #	Application and Noticing Fees:	
			\$550 Application Fee	\$ 550
			\$ 50 per Lot	_____ Lots \$ _____
			\$ 20 per Public Notice Sign	_____ Signs \$ _____
			\$100 Noticing	_____ \$ _____
Payment Type: ☐ Cash ☐ Credit Card ☐ Check# _____			Total \$ _____	
Land Use Authority Date:				
City Council Decision and Date:				

Guidelines and Checklist

DISCLAIMER: The City is providing the following information as a service to those wishing to apply for Plat Amendment approval of property within Syracuse City limits. No one shall consider this form as comprehensive in representing the obligations of the applicant. In the event of a conflict or discrepancy between this document and City Ordinances or State or Building Codes, the more strict rules shall apply.

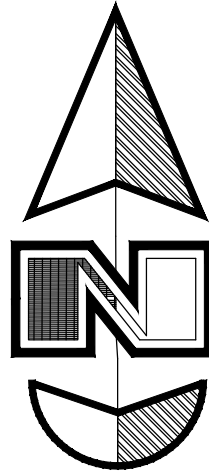
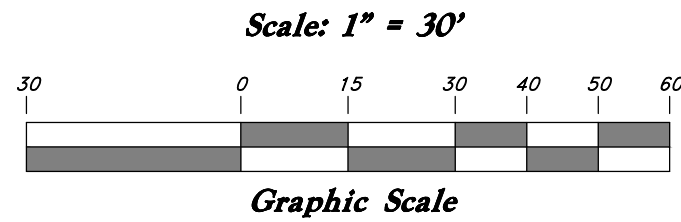
For purposes of noticing the public of a land-use decision related to a Subdivision Amendment, applicant shall provide the Community Development Department, as required by City Ordinance, with the following:

Description	Fee	Comments
Application	\$550 + \$50 per lot	Fee includes initial City Planning and Engineering staff review and ONE set of initial plan corrections as identified by City Planning and Engineering staff.
Public Notice Signs	\$20 per sign	Sign required per road frontage abutting subject property
Noticing	\$100	Fee includes cost of stamps, property list from County, staff time, etc.

The Community Development Department encourages applicants to contact City staff for assistance in addressing and understanding all requirements for any Subdivision Amendment. This form includes all necessary information for filing a complete application that will allow the City to process and review it in the timeliest manner possible. City staff will not process incomplete applications, so please include the following: **Read and check each box to acknowledge understanding of all requirements**

- ☐ Application and noticing fee payment per the current Syracuse City Fee Schedule
 - ☐ CD of AutoCAD files, in .dwg file format, or email of drawings, in .pdf format, to planning@syracuseut.com
 - ☐ Three 22"x34" plats and plan & profile sheets plus two 11"x17" copies that include:
 - ☐ Amended Subdivision name with the words "Syracuse City" shown at top center of first page
 - ☐ Name, address, and phone number of Subdivider
 - ☐ Inset vicinity map
 - ☐ Outside or trim-line dimension of 19"x30" with border line of 1½" on left margin and a ¼" minimum border on remaining sides
 - ☐ Plat drawn with top of sheet as either north or east with all lines, dimensions, and markings in waterproof black ink (no adhesives)
 - ☐ Plat at standard engineering scale and with date, north point, and a written or graphic scale
 - ☐ Legal description defining Subdivision boundaries that agrees with drawing shown accurately with bearings and dimensions
 - ☐ Survey, mathematical information, and plan data to locate and retrace all interior and exterior boundary lines
 - ☐ Location, names, and existing widths of adjacent streets
 - ☐ Identification of all adjoining subdivisions and land by lot, subdivision name, and land owner(s)
 - ☐ Names, widths, lengths, bearings, and curve data on centerlines of proposed streets, alleys, easements, etc.
 - ☐ Streets and lots numbered and consecutively addressed according to addressing provided by City staff
 - ☐ All lots, blocks, and parcels delineated and designed with a number, dimension, area, boundaries, and courses
 - ☐ Monuments and stakes at all key locations to establish lot corners, intersections, P.T., P.C., etc.
 - ☐ Rights-of-way lines shown for all streets, utilities, etc.
 - ☐ Sidelines of all easements, identified and checked for accuracy
 - ☐ Title of consistent subsequent sheets and arranged so that lots are not split between sheets
 - ☐ Wet stamp certification of survey by licensed, professional land surveyor
 - ☐ Owner's dedication, signed and acknowledged
 - ☐ Notary Public acknowledgement
 - ☐ Planning Commission signature block
 - ☐ City Engineer's acceptance and approval signature block
 - ☐ City Recorder's certificate of attest
 - ☐ Signed acceptance- and approval-signature blocks for Rocky Mountain Power, Qwest, and Questar Gas utility companies
 - ☐ If applicable, a report of changes in design data and final drainage with assumptions and computations for storm-water (as outlined in City Storm Water and Subdivision ordinances) and sanitary-sewer improvements
 - ☐ **Current** land-title report
 - ☐ Complete construction improvement cost estimates for review by City Engineer to calculate construction warranty and financing
- Prior to recording, Planning Commission must hold a public hearing and applicant shall:**
- ☐ Execute an amended Escrow Agreement, provided by City staff, for improvement costs and bonding if applicable
 - ☐ Submit changed as-built construction information from selected contractor if applicable
 - ☐ Pay final off-site inspection fees as outlined in City's fee schedule for any new inspections
 - ☐ Pay County recording fees of \$50 per page plus \$2 per lot, unit, or parcel. Make checks out to the Davis County Recorder.

Thurgood Circle - 1st Amendment
Amending Lot 3 Thurgood Circle
A part of the East Half of Section 15, T4N, R2W, SLB&M, U.S. Survey
Syracuse City, Davis County, Utah
October 2021



Northeast Corner Section
15, T4N, R2W, SLB&M.
(Calc. Section Position.)

SURVEYOR'S CERTIFICATE
I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold License No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that this plat of Antelope Business Park Subdivision in Syracuse City, Davis County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Davis County Recorder's Office, and of a survey made on the ground in accordance with Section 17-23-17. Monuments have been set as depicted on this Drawing.
Signed this _____ day of _____, 2021.
6242920
License No. _____
Andy Hubbard

DESCRIPTION

All of Lot 3, Thurgood Circle according to the Official Plat thereof, on file in the Davis County Recorder's Office, Davis County, Utah, together with a part of the Southeast Quarter of Section 15, Township 4 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Syracuse City, Davis County, Utah:
Beginning at the Southwest corner said Lot 3 said point being 2608.42 feet North 0°09'48" East, 293.00 feet West and 80.81 feet North 86°32'45" West from the Southeast corner of said Section 15, the beginning of a curve to the left, of which the radius point lies North 86°46'00" West; and running thence Northwesterly along the arc of a 50.00 foot radius Curve to the left a distance of 66.12 feet (central angle equals 75°45'47" and Long Chord bears North 34°25'38" West 61.40 feet); thence along a line non-tangent to said curve, North 00°09'08" East, 138.42 feet; thence South 89°50'52" East 94.53 feet; thence East 68.90 feet; thence South 00°09'08" West 195.68 feet; thence North 87°36'43" West 47.93 feet; thence North 86°32'45" West 80.99 feet to the POINT OF BEGINNING.
Containing 30,040 square feet more or less.

Rotate Bearings clockwise 0°20'25" for NAD83 Rotation

East Quarter Corner
Section 15, T4N, R2W,
SLB&M.

OWNER'S DEDICATION
We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots as shown on this plat, and name said tract Thurgood Circle - 1st Amendment and hereby dedicate and grant to Syracuse City those certain strips as easements for public utility and drainage purposes as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage, as may be authorized by Syracuse City.

Signed this _____ day of _____, 2021

- XXX -

Lincoln Church

ACKNOWLEDGMENTS

State of Utah } ss
County of _____
On the _____ day of _____, 2018, personally
appeared before me Lincoln Church.

Residing at: _____
Commission Number: _____
Commission Expires: _____

A Notary Public commissioned in Utah

Print Name

DAVIS COUNTY RECORDER

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

DAVIS COUNTY RECORDER

BY: _____
DEPUTY

DOMINION ENERGY COMPANY
Dominion Energy approves this plat solely for the purpose of confirming that the plat contains Public Utility Easements. Dominion Energy may require other easements in order to serve this development. This Approval does not constitute abrogation or waiver of any other existing rights, obligations, or liabilities provided by law or equity. This approval does not constitute acceptance, approval, or acknowledgment of any terms contained in the Owners Dedication, and the Notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion Energy's Right of Way department at 1-800-366-8532

Approved this _____ day of _____, 2021.

Dominion Energy Company

By- _____

Title- _____

ROCKY MOUNTAIN POWER

I, _____, on behalf of Rocky Mountain Power am an authorized agent and have authority to sign on and in behalf of Rocky Mountain Power, signed this _____ day of _____, 2021.

Rocky Mountain Power

N 89°57'43" E (N 89°58'05" E D.C.S.)

CENTURYLINK

I, _____, on behalf of Centurylink am an authorized agent and have authority to sign on and in behalf of Centurylink, signed this _____ day of _____, 2021.

Centurylink

COMCAST

I, _____, on behalf of Comcast, am an authorized agent and have authority to sign on and in behalf of Comcast, signed this _____ day of _____, 2021.

Comcast

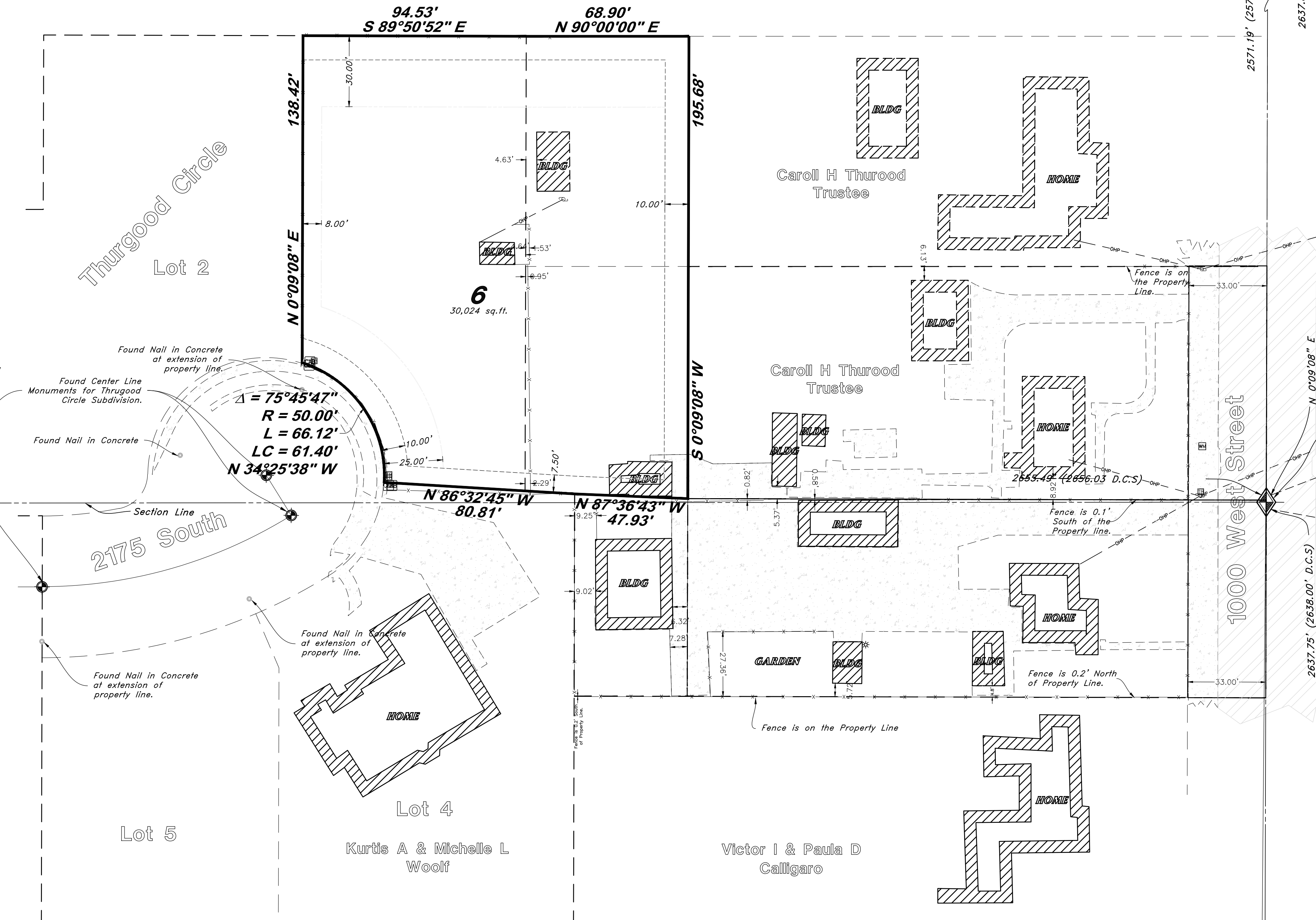
UTILITY NOTE

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

NOTE

- 10 foot wide Public Utility and Drainage Easements on the subdivision boundaries and Road Frontages, 7.5 foot wide on Side Lot, as indicated with dashed lines on the drawing.
- Setbacks, 25.00 foot Front Yard, 30.00 foot Rear Yard, 8.00 foot Side Yard, 20.00 foot Side Street.

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM



SYRACUSE CITY ENGINEER

I hereby certify that this office has examined this plat and it is correct in accordance with information on file in this office.

Signed this _____ day of _____, 2021.

Signature

SYRACUSE CITY ATTORNEY

Approved as to form this _____ day of _____, 2021.

Syracuse City Attorney

SYRACUSE CITY PLANNING COMMISSION

Approved by the Syracuse City Planning Commission on the _____ day of _____, 2021.

Chairperson

SYRACUSE CITY APPROVAL

This is to certify that this plat and dedication of this plat were duly approved and accepted by the City Council of Syracuse City, Utah this _____ day of _____, 2021.

Attest

Title

Mayor

Legend

- Calculated Section Position
- Calculated Section Position
- Found Centerline Monument
- Record Measurement
- D.C.S. Davis County Survey
- Fence
- Section Line
- Building Setback Line
- Easement
- Existing Boundary
- Set Hub & Tack
- A will be set Nail in Curb @ Extension of Property
- Set 5/8"x 24" Long Rebar & Cap w/ Lathe

Witness Corner to the
Southeast Corner Section
15, T4N, R2W, SLB&M.

S 0°09'08" W (Basis of Bearing)

1000 West Street

2637.75' (2638.00' D.C.S.)

Southeast Corner Section
15, T4N, R2W, SLB&M.



Thurgood Circle 1st Amendment

1802 West 2175 South

Engineer Plat Review

Completed by Brian Bloemen on October 6, 2021

1. Add addressing.
2. The subdivision name is incorrect in the Surveyor's Certificate.

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

Sincerely,

A handwritten signature in blue ink, appearing to be 'B. Bloemen'.

Brian Bloemen, P.E.
City Engineer



TO: Community Development, Attention: Royce Davies

FROM: Golden Barrett, Fire Marshal

RE: Thurgood Subdivision

DATE: 10/05/2021

I have reviewed the plans for the above-referenced project. The Fire Prevention Division of this department has the following comments/concerns.

1. The Fire Department has no requirements for combining the three lots.

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

Golden T. Barrett

Fire Marshal
Syracuse City Fire Department
C 801-989-8020
Gbarrett@syracuseut.com



Mayor
Mike Gailey

Plat Amendment Review

City Council
Corinne Bolduc
Lisa Bingham
David Maughan
Jordan Savage
Seth Teague

City Manager
Brody Bovero

10/15/2021

Dear Applicant,

The Syracuse City Community and Economic Development Department has conducted a review of the Thurgood Circle 1st Amendment Plat for compliance with the city's adopted land use ordinance. Please refer to the following table for items that require additional attention. The City Code is in black and my comments are in red below each section.

FINAL AND MINOR PLAT ORDINANCES

8.30.010 Final plat.

The final plat must be prepared by a licensed land surveyor on a sheet of approved tracing paper with permanent black ink and shall be prepared in accordance with the requirements of this title. The plat shall be 19 inches by 30 inches and shall have a one-and-one-half-inch border on the left and a one-half-inch border on the three remaining sides. The top of the plat shall be either north or east, whichever accommodates the drawing best.

The plat shall show:

(A) The name of the subdivision, which name must be approved by the Planning Commission and county recorder.

Compliant.

(B) Accurate angular and linear dimensions for all lines, angles and curves used to describe boundaries, streets, alleys, easements, areas to be reserved for public use and other important features.

Compliant.

(C) An identification system for all lots, blocks and names of streets. Lot lines shall show dimensions in feet and hundredths.

Compliant.

(D) The street address for each lot. Each street address shall be assigned by the City to be consistent with the current numbering scheme.

Show addressing on Lot 6.

(E) True angles and distances to the nearest established street lines or official monuments which shall be accurately described in the plat and shown by appropriate symbol.

Compliant.

(F) Radii, internal angles, points and curvatures, tangent bearings and the length of all arcs.

Compliant.

(G) The accurate location of all monuments to be installed shown by the appropriate symbol. All United States, state, county or other official bench marks, monuments or triangulation stations in or adjacent to the property shall be preserved in precise position.

Compliant.

(H) The dedication to the City of all streets, highways and other public uses and easements included in the proposed subdivision.

NA.

(I) Street monuments shall be shown on the final plat as are approved by the City Engineer. Standard precast monuments will be furnished by the developer and placed as approved.

See Engineer comments.

(J) Pipes or other such iron markers shall be shown on the plat.

Compliant.

(K) Accurate outlines and dimensions of any areas to be dedicated or reserved for public use, with the purposes indicated thereon, and of any area to be reserved by deed or covenant for common use of all property owners.

NA.

(L) All boundary, lot and other geometrics (bearings, distances, curve data, etc.) on final plat shall pose to an accuracy of not less than one part in 5,000.

Compliant.

(M) Location, function, ownership and manner of maintenance of common open space not otherwise reserved or dedicated for public use.

Compliant.

(N) Boundary descriptions of the subdivision.

Compliant.

(O) Current inset City map showing location of subdivision.

Compliant.

(P) Standard forms for the following:

(1) A registered land surveyor's certificate of survey as applicable under state law.

Compliant.

(2) Owner's dedication which shall "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."

Include this text verbatim in the Owner's Dedication.

(3) A notary public's acknowledgment.

Compliant.

(4) The City Land Use Authority (either the Planning Commission or City Council, as designated by the City Municipal Code) certificate of approval.

Compliant.

(5) The City Engineer's certificate of approval.

Compliant.

(6) The county recorder's certificate of attest.

Compliant.

(7) The City Attorney's certificate of approval.

Compliant.

(8) Public Utilities approval and acceptance of public utility easements.

Compliant.

(9) A three-inch by three-inch space in the lower right-hand corner of the drawing for recording information.

Compliant.

8.30.020 Final plan and profile.

Plan and profile must be prepared by a licensed engineer in accordance with the requirements of this title. Standard 22-inch by 34-inch and reduced to 11-inch by 17-inch (one-half scale) of the plan and profile will be required for review by the City. General information required:

See Engineer review.

(A) Plan for Culinary Water Improvements. Show proposed water main sizes, valves, fire hydrants, and service connections to all lots within the proposed subdivision and connections to existing water mains.

(B) Plan for Secondary Water Improvements. Show proposed secondary water main sizes, valves, and service connections to all lots within the proposed subdivision and connections to existing secondary water lines.

(C) Plan for Sanitary Sewer. Show proposed sewer mains and manholes, together with proposed slopes and depths within the proposed subdivision. Also show location of service laterals to each lot within the subdivision.

(D) Land Drain. Show method of dealing with land drains and subsurface water drains within the proposed development. If applicable, indicate location of any service connections and service manholes within the subdivision.

(E) Storm Water. Show location and size of storm water drains, together with any manholes or drop boxes within the subdivision. Show slope and grade of all storm drain lines. Storm water calculations need to accompany drawings for engineer review.

(F) Streets. Typical cross section of road improvements, together with flow line of proposed curb and gutter improvements as compared with existing ground slopes and center line offsets of all proposed utilities.

(G) Stationing. Stationing callouts should conform with acceptable engineering practices.

(H) Agreements. When necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.

8.30.030 Final approval.

(A) Submittal. Submit four standard 22-inch by 34-inch copies of plat and plan and profile sheets, one copy of each reduced to 11-inch by 17-inch (one-half scale), plus one PDF copy to the City, together with a cost estimate of off-site improvements and storm drain calculations.

Compliant. Paper copies no longer required.

(B) Engineer Review. City Engineer will review submitted documents and transmit his conclusions and recommendations to the Planning Commission, including cost estimate for off-site improvements required by City ordinance.

See Engineer review.

(C) Approval. Upon receipt of the approved plans from the City Engineer the Planning Commission shall either approve or reject the final plat or shall take action for the next regular meeting or until the specified deficiency has been corrected.

If the Planning Commission does not approve the final plat, disapproval shall be indicated by written notice stating the reasons for disapproval, in which case the decision can be appealed to the City Council, whose decision will be final.

Approval of final plats by the Planning Commission will extend for a period of 12 months. If work or subsequent action by the subdivider to proceed with off-site construction does not occur within the 12-month period following initial approval, the plat and construction drawings must be resubmitted and become subject to reapproval under the latest City ordinances and specifications.

(D) Construction of Off-Site Improvements. No construction of off-site improvements shall commence until the subdivider has completed a preconstruction meeting with the City Planning, Engineering, and Public Works Departments, at which time a review of construction project and expectations of the City will be discussed. Such conference shall be scheduled with the City and all affected utility companies will be invited to attend.

No development proposed. If development is to occur, contact our Building Department to schedule a meeting.

(E) Approval to Record Subdivision. Before any subdivision plat may be recorded, the subdivider shall furnish a corporate surety bond, cash escrow, irrevocable letters of credit from a credible lending institution, or a tax increment incentive as part of a signed reimbursement agreement from the Redevelopment Agency which has been approved by the City Manager, in an amount as finally determined by the City Engineer to secure the performance of the public improvements in a workmanlike manner and according to specifications established by the Syracuse City subdivision standards (see SCC 8.10.020). Some of the public improvements are as follows:

See comment above.

- (1) Paving of streets.
- (2) Curb, gutter and sidewalks.
- (3) Sewer and water lines, including irrigation lines.
- (4) Storm and subsurface drainage.
- (5) Street signs, monuments, lighting, fences and street trees.

(6) Removal or relocation of any easements which may affect the use of the dedicated streets by the City.

(7) Utility development connection fees.

(F) Recording. Once final plat approval has been obtained the developer shall submit a 22-inch by 34-inch Mylar of the final plat to the City Engineer. If all documents, submittals, and payment of fees are in order, the City Engineer will sign the Mylar, indicating approval of the subdivision. Complete submittal shall include the following:

(1) Development agreements.

Provided.

(2) Escrow agreement.

This will be required prior to plat recordation.

(3) Title report.

Provide an updated copy of the title report within 30 days of recording the plat with Davis County (this will occur after Planning Commission and the preconstruction meeting if needed).

(4) Street light agreement.

NA.

(5) Off-site improvement agreement.

NA.

(6)

(a) Water share certificate showing the City as the owner of the water shares;

Compliant.

(b) A water right deed;

Compliant.

(c) Other evidence, acceptable to the City, of the right to water; or

Compliant.

(d) Payment of the fee in lieu for secondary water for the area located in the final plat, as provided in SCC 8.10.090.

Compliant.

(7) Storm water activity permit.

Needed prior to a preconstruction meeting.

(8) Storm water maintenance agreement.

Needed prior to a preconstruction meeting.

(9) Storm water quality report.

Needed prior to a preconstruction meeting.

(10) Payment of all required development and inspection fees.

Needed prior to a preconstruction meeting.

(11) Approved construction drawings or as-built drawings.

Needed prior to a preconstruction meeting.

(12) Surety and improvement guarantee.

Needed prior to a preconstruction meeting.

(13) Easements and any other documents deemed necessary by the City Engineer or conditioned for approval by the Planning Commission.

Needed prior to a preconstruction meeting.

After approval and signature of the final plat, the City Engineer shall submit the plat to the Community Development Director, or designee, who shall obtain the signatures of the City Attorney, Planning Commission Chair, and Mayor. The final plat, bearing all official signatures as above required, shall be deposited in the office of the City Recorder, who shall cause the plat to be recorded in the office of the County Recorder. Final plats not recorded within 12 months of final approval shall be deemed null and void. No plat shall be recorded in the office of the County Recorder until the plat is approved and signed. Lots included in such plat shall not be sold or exchanged, and no offer shall be made to sell or exchange any such lots unless and until the plat is recorded.

PUBLIC IMPROVEMENTS ORDINANCE

8.15.010 Design standards.

The design of the final subdivision plat in relation to streets, blocks, lots, open spaces and other design factors shall be in harmony with design standards recommended by the Planning Commission and by other departments and agencies of City government. Design standards shall be approved by the City Council and shall include provisions as follows which are hereby approved by the City Council:

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

Compliant.

(B) Dead-end streets which exceed 150 feet in length, measured from the centerline of the intersecting road, must meet one or more of the following requirements:

NA.

(1) A temporary 120-foot diameter all-weather surface cul-de-sac acceptable to the City constructed in a temporary easement outside the boundary of the subdivision. Temporary cul-de-sacs are not permitted within any of the lots being subdivided.

NA.

(2) A temporary turnaround meeting the minimum requirements set forth in the International Fire Code and approved by the Fire Department shall be constructed at the end of the dead-end road. Any lot being subdivided containing a temporary turnaround cannot have a dwelling constructed on it until the road no longer meets the criteria for a dead-end street or a temporary cul-de-sac has been constructed outside the subdivision boundary.

NA.

(C) Blocks shall be wide enough to adequately accommodate a minimum of two lots.

Compliant.

(D) The Planning Commission may require pedestrian walkways to be constructed within a development, to facilitate access to designated points of interest. Such walkways increase pedestrian safety, reduce travel time, improve neighborhood connectivity, and encourage

walking. Points of interest may include, but are not limited to: churches, civic destinations, schools, adjoining neighborhoods, parks, and commercial areas. The Planning Commission shall designate points of interest that will require a pedestrian walkway connection during the preliminary plat or site plan approval stage of entitlement.

NA.

(1) Walkways shall be designed to be a minimum of six feet in width to allow adequate two-way passing but may be required to be wider where determined necessary by the Planning Commission or City administrative land use authority based on estimated usage. The developer shall surface the full width of the walkway with either concrete or asphalt.

NA.

(2) Fencing is not required; however, if fencing is installed next to the walkway the following conditions must be met:

(a) An additional six inches of concrete is required on each side of the walkway to embed the base of the fencing posts.

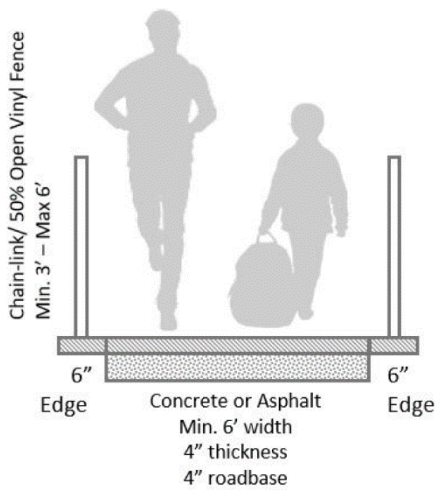
(b) All fencing installation, maintenance, and ownership responsibilities will be that of the adjacent landowner including graffiti cleanup and damage repair.

(c) Fencing shall not encroach upon or restrict movement within the walkway.

(d) Fencing along walkways is otherwise regulated by fencing rules found in SCC 10.30.060(A).

(3) Maintenance of the walkway will be the responsibility of either the subdivision HOA, or the City, if an HOA does not exist. Snow removal is not necessary for walkways, and signage notifying pedestrians of the lack of winter maintenance shall be prominently placed at the entrances to the walkways.

(4) Please refer to the following image for the walkway dimensions:



(E) Blocks intended for business or industrial use shall be designated specifically for such purposes with adequate space set aside for off-street parking and delivery facilities.

NA.

(F) The lot arrangement and design shall be such that lots will provide satisfactory and desirable sites for buildings, and be properly related to topography, to the character of surrounding development and to existing requirements.

Compliant.

(G) All lots shown on the preliminary and final plats must conform to the minimum requirements of the zoning ordinance for the zone or proposed zone in which the subdivision is located, and to the minimum requirements of the county Board of Health for water supply and sewage disposal.

Compliant.

(H) Each lot shall abut on a street shown on the subdivision plat or on an existing publicly dedicated street. Double frontage lots shall be prohibited except where unusual conditions make other designs undesirable.

Compliant.

(I) Side lines of lots shall be approximately at right angles, or radial to the street lines.

Compliant.

(J) In general, all remnants of lots below minimum size must be added to adjacent lots, rather than allowed to remain as unusable parcels.

Compliant.

(K) Subdivision boundaries shall include all property; no protection or holding strips will be allowed. All improvements shall be installed to the boundary of the subdivision.

Compliant.

(L) Cul-de-sacs (a street having only one outlet that terminates at the other end by a vehicle turnaround) shall be no longer than 500 feet from the centerline of the adjoining street to the center of the turnaround. Each cul-de-sac must be terminated by a turnaround of not less than 110 feet in diameter, measured to the property lines.

Compliant.

(M) When a dead-end street reaches its maximum block length of 1,320 feet, it shall not be extended except to connect to another street which provides a second point of independent access.

NA.

(N) Private streets shall only be permitted in PRD and cluster subdivisions. Private streets shall meet the minimum construction standards established for publicly dedicated streets with the standard right-of-way requirement. Pavement widths less than 35 feet may be permitted, when the private street ties into a minor collector street or greater, and does not terminate in a cul-de-sac. Private streets shall be perpetually maintained by a professionally managed homeowners' association as established within an approved development agreement. The purpose of a private street is not to provide a street which is substandard in construction to public streets, but one that allows for private gated access and maintenance for the exclusive use and benefit of the residents residing on said private street.

Compliant.

8.15.020 Local minimum standards and specifications.

Standards for design, construction specifications, and inspection of street improvements, curbs, gutters, sidewalks, storm drainage and flood control facilities shall be prepared by the City Engineer; standards for water distribution and sewage disposal facilities by the Board of Health; and similar standards for fire protection by Insurance Services Office. All developers shall comply with the standards established by such departments and agencies. These standards in addition to the general standards listed below shall be used by all developers.

See Syracuse City standard drawings.

8.15.030 Other general standards.

(A) Irrigation Ditches and Canals. Open ditches or canals shall not be allowed within a subdivision or within an existing street right-of-way adjacent to a subdivision. The developer shall work with the irrigation, drainage or ditch companies, or other private ditch owner to determine:

No canals or ditches indicated.

- (1) Methods of covering, realigning or eliminating ditches or canals.
- (2) The size of pipe and culverts required.
- (3) The responsibility for the periodic inspection, cleaning and maintenance of such ditches, pipes and culverts.

In any case where canals or ditches are within public or proposed public rights-of-way, specifications and grades for pipe or culvert must be approved by the City Engineer.

When an irrigation ditch or canal is adjacent to subdivision development the developer must construct a continuous chain link fence on the property line of at least five feet in height.

(B) Buffering. In addition to fencing ditches and canals the developer shall be required to provide adequate buffering as outlined in the City's zoning ordinance.

See buffer comments.

(C) Trees. Wherever feasible and practical and upon recommendation of the City Forester, the developer shall incorporate existing landscape features, especially established trees, into the design of the subdivision.

NA.

BUFFER ORDINANCE

10.03.080 Buffer Yards

(A) Purpose. A buffer yard is a landscaped area between different land uses that is designed to reduce or eliminate nuisances such as dust, litter, noise, glare, unsightly areas, odor, and danger from fire or explosions.

(B) Location of Buffer Yards. Buffer yards shall be located on the outer perimeter of a lot or parcel adjacent to a different use and shall extend along the entire boundary of the property adjacent to that use. Fencing associated with buffer yards shall be located on property lines except as described in subsection (G) of this section.

(C) Determination and Approval of Buffer Yards Required. To determine the type of buffer yard required between two adjacent parcels or between a parcel and a street, the following procedure shall apply:

(1) Identify the land use category of the existing land uses found in Table 1. The Planning Commission may determine the land use category if it is not clearly described in Table 1.

The use is single-family residential.

(2) Determine the buffer yard type required for the proposed development by using Table 2. The Planning Commission may determine the buffer type if it is not clearly described in Table 2.

North: None.

East: None.

West: None.

South: None.

(3) Using Table 3, identify the description of the required buffer type. The Planning Commission may make a recommendation to alter, include, or exclude elements within the applicable buffer type after evaluating the adjacent current and future land uses as designated by current zoning and/or the general plan. Any alteration to the standard buffer yard requirements shall be approved by the City Council.

(D) Use of Buffer Yards. The buffer yard may be used to provide for passive recreation and may contain pedestrian, bike, or equestrian trails; provided, that:

(1) The buffer yard does not eliminate any plant material;

Compliant.

(2) Provisions are in place to ensure maintenance of the total width of the buffer yard; and

NA.

(3) All other requirements of this title are met. In no event, however, shall buffer yards contain the following uses: ice skating rinks, play fields, ski hills, stables, swimming pools, and tennis courts.

NA.

(E) Ownership of Buffer Yards. Buffer yards may remain in the ownership of the original developer of the land use or be subject to deed restrictions and subsequently freely conveyed, or the proprietor may transfer ownership to any consenting grantees, such as adjoining land owners or homeowners' association, or deed the same to the City; provided, that any such conveyance adequately guarantees the protection of the buffer yard for the purposes of this title.

HOA must own and maintain all buffer yards.

(F) General Landscaping Requirements. Buffer Types A through G identify details for landscaping requirements and specify the number and types of plants required in 50-foot increments.

Compliant.

(G) Alternative to Fencing Requirements. The fence and landscape buffer location may be switched if adjacent to a collector/arterial road or otherwise advantageous to reduce the potential for nuisance.

Table 1

Existing Land Uses	Category
Livestock, Produce, Farming, Pasture, Preserve, Horses, etc.	Agriculture
Retail, Office Complex, Restaurant, etc.	Commercial
Assisted Living, Neighborhood Services, Small office	Light Commercial
Business park, Warehouse, Industrial, Storage units, etc.	Industrial
Stand-alone house, House with accessory dwelling	Single-Family Residential
Duplex, Apartments, Townhomes, etc.	Attached Residential

Table 2

New Land Use Category		Existing Land Use Category	Required Buffer Type
Single-Family Residential	Next to...	Agriculture	None
Single-Family Residential	Next to...	Commercial	A
Single-Family Residential	Next to...	Light Commercial	A
Single-Family Residential	Next to...	Industrial	E
Single-Family Residential	Next to...	Single-Family Residential	None
Single-Family Residential	Next to...	Attached Residential	A
Single-Family Residential – Front	Next to...	Arterial/Collector Road	F
Single-Family Residential – Rear	Next to...	Arterial/Collector Road	G
Attached Residential	Next to...	Agriculture	None
Attached Residential	Next to...	Commercial	B
Attached Residential	Next to...	Light Commercial	B
Attached Residential	Next to...	Industrial	E
Attached Residential	Next to...	Single-Family Residential	C
Attached Residential	Next to...	Attached Residential	B
Attached Residential – Front	Next to...	Arterial/Collector Road	F
Attached Residential – Rear	Next to...	Arterial/Collector Road	G
Commercial	Next to...	Agriculture	None
Commercial	Next to...	Commercial	None
Commercial	Next to...	Light Commercial	None
Commercial	Next to...	Industrial	B
Commercial	Next to...	Single-Family Residential	D
Commercial	Next to...	Attached Residential	D
Commercial – Front	Next to...	Arterial/Collector Road	F
Commercial – Rear	Next to...	Arterial/Collector Road	G
Light Commercial	Next to...	Agriculture	None
Light Commercial	Next to...	Commercial	None

Table 2

New Land Use Category		Existing Land Use Category	Required Buffer Type
Light Commercial	Next to...	Light Commercial	None
Light Commercial	Next to...	Industrial	D
Light Commercial	Next to...	Single-Family Residential	C
Light Commercial	Next to...	Attached Residential	C
Light Commercial – Front	Next to...	Arterial/Collector Road	F
Light Commercial – Rear	Next to...	Arterial/Collector Road	G
Industrial	Next to...	Agriculture	E
Industrial	Next to...	Commercial	D
Industrial	Next to...	Light Commercial	D
Industrial	Next to...	Industrial	None
Industrial	Next to...	Single-Family Residential	E
Industrial	Next to...	Attached Residential	E
Industrial – Front	Next to...	Arterial/Collector Road	F
Industrial – Rear	Next to...	Arterial/Collector Road	E

Table 3

Buffer Type	Fence	Landscape Buffer Width	Min. Tree Density	Min. Shrub Density
A	6' Vinyl, Wood, Precast Concrete, or Composite Privacy	none	none	none
B	6' Vinyl, Composite, or Precast Concrete Privacy	6'	1 every 50'	none
C	6' Vinyl, Composite, or Precast Concrete Privacy	10'	1 every 50'	5 every 50'
D	6' Precast Concrete Privacy	15'	2 every 50'	10 every 50'
E	8' Precast Concrete Privacy	20'	3 every 50'	10 every 50'
F	None	15'	1 every 50'	none

Table 3

Buffer Type	Fence	Landscape Buffer Width	Min. Tree Density	Min. Shrub Density
G	6' Stone Pattern, Precast Concrete, or Composite Privacy	5' (located on street facing side)	1 every 50'	5 every 50'

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.

Single family housing is proposed.

(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:

No conditional uses proposed.

(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.

Compliant.

(B) Lot width: 85 feet.

Compliant.

(C) Front yard: 25 feet.

Determined at building permit.

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

Determined at building permit.

(E) Rear yard: 30 feet.

Determined at building permit.

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

Determined at building permit.

(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:

NA.

(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.

Determined at building permit.

10.65.060 Signs.

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

NA.

ADDITIONAL PLANNER COMMENTS

1. Staff recommends including the three lots to the east in the subdivision plat. It appears that a parcel is being split outside the subdivision which is not permitted without inclusion in a subdivision plat. Road dedications are also needed in front of two of these properties.

Please contact me with any questions concerning this project.

Regards,

Royce Davies

City Planner

(801) 614-9632

rdavies@syracuseut.com



PLANNING COMMISSION

November 2, 2021

LEGISLATIVE ITEM

Agenda Item “6” Cross-Reference Update to Titles 8, 9, and 10

Factual Summation

- Any question regarding this agenda item may be directed at Paul Roberts.
- Please see attached amendments to the Code throughout Titles 8, 9 and 10.
- Staff inventoried all of the cross-references in the City code and identified some in need of change in the land use area.
- These changes to the subdivision (Title 8), building (Title 9) and land use (Title 10) codes are considered land use regulations under state law and must go through planning commission for public hearing.
- It is anticipated that the Council will act upon this and other code changes during their November 9 meeting.

Action Items:

The following items outline the goals of tonight’s hearing:

1. Receive any public comments about the proposed amendments
2. Forward the item to City Council with your recommendation.

Suggested Language:

Favorable Recommendation: “I move that the Planning Commission recommend the adoption of the proposed changes updating cross-references in the City code.”

Negative Recommendation: “I move that the Planning Commission recommend the rejection of the proposed changes updating cross-references in the City code.”

Tabling Motion: “I move that the Planning Commission table this item to (Selected Date).”

8.10.010 Definitions.

The following terms used in this title shall have the respective meanings hereinafter set forth:

“Alley” means any public way or thoroughfare less than 16 feet but not less than 10 feet in width, which has been dedicated or deeded to the public for public use.

“Bench mark” means a mark affixed to a permanent or semi-permanent object along a line of survey to furnish a datum level.

“Block” means a piece of land bordered by streets or other rights-of-way, and/or which is designated as a block on any recorded subdivision plat.

“Building Official” means the officer or other designated authority charged with the administration and enforcement of uniform codes, and the inspection of all subdivision improvements, or the Building Official’s duly appointed representative.

“City” refers to Syracuse City.

“City Council” means the City Council of Syracuse.

“City Engineer” means any registered civil engineer hired by the City Council to accomplish the objectives of this title; provided, that no such person may serve the City and a developer simultaneously where he would have to check his own work or the work of a member of his firm in connection with any subdivision in the City.

“Condominium” means the ownership of a single unit in a multi-unit project together with undivided interest in common in the common areas and facilities of a property as provided by state law.

“Construction” means any work or product which will become the property of the City; i.e., roads, curb and gutter, sidewalks, water works, sewer works, culverts, bridges, fencing, etc.

“Contractor” means the person in charge of construction. He could also be the developer.

“Cul-de-sac” means a minor street having only one outlet being terminated at the other end by a vehicular turnaround.

“Developer” means an individual, group, partnership, corporation, association or any other enterprise that subdivides a parcel(s) of land.

“Driveway” means a private roadway, the use of which is limited to persons residing, employed or otherwise using or visiting the lot on which the roadway is located.

“Easement” means the quantity of land set aside or over which a liberty, privilege or advantage in land without profit, existing distinct from the ownership of the land, is granted to the public or some particular person or part of the public.

“Final plat” means a subdivision map prepared in accordance with the provisions of this title that is accurately surveyed and such survey marked on the ground so that the streets, alleys, blocks, lots and other divisions thereof can be identified and which is designated to be placed on record in the office of the county recorder.

“Improvement district” is as defined by Utah state law.

“Improvements” means work objectives, devices, facilities, or utilities required to be constructed or installed in a subdivision. Such improvements may include but are not limited to water facilities, sewer facilities, sidewalks, curbs and gutters, drainage facilities, streets, trees, street signs, street lights, traffic control or safety devices, fire hydrants and such other facilities or construction required by the subdivision ordinance.

“Inspector” means the authorized inspector or representative of the City Council.

“Lot” means a portion of the subdivision or parcel of land intended for building development or transfer of ownership.

“Master plan” means a long-range general plan that identifies present and future needs of Syracuse City, which outlines growth and development of land within the City and provides for health, general welfare, and safety as outlined in Section 10-9~~a-301~~401 et seq., Utah Code Annotated 1953, as amended.

“May” is permissive.

“Minor subdivision” means the division of a tract or lot or parcel of land into two, but not more than 10, lots, plots, sites or other divisions of land for the purpose, whether immediate or future, of sale or of building development, wherein all such divisions front on an existing street.

“Open space” shall mean any area within the subdivision that has been designated as open to meet the requirements of development.

“Owner” shall mean and refer to the person, corporation, partnership or other entity in which is vested the fee simple title of the property to be subdivided, unless otherwise clearly indicated, or the owner’s designee.

“Person” means any individual, firm, partnership, associate, entity, institution, or corporation and their heirs, assigns, or agents.

“Planning Commission” shall mean the Syracuse City Planning Commission unless another planning commission is specifically named.

“Preliminary plat” means a map or plan of a proposed land division or subdivision prepared in accordance with the requirements of this title.

“Shall” is mandatory.

“Sketch plan” means a conceptual drawing of the proposed development prepared in accordance with the requirements of this title.

“Specifications” is to be interpreted as rules and regulations.

“Street, arterial” means a street existing or proposed, which serves or is intended to serve as a major traffic way, as a controlled access highway, major street parkway or other equivalent term to identify those streets comprising the basic structure of the street plan.

“Street, local” means a street existing or proposed which is supplementary to a collector street and of limited continuity which serves or is intended to serve the local need of a neighborhood.

“Street, major collector” shall mean a street with a right-of-way of 72 feet, designated in the general plan to carry larger volumes of traffic to arterial streets.

“Street, minor collector” means a street existing or proposed with a 66-foot right-of-way, which carries traffic from local subdivision streets to the major collectors.

“Street, private” means a street or an alley whose ownership has been retained privately.

“Subdivide” and any derivative thereof shall have reference to the term “subdivision” as herein defined.

“Subdivision” means any land that is divided, resubdivided or proposed to be divided into two or more lots, parcels, sites, units, plots, or other division of land for the purpose, whether immediate or future, for offer, sale, lease, or development either on the installment plan or upon any and all other plans, terms, and conditions. “Subdivision” includes:

(1) The division or development of land whether by deed, metes and bounds description, devices and testacy, lease, map, plat, or other recorded instrument; and

(2) Divisions of land for all residential and nonresidential uses, including land used or to be used for commercial, agricultural, and industrial purposes.

“Subdivision requirements” are those that are adopted by the various governing bodies in the City for the necessary, proper development of a proposed subdivision.

“Walkway” means a right-of-way designed for use by pedestrians and not intended for use by motor vehicles of any kind.

“Wetlands” means any area that has the potential to support wildlife and the capability of natural water filtration, whether natural or manmade.

“Zoning” means the most recent zoning ordinances adopted by Syracuse City.

8.35.050 Penalty.

Whoever shall violate any of the provisions of this title shall be guilty of a misdemeanor and, upon conviction of any such violation, shall be punishable by a fine of not more than \$1,000, or by imprisonment for not to exceed six months, or by both fine and imprisonment or by the penalty for transfer and sale of property provided in Section 10-9a-80226, Utah Code Annotated 1953, except that in all cases where a corporation would be punishable as for a misdemeanor, and there is no other punishment prescribed by ordinance, such corporation is punishable by a fine not exceeding \$1,000; provided further, that each violation of this title shall be considered a separate offense, and each day such violation is permitted to exist shall constitute a separate offense.

9.15.050 Adoption of the valuation schedule.

The City hereby adopts by reference the ~~Building Valuation Data valuation schedule from the Building Standards Magazine,~~ published by the International ~~Code Council~~Conference of Building Officials, to be used in determining the valuation of new construction. Updated editions shall be incorporated herein by reference and shall be effective upon the date of publishing. ~~Syracuse City will use the regional modifier for Utah using average cost per square foot as may apply.~~

9.20.050 General provisions.

(A) Lands to Which This Chapter Applies. This chapter shall apply to all special flood hazard areas within the jurisdiction of Syracuse City.

(B) Basis for Establishing the Special Flood Hazard Areas. The special flood hazard areas identified by the Federal Emergency Management Agency in a scientific and engineering report entitled "The Flood Insurance Study for the City of Syracuse," dated June 18, 2007, with an accompanying flood insurance rate map (FIRM), is hereby adopted by reference and declared to be a part of this chapter. The flood insurance study and FIRM are available for inspection at the City offices located at ~~1787-1979 West 1900 South~~1787-1979 West 1900 South, Syracuse, Utah, 84075.

(C) Compliance. No structure or land shall hereafter be constructed, located, extended, converted, or altered unless the modification fully complies with the terms of this chapter and other applicable regulations.

(D) Abrogation and Greater Restrictions. This chapter is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this chapter and another ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

(E) Interpretation. In the interpretation and application of this chapter, all provisions shall be:

- (1) Considered as minimum requirements;
- (2) Liberally construed in favor of the governing body; and
- (3) Deemed neither to limit nor repeal any other powers granted under state statutes.

(F) Warning and Disclaimer of Liability. The degree of flood protection required by this chapter is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by manmade or natural causes. This chapter does not imply that land outside the special flood hazard areas or uses permitted within such areas will be free from flooding or flood damages. This chapter shall not create liability on the part of Syracuse City or any officer or employee thereof, or the Federal Emergency Management Agency for any flood damages that result in reliance on this chapter or any administrative decision lawfully made thereunder.

9.20.090 Appeal procedure.

(A) Any person adversely affected by a final decision of the Public Works Director made in the administration or interpretation of this chapter may, within the time provided herein, appeal that decision to the City Council by alleging that there is error in any such final order requirement, decision, or determination made by the Public Works Director in the administration or interpretation of this chapter. Appeals filed hereunder shall be in writing and shall be filed with the City Recorder within 30 days of the decision which is appealed. The appeal shall include any required City appeal forms and shall set forth, at a minimum: the name, address and telephone number of the appellant; the decision being appealed; the grounds for appeal; and a description of the alleged error in the decision or determination of the Public Works Director. Only decisions of the Public Works Director applying this chapter may be appealed to

the City Council as provided herein. Appeals may not be used to waive or modify the terms or requirements of this chapter.

(B) After the appeal application is deemed complete, the City Recorder shall schedule the matter to be heard by the City Council. Prior to the appeal hearing, the City Recorder shall transmit all papers constituting the record of the decision or action being appealed to the City Council and the appellant. The City Council shall review the record of the decision or action of the Public Works Director and provide the appellant an opportunity to be heard regarding the appeal. In reviewing the appeal, the City Council shall consider and review all relevant technical evaluations and the specific factors set forth in SCC 9.20.080 (B). The City Council shall decide the matter in accordance with the standard of review set forth in subsection (C) of this section.

(C) The City Council may affirm or reverse the decision of the Public Works Director, in whole or in part, or may remand the administrative decision to the Public Works Director. The City Council is also authorized to impose additional conditions as part of its determination of the appeal as necessary to conform with the purposes and intent of this chapter. The City Council shall review the administrative decision of the Public Works Director for correctness in determining whether there is substantial evidence in the record to support the order, decision, or determination. The appellant shall have the burden of proving that an error has been made. The City Council shall issue a written decision.

(D) A record of all appeals shall be maintained by the City in accordance with the Utah Government Records Access and Management Act, Section 63G-2-101, et seq., Utah Code Annotated 1953, as amended

10.20.130 Appeal of exactions (constitutional takings).

Any owner of private real property, who claims such property was subject to a constitutional taking, may appeal any final decision, applicable to the property, made by the City. The following procedures shall apply to such appeals:

(A) The appellant shall obtain a final determination by authorized City personnel concerning the decision for the requested review.

(B) Within 30 days from the date of the final decision for the requested review, the appellant shall file the appeal in writing in the office of the City Recorder. A copy of the appeal shall be filed with the City Attorney.

(C) The City Council, or its designee, shall immediately set a time to review the decision that gave rise to the appeal.

(D) The appellant shall submit the following information with the appeal:

(1) Name and business address of the current owner(s) of the property, form of ownership, and, if owned by a corporation, partnership, or joint venture, the name and address of all shareholders or partners holding a 10 percent or greater interest in the entity.

(2) Detailed statement of the grounds for the appeal.

(3) Detailed description of the property alleged to have been taken.

(4) Evidence and documentation of property value of the property alleged to have been taken, including date and cost at time of property acquisition, evidence of the value of property before and after the alleged constitutional taking, name of the party from whom purchased, and relationship, if any, between the person requesting the review and the party from whom the property was acquired.

(5) Nature of the protectable interest claimed to be affected, such as, but not limited to, fee simple ownership, leasehold interest, etc.

(6) Terms (including sale price) or any previous purchase or sale of a full or partial interest in the property in the three years prior to the date of request for review.

(7) All appraisals of the property prepared for any purpose, including financing, offering for sale, or ad valorem taxation, within the three years prior to the date of application.

(8) Assessed value of any ad valorem taxes on the property for the previous three years.

(9) All information concerning current mortgages or other loans secured for the property, including the name of the mortgagee or lender, current interest rate, remaining loan balance, and term of the loan and other significant provisions, including but not limited to right of purchasers to assume the loan.

(10) All listings of the property for sale or rent, prices asked and offers received, if any, within the previous three years.

(11) All studies commissioned by the appellant within the previous three years concerning feasibility of development or utilization of the property.

(12) For income-producing property, itemized income and expense statements from the property for the previous three years.

(13) Information from a title policy or other similar source showing all recorded liens or encumbrances affecting the property.

(14) Any other requested information by the City Council or designee deemed reasonably necessary to determine whether there has been a constitutional taking.

(E) The City Recorder shall not deem an application “complete” or “submitted” until the reviewing body or official certifies to the appellant that they received all materials and information required above.

(F) The City Council or designee shall hear all evidence related to and submitted by the appellant, City, or any other interested party to determine whether or not the City’s action may be a constitutional taking as defined in this title. In making such determination, the City Council or designee shall consider whether:

(1) The City had a legitimate governmental interest to support its action;

(2) The City would have been able to accomplish the same result through the use of a less intrusive action;

(3) The property owner was denied all economically viable use of the property;

(4) The action forced the property owner to allow a nonowner to enter the property;

(5) The appealed decision had an essential nexus to the legitimate governmental interest;

(6) The action taken was roughly proportional, both in nature and extent, to the impact caused by the activities that were the subject of the appealed decision;

(7) The City made an attempt to quantify its findings.

(G) The City Council or designee shall render a final written decision on the appeal within 14 days after the City Recorder receives all required information. A copy of the decision shall be given to the applicant and officer, employee, board, commission, or council that rendered the final decision that gave rise to the appeal.

(H) If the City Council or designee fails to hear and decide the appeal within 14 days, the appeal shall be presumed approved.

(I) Private Property Ombudsman. A private property owner may request the Utah State Private Property Ombudsman to mediate or conduct or arrange arbitration for disputes between private property owners and Syracuse City as provided in Section ~~13-43-204~~~~63-34-13~~(g), Utah Code Annotated 1953, or any applicable successor law.

10.35.040 Home occupation.

(A) Purpose. The purpose for home occupations is to encourage the conducting of the majority of business activities within the more appropriate commercial zones while allowing business activities within residences on a limited basis if such activities comply with the standards of this section. All home occupations shall be secondary and incidental to the residential use. The occupants should conduct such businesses so that neighbors, under normal conditions, would not be aware such businesses exist. Home occupations are a temporary privilege that the Land Use Authority can revoke upon a determination that the home occupation disrupts the residential neighborhood.

(B) Standards. The following restrictions shall apply to any home occupation:

(1) A home occupation shall not be permitted if it changes the outside appearance of the dwelling. No modifications shall be made to expressly accommodate the commercial use in the home.

(2) The home occupation may include the sale of commodities; however, the business should deliver products to customers. The occupation may also include the retail sale of products and services at the home with a maximum of two customers per hour. The business owner may increase the number of customers or patrons approved to come to the home per hour by providing sufficient off-street parking and ensuring the home occupation does not adversely affect the neighborhood.

(3) The area of the home devoted to the home occupation and/or storage of stock in trade shall not occupy more than 30 percent of the area of any one floor. Child care may use a larger percentage of the home.

(4) The home occupation shall not involve the use of any yard space or activity outside the residence, except where the use or activity is of the type customarily found in the residential neighborhood and where said use or activity does not adversely impact the residential nature of the neighborhood.

(5) The home occupation may store inventory or supplies within the garage or an accessory building as long as the garage still functions for parking as many vehicles as specified at the time of construction. The home occupation shall not store outside any type of material used for the business.

(6) No display of merchandise or advertising shall be visible from the street or neighboring properties, except as permitted in SCC 10.45.050.

(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. If the parcel on which the major home occupation is located is both over one-half acre in size and located along a major collector or arterial road, residents may have up to three occupational vehicles and trailers not exceeding 20,000 pounds gross vehicle weight each and only after the Planning Commission has determined that the additional vehicles can be accommodated on site in conformance with the text of this section. Occupational vehicles, trucks, and trailers may be allowed on site, provided they park said vehicles off the street, not within the front yard, on gravel, concrete, or asphalt, and not on any street adjacent to or near their premises. 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.

(8) The home occupation shall limit the number of vehicles for employee parking to two, other than those living in the dwelling, to come to work at the home or to park vehicles at the home to go to a job site. One additional dedicated off-street parking space for each employee vehicle shall be provided. Employees shall not park on the street in front of adjacent private property.

(9) The home occupation shall generate no greater vehicular traffic or parking than commonly associated with the neighborhood wherein the applicant(s) will conduct business, i.e., heavy trucks, delivery, or similar vehicles, etc.

(10) A home occupation shall not store explosive or combustible materials anywhere on the premises. The home occupation shall not unreasonably disturb the peace and quiet of the neighborhood, including but not limited to interference of radio, television, or other electronic reception, by reason of design, materials, construction, lighting, odor, dust, sounds, noise, vibrations, vehicles, parking, and general operation of the business.

(11) Home occupations shall not hold promotional meetings, for the purpose of selling merchandise or taking orders, more than once per month.

(12) Home occupations shall not hold garage, basement, yard, or other similar sales more than four times each year, and each sale shall not last more than 72 hours.

(13) There shall be complete conformity with all City and state codes including fire, building, plumbing, electrical and health codes, and business license regulations. Appropriate departments will conduct any periodic inspections required by these codes.

(14) The home occupation shall not create a demand for municipal or utility services or community facilities in excess of those usually and customarily provided for residential uses.

(15) The home occupation shall not involve the installation of any equipment, fixtures, plumbing, or electrical wiring that is incompatible with a residential area by reason of excessive noise, utility usage, waste production or broadcast interruption, etc.

(16) The Land Use Authority may review and revoke any home occupation license upon a finding of noncompliance with this section. Inspections by the City may occur as necessary to assure conformance with these regulations.

(17) Disabled individuals can obtain a waiver through the Land Use Administrator to allow such persons to become self-sufficient.

(18) The City may place additional restrictions on a home occupation relating to hours of operation, parking, traffic, or other matters as it deems necessary to mitigate impacts on the neighborhood and the City in general.

(19) A permit for a home occupation is valid for only the original applicant and is not transferable to any resident, address, or any other occupation. Upon termination of the applicant's residency, the home occupation permit shall become null and void.

(C) Minor Home Occupations. This section shall deem businesses conducted on residential properties, which meet the standards outlined above, as minor home occupations. The Land Use Administrator shall review and approve all minor home occupations. The Land Use Administrator may refer a home occupation application to the Planning Commission for the imposition of additional requirements as deemed necessary in order to mitigate potential negative impacts on surrounding property owners. Minor home occupations shall include, but not be limited to, the following:

- (1) Advertisement services.
 - (2) Artists, authors, architectural services.
 - (3) Barber shops and beauty shops.
 - (4) Consulting services, craft sales.
 - (5) Dance studio, aerobic exercise, music lessons, tutoring.
 - (6) Day care, where the number of children equals eight or less.
 - (7) Direct sales distribution.
 - (8) Data processing, computer programming.
 - (9) Garden produce.
 - (10) Health and fitness (such as personal trainers, diet and weight loss supplements).
 - (11) Home crafts.
 - (12) Insurance sales or broker, interior design.
 - (13) Janitorial.
 - (14) Mail order (not including retail sales from site).
 - (15) Preschool, where the number of sessions equals four or less.
 - (16) Real estate sales or broker.
 - (17) Sales representative.
 - (18) Swimming lessons.
- (D) Major Home Occupations.

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

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

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

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

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

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

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

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

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

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

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

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

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

(c) Woodworking.

(d) Pest or weed control service.

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

(a) Minor or major auto repair, painting of vehicles, trailers, or boats;

(b) Funeral chapel or home;

- (c) Gift shops;
- (d) Medical or dental clinic;
- (e) Welding or machine shops; and
- (f) Appliance repair (large).

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

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

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

(3) Any person residing within the dwelling or employed from out of the dwelling shall not have a conviction of any crime, identified in Section 77-~~41-10627-21.5(1)(e)(i)~~, Utah Code Annotated 1953, or any other sexual crime against another person. Employees and everyone 18 years of age or older in the household shall provide a criminal background clearance through the Utah Bureau of Criminal Investigation prior to any contact with the children attending such day cares.

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

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

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

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

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

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

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

(G) Preschool Home Occupations. Home preschools shall have back yards fully enclosed with secure fencing and shall limit the number of students to 16 children per session.

10.90.020 Permitted uses.

The following are permitted uses by right provided the parcel and building meet all other provisions of this title or any other applicable ordinances of Syracuse City and receive site plan approval as provided in SCC 10.20.~~100090~~.

(A) Agriculture.

(B) Amusement and recreational activities.

(C) Animal clinics.

(D) Automotive retail and routine maintenance services.

(E) Car washes, full-service tunnel style.

(F) Churches, synagogues, and temples.

(G) Community or civic services.

(H) Dwellings. (Completed or under construction at the time of adoption of this title. If such dwellings convert to any other permitted or conditional use allowed in this section or SCC 10.85.030, they may not thereafter convert back to residential use without first obtaining a conditional use permit.)

(I) Hotels and motels.

(J) Public and quasi-public buildings.

(K) Professional office buildings (situated on one acre or less).

(L) Public parks.

(M) Restaurants and fast food services.

(N) Retail trade.

(O) Theaters and amusement facilities.

10.90.030 Conditional uses.

The following may be permitted as conditional uses after application and approval as specified in SCC 10.20.~~090~~080.

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

(B) Animal hospitals (major).

(C) Day care centers (major).

(D) Professional nonretail services, up to a maximum 25 percent of the commercial subdivision (major).

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

10.115.020 Permitted uses.

The following uses are appropriate to this zone, compatible with each other, and permitted by right; provided, that the parcel and buildings meet all other provisions of this title, or any other applicable ordinances of Syracuse City, and receive site plan approval by the Syracuse City Council as provided in SCC 10.20.~~100~~090:

- (A) Agriculture.
- (B) Environmental enhancement facilities (composting, wetland biology, green waste recycling).
- (C) Nonhazardous laboratories (testing, experimental, and scientific).
- (D) Nonhazardous environmental and educational research facilities.
- (E) Public and quasi-public buildings and public utilities.
- (F) Sewage and water treatment facilities.
- (G) Uses considered similar and compatible by the Planning Commission.

10.120.020 Permitted uses.

The following uses, and no others, are appropriate to this zone, compatible with each other, and a permitted right; provided, that the parcel and buildings meet all other provisions of this title, or any other applicable ordinances of Syracuse City, and receive site plan approval as provided in SCC 10.20.~~100090~~:

- (A) Agriculture.
- (B) Automotive and engine repair services.
- (C) Churches, synagogues, and temples.
- (D) Car washes, self-service coin-operated style car washes and full-service tunnel style.
- (E) Contract construction services.
- (F) Caretaker quarters on the same parcel as storage facilities (see note below).
- (G) Manufacturing, chemicals and allied products or plastic products.
- (H) Manufacturing, compounding, processing, milling, assembling, testing, or packaging (of the following products):
 - (1) Apparel.
 - (2) Fabricated metal products (not including primary metals industries).
 - (3) Food products.
 - (4) Stone, clay, and glass.
- (I) Pawn shops.
- (J) Payday lending/check cashing services.
- (K) Printing and publishing industries.
- (L) Professional nonretail services.
- (M) Public and quasi-public buildings.
- (N) Public parks.

(O) Rehabilitation centers.

(P) Restaurants and fast food services.

(Q) Retail, building materials, hardware, and farm equipment.

(R) Storage facilities, industrial warehouse.

(S) Tattoo and body piercing shops.

(T) Uses considered similar and compatible by the Land Use Administrator.

(U) Welding or machine shop.

(V) Wholesale trade.

Note: Caretaker quarters in a storage facility shall:

1. Be limited to one dwelling unit per 350 storage units.
2. Include a minimum of one kitchen and one bathroom.
3. Be attached to or located within the main structure of the principal use, and not have a total square footage that exceeds 50 percent of the total area of the building to which it is attached or in which it is located. The entrance to the facility shall be developed in such a way as not to be a conspicuous and dominant feature of the building or site development.
4. Be limited in its occupancy to caretakers of the storage facility and their family.
5. Be secondary and incidental to the principal use.
6. The property owners shall execute and record a covenant and agreement with the City to revert the property to a commercial use without a caretaker living quarters, including the removal of the kitchen facilities of any permanent addition that does not meet the requirements of the zone in which the use is located, after the expiration of any associated permit granted or the termination of the business.
7. Only be located in the rear or second story of a building.
8. Only be permitted upon positive recommendation from the Fire Marshal.
9. Not include mobile living facilities, such as recreational vehicles, mobile homes, or campers.