Syracuse City
Planning Commission Meeting
January 18, 2022

Begins at 6:00 PM in the Council Chambers at City Hall
1979 W 1900 S, Syracuse, UT 84075

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 Weber
   - Pledge of Allegiance by Commissioner Kennington
   - Adoption of Meeting Agenda

2. **Meeting Minutes**
   Regular Meeting & Work Session for the following dates:
   - July 21, 2020
   - August 4, 2020
   - September 1, 2020
   - September 15, 2020

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 – Rezone** from R-1 (Residential, 2.3 lots per acre) to R-3 (Residential, 4 lots per acre) at approximately 2383 W 2700 S of approximately 0.63 acres by request of Belknap Team

5. **Public Hearing – Site Plan** for Maverik in the GC (General Commercial) zone at approximately 1904 W 1700 S of approximately 1.253 acres by request of Maverik, Inc.

6. **Adjourn**

Work Session

1. Department Business
   a) City Council Liaison Report
   b) City Attorney Updates
   c) Upcoming Agenda Items
      - Final Plat – Shoreline Phase 3A
      - General Plan Amendment – Banbury Place
      - General Plan Amendment & Site Plan – Trail's Edge Phase 6
      - Preliminary Plat – Grayson Ridge Southwest Phase 1
      - Preliminary Plat – Sadie's Glenn
      - Preliminary Plat and Development Agreement – Parkview Phases 3 & 4
      - Rezone – Green Bell Property
      - Rezone and Preliminary Plat – Harold Mark Johnson Property
      - Rezone – Wasatch Mixed Use
      - Site Plan – 10 West Syracuse Flex
      - Text Amendments – Several Pending

2. Discussion Items
   a) Planning Commission Training – 10 Minutes

3. Commissioner Reports

4. Adjourn

NOTE
If you wish to attend a particular agenda item, please arrive at the beginning of the meeting. In compliance with the Americans with Disabilities Act, those needing auxiliary communicative aids and services for this meeting should contact the City Office, at 801-825-1477, at least 48 hours prior to the meeting.

Meeting also available via Zoom; connect online using https://us02web.zoom.us/j/87267519866. Connect via telephone: 253-215-8782, Meeting ID: 872 6751 9866. Individuals wishing to provide public comment are encouraged to do so by submitting an email to the planning department at planningdepartment@syracuseut.gov by 1:00 PM on January 18, 2022. Comments submitted by the deadline will be read for the record of the meeting.

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.

PLANNING COMMISSION

January 18, 2022

Agenda Item # 2 **Meeting Minutes**

Regular Meeting & Work Session for the following dates:

- July 21, 2020
- August 4, 2020
- September 1, 2020
- September 15, 2020

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on July 21, 2020, at 6:00 p.m., via videoconference, Syracuse City, Davis County, Utah.

Present:	Commission Members:	Brett Cragun, Chair Larry Johnson, Vice Chair Greg Day G. Ivy Ruelan Keeth Kennington Nicholas Weber Ryan Wessel
	City Employees:	Noah Steele, Community & Economic Development Director Heather Davies, Administrative Professional Golden Barrett, Fire Marshall Royce Davies, Planner Paul Roberts, City Attorney Brian Bloemen, City Engineer
	City Council:	Councilmember Seth Teague
	Excused:	Alan Gallegos
	Visitors**:**	**Brock Loomis** **Colby Anderson** **Jesse Reynolds** **Mitch Vance** **Nate Griffin** **Jordan Savage**

1. **Meeting Called to Order:**
This meeting was held via Zoom due to the COVID-19 social distancing restrictions. Chair Cragun called the meeting to order at 6 PM. Commissioner Day provided an invocation. The Pledge of Allegiance was led by Commissioner Weber.

COMMISSIONER **JOHNSON** MADE A MOTION TO ADOPT THE PLANNING COMMISSION AGENDA FOR THE JULY 21, 2020 MEETING AGENDA. THE MOTION WAS SECONDED BY COMMISSIONER **RUELAN**. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

2. **Meeting Minutes:**
None to approve.

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.
No public comment was provided.

4. **Public Hearing** – **Grayson Ridge West Preliminary Plat,** located approx. 2050 S Doral Drive
Mr. Noah Steele, CED Director, shares that this is 19 acres and a continuation of the existing Grayson Ridge. Mr. Steele shares that there was an issue with the block spacing as our code only allows blocks ever 1320 feet. They met with the Board of Adjustment and were granted the variance. The new plans included the stub road to the west that was missing on the plans presented in the packet. Fire and engineering are ok with the revised plans. Mr. Bloemen shares that there is an existing easement that follows 2200 South that would be potentially moved if future development arose west of Grayson Ridge. Mr. Brock Loomis does not have additional comments.
Open public comment. No comment from the public was provided. Close public comment.

COMMISSIONER **JOHNSON** MOVED THE PLANNING COMMISSION RECOMMEND THE CITY COUNCIL **APPROVE** THE REQUEST FOR PRELIMINARY PLAT FOR GRAYSON RIDGE AT APPROXIMATELY 2050 S. DORAL DRIVE. COMMISSIONER **WESSEL** SECONDS THE MOTION. MOTION CARRIES UNANIMOUSLY.

5. **Public Hearing – Bear River Storage Syracuse Site Plan,** located approx. 1088 W 350 S
Mr. Davies shares that the applicant is proposing outdoor storage as well as flex office space. Mr. Davies notes that the North building would look similar to that of Antelope Business Park. The Storage units will be brown in color and match the architecture of the buildings to the East. The ARC noted that there needs to be a table indicating amount of parking. The ordinance requires the storage to be screened all the way around. The applicant suggested increasing the fence to 8 feet tall. The ARC also suggested a stop sign entering the cul-de-sac. Mr. Davies states that there is a need for a secondary fire access. Mr. Ken Menlove, the applicant, shares that they are reaching out to UDOT and Rocky Mountain Power to get access off of SR-193. There is discussion between the applicant and Mr. Barrett, Fire Marshall, to find a solution for a secondary fire access. Mr. Barrett shares that they can get access to the 3 North buildings but cannot access the middle and South buildings without road base.
Mr. Davies recommends continuation as there are items that do not meet the Code: (1) material percentages for all of the buildings; (2) more intense landscaping; (3) noncompliant lighting; and (4) inadequately sized parking stalls.

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Open Public Comment. No public comment was provided. Close Public Comment.

COMMISSIONER **KENNINGTON** MOVED THE PLANNING COMMISSION TO **CONTINUE** THE REQUEST OF KEN MENLOVE FOR SITE PLAN APPROVAL UNTIL STAFF COMMENTS AND FIRE REVIEW CAN BE RESOLVED. COMMISSIONER **WEBER** SECONDS THE MOTION. MOTION CARRIES **UNANIMOUSLY**.

6. Continuation – Creation of New Storage Unit Zone (SU)

Mr. Steele shares that this proposed amendment came from an applicant who wants to build indoor climate-controlled storage units within the General Commercial Zone, specifically within the Town Center. In the previous meeting the Commission proposed creating a new zone specifically addressing these units. Mr. Steele shares that in the last meeting they discussed removing the requirement for storage and service doors to face the road. Commissioner Wessel questions why some uses are prohibited in this zone when they are not restricted in other retail zones. Mr. Steele explains that such prohibitions will reduce less desirable uses within the Town Center. Commissioner Wessel is curious if a tattoo or smoke shop could be located within the Town Center currently. Mr. Steele indicates that they could potentially be there, but he would have to look up the zoning code to confirm it. Commissioner Wessel would strike E and H from the draft, which prohibited payday lenders and tattoo parlors.

Mr. Paul Roberts shares that tattoo shops are not in a protected class and may be prohibited. Commissioner Weber is in favor of letting the free market and community regulate what stays and goes and therefore recommends removing the prohibited uses related to retail from the SU zone. Commissioner Johnson is in favor of eliminating D-H on the permitted uses. Commissioner Weber, Kennington and Wessel agree with those sentiments.

COMMISSIONER **WESSEL** MOVED THE PLANNING COMMISSION **RECOMMEND** TO CITY COUNCIL TO **APPROVE** THE CREATION OF THE INDOOR-CLIMATE CONTROLLED STORAGE UNIT ZONE TEXT, DELETING THE WORDS "-EXCEPT THOSE PROHIBITED BELOW" FROM SUBSECTION 10.90.020(B) AND STRIKING SUBSECTIONS (D) – (H) FROM §10.90.030. COMMISSIONER **JOHNSON** SECONDED. THIS MOTION CARRIES UNANIMOUSLY.

7. Adjourn

COMMISSIONER **JOHNSON** MADE A MOTION TO ADJOURN AND DISMISS WITH THE WORK SESSION AT 8:36 PM. THE MOTION CARRIED UNANIMOUSLY.

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Ryan Wessel, Chair Shay League, Planner

Date Approved: _____

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Minutes of the Syracuse City Planning Commission Work Session held on July 21, 2020, immediately following the regular meeting which started at 6:00 p.m., via videoconferencing, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present:	Commission Members:	Brett Cragun, Chair
		Larry Johnson, Vice Chair
		G. Ivy Ruelan
		Greg Day
		Keeth Kennington
		Nicholas Weber
	City Employees:	Noah Steele, Community & Economic Development Director
		Royce Davies, Planner
		Heather Davies, Administrative Professional
		Paul Roberts, City Attorney
		Golden Barret, Fire Marshall
	City Council:	Councilmember W. Seth Teague
	Excused:	Alan Gallegos
	Visitors**:**	

Chair Cragun started the Work Session at 8:37 PM.

Department Business:

a. City Council Liaison Report

Councilmember Teague shares report of City Council actions:

- Village at the bluff discussion related to architecture and amenities for development
- Continued discussion with development on 800 West and 1700 South

b. City Attorney Updates

Paul Roberts, City Attorney, states that he has nothing for tonight.

c. Upcoming Agenda Items

Mr. Steele states that the following items will be heard by the Commission in upcoming meetings:

- Mixed Use Development along Antelope Drive and Heritage Lane
- Antelope Syracuse Arts Academy adjustment

2. Discussion Items:

None for this meeting.

3. Commissioner Reports

None.

4. Adjourn

AT 8:42 PM COMMISSIONER **RUELAN** MADE A MOTION TO ADJOURN. ALL WERE IN FAVOR. MOTION PASSES UNANIMOUSLY.

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Minutes of the Regular Meeting of the Syracuse City Planning Commission held on August 4, 2020, at 6:00 p.m., via Zoom teleconference, Syracuse City, Davis County, Utah.

Present:	Commission Members:	Brett Cragun, Chair
		Greg Day
		G. Ivy Ruelan
		Keeth Kennington
		Ryan Wessel
		Alan Gallegos
	City Employees:	Noah Steele, Community & Economic Development Director
		Heather Davies, Administrative Professional
		Golden Barrett, Fire Marshall
		Royce Davies, Planner
		Paul Roberts, City Attorney
		Brian Bloemen, City Engineer
	City Council:	Councilmember Seth Teague
	Excused:	Nicholas Weber
		Larry Johnson, Vice Chair
	Visitors**:**	**Riley Sorensen** **Tyler Bodrero**
		Jordan Savage

1. **Meeting Called to Order:**
This meeting was held via Zoom due to the COVID-19 social distancing restrictions. Chair Cragun called the meeting to order at 6 PM. Commissioner Ruelan provided an invocation. The Pledge of Allegiance was led by Commissioner Kennington.

COMMISSIONER **DAY** MADE A MOTION TO ADOPT THE PLANNING COMMISSION AGENDA FOR THE AUGUST 4, 2020 MEETING. THE MOTION WAS SECONDED BY COMMISSIONER **GALLEGOS**. MOTION CARRIED UNANIMOUSLY.

2. **Meeting Minutes:**
None to approve.

3. **Public Comment:** This is an opportunity to address the Planning Commission regarding your concerns or ideas, regarding items that have not been scheduled for a public hearing on this agenda. Please limit your comments to three minutes.
Open public comment. No public comment provided. Close public comment.

4. **Continuation** – **Bear River Storage Syracuse Site Plan,** located approx. 1088 W 350 S
Mr. Royce Davies, City Planner, shares that there are some issues with the lighting at a 45% angle that needs to be addressed. Staff recommends conditional approval to address the lighting issue. Commissioner Kennington is in favor of this project. Commissioner Gallegos agrees.

COMMISSIONER **GALLEGOS** MOVED THE PLANNING COMMISSION RECOMMEND THE CITY COUNCIL **APPROVE BEAR RIVER**'s REQUEST FOR SITE PLAN APPROVAL FOR BEAR RIVER STORAGE SITE PLAN, LOCATED AT APPROXIMATELY 1088 WEST 350 SOUTH. COMMISSIONER **RUELAN** SECONDS THE MOTION. MOTION CARRIED UNANIMOUSLY.

5. **Public Hearing – Syracuse Arts Academy Site Plan,** 6.48 acres at 2893 W 1700 S
Mr. Davies presents this temporary site plan amendment. West Davis Corridor is coming in within the next year and a half and therefore SAA needs to have their driveway moved to put in the pipeline under the corridor. This will not be a main or permanent access as they are only using it for this school year until UDOT asks them to move it and they finish their site plan. Mr. Bodrero, representing SAA, does not have any comments.
Open Public Comment. No public comment provided. Close Public Comment.

COMMISSIONER **KENNINGTON** MOVED THE PLANNING COMMISSION **APPROVE** THE SAA SITE PLAN TEMPORARY AMENDMENT AT 2893 WEST 1700 SOUTH. COMMISSIONER **GALLEGOS** SECONDS THE MOTION. MOTION CARRIES UNANIMOUSLY.

6. **Adjourn**
COMMISSIONER **WESSEL** MADE A MOTION TO ADJOURN at 6:15 AND COMMENCE THE WORK SESSION. THE MOTION CARRIED UNANIMOUSLY.

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70 _____ _____
71 Ryan Wessel, Chair Shay League, Planner
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74 Date Approved: _____

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Minutes of the Syracuse City Planning Commission Work Session held on August 4, 2020, at 6:00 p.m., via Zoom videoconferencing, Syracuse City, Davis County, Utah.

Present:	Commission Members:	Brett Cragun, Chair G. Ivy Ruelan Greg Day Alan Gallegos Keeth Kennington Ryan Wessel
	City Employees:	Noah Steele, Community & Economic Development Director Royce Davies, Planner Heather Davies, Administrative Professional Paul Roberts, City Attorney Golden Barret, Fire Marshall
	City Council:	Councilmember W. Seth Teague
	Excused:	Larry Johnson, Vice Chair Nicholas Weber
	Visitors**:**	None

Chair Cragun started the work session at 6:16 PM.

1. Department Business:

a. City Council Liaison Report

Councilmember Teague shared the following City Council activities:

- Pedestrian Walkway – Council discussed safety of walkway and spoke with neighbors on each side of the walkway.
- Briggs North MXD – the site plan has been amended a little bit to help address the parking issues. There was even discussion over a fund set up to help tenants that were struggling to pay their rent in the nearby retail areas.
- Village at the Bluff – The applicant made small changes to the garages and gables to help produce an elevation that is varied.
- General Plan/Rezone Storage Units along Antelope – Tabled
- Grayson Ridge West – Approved and forwarded to consent agenda
- Storage Units text amendment for the GC – Denied
- Creation of the New Storage Unit Zone – Tabled for further discussion and to explore whether it could become a conditional use in the city center overlay.

b. City Attorney Updates

None

c. Upcoming Agenda Items

Mr. Steele shares the following items upcoming items:

- Antelope Drive MXD Rezone (Dahl)
- Legend Pointe P2 Final

2. Discussion Items:

None for this meeting

3. Commissioner Reports

None

4. Adjourn

COMMISSIONER **WESSEL** MADE A MOTION TO ADJOURN AT 6:20 PM. ALL WERE IN FAVOR. MOTION PASSES UNANIMOUSLY.

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Minutes of the Regular Meeting of the Syracuse City Planning Commission held on September 1, 2020, at 6:00 p.m., via Zoom videoconference, Syracuse City, Davis County, Utah.

Present:	Commission Members:	Brett Cragun, Chair Greg Day G. Ivy Ruelan Alan Gallegos Keeth Kennington Ryan Wessel Nicholas Weber
	City Employees:	Noah Steele, Community & Economic Development Director Heather Davies, Administrative Professional Golden Barrett, Fire Marshall Royce Davies, Planner Paul Roberts, City Attorney Brian Bloemen, City Engineer
	City Council:	Councilmember Seth Teague
	Excused:	Larry Johnson, Vice Chair
	Visitors**:**	**Jordan Savage** **Michael Pearce** **Stephanie Peart** **Roger Richardson** **Chase Stewart** **Keith Russel** **Amy Epps** **Keith Bourgeous** **Adam Brown** **Douglas Hammond** **Dillon Steed** **Michael Peart** **Kallie Lee** **Bonnie Bourgeous** **Brent Bourgeous**

1. **Meeting Called to Order:**
This meeting was held via Zoom due to the COVID-19 social distancing restrictions. Chair Cragun called the meeting to order at 6 PM. Commissioner Weber provided an invocation. The Pledge of Allegiance was led by Commissioner Day.

COMMISSIONER **RUELAN** MADE A MOTION TO ADOPT THE PLANNING COMMISSION AGENDA FOR THE SEPTEMBER 18, 2020 MEETING. THE MOTION WAS SECONDED BY COMMISSIONER **GALLEGOS**. MOTION CARRIED UNANIMOUSLY.

2. **Meeting Minutes:**
None to approve.

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

Michael Pearce provided comment regarding encroachment of Craig Estates park property onto his land, and asking the City to address that encroachment.

Adam Brown, president of Walker Estates HOA, provided input on development to the North of Walker Estates. He does not believe that the housing density recommended at the prior meeting meets the purpose of City Code as it relates to sensitivity and tapering of buildings away from neighboring homes. Windows of third-story apartments will allow people to look into the yard and windows of neighbors, even with an 85-foot setback.

Close public comment.

4. **Public Hearing – Bridgeway Island Subdivision Amendment, Phases 2 & 4**
Mr. Royce Davies presents the application and indicates that the development has met ordinance requirements based upon staff review of the proposal. Staff recommends approval with the condition to address comments prior to recording with Davis County.
Open Public Comment. No public comment provided. Close public comment.

Commissioners Kennington and Wessel state that this feels pretty straightforward.

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COMMISSIONER **WEBER** MOVES THE PLANNING COMMISSION **APPROVE** THE SUBDIVISION AMENDMENT APPLICATION FOR BRIDGEWAY ISLAND WITH THE CONDITION THAT STAFF COMMENTS BE RESOLVED PRIOR TO RECORDING. COMMISSIONER **GALLEGOS** SECONDS. MOTION CARRIES UNANIMOUSLY.

5. Final Plat – Craig Estates Subdivision Amendment

Mr. Davies shares that this subdivision was approved in 1998 as R-2 with a Cluster Subdivision Conditional Use. Mr. Davies shares that this project did meet the ordinance at the time. Over time, the cluster conditional use has changed and ultimately became its own zone rather than a conditional use. This makes the project legally non-conforming. Mr. Davies shares that his review is on the previous ordinance and with the final plat requirements that exist now. Staff recommends conditional approval. After recent discussions with the City Attorney, however, staff recommends looking at the appropriate process and applicable requirements prior to taking action. Mr. Noah Steele shares that he recommends having this item rezoned to PRD and meet the PRD zone requirements, rather than through subdivision amendment. City Attorney Paul Roberts shares that it would not be beneficial to talk about a rezone as it was not properly noticed as a possible rezone. Plat amendments can be discussed, and public comment received.

Mr. Doug Hammond shares that he would like to add that changing it to PRD would take a different set of approval. Mr. Hammond would like to go forward at this time with an amendment to the cluster subdivision. He states that the park is dying since it was built by the developer on road base.

Commissioner Day asks whether there was a development agreement established with this project when it was developed; staff will look into it. Commissioner Wessel asks who owns the land and how this process came to pass with the HOA deciding to build this land. Mr. Hammond states that there were two votes against the development in the HOA, but was an overall positive vote. Mr. Hammond continues to share that this will help create a better-looking neighborhood.

Open public comment.

Ms. Stephanie Peart, of Craig Estates, shares her understanding that having the homes close together meant to have the open space. Removing the public park eliminates the open use that was required due to the smaller yards. She shares that they use the park regularly but that it used to look better.

Mr. Dillon Steed, of Craig Estates HOA, shares that he is in favor of developing that property. The HOA members have spoken and it should be developed.

Mr. Roger Richardson, of Syracuse, shares that he does not feel that the park is an eye sore. Mr. Richardson doesn't feel like the money that comes from the development will benefit the community as much as the open space.

Mr. Michael Peart, of Syracuse, shares that Craig Estates has been encroaching on his property 6 inches for years and wants remuneration from the HOA for past taxes. He asks about consideration for existing residents and what the HOA will do to address the open space issue.

Mr. Chase Stewart, of Craig Estates HOA, shares his thoughts in taking care of the HOA long term. The community has an aesthetic, and the HOA must survive. The park maintenance is increasing, and the HOA is bearing that burden.

Ms. Kallie Lee, of Syracuse, indicates that they purchased a home thinking that it would always remain open, and that they were told that it would always remain. She asks whether there will be compensation. She suggests that the HOA neglected the property recently on purpose in order to influence the decision of the commission.

Close public comment.

Mr. Hammond, representing the applicant, shares that they were not aware of the Peart allegation of encroachment. He states that they have been talking with the Lees in getting the park fixed up. He shares that the neglect that happened to the park came because of the soil that the land was built upon. It costs too much to take care of the parks. The soil that will surround the homes will be properly installed and they will be able to use the back yards. The park will be moved across the street on a smaller scale. It is hoped that this will combat the increase in price to maintain the property.

Commissioner Day asks whether there are any private improvements or monuments for which the HOA is responsible. Mr. Hammond indicates that the roads are public, with the exception of Jackson Court. Commissioner Day shares that he understands that this is a financial benefit for the HOA. Commissioner Day shares that in Phase 1, he is not in favor of having a play area behind someone's home as it would feel like they are going into or through someone's back yard. Mr. Hammond shares that the area back behind those homes is rarely used except for some fence jumping along the South property line. Commissioner Ruelan asked the City Attorney how the HOA works and the City's responsibility for this item. Mr. Steele notes that the HOA is the property owner, and the City cannot get involved in the internal workings of the HOA. Commissioner Wessel shares that he is OK with going forward based upon the HOA representative's statements.

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Doug London, of Jackson Court in Syracuse, provided additional public comment and shares that he is hearing rebuttal only from those who do not live in Craig Estates. The park is for the Craig Estates HOA residents and not to the general public. He shares that he would love to keep some of the park along with the park in Jackson Court as a beautiful open space for children and families to play.

COMMISSIONER **DAY** MOVED THE COMMISSION TO **CONTINUE** THE MATTER TO A FUTURE MEETING IN ORDER TO ADDRESS THE ITEMS RAISED AND THE LEGAL STANDING OF THE APPLICATION. COMMISSIONER **RUELAN** SECONDED THE MOTION. MOTION PASSED UNANIMOUSLY.

6. Public Hearing – Toucan Investments

Mr. Davies shares that this property borders Shoreline and has a stub road from Shoreline Phases 4 & 5. The property owner does not want to build an R-1 development and approached the City for a rezone. Staff feels that R-3 would be the lowest density that would make sense for a property this size that is supported by the general plan.

Applicant Mr. Keith Russel, of Layton, shares that he has owned the property for over 10 years and has been renting the property out ever since with the intent to subdivide at a later date. Mr. Russel shares that he is asking for a zone change in accordance with the general plan. He is planning on developing a small neighborhood and will work with neighbors in development of a small area plan.

Public Comment Open:

Ms. Bonnie Bourgeous, of Syracuse, shares that she lives across the street from this property. Ms. Bourgeous feels that this is spot zoning that negatively affects her property. She believes it is unethical and illegal to rezone it R-3 while it is surrounded by R-1.

Ms. Amy Epps, of Syracuse, shares that she lives right next door to this property and is afraid that she would lose her agricultural rights because of the new neighbors. She shares her opinion that this is illegal spot zoning. It is unfair to have high density housing near their farm properties.

Mr. Brent Bourgeous, of Syracuse, shares that he does not feel that R-3 would be a good idea to have next to R-1 lots. He thinks that R-1 should remain and border the Shoreline development. Mr. Bourgeous feels that it would not bring affordable housing at all and that this is about developers making money and the City bearing the burden of problems that the higher density will bring.

Mr. Keith Bourgeous, of Syracuse, shares that the notice stated the project was along 2000 W rather than 3000 W, which is an error. He feels that this is not a good idea to rezone this property.

Close Public Comment.

Mr. Keith Russel clarifies that he is familiar with nearby property owners, but that he has not specifically spoken with them regarding this development.

Chair Cragun asks what impact will come to the existing neighbors. Mr. Davies shares that our animal code does limit where new stables and kennels can be placed in relation to residential streets and homes. Based on where a street is placed, it would directly affect the existing neighbors. The existing structures on the neighboring properties would not have to be torn down at all. Mr. Davies shares that these properties will already be impacted from the Shoreline Development being developed to the east of these properties. Commissioner Kennington questions where the stub road is connected in relation to this property. Mr. Davies shares that the stub road would be directly in the middle of the property. This land could be developed as R-1 and used as a transition from Shoreline to the agricultural properties neighboring them. Mr. Steele notes that Shoreline requires the road connection, and so the road will be developed in any case. Commissioner Weber clarifies that any way it gets zoned, having a road in the property will potentially affect the neighbors to the North and South. Mr. Steele shares that Shoreline has some lots that are larger on the West side, which is similar to the proposal. Mr. Davies shares that R-1 might accommodate about 5 lots, while R-3 would be about 10 lots. The R-1 lots would be about half an acre and R-3 lots would be about 9,000 sq ft. Chair Cragun asks the City Attorney if there are any legal concerns that he had related to the allegation of illegal spot zoning. Mr. Roberts shares that he does not. Chair Cragun shares his concerns for the existing neighbors and how this development would affect them. Commissioner Kennington shares the same sentiments in not wanting to disturb the existing neighbor's property rights. Commissioner Kennington asks Mr. Russel how many lots he would make. Mr. Russel shares that it would not be beneficial to only make 5 lots, and that he is open to R-2 lot sizes with R-3 minimum lot widths. Commissioner Weber shares that he understands that having the road go through will impact the neighbors to the North and South. He wonders if there is something that the City could do to approve this but also allow the current land owners to keep what they have currently.

There is discussion as to how to protect neighboring property owner's agricultural uses on the plat. Discussions include amending the zoning code to change the distance restrictions or otherwise protect those uses.

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COMMISSIONER **KENNINGTON** MOVED THE COMMISSION TO APPROVE THE REZONE OF 2.448 ACRES LOCATED AT 3000 WEST PROVIDED THAT THE SURROUNDING NEIGHBOR'S PROPERTIES WILL NOT BE IMPACTED NEGATIVELY. MOTION FAILS FOR LACK OF SECOND.

COMMISSIONER **GALLEGOS** RECOMMENDS TO THE CITY COUNCIL APPROVAL OF THE ZONE CHANGE FROM R-1 TO R-3, WITH CONDITION THAT THE COUNCIL ALSO TAKES STEPS TO STRIKE SUBSECTION 10.30.040(C)(2)(A) FROM THE CITY CODE. COMMISSIONER **KENNINGTON** SECONDS THE MOTION. MOTION CARRIES UNANIMOUSLY.

7. Adjourn

COMMISSIONER **KENNINGTON** MADE A MOTION TO ADJOURN AND COMMENCE WITH THE WORK SESSION AT 7:48 PM. THE MOTION CARRIED UNANIMOUSLY.

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Ryan Wessel, Chair Shay League, Planner

Date Approved: _____

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Minutes of the Syracuse City Planning Commission Work Session held on September 1, 2020, at 6:00 PM, in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present:	Commission Members:	Brett Cragun, Chair
		G. Ivy Ruelan
		Greg Day
		Alan Gallegos
		Keeth Kennington
		Nicholas Weber
	City Employees:	Noah Steele, Community & Economic Development Director
		Royce Davies, Planner
		Heather Davies, Administrative Professional
		Paul Roberts, City Attorney
		Golden Barret, Fire Marshall
	City Council:	Councilmember W. Seth Teague
	Excused:	Larry Johnson, Vice Chair
	Visitors**:**	None

Chair Cragun starts the Work Session at 7:49 PM.

1. Department Business:

a. City Council Liaison Report

Councilmember Teague shared the following City Council activities:

- Legend Pointe Phase 2 was approved.
- Holt MXD project moved to the next meeting. There was discussion about farm-looking apartments with the need for more commercial.
- There was discussion on the Jerry Preston project for MXD on Antelope Drive. This item was moved to vote with discussion next week as well.
- They are reviewing the draft economic development strategic plan and felt that it should be broken down into more manageable plans.

b. City Attorney Updates

Paul Roberts, City Attorney, shares that he has nothing for tonight.

c. Upcoming Agenda Items

Mr. Steele shares the following upcoming agenda items:

- Nate Doxey wants to convert his home to a real estate office in the NS zone.
- Shoreline Final Plat Phases 4 & 5.
- Storage Unit zone in the Town Center.

2. Discussion Items:

None for this meeting.

3. Commissioner Reports

None.

4. Adjourn

COMMISSIONER **RUELAN** MADE A MOTION TO ADJOURN AT 7:54 PM. MOTION PASSES UNANIMOUSLY.

DRAFT

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on September 15, 2020, at 6:00 PM, via Zoom videoconference, Syracuse City, Davis County, Utah.

Present:	Commission Members:	Brett Cragun, Chair	
		Larry Johnson, Vice Chair	
		Greg Day	
		G. Ivy Ruelan	
		Keeth Kennington	
		Alan Gallegos	
		Nicholas Weber	
		Ryan Wessel (Alternate)	
	City Employees:	Noah Steele, Community & Economic Development Director	
		Heather Davies, Administrative Professional	
		Golden Barrett, Fire Marshall	
		Royce Davies, Planner	
		Paul Roberts, City Attorney	
		Brian Bloemen, City Engineer	
	City Council:	Councilmember Seth Teague	
	Excused:	None	
	Visitors**:**	**Colby Anderson**	**Nate Doxey**
		Keith Russell	**Kerry Jorgensen**
		Jordan Savage	**Callie**

1. **Meeting Called to Order & Adoption of Agenda:**
This meeting was held via Zoom due to the COVID-19 social distancing restrictions. Chair Cragun called the meeting to order at 6 PM. Commissioner Kennington provided an invocation. The Pledge of Allegiance was led by Commissioner Ruelan.

COMMISSIONER **DAY** MADE A MOTION TO ADOPT THE PLANNING COMMISSION AGENDA FOR THE SEPTEMBER 15, 2020 MEETING. THE MOTION WAS SECONDED BY COMMISSIONER **GALLEGOS**. MOTION CARRIED UNANIMOUSLY.

2. **Meeting Minutes:**
COMMISSIONER **KENNINGTON** MADE A MOTION TO APPROVE THE APRIL 7, 2020 MEETING MINUTES. THE MOTION WAS SECONDED BY COMMISSIONER **GALLEGOS**. MOTION CARRIED UNANIMOUSLY.

3. **Public Comment:** This is an opportunity to address the Planning Commission regarding your concerns or ideas, regarding items that have not been scheduled for a public hearing on this agenda. Please limit your comments to three minutes.
Open public comment. No public comment provided. Close public comment.

4. **Continuation – Request of Doug Hammond for a Subdivision Amendment to the Craig estates HOA,** approx. 4.22 acres located approx. 2330 W Craig Lane
Mr. Royce Davies shares that they met with the applicant and Staff had further discussion on this item. Due to the text changes to the zoning code, they are entitled to develop under the R-2 zone without conditions. The applicant is planning on meeting the minimum lot standards for the R-2 zone. They meet the density of that zone and staff recommends approval. They need to provide construction documents.
Commissioner Weber asks about another lot which is no longer on the plans. Mr. Davies confirmed that they have removed it and are planning on proceeding without it.

COMMISSIONER **WEBER** MOVES THAT THE PLANNING COMMISISON APPROVE THE SUBDIVISION PLAT AMENDMENT TO THE CRAIG ESTATES SUBDIVISION. COMMISSIONER **GALLEGOS** SECONDS THE MOTION. MOTION CARRIES UNANIMOUSLY.

5. **Public Hearing – Request of Colby Anderson for a Rezone from General Commercial (GC) to Climate Controlled Indoor Self-Storage Unit Zone (SU),** approx. 0.94 acres located at 1556 S 2000 W
Mr. Steele shares that this proposal comes from a Mr. Colby Anderson who has been the person behind the creation of the SU zone. Mr. Steele indicates that the proposed site plan does meet the requirements of the SU zone. Mr. Steele further shares that the general plan has this designated as Commercial. The property does not have much visibility from the street and shares that he feels lack of visibility is the reason why the property has sat vacant for so long.

Open Public Comment.

DRAFT

Mr. Kerry Jorgensen, of South Jordan, is the owner of the building directly South of the applicant property and is curious of the height of this proposed building as well as the setback for this zone and how close it would be to his property line. Mr. Steele shares that the building height is 40 feet and there is a minimum of a 15-foot setback. Mr. Jorgensen questions whether or not there would be a fence dividing the properties. He shares that children from the schools like to cut through that field and he would prefer to divert them onto safer sidewalks near the parking lot.

Close Public Comment

Mr. Colby Anderson shares that he is willing to be a good neighbor and work with the City to make sure that he meets Syracuse City Code. Commissioner Wessel states he is favor of the project. Chair Cragun agrees.

COMMISSIONER **RUELAN** MOVES THE PLANNING COMMISSION TO RECOMMEND APPROVAL OF THE REZONE APPLICATION FOR PROPERTY LOCATED AT APPROXIMATELY 1556 SOUTH 2000 WEST FROM GC TO SU. COMMISSIONER **WEBER** SECONDS. MOTION CARRIES UNANIMOUSLY.

6. **Public Hearing – Request of Nate Doxey for a Commercial Site Plan,** consisting of approx. 0.397 acres located at 1532 West 1700 South

Mr. Davies shares that this is a renovation of an existing home. The plans will include parking for the business. UDOT does not allow for a second access and therefore they will only be able to do a hammerhead turnaround onsite for fire access. There is a buffer yard required, but the Planning Commission can remove the buffering along the driveway due to the need for a drive aisle. This will avoid the requirement to move the building. Mr. Davies shares that it is anticipated that the developments to the east and west would be converted to commercial quicker than the homes to the north of the property. Mr. Steele shares the desire to have a pedestrian walkway to the neighborhood directly north. Mr. Steele says that when emailing the applicant, Mr. Doxey was not in favor of putting in a pedestrian walkway. The walkway is not a code requirement and the City cannot insist that it be built. There are traffic concerns with such a proposal due to the mixture of vehicles and pedestrians. Mr. Davies indicates that the application currently lacks a lighting plan and landscape plan, which are required. Staff is comfortable with conditional approval, but the Commission may also continue the matter.

Mr. Doxey, the applicant, addresses the Commission and shares that he understands the desire for pedestrian walkways but does not feel that he could make it work unless it was built on the west side of the property with the understanding that the City would foot the entire bill of the walkway. Mr. Steele shares some input as to where the pedestrian walkway could be placed. Mr. Doxey is not in favor of putting in the walkway at all. Mr. Roberts suggests getting input from the Council prior to making any deals with the applicant in putting in the walkway now, due to its budgetary impact. Staff also shares that Fire and Engineering have not seen these plans, and therefore do not give their approval of this site plan at this time. Commissioner Weber asks whether the pickleball courts will be open to the public. Mr. Doxey indicates that they are for private use.

Open Public Comment. No public comment provided. Close Public Comment

Mr. Kennington is not in favor of the walkway, he does agree on the need for a gate to fetch a ball, etc. Commissioner Day is not in favor of the walkway and feels it best to go before City Council before asking for it on tonight's meeting. He continues to share that he would like to table this item and meet on it in a couple of weeks when Fire and Engineering can do a full review on this item. Chair Cragun agrees with Commissioner Day. Commissioner Weber shares that he does not feel the need for the buffering on the east side. Commissioner Wessel agrees with Commissioner Weber and suggests buffering on the rear.

COMMISSIONER **DAY** MOVES THE PLANNING COMMISSION CONTINUE THE MATTER TO THE FOLLOWING MEETING. COMMISSIONER **RUELAN** SECONDS. MOTION CARRIES UNANIMOUSLY.

7. **Adjourn**

COMMISSIONER **KENNINGTON** MADE A MOTION TO ADJOURN AND DISMISS WITH THE WORK SESSION AT 6:53 PM. THE MOTION CARRIED UNANIMOUSLY.

_____ _____

Ryan Wessel, Chair Shay League, Planner

Date Approved: _____

DRAFT

Minutes of the Syracuse City Planning Commission Work Session held on September 15, 2020, at 6:00 PM, in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present:	Commission Members:	Brett Cragun, Chair Larry Johnson, Vice Chair G. Ivy Ruelan Greg Day Alan Gallegos Keeth Kennington Nicholas Weber Ryan Wessel (Alternate)
	City Employees:	Noah Steele, Community & Economic Development Director Royce Davies, Planner Heather Davies, Administrative Professional Paul Roberts, City Attorney Golden Barrett, Fire Marshall
	City Council:	Councilmember W. Seth Teague
	Excused:	None
	Visitors**:**	None

Chair Cragun starts the Work Session at 6:54 PM.

1. Department Business:

a. City Council Liaison Report

Councilmember Teague shares the following City Council actions:

- Legend Pointe Phase 2 approved.
- Holt and Briggs MXD property rezones passed with a 3-2 vote.
- They are continuing the discussion on the Dahl project.
- Staff did get the approval from Council to talk about a performing arts center in Syracuse.

b. City Attorney Updates

Paul Roberts, City Attorney, shares that he has nothing for tonight.

c. Upcoming Agenda Items

Mr. Steele shares the following upcoming agenda items.

- Shoreline Final Plat Phase 4 & 5
- Excel Dance Studio Site Plan
- Villages at the Bluff

2. Discussion Items:

None for this meeting.

3. Commissioner Reports

None.

4. Adjourn

COMMISSIONER **WEBER** MADE A MOTION TO ADJOURN AT 6:57 PM. MOTION PASSES UNANIMOUSLY.

DRAFT

PLANNING COMMISSION

January 18, 2022

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

January 18, 2022

LEGISLATIVE ITEM

Agenda Item # **4**

Belknap Rezone

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:	2383 W 2700 South
Current General Plan:	Medium Density Residential
Current Zoning:	R-1 (Single-Family Residential at 2.3 Units per Acre)
Proposed Zoning:	R-3 (Single-Family Residential at 4 Units per Acre)
Acreage:	0.63

Summary

The applicant is requesting approval of a rezone from R-1 to R-3 to accommodate a subdivision of the original lot that has already been split in two. This would be the second rezone to R-3 in the area if approved. The Sadie's Glen subdivision property approximately 500 feet to the west was rezoned from A-1 to R-3 by the City Council in 2021. Other relative zoning near the property includes the R-2 Zone duplexes to the south and the Shoreline development to the west in the RPC Zone. The Shoreline development is 4 units per acre and the duplexes to the south are 7.4 units per acre.

This area is designated Medium Density Residential in the General Plan which supports the R-3 Zone among others in anticipation of impacts caused by the adjacent West Davis Corridor. At its furthest distance, the West Davis Corridor right-of-way is approximately 120 feet from the boundary of this property.

There is an existing dwelling on the north of the property, so a rezone and subsequent subdivision plat would create one additional building lot. This lot would be eligible for one single-family unit. A duplex would not be permitted on this lot in the R-3 Zone.

Given the size of the property, it is unlikely that the permitted civic, public, or religious uses listed in the R-3 Zone would occur. A single-family building lot is the intended use indicated by the applicant.

Traffic generation for a single-family unit is approximately 9-10 trips per day.

Staff does not make recommendations for Planning Commission actions on legislative items as they are decided by the City Council. As such, the Planning Commission's role in this review is to provide a recommendation to the Council.

Suggested Motion Language

Approval
I move the Planning Commission recommend the City Council approve the request of Coulton and Michelle Ford for a rezone of approximately 0.63 acres from R-1 to R-3.

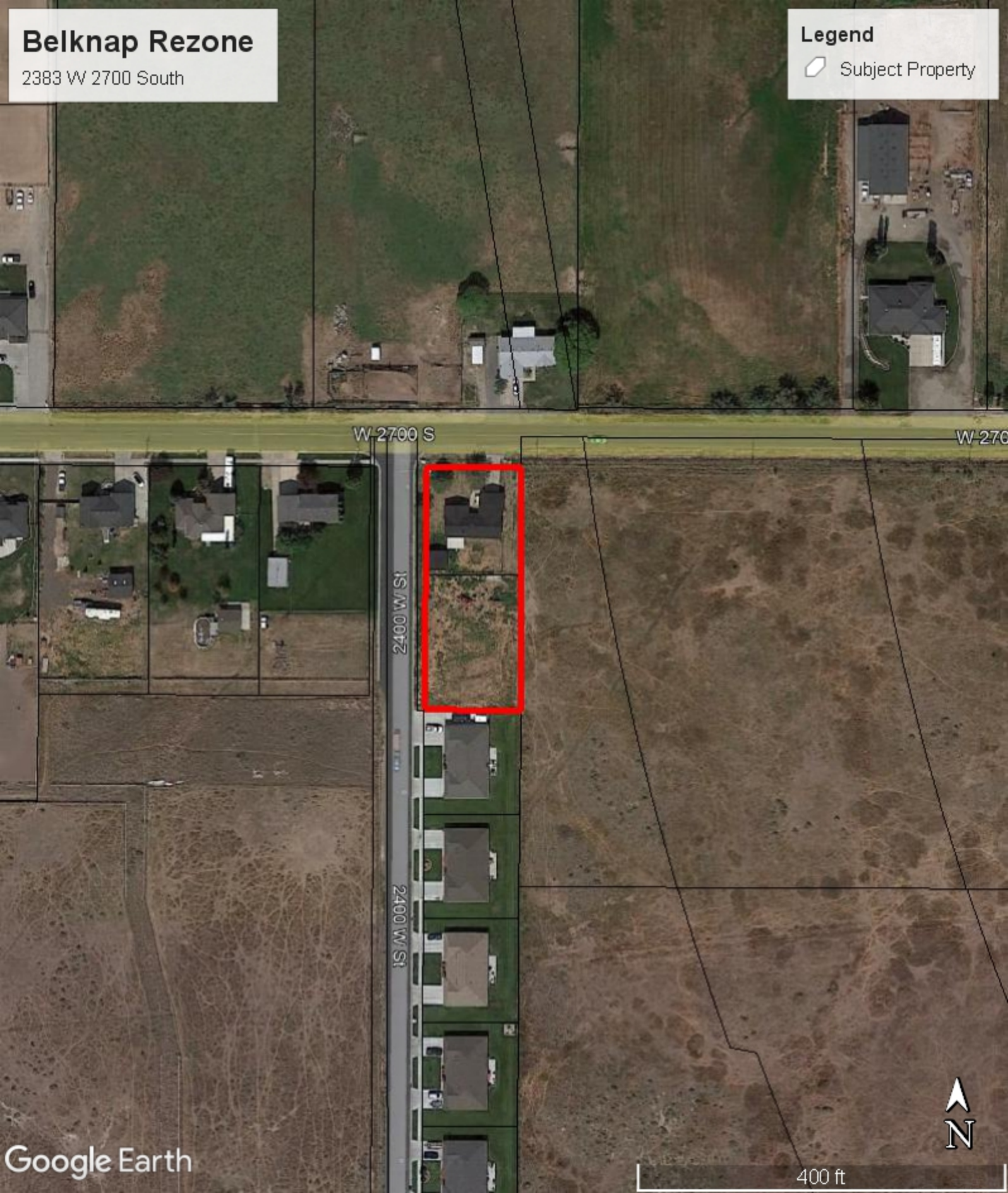
Table
I move the Planning Commission continue the request of Coulton and Michelle Ford for a rezone of approximately 0.63 acres from R-1 to R-3 until (provide date).

Denial
I move the Planning Commission recommend the City Council deny the request of Coulton and Michelle Ford for a rezone of approximately 0.63 acres from R-1 to R-3 based on the following findings:

1. (List findings).

Attachments

- Property Map
- Application
- Current Zoning
- Proposed Zoning


Belknap Rezone
2383 W 2700 South
Legend
Subject Property
W 2700 S
W 270
2400 W St
2400 W St
N
400 ft
Google Earth

dotloop signature verification: dtlp.us/Na02-uQLn-PnX4

Rezone Application

Syracuse City Community Development
1979 West 1900 South, Syracuse, UT 84075
Phone: (801) 825-1477 ext 4 Website: www.syracuseut.com
Fax: (801) 614-9626 Email: planning@syracuseut.com

Updated 7/10/17

Subject Property Information

Property Address or Approximate Coordinate:		Total Acreage of Parcel:
2383 W 2700 S		.28 + .35
Parcel Identification Number (as recorded with Davis County:	**Current Zone**	**Proposed Zone:**
12-103-0118	Res	R3

Brief Description of Purpose for Rezone and Reasons Supporting the Request

Rezone this parcel into a R3 zoning so the parcel can be subdivided into the .28 & .35 lots

Subject Property Owner Contact Information

Name(s) of every person or company the applicant represents:
Coulton & Michelle Ford + Army of God (Brett Belknap & Jesus Castaneda)

Mailing Address:	City:	State:	ZIP:
8638 S Eggl. Farms Cir	West Jordan	UT	84088

Office Phone:	Cell Phone:	Email:
	385.352.6210	brett@belknapteam.com

Applicant Contact Information (if different from Property Owner)

Name (and agent, if any):

Mailing Address:	City:	State:	ZIP:

Office Phone:	Cell Phone:	Email:

I hereby certify that the requested Rezone would comply with all required conditions and standards of the Syracuse City Land Use Ordinance, be harmonious with neighboring uses, fit the goals of the community's General Plan, and impose no insatiable demands for public services. I read the Syracuse Land Use Ordinance relative to rezoning 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.

Michelle Ford — dotloop verified 12/23/21 4:00 PM MST TV6T-B22Q-LALW-MZEY
Property Owner Signature Date 12/14/21

Coulton Ford — dotloop verified 12/27/21 12:13 PM MST OG3T-QYHN-7ZCC-S87W
Applicant Signature Date 12/14/21

FOR OFFICE USE ONLY

Date Received and Paid:	Received by:	Receipt #

Payment Type: ☐ Cash ☐ Credit Card ☐ Check#_____

Land Use Authority Date:

City Council Decision and Date:

Application and Noticing Fees:

$425	Application Fee		$ 425
$20	per Public Notice Sign	_____Signs	$_____
$100	Noticing Fees	____	$_____
		Total	$_____

dotloop signature verification: dtlp.us/Na02-uQLn-PnX4

Guidelines and Checklist

DISCLAIMER: *The City is providing the following information as a service to those applying for a rezone within Syracuse City. No one shall consider these guidelines as comprehensive. In the event of conflicts or discrepancies between this document and City Ordinances or State Codes, the more strict rules shall apply.*

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

Description	Fee	Comments
Application	$425	Fee includes initial City Planning and Engineering staff review
Public Notice Signs	$20 per sign	Sign required per road frontage abutting subject property
Noticing	$100	Fee includes cost for stamps, property lists from County, staff time, etc.

Prior to submitting this type of application, the Syracuse City Community Development Department encourages applicants to contact City staff for assistance in addressing and understanding all requirements for any rezone application.

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.

Applicant to read and check each box to acknowledge all requirements

☐ Completed and signed Rezoning of Property Application form

☐ Application and noticing fee payment per the current Syracuse City Fee Schedule

☐ Scaled, accurate property map indicating
- Present and proposed zoning classifications
- All abutting properties showing present zoning classifications
- Accurate legal description and an approximate common address of the area proposed for rezoning

☐ If the rezone would require a change in text to Title X, application shall include a draft of proposed text with reference to chapter and section

The applicant will need approval of the:
- Planning Commission
- City Council

Should you have any questions regarding the application materials, process, or laws and ordinances governing the rezoning of property, please feel free to contact the Community Development Department at 801-825-1477 ext 4. You may access the Syracuse City Municipal Code and Fee Schedule on the internet at www.syracuseut.com.

We look forward to working with you and providing a pleasant and productive atmosphere in order to help you accomplish your goals that will ultimately be an asset to the community of Syracuse.

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.


Belknap Rezone Current Zoning
2383 W 2700 South
Legend
A-1
R-1
R-2
RPC Zone
Subject Property
W 2700 S
W 270
2400 W St
2400 W St
N
Google Earth
400 ft


Belknap Rezone Proposed Zoning
2383 W 2700 South
Legend
A-1
R-1
R-2
R-3
RPC Zone
Subject Property
W 2700 S
W 270
2400 W St
2400 W St
Google Earth
400 ft
N

PLANNING COMMISSION

January 18, 2022

ADMINISTRATIVE ITEM

Agenda Item # **5**

Maverik Site Plan

Factual Summation

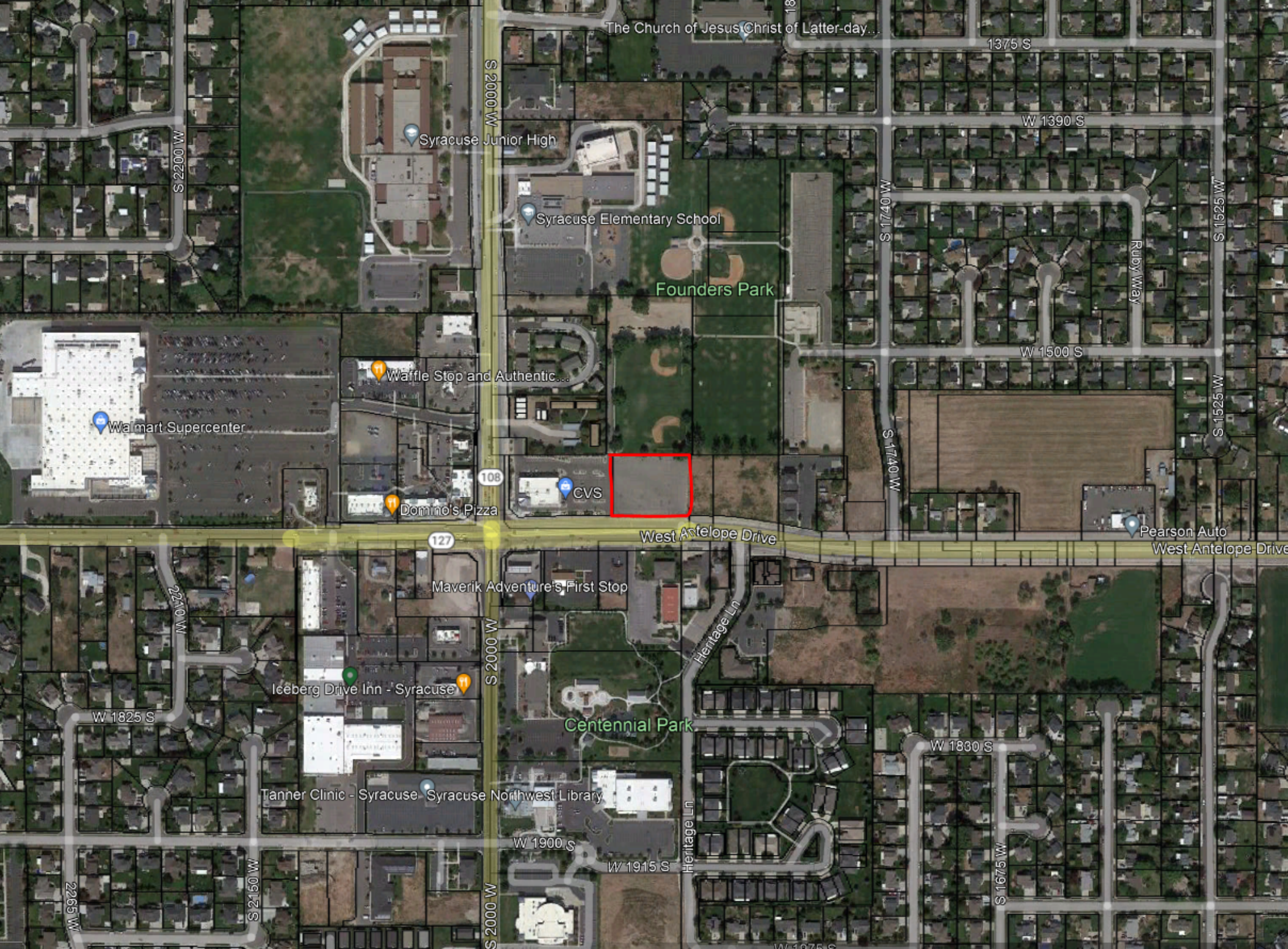
Please review the following information. Any questions regarding this agenda item may be directed to Noah Steele, Community and Economic Development Director.

Summary

Applicant Maverik, Inc. has applied for site plan approval to build a new gas station. Staff and the ARC has conducted a detailed review of the plans with multiple rounds of submittals. See attached for latest plans. At the time of this writing there are some remaining unresolved staff comments. See attached reports.

Planning Commission is the land use authority for site plans. This does not go to City Council unless there was an appeal of your decision. After site plan approval, next steps would be for the applicant to submit a building permit application prior to construction.

Motion options are to approve, approve with conditions, deny, or table until the next meeting.


The Church of Jesus Christ of Latter-day...
1375 S
S 2000 W
W 1390 S
Syracuse Junior High
S 2200 W
Syracuse Elementary School
S 1740 W
S 1525 W
Ruby Way
Founders Park
W 1500 S
Waffle Stop and Authentic...
Walmart Supercenter
108
CVS
Domino's Pizza
127
West Antelope Drive
Pearson Auto
West Antelope Drive
Maverik Adventure's First Stop
Heritage Ln
S 2210 W
S 2000 W
Iceberg Drive Inn - Syracuse
W 1825 S
Centennial Park
W 1830 S
Tanner Clinic - Syracuse
Syracuse Northwest Library
W 1900 S
W 1915 S
Heritage Ln
S 16675 W
S 2150 W
S 2255 W
S 2000 W

Site Plan Application

Syracuse City Community Development

1979 West 1900 South, Syracuse, UT 84075
Phone: (801) 825-1477 ext 4 Website: www.syracuseut.com
Fax: (801) 614-9626 Email: planning@syracuseut.com

Updated 7/18/17

Project Information

Project Name:	Property Zone:	Parcel Identification No.:	Acres:
Maverik	General Commercial	128650002	1.253

Address:	Description of Use:
1904 West 1700 South	convenience store/ service station

Property Owner(s) Information

Name:			Name:		
Maverik, Inc.					
Address:			Address:		
185 South State Street, Ste 185					
City:	State:	ZIP:	City:	State:	ZIP:
Salt Lake City	Utah	84111			
Phone: ■Cell ☐Office	Email Address:		Phone: ☐Cell ☐Office	Email Address:	
801-888-3119	belinda.madsen@maverik.com				

Primary Contact/Representative Information

Name:			
Robert Poirier			
Address:	City:	State	ZIP:
8610 S Sandy Parkway Suite 200	Sandy	UT	84070
Office Phone:	Cell Phone:	Email Address:	
801-255-7700	801-450-0189	rob@mcneileng.com	

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 read the Syracuse Land Use Ordinance and understand that submitting this application does not guarantee approval and is subject to the discretion of the City Land Use Authority and 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 and that approval by City Council shall be valid for a period of twelve months.

Applicant Signature — Date: 09-28-2021

Property Owner Signature — Date: 9/29/2021

FOR OFFICE USE ONLY

1.253x55

Date Received and Paid:	Received by:	Receipt #

Payment Type: ☐ Cash ☐ Credit Card ☐ Check#_____

Land Use Authority Date:
City Council Decision Date:
Building Official Review Date:
Fire Official Review Date:

Application and Noticing Fees:

0-5 acres	$ 575 + $ 55/acre	CUP	$650 + $55/acre
5.01-10 acres	$1,585 + $ 173/acre	Res. Multi.	$750 + 1% bond
10.01-15 acres	$2,450 + $144/acre		
15.01-20 acres	$3,170 + $115/acre		
>20 acres	$3,745 + $100/acre		

Revised Plan $ 250 + $ 50/acre or $35 nonconforming use/lot review

Minor Site Plan Amendment $100

$ 20	per Public Notice Sign	1 Signs	$ 20
$100	Noticing		$ 100
		Total	$ 250



2 FRONT LEFT BUILDING PERSPECTIVE
SCALE:



1 FRONT RIGHT BUILDING PERSPECTIVE
SCALE:

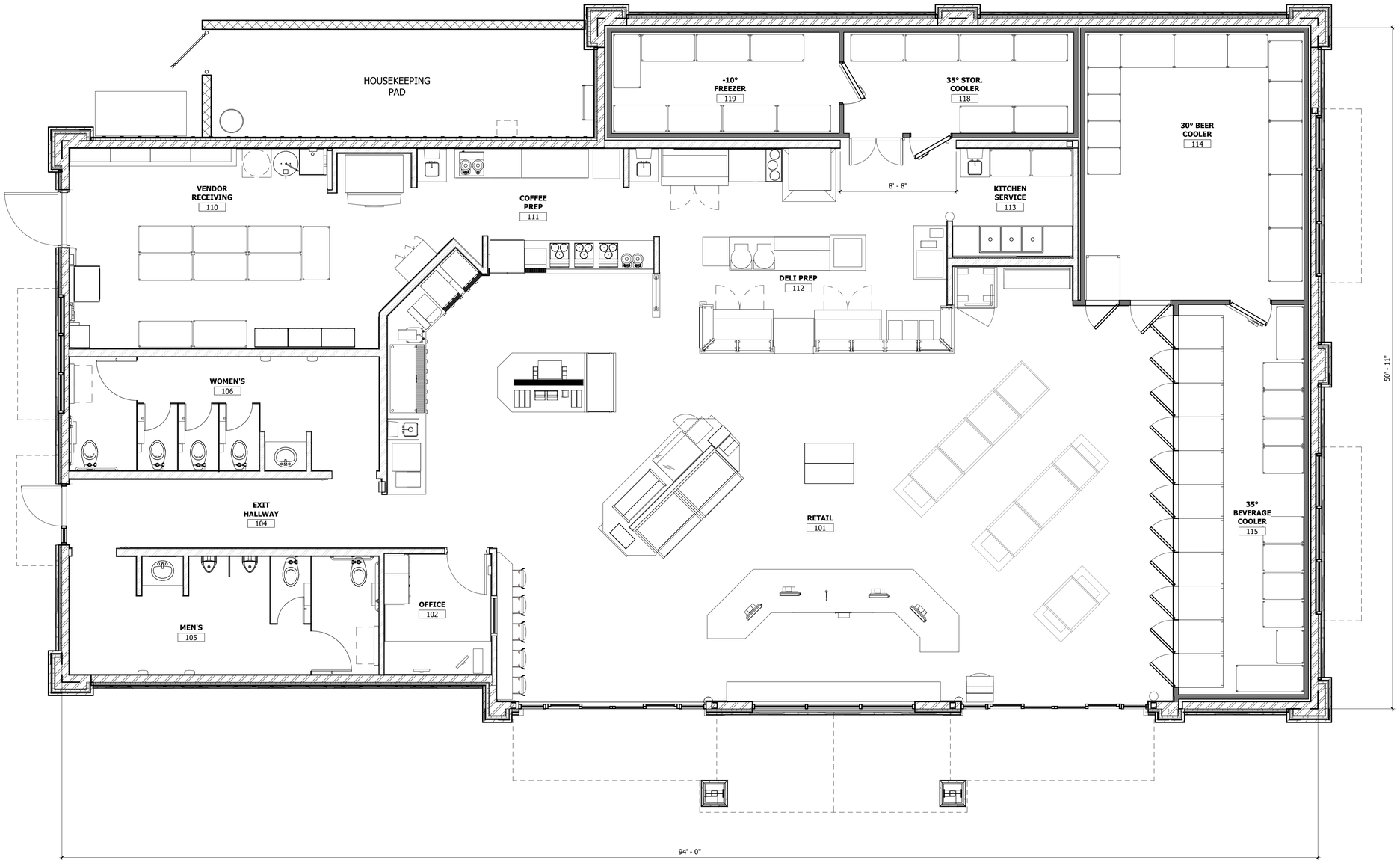
PROPOSED MAVERIK C-STORE

Prototype Version: 40_L_RR_2102
Building Square Footage: 4,425 SF
Construction Type/Occupancy Classification: V-B / M

A-3 | PERSPECTIVE VIEWS

MAVERIK

185 S. State Street
Salt Lake City, Utah 84111



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

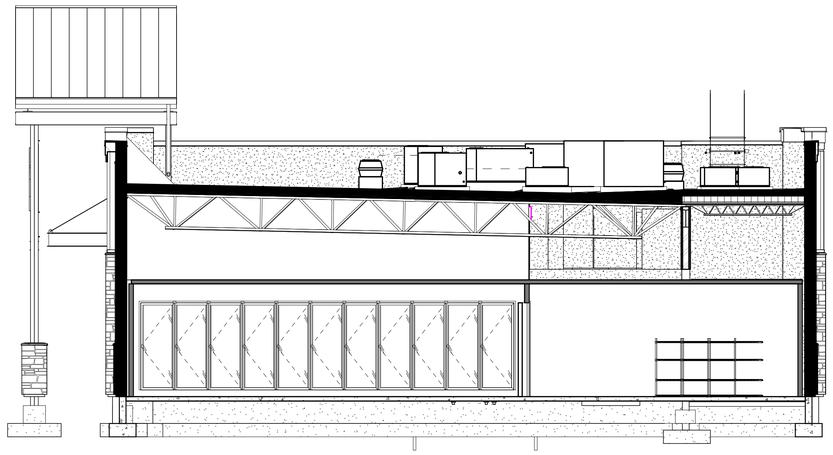
PROPOSED MAVERIK C-STORE

Prototype Version: 40_L_RR_2102
Building Square Footage: 4,425 SF
Construction Type/Occupancy Classification: V-B / M

A-1 | FLOOR PLAN

MAVERIK

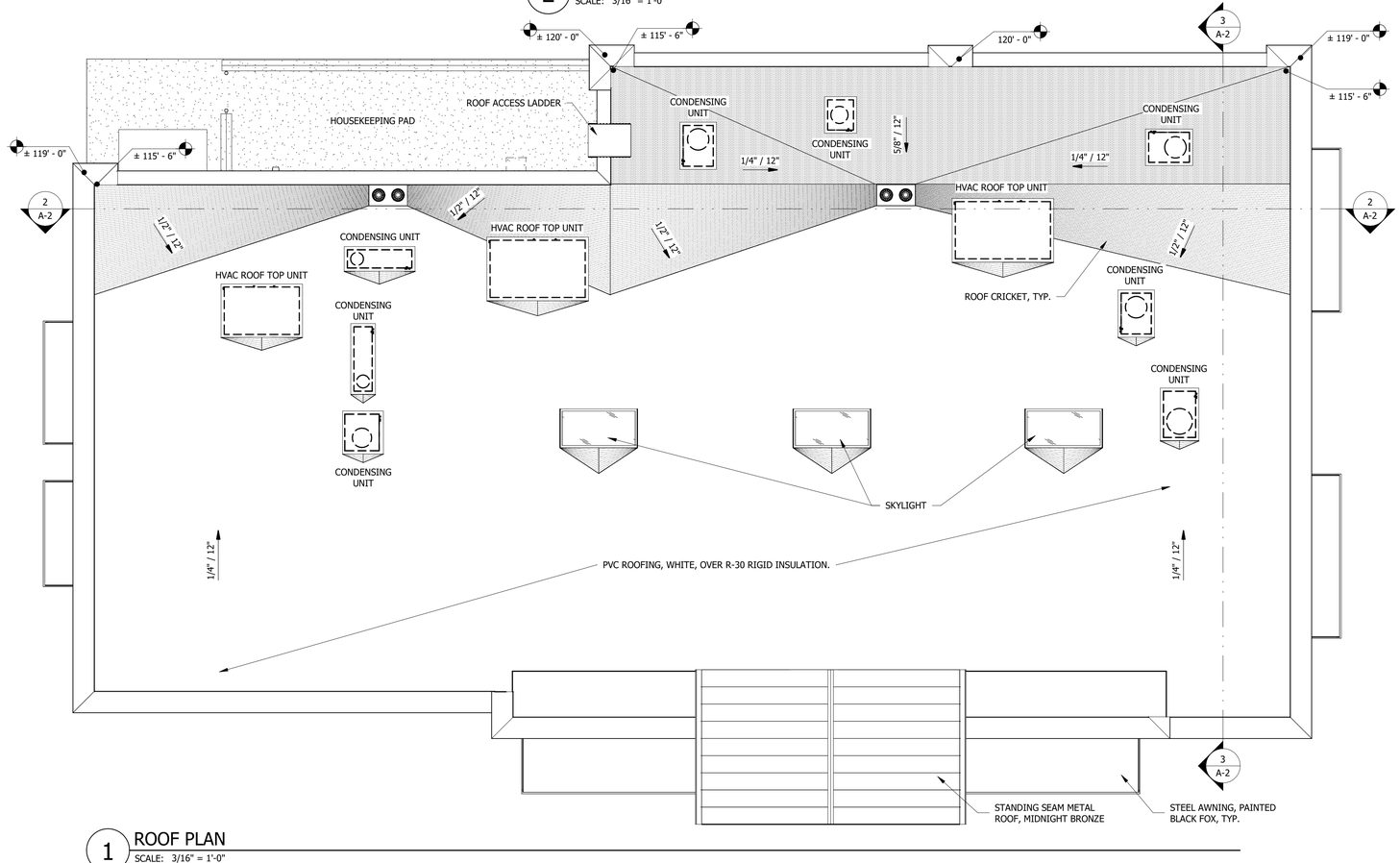
185 S. State Street
Salt Lake City, Utah 84111



3 BUILDING SECTION
SCALE: 3/16" = 1'-0"



2 BUILDING SECTION
SCALE: 3/16" = 1'-0"



1 ROOF PLAN
SCALE: 3/16" = 1'-0"

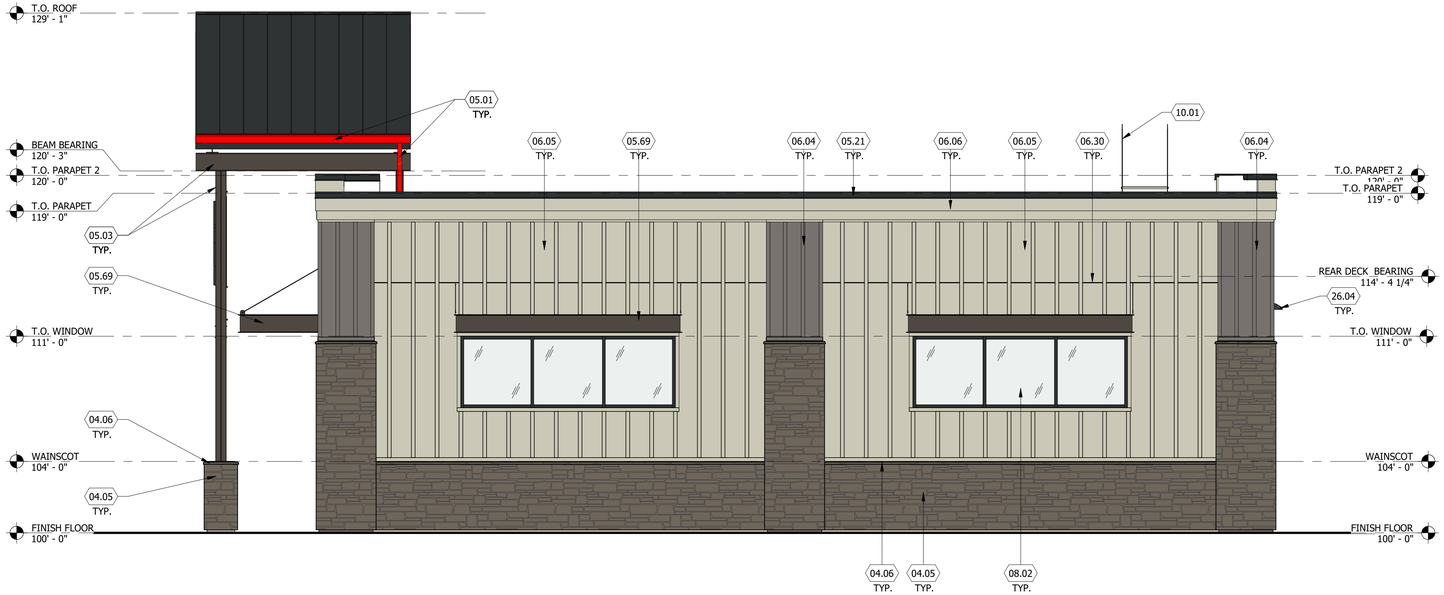
PROPOSED MAVERIK C-STORE

Prototype Version: 40_L_RR_2102
Building Square Footage: 4,425 SF
Construction Type/Occupancy Classification: V-B / M

A-2 | ROOF PLAN

MAVERIK

185 S. State Street
Salt Lake City, Utah 84111



2 RIGHT ELEVATION

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

1 FRONT ELEVATION

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

KEYED NOTES

04.05	CULTURED STONE VENEER, SKYLINE, COUNTRY LEDGESTONE
04.06	CULTURED STONE VENEER CAP, SKYLINE, COUNTRY LEDGESTONE
05.01	PRE-FINISHED GUTTER AND DOWNSPOUT, BRITE RED
05.03	PAINTED STEEL, BLACK FOX
05.21	PRE-FINISHED METAL COPING, COLOR C-1
05.69	STEEL AWNING, COLOR P-9
06.04	FIBER CEMENT BOARD & BATTEN SIDING, BB-2
06.05	FIBER CEMENT BOARD & BATTEN SIDING, BB-1
06.06	FIBER CEMENT TRIM BB-3
06.30	HORIZONTAL JOINT IN SIDING
08.02	ALUMINUM STOREFRONT SYSTEM, DARK BRONZE
10.01	ROOF ACCESS LADDER W/ SECURITY GATE, SEE DETAIL 1/A5.11. POWDER COATED COLOR TO MATCH SIDING BB-1
10.52	BUILDING ADDRESS SIGNAGE. VERIFY LOCATION WITH LOCAL CODE OFFICIAL(S) PRIOR TO INSTALLATION
26.04	LIGHT FIXTURE, SEE ELECTRICAL PLANS

PROPOSED MAVERIK C-STORE

Prototype Version: 40_L_RR_2102
Building Square Footage: 4,425 SF
Construction Type/Occupancy Classification: V-B / M

A-4 | EXTERIOR ELEVATIONS

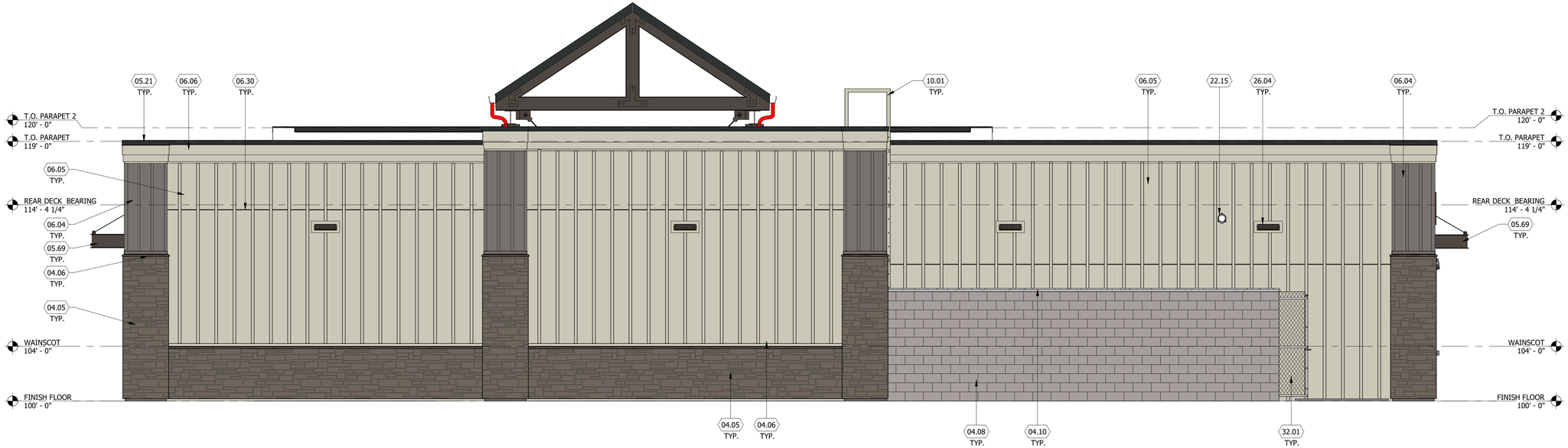
MAVERIK

185 S. State Street
Salt Lake City, Utah 84111



2 LEFT ELEVATION

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



1 REAR ELEVATION

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

KEYED NOTES

04.05	CULTURED STONE VENEER, SKYLINE, COUNTRY LEDGESTONE
04.06	CULTURED STONE VENEER CAP, SKYLINE, COUNTRY LEDGESTONE
04.08	SPLIT-FACE CMU BLOCK, COLOR: CANVAS, 8'-0" HIGH WITH CONCRETE CAP
04.10	SPLIT FACE CAP
05.01	PRE-FINISHED GUTTER AND DOWNSPOUT, BRITE RED
05.03	PAINTED STEEL, BLACK FOX
05.06	MBCI PRE-FINISHED METAL ROOF, 1 3/4" STANDING SEAM, MIDNIGHT BRONZE
05.21	PRE-FINISHED METAL COPING, COLOR C-1
05.69	STEEL AWNING, COLOR P-9
06.04	FIBER CEMENT BOARD & BATTEN SIDING, BB-2
06.05	FIBER CEMENT BOARD & BATTEN SIDING, BB-1
06.06	FIBER CEMENT TRIM BB-3
06.30	HORIZONTAL JOINT IN SIDING
08.02	ALUMINUM STOREFRONT SYSTEM, DARK BRONZE
08.07	DOOR, SEE SCHEDULE
10.01	ROOF ACCESS LADDER W/ SECURITY GATE, SEE DETAIL 1/A5.11. POWDER COATED COLOR TO MATCH SIDING BB-1
22.15	ROOF OVERFLOW DRAIN SCUPPER, SEE PLUMBING DRAWINGS
26.04	LIGHT FIXTURE, SEE ELECTRICAL PLANS
32.01	CHAIN LINK FENCE WITH PRIVACY SLATS. COLOR TO MATCH BUILDING FIELD COLOR

PROPOSED MAVERIK C-STORE

Prototype Version: 40_L_RR_2102

Building Square Footage: 4,425 SF

Construction Type/Occupancy Classification: V-B / M

A-5 | EXTERIOR ELEVATIONS

MAVERIK

185 S. State Street
Salt Lake City, Utah 84111

MIRADA WALL SCONCE (XWM)



DOE LIGHTING FACTS

Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program. Visit www.lightingfacts.com for specific catalog strings.

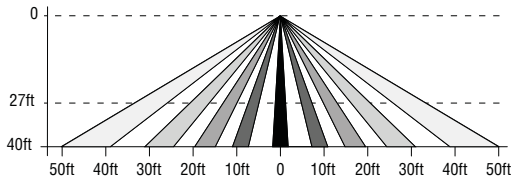
LIGHT OUTPUT - XWM - 3 5000K CCT

	Lumens	Wattage	LPW
03	3410	29	117
04	4417	40	111
06	6609	59	113
08	8610	82	105

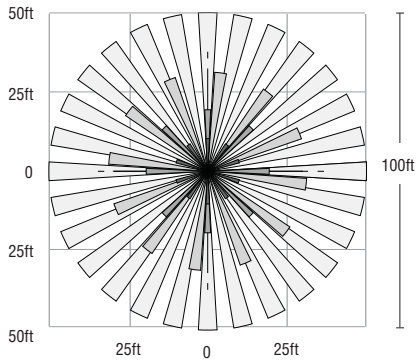
LED Chips are frequently updated therefore values may increase.

COVERAGE DIAGRAM

SIDE VIEW



TOP VIEW



US & Int'l. patents pending

SMARTTEC™ -LSI drivers feature integral sensor which reduces drive current, when ambient temperatures exceed rated temperature

ENERGY SAVING CONTROL OPTIONS - DIM - 0-10 volt dimming enabled with LSI wireless controls.

OPTIONAL INTEGRAL MOTION SENSOR - Passive infrared motion sensor activates switching of luminaire light levels. High level light is activated when passersby enter target zone and increased to full bright in 1-2 seconds. Low light level (30% of maximum drive current) is activated when target zone is absent of motion activity for 5 minutes and is gradually ramped down (10 seconds) to low level. Sensor detection range 110° horizontal x 93° vertical x 10 meters maximum distance.

LEDS - Available with 5000K, 4000K or 3000K color temperature, 70 CRI min.

OPTICS/DISTRIBUTIONS - Ultra-high efficiency reflectors provide three distributions. Choose from Type 2, Type 3 or Type FT.

HOUSING - Three-piece die-cast aluminum housing is smoothly contoured low-profile shape. Mounting hardware is stainless steel or electro-zinc plated steel. Housing and optical unit are sealed with extruded silicone gasket; supply conductors with molded EPDM bushing.

OPTICAL UNIT - Proprietary silicone refractor optics provide exceptional coverage and uniformity. Pressure stabilizing breather allows super-tight protection while preventing cycling from building up internal pressures and vacuums that can stress optical unit seals

WALL MOUNTING - Galvanized-steel universal wall mounting plate easily mounts directly to 4" octagonal or square junction box. EPDM gasket is supplied to be installed between mounting plate and junction box, sealing junction box from entrance of water. Universal plate permits fixture to be mounted in uplighting (indoor only) or downlighting position. Optional pole-mounting bracket permits mounting to standard poles (XPMA).

ELECTRICAL - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (50/60Hz input) or 347-480VAC.

DRIVER - Drivers are dimming, standard. Components are fully encased in potting material for IP65 moisture resistance. Driver complies with IEC and FCC standards. Driver can be easily accessed.

EMERGENCY OPTIONS - Optional integral emergency battery-back-up options are available. BB option operates in 0°C to 60°C ambient temperature and CWBB operates in -20°C to 60°C ambient temperature. When primary AC power failure occurs, both options operate 10 LEDs for minimum of 90 minutes.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F)

FINISH - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

SHIPPING WEIGHT (in carton) - 30 lbs./13.6Kg

LISTING - UL listed to ANSI/UL1598, UL8750 and other U.S. and international safety standards. Suitable for wet locations in downlight position.

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.

RoHS COMPLIANT · c UL us LISTED wet location · CE · ARRA Funding Compliant · IP65 · FC

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Catalog # : SLM LED 18L SIL FT UNV 40 70CRI BRZ	Project : MAVERIK - T14A
Prepared By :	Date :

Slice Medium - SLM
Outdoor LED Area Light



The Slice's sleek design makes it perfectly-suited for Commercial & Industrial applications, while its cost-effective die-cast aluminum housing makes its acquisition cost very competitive. The Slice offers high performance silicone optics, die cast aluminum housing, 42,000+ lumens and is available with integral Airlink Synapse controls.

Features & Specifications

Optical System

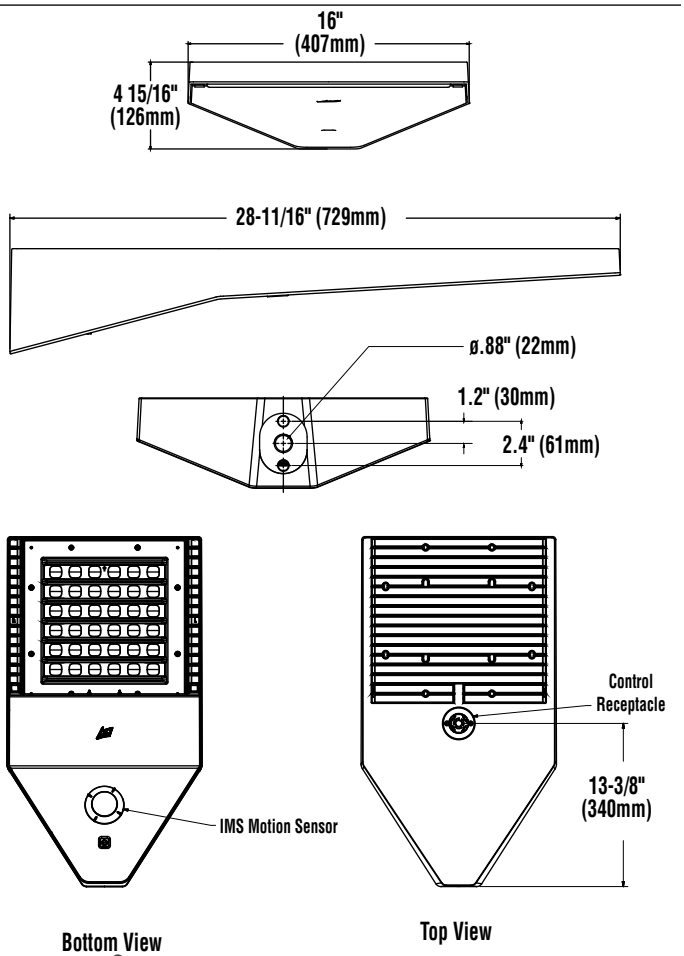
- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 5W, FT and FTA.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, 3000K, and 2700K color temperatures per ANSI C78.377. Also available in Phosphor Converted Amber, consult factory for availability.
- Minimum CRI of 70. Optional 80 CRI available, consult factory for lead time.
- Integral Louver (IL) option available for improved back-light control without sacrificing street side performance. See page 5 for more details.

Electrical

- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance on Page 3)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L lumen package rated to +40ºC.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Terminal block provided accepts up to 10ga wire.
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

Dimmable · WIRELESS CONTROLS · IP66 · RoHS COMPLIANT · ARRA Funding Compliant · c UL us LISTED · MANUFACTURED IN USA · TITLE 24 COMPLIANT · ida DARK SKY APPROVED · DLC OPL LISTED · DLC OPL LISTED PREMIUM

Product Dimensions

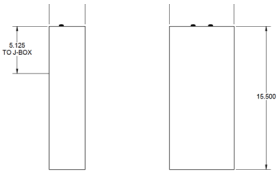


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Brian

ARCHITECTURAL SCALE, WET-LISTED OUTDOOR DECORATIVE ACCENT LIGHT

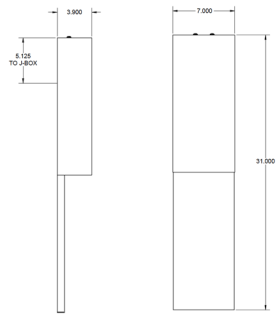
NO PANEL (15.5"H FIXTURE)




Down Light (MT1) Matte Black


Down/Up Light (MT2), Matte White

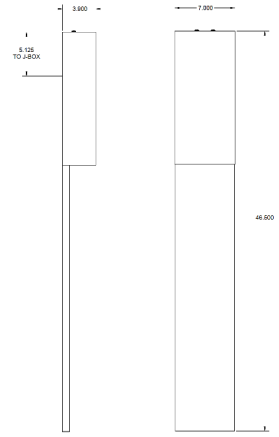
SHORT PANEL (15.5"H PANEL, 31"H FIXTURE)




Down Light (MT1), Graphite


Down/Up Light (MT2), Graphite

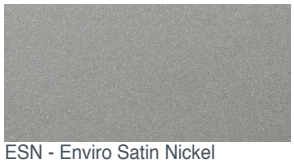
LONG PANEL (31"H PANEL, 46.5"H FIXTURE)



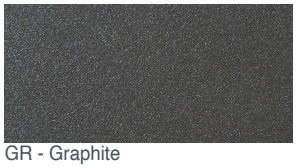

Down Light (MT1)
Enviro Oil-Rubbed Bronze


Down/Up Light (MT2)
Enviro Oil-Rubbed Bronze

METAL POWDER COAT FINISH OPTIONS:


ESN - Enviro Satin Nickel


EOB - Enviro Oil-Rubbed Bronze


GR - Graphite


DBT - Dark Bronze Textured

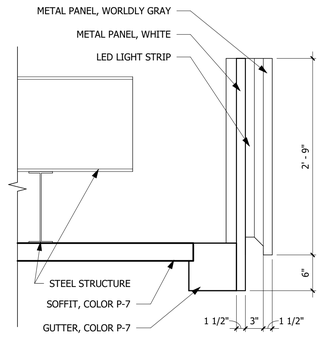

WHT - Matte White


BLK - Matte Black

ORDER CODE:

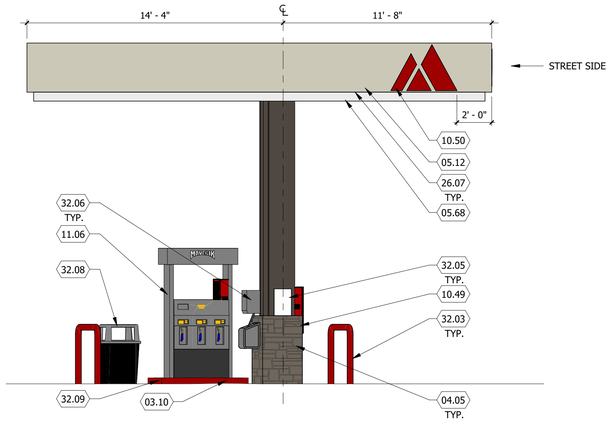
MODEL	LENGTH	CCT	SHADE LIGHT	METAL TRIM
BRIAN				
	15 15.5"	**3000** 3000K	**MT1** Down Light Only	**ESN** Enviro Satin Nickel
	31 31"	**3500** 3500K	**MT2** Down and Up Light	**EOB** Enviro Oil-Rubbed Bronze
	46 46.5"			**GR** Graphite
				DBT Dark Bronze Textured
				WHT White
				BLK Black

SPECIFICATIONS SUBJECT TO CHANGE, REVISED 11/24/2021



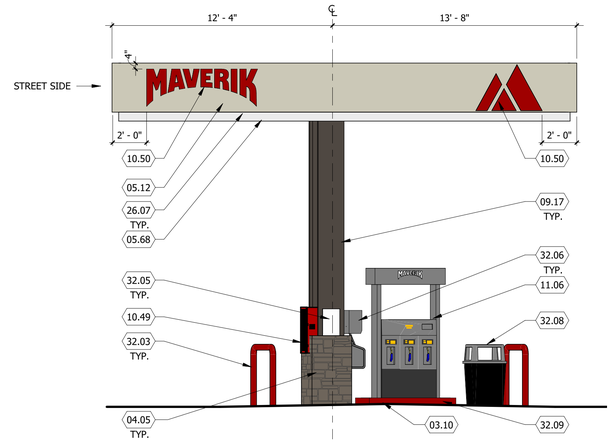
6 FUEL CANOPY DETAIL

SCALE: 1" = 1'-0"



5 FUEL DISPENSING CANOPY - END ELEVATION

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

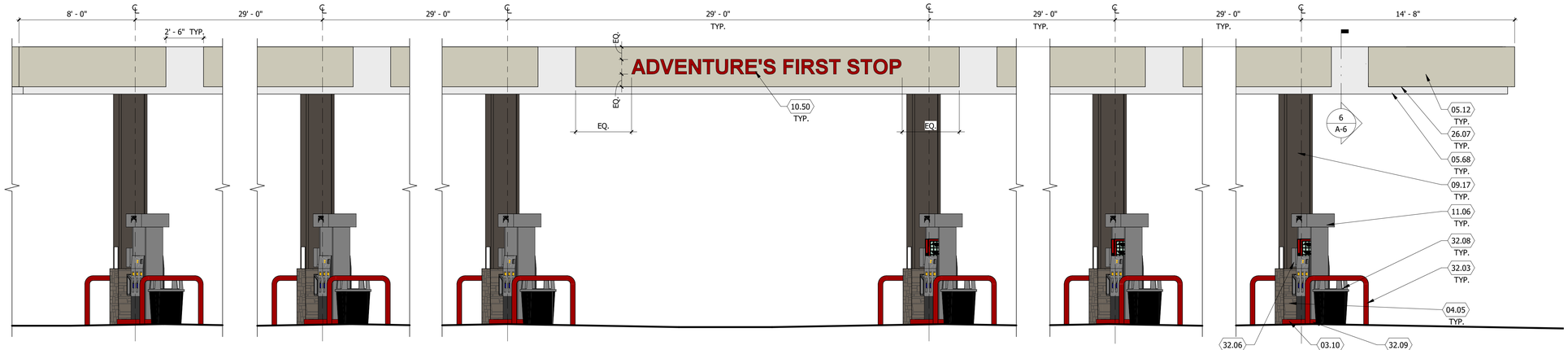


4 FUEL DISPENSING CANOPY - END ELEVATION

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

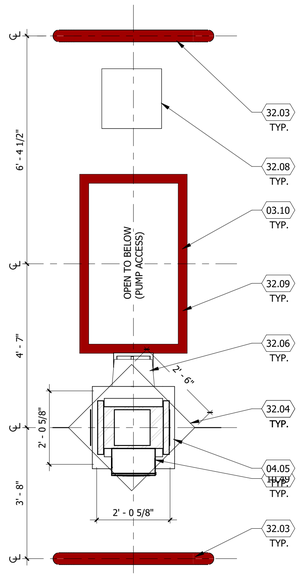
KEYED NOTES

03.10	6" MIN. RAISED CONCRETE ISLAND W/ TOOLED EDGES AND CORNERS. VERIFY SIZE W/ DISPENSER SUPPLIER +/-5'-0" X 3'-0" (NO METAL FORM). ACCESSIBLE ISLAND TO BE 6"; SEE CIVIL DRAWINGS FOR LOCATION
04.05	CULTURED STONE VENEER, SKYLINE, COUNTRY LEDGESTONE
05.12	ALUMINUM COMPOSITE METAL PANEL, WORLDLY GRAY
05.68	ALUMINUM COMPOSITE METAL PANEL, WHITE
09.17	PANEL COLUMN CLADDING, COLOR TO MATCH P-9
10.49	4A:40 BC FIRE EXTINGUISHER W/ CASE, LOCATE WITHIN 75' OF ALL PUMPS, DISPENSERS, OR STORAGE TANK. LOCATION TO BE FINALIZED BY FIRE MARSHAL
10.50	SIGNAGE TO BE COORDINATED BY FUEL CANOPY CONTRACTOR WITH OWNER
11.06	DISPENSING STATION (BY OTHERS)
26.07	ALL LIGHT FIXTURES (NOT SHOWN) TO BE FLUSH MOUNTED WITHIN THE DECK PANEL SOFFIT (SOFFIT COLOR P-7). SEE ELECTRICAL AND FUEL DISPENSING DRAWINGS
32.03	4" DIAMETER "U" BOLLARD, SET AND FILLED W/ CONCRETE, SEE CIVIL DRAWINGS. PAINTED P-4
32.04	EXPANSION JOINTS, TO BE FILLED W/ "JET FUEL RESISTANT" SEALANT, SEE CIVIL DRAWINGS
32.05	SIGNAGE, BY OWNER, TO COMPLY WITH IFC 2305.6 AND POSTED ON EACH SIDE OF COLUMN
32.06	S.S.I. (WINDOW WASH/PAPER TOWEL) PROVIDED BY OWNER INSTALLED BY CONTRACTOR, MOUNTED TO COLUMN PER ADA REQUIREMENTS (4'-0" MAX A.F.F. TO PAPER TOWEL FOLD)
32.08	TRASH CONTAINER, PROVIDED BY OWNER
32.09	PAINT CONCRETE CURB EDGE P-4, SEE SCHEDULE ON SHEET A6.03



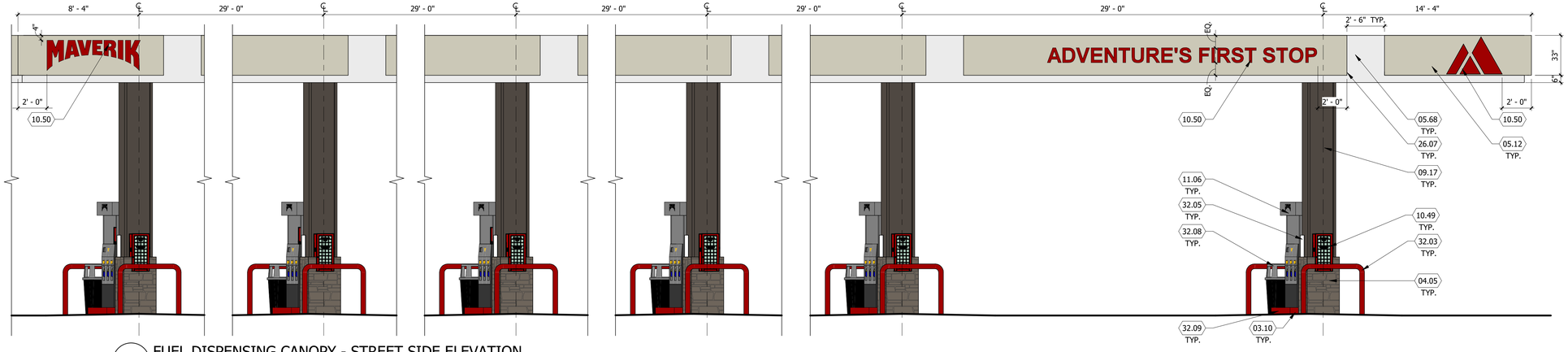
3 FUEL DISPENSING CANOPY - BUILDING SIDE ELEVATION

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



2 CANOPY COLUMN PLAN

SCALE: 1/2" = 1'-0"



1 FUEL DISPENSING CANOPY - STREET SIDE ELEVATION

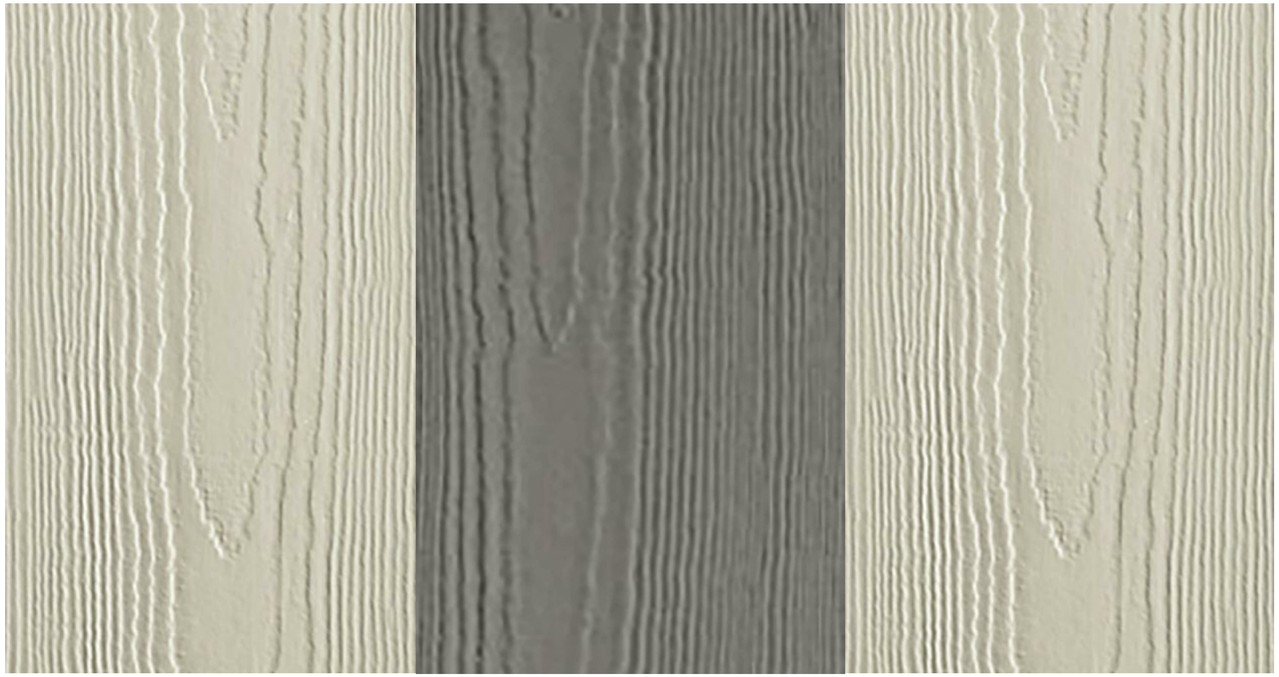
SCALE: 1/4" = 1'-0"

PROPOSED MAVERIK C-STORE

Prototype Version: 40_L_RR_2102
Building Square Footage: 4,425 SF
Construction Type/Occupancy Classification: V-B / M

A-6 | CANOPY ELEVATIONS

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BB-1 Fiberboard -
Worldly Gray

BB-2 Fiberboard -
Gauntlet Gray

BB-3 Fiberboard -
Worldly Gray



Cultured Stone - Skyline, Country Ledgestone



C-1 MBCI Midnight Bronze



C-2 MBCI Brite Red



Anodized - Dark Bronze



Paint - Black Fox

PROPOSED MAVERIK C-STORE

Prototype Version: 40_L_RR_2102
Building Square Footage: 4,425 SF
Construction Type/Occupancy Classification: V-B / M

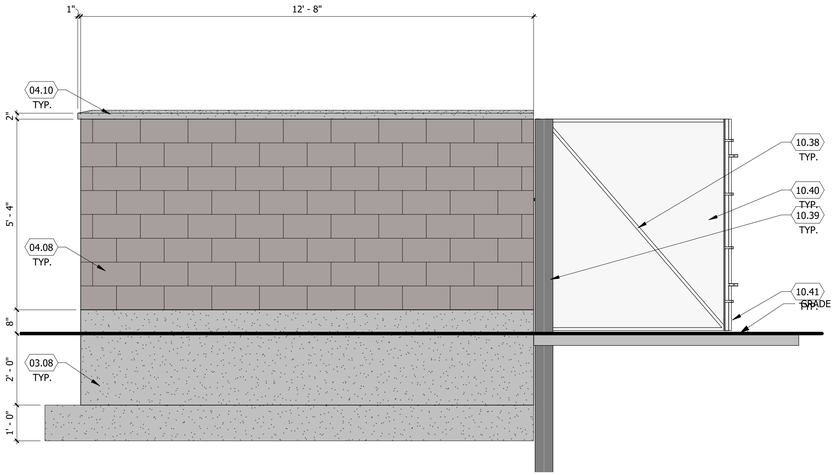
A-7 | EXTERIOR MATERIALS BOARD

MAVERIK

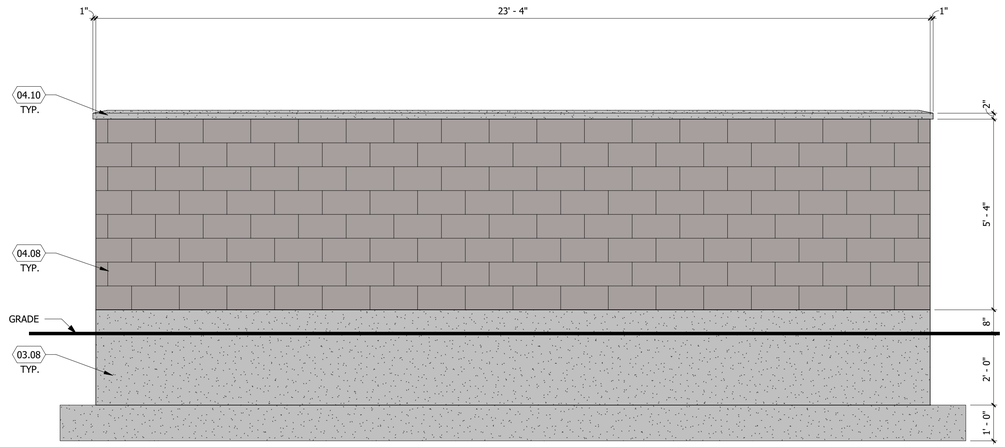
185 S. State Street
Salt Lake City, Utah 84111

KEYED NOTES

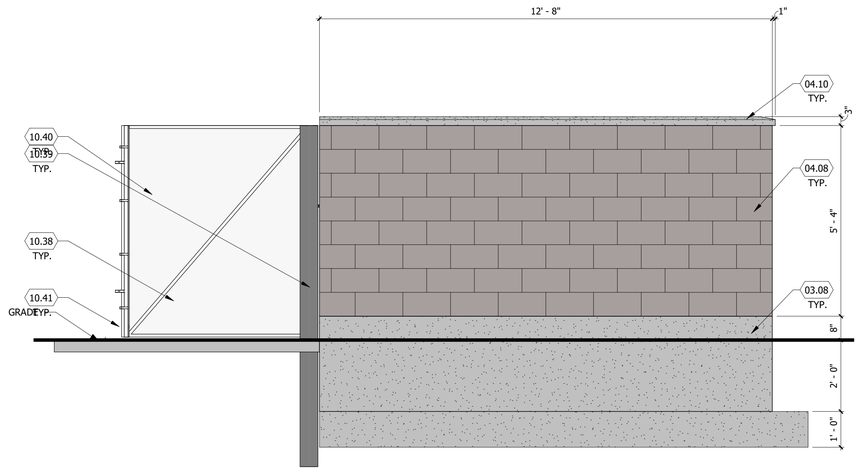
03.08	CONCRETE FOOTINGS AND FOUNDATIONS, SEE STRUCTURAL DRAWINGS
03.13	CONCRETE PIER FOUNDATION, SEE STRUCTURAL DRAWINGS
04.08	SPLIT-FACE CMU BLOCK, COLOR: CANVAS, 8'-0" HIGH WITH CONCRETE CAP
04.10	SPLIT FACE CAP
10.38	WELD BRACES TO GATE AS REQUIRED
10.39	POST, PAINTED P-9
10.40	CHAIN LINK GATE WITH SLATS TO MATCH P-9, W/ (4) HINGES, PAINTED P-9
10.41	LATCH W/ ROD TO CONCRETE, PAINTED P-9, W/ (4) HINGES, PAINTED P-9
10.42	STEEL SLEEVE



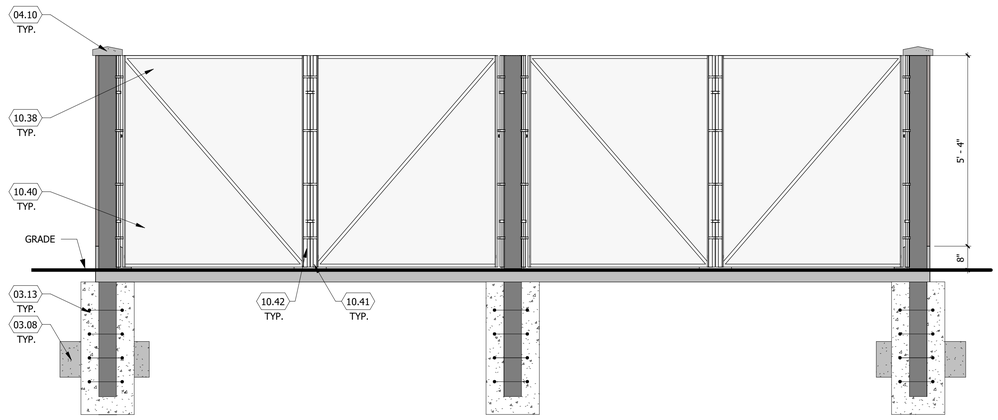
4 TRASH ENCLOSURE - LEFT ELEVATION
SCALE: 1/2" = 1'-0"



3 TRASH ENCLOSURE - BACK ELEVATION
SCALE: 1/2" = 1'-0"



2 TRASH ENCLOSURE - RIGHT ELEVATION
SCALE: 1/2" = 1'-0"



1 TRASH ENCLOSURE - FRONT ELEVATION
SCALE: 1/2" = 1'-0"

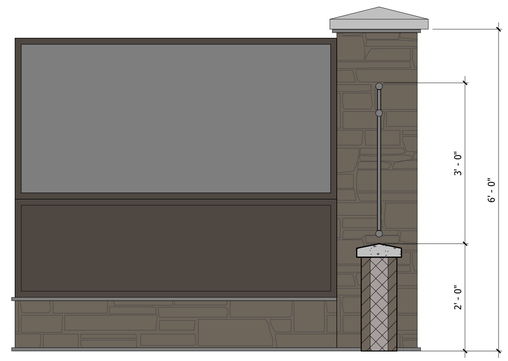
PROPOSED MAVERIK C-STORE

Prototype Version: 40_L_RR_2102
Building Square Footage: 4,425 SF
Construction Type/Occupancy Classification: V-B / M

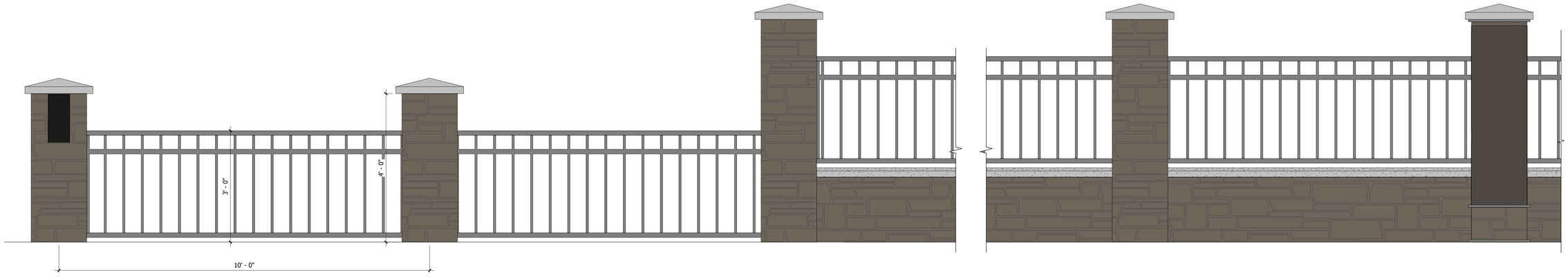
A-8 | TRASH ENCLOSURE ELEVATIONS

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1 FENCE AT SIGN - CENTER
SCALE: 3/4" = 1'-0"



PROPOSED MAVERIK C-STORE

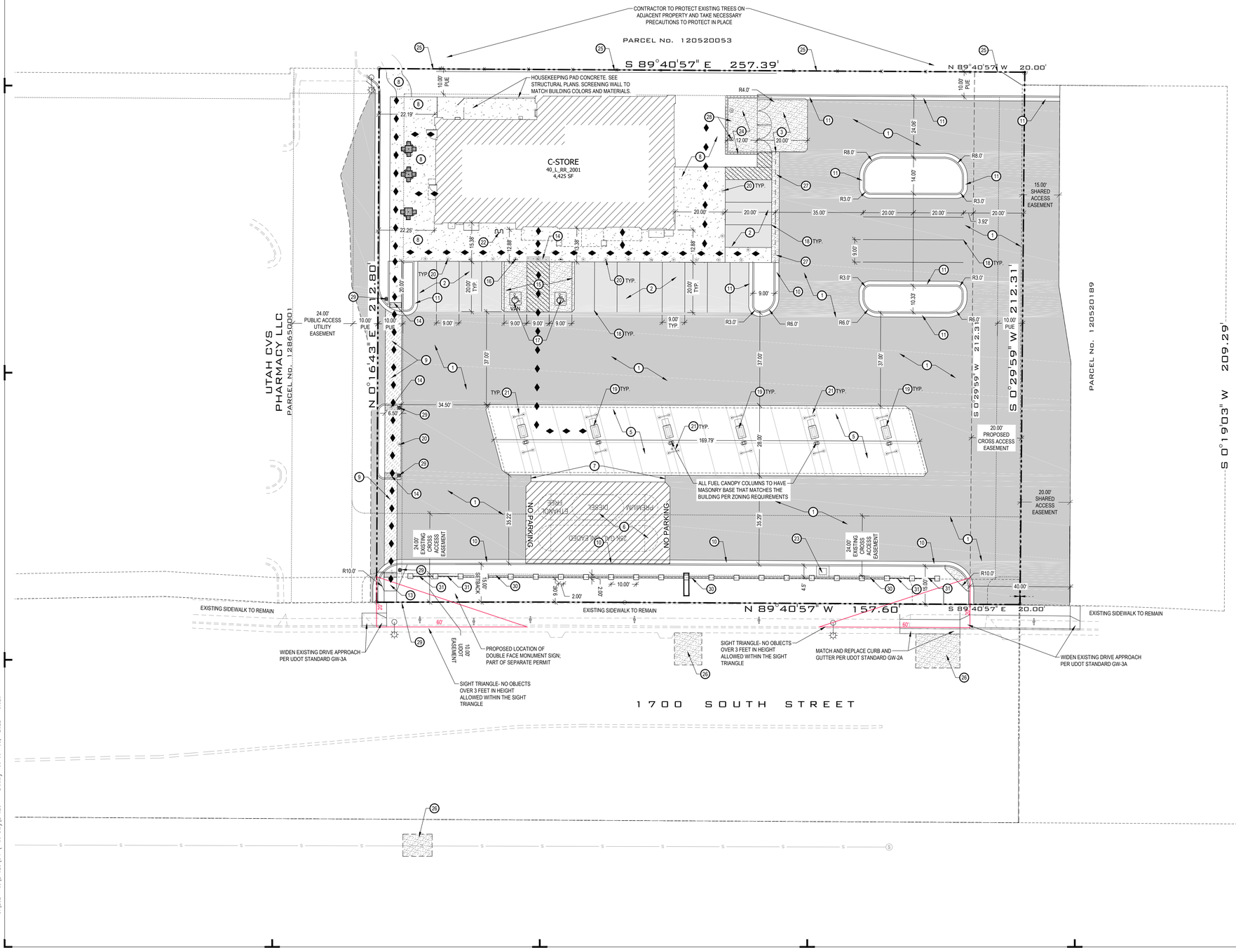
2 FENCE AT ENDS
SCALE: 3/4" = 1'-0"

Prototype Version: 40_L_RR_2102
Building Square Footage: 4,425 SF
Construction Type/Occupancy Classification: V-B / M

A-9 | SIGNAGE ELEVATION

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S:\2021Files\21623\Civil\Prod Dwg\21623 - PLN.dwg Rob Jun 05, 2022 - 8:32am

NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

DATA TABLE

DESCRIPTION	AREA	%
HARDSCAPE	42,016 SQFT	77%
LANDSCAPE	8,134 SQFT	15%
BUILDINGS	4,425 SQFT	8%
TOTAL	54,575 SQFT	100%
PARKING REQUIRED	3.5 STALLS PER 1,000 SQFT. 16 STALLS (3.5 x 4.425 = 15.5 STALLS)	
PARKING PROVIDED	25 STALLS 2 ADA STALLS	

GENERAL NOTES:

ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED

SEE ARCHITECT'S SITE PLAN FOR ADDITIONAL INFORMATION

SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING

ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS

ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. HEAVY DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER MAVERIK DETAIL NO. 'AS-2', SHEET C5.01.
2. MODERATE DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER MAVERIK DETAIL NO. 'AS-1', SHEET 5.01.
3. ON-SITE CONCRETE PAVEMENT WITH GRANULAR BASE, PER MAVERIK DETAIL NO. 'C-2', SHEET C5.01.
4. CONCRETE PARKING STALL PAVEMENT WITH GRANULAR BASE. SEE MAVERIK DETAIL NO. 'C-3', SHEET C5.01 FOR PAVEMENT SECTION AND MAVERIK DETAIL NO. 'C-1', SHEET C5.01 FOR CONCRETE JOINTS.
5. CONCRETE PAD UNDER FUEL CANOPY WITH GRANULAR BASE. SEE MAVERIK DETAIL NO. 'C-10', SHEET C5.01 FOR PAD SECTION AND MAVERIK DETAIL NO. 'C-1', SHEET C5.01 FOR CONCRETE JOINTS.
6. CONCRETE PAD OVER UNDERGROUND FUEL TANKS WITH GRANULAR BASE. SEE MAVERIK DETAIL NO. 'C-11', SHEET C5.01 FOR PAD SECTION AND MAVERIK DETAIL NO. 'C-1', SHEET C5.01 FOR CONCRETE JOINTS.
7. PETROLEUM TRENCH CAP SECTION WITH GRANULAR BASE. SEE MAVERIK DETAIL NO. 'C-12', SHEET C5.01 FOR CAP SECTION AND MAVERIK DETAIL NO. 'C-1', SHEET C5.01 FOR CONCRETE JOINTS.
8. CONCRETE SIDEWALK, PER MAVERIK DETAIL NO. 'C-4' & 'C-5', SHEET C5.01.
9. COLORED/PATTERED CONCRETE SIDEWALK, PER MAVERIK DETAIL NO. 'C-4' & 'C-5', SHEET C5.01. CONTRACTOR TO COORDINATE WITH OWNER FOR COLOR AND PATTERN PRIOR TO CONSTRUCTION.
10. 24" CONCRETE CATCH TYPE CURB AND GUTTER, PER MAVERIK DETAIL NO. 'C-6', SHEET C5.01.
11. 24" CONCRETE SPILL TYPE CURB AND GUTTER, PER MAVERIK DETAIL NO. 'C-7', SHEET C5.01.
12. CONCRETE CURB WALL. SEE DETAIL 'D6', SHEET C5.02.
13. ADA RAMP WITH DETECTABLE WARNING SURFACE. SEE DETAIL 'C6' ON SHEET C5.02, FOR RAMP DETAIL AND APWA PLAN NO. 238 FOR DETECTABLE WARNING SURFACE DETAIL.
14. DETECTABLE WARNING SURFACE, PER APWA PLAN NO. 238.
15. ADA PARKING, PER MAVERIK DETAIL NO. 'SF-11', SHEET C5.01.
16. VAN ACCESSIBLE ADA PARKING BOLLARD, PER MAVERIK DETAIL NO. 'SF-5', 'SF-1B', 'SF-1C' & 'SF-4', SHEET C5.01 & SHEET C5.02.
17. PAINTED ADA PARKING SYMBOL, PER MAVERIK DETAIL NO. 'SF-12', SHEET C5.01.
18. 4" WIDE SOLID YELLOW PARKING STALL STRIPE LINES.
19. TYPICAL DISPENSER ISLANDS, PER MAVERIK DETAIL NO. 'ST-2' & 'SF-7', SHEET C5.01 & SHEET C5.02.
20. REBOUNDING BOLLARD, PER MAVERIK DETAIL NO. 'SF-1A', 'SF-1B', SF-1C' & 'SF-4', SHEET C5.01 & SHEET C5.02.
21. HOOP BOLLARD, PER MAVERIK DETAIL NO. 'SF-2', SHEET C5.01.
22. "HIGH-ROLLER" BIKE RACK, PER MAVERIK DETAIL NO. 'SF-8', SHEET C5.01.
23. XACTAIR AIR STATION FOUNDATION, PER MAVERIK DETAIL NO. 'SF-9', SHEET C5.01.
24. DUMPSTER ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAILS. INTERRIOR CONCRETE PAD PER STRUCTURAL PLANS.
25. 6' TALL CHAIN LINK FENCE.
26. UDOT CONCRETE STREET REPAIR, 12" OF GRANULAR BORROW, 6" UNTREATED BASE COURSE, AND 8" OF CONCRETE PAVEMENT PER UDOT STANDARD DRAWING NO. 'PV 4'.
27. 3' CONCRETE WATERWAY PER MAVERIK DETAIL NO. 'C-9' ON SHEET C5.01.
28. PIPE BOLLARD PER MAVERIK STANDARD 'SF-4' ON SHEET C5.01.
29. LIGHTED BOLLARD PER SYRACUSE ZONING REQUIREMENTS. SEE ELECTRICAL PLANS FOR DETAIL.
30. 6' WALL/WROUGHT IRON FENCE WITH 2' MASONRY PILLARS EVERY 10 FEET SEE ARCHITECTURAL PLANS FOR SIGNAGE DETAILS AND ELEVATIONS, A-9.
31. 3' WALL/WROUGHT IRON FENCE WITH 2' MASONRY PILLARS EVERY 10 FEET FOR THE FIRST 2 SECTIONS OF FENCE ON THE EAST AND WEST ENDS. SEE ARCHITECTURAL PLANS FOR SIGNAGE DETAILS AND ELEVATIONS, A-9.

ACCESSIBLE ROUTE WITH MAXIMUM 1.5% CROSS-SLOPE AND MAXIMUM 4.5% RUNNING-SLOPE.

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

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PROFESSIONAL ENGINEER
No. 375473-2202
ROBERT J. POIRIER
12-10-21
STATE OF UTAH

MAVERIK - SYRACUSE

1904 WEST 1700 SOUTH
SYRACUSE, UTAH
LOCATED IN THE S.W. 1/4 OF SECTION 10 T.4N., R.2W., S.L.B.&M.

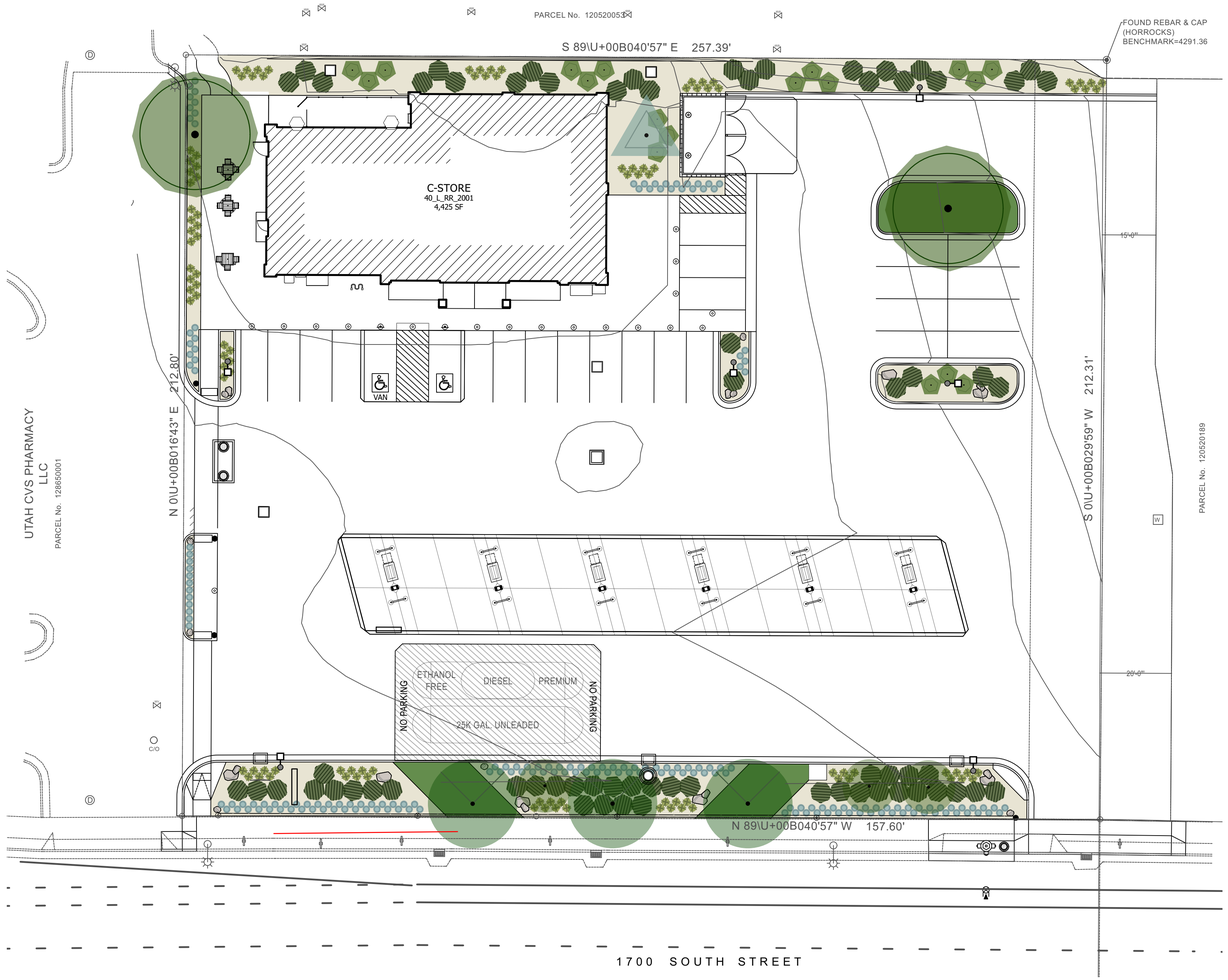
REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO:	21623
DRAWN BY:	CCW
CHECKED BY:	RJP
DATE:	NOVEMBER 19, 2021

CIVIL SITE PLAN

C1.01



LANDSCAPE SCHEDULE

SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	DETAIL
TREES					
	3	QUEEN ELIZABETH HEDGE MAPLE	ACER CAMPESTRE 'EVELYN'	2" CAL.	D/L5.01
	3	FRANS FONTAINE HORNBEAM	CARPINUS BETULUS 'FRANS FONTAINE'	2" CAL	D/L5.01
	1	HOOPSII BLUE SPRUCE	PICEA PUNGENS 'HOOPSII'	6' HT.	E/L5.01
	2	GREEN VASE ZELKOVA	ZELKOVA SERRATA 'GREEN VASE'	2" CAL	D/L5.01
ORNAMENTAL GRASSES					
	103	FOERSTER'S FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	5 GAL.	A/L5.01
	178	SAPPHIRE BLUE OAT GRASS	HELICTOTRICHON SEMPERVIRENS 'SAPHIRSPRUDEL'	1 GAL.	A/L5.01
SHRUBS					
	67	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL.	B/L5.01
	18	MINT JULEP JUNIPER	JUNIPERUS CHINENSIS 'MONLEP'	5 GAL.	B/L5.01

SYMBOL	QTY.	DESCRIPTION	SOURCE	SIZE	INSTRUCTIONS	DETAIL
LAWN						
	1,163 S.F.	BIOMEADOW FINE FESCUE	BIOGRASS SOD FARMS (801)562-9090 OR APPROVED EQUAL		INSTALL OVER MINIMUM 5" TOPSOIL LAYER.	E/L5.01
ROCK, MULCH & BOULDERS						
	6,855 S.F.	"COPPER CANYON"	STAKER & PARSON COMPANIES (801) 819-9089 OR APPROVED EQUAL	1" DIAMETER	INSTALLED A MINIMUM 3" DEEP. INSTALL OVER DEWITTS 4.1 WEED BARRIER FABRIC. CRUSHED ROCK SHALL BE FREE OF DIRT & OTHER FOREIGN DEBRIS.	F/L5.01
	22	"RED VEIN" BOULDERS FROM BROWNS CANYON QUARRY	---	2'-4'	---	---

GENERAL NOTE

1. REFER TO COMMON EARTHWORK AND PLANTING NOTES ON SHEET L0.01

SYRACUSE CITY DATA

CITY CODE - CH. 10.30 & 10.90

ZONED AS	GENERAL COMMERCIAL (GC)	
TOTAL SITE AREA	54,622 S.F.	
	REQUIRED	PROVIDED
GENERAL:		
REQUIRED ON-SITE LANDSCAPE AREA	15% = 8,193 S.F.	8,193 S.F. = 15%
FRONT YARD	15' MIN.	15'
REAR YARD	10' MIN.	10'
FRONTAGE:		
STREET TREES	1 PER 40' O.C. = 6	6
REQUIRED PLANT COVERAGE	80% MIN.	>80%
TREES:		
TREES NOT TO BE PLANTED WITHIN 10' OF FIRE HYDRANT		YES
TREES NOT TO BE PLANTED WITHIN 35' OF STREET CORNER		YES
TREES MUST BE PLANTED 2' MIN. FROM CURB OR SIDEWALK		YES

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.
Call BEFORE YOU Dig
1-800-662-4111

NOTICE!

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0 20 40 60 FT

NORTH

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Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

STATE OF UTAH
SCOTT A. SCHOONOVER
349757
LICENSED LANDSCAPE ARCHITECT
11/18/2021

MAVERIK - SYRACUSE

1904 WEST 1700 SOUTH
SYRACUSE, UTAH

REVISIONS

REV	DATE	DESCRIPTION
A	11/18/21	CITY REVIEW

PROJECT NO: 21623
DRAWN BY: TG
CHECKED BY: SS
DATE: SEPT. 2021
PROPERTY NO:

LANDSCAPE PLANTING PLAN

L2.01

Noah Steele

From: Noah Steele
Sent: Wednesday, January 12, 2022 9:29 AM
To: Belinda Madsen
Subject: RE: Maverik review

Belinda,

Do you have some time today for a phone call to clarify a few last things about Syracuse Maverik? These are my remaining comments on revised plans submitted on 1/5/21. Black text is ordinance, red text is staff comment.

1. 10.100.020 (A) (2) A deeper setback of the principal structure may be allowed in rare circumstances only if objects or structures are built within the standard setback creating the effect of an enclosed street wall that the principal structure would have created. (a) Acceptable objects and structures to qualify for a deeper setback include canopies, trellis, architectural screens, columns and/or pedestrian lighting. (b) Objects such as walls, benches or fencing alone do not qualify as creating the effect described in this subsection. (c) The objects or structures shall be featured along at least fifty percent (50%) of the property frontage. (d) All structures shall conform to the commercial building standards including cladding, height and roofline. Fence/wall with masonry columns proposed, pedestrian lighting bollards (5) along southern frontage replaced with x lights on columns in latest iteration. Planning Commission to weigh in on whether or not this meets ordinance.
2. 10.28.110 Building design (F) Materials. (3) Primary Materials. Sixty-five percent of all surface materials, not including glass or roofing materials, are required to include a combination of brick, stone, ceramic tile, masonry materials, insulated metal panels, or cement fiber/composite siding. Exposed cinder block is not permitted, except for minimal foundation exposure. Concrete masonry unit, exposed concrete, stucco, vinyl, wood siding, or metal components may be used as accent or secondary materials only. Noticed that the rock on the canopy columns was reduced. Is that material that replaced the rock hardy board? References sheet or detail P-9? Didn't see a P-9 in the submittal. If hardiboard, we're good.
3. 10.30.080 Buffer yards. Table 2 - One tree every 50' required along Antelope. CVS used Sycamores/London Plane Trees, recommend matching CVS. Have not received new landscape plan reflecting new frontage improvements and sign location. No buffer required on north edge by park. Chain link fence and low shrubs proposed.

Thanks,

Noah Steele, AICP
CED Director
1979 W 1900 s
Syracuse City, 84075
(801) 614-9672
nsteele@syracuseut.com

#

Mayor
Michael Gailey

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

City Manager
Brody Bovero

December 20, 2021

Maverik Inc.
185 South State Street
Suite 185
Salt Lake City Utah 84111

RE: Architectural Review Committee Comments for Maverik Project

This letter is to inform you of recommendations that the Syracuse Architectural Review Committee generated during their meeting on December 13, 2021. These recommendations will be forwarded to the Planning Commission during their review of the project and considered as part of the process. The recommendations are:

1. Ensure the sign does not conflict with clear view for vehicles accessing Antelope Drive on the southwest corner of the site.

Please feel free to contact me with any questions.

Regards,

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

Noah Steele

From: Golden Barrett
Sent: Tuesday, November 30, 2021 9:14 AM
To: Belinda Madsen; Noah Steele
Cc: Royce Davies; Brian Bloemen; Shay League
Subject: RE: Maverik review

All my comments have been addressed for the site plan.

V/r

Golden Barrett
Fire Marshal, Syracuse Fire Department
Email: GBarrett@syracuseut.com
Phone: 801-614-9614 | Mobile: 801-910-4580
1869 South 3000 West, Syracuse, Utah, 84075
www.Syracuseut.com

From: Belinda Madsen <Belinda.Madsen@maverik.com>
Sent: Tuesday, November 23, 2021 12:41 PM
To: Noah Steele <nsteele@syracuseut.com>
Cc: Royce Davies <rdavies@syracuseut.com>; Brian Bloemen <bbloemen@syracuseut.com>; Golden Barrett <gbarrett@syracuseut.com>; Shay League <sleague@syracuseut.com>
Subject: [MAY CONTAIN OFFENSIVE LANGUAGE] RE: Maverik review

Good afternoon!

I sent this earlier but didn't notice it had been kicked back because I had too many attachments. Please see attachments addressing the comments on our site plan review. Let me know if anything further is needed.

I appreciate your help.



Belinda Madsen
(she/her)
Planning Project Manager at Maverik, Inc.
Phone: 801.888.3119
Email: belinda.madsen@maverik.com
185 South State Street
Suite 800
Salt Lake City, Utah 84111
www.maverik.com

From: Noah Steele <nsteele@syracuseut.com>
Sent: Friday, October 29, 2021 4:42 PM
To: Belinda Madsen <Belinda.Madsen@maverik.com>

Noah Steele

From: Brian Bloemen
Sent: Tuesday, November 30, 2021 7:35 AM
To: Belinda Madsen; Noah Steele
Cc: Royce Davies; Golden Barrett; Shay League
Subject: RE: Maverik review

All my comments have been addressed. Thanks.

From: Belinda Madsen <Belinda.Madsen@maverik.com>
Sent: Tuesday, November 23, 2021 12:41 PM
To: Noah Steele <nsteele@syracuseut.com>
Cc: Royce Davies <rdavies@syracuseut.com>; Brian Bloemen <bbloemen@syracuseut.com>; Golden Barrett <gbarrett@syracuseut.com>; Shay League <sleague@syracuseut.com>
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Belinda Madsen
(she/her)
Planning Project Manager at Maverik, Inc.

Phone: 801.888.3119
Email: belinda.madsen@maverik.com

185 South State Street
Suite 800
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From: Noah Steele <nsteele@syracuseut.com>
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Subject: Maverik review

CAUTION: This is an external email. STOP and THINK before you click!

Belinda,

Here is the planning review of the Maverik site plan. Black text is ordinance and red text is staff comment. Feel free to give me a call to discuss in more detail.

1. 10.90.040 Minimum lot standards. (C) Front yard: 15 feet. – No drive isle or parking in front yard allowed?

PLANNING COMMISSION

January 18, 2022

ADMINISTRATIVE ITEM

Work Session Agenda Item House Bill 409

Factual Summation

House Bill 409 requires four hours annual training for Planning Commissioners. One hour of training on general powers and duties of Title 10, Chapter 9a, LUDMA is required annually. Also, just by attending at least 12 of your PC meetings per year, you get one hour of training credit. So that leaves two hours of training needed on land use topics. The law lists out a selection of acceptable topics and sources for training. The website https://luau.utah.gov/training-opportunities has a good synopsis of the law and credible source of training resources. There are also various live conferences you can attend that the city would pay to send you to including the Utah Chapter of the American Planning Association (APA) and Utah League of Cities and Towns (ULCT) being the most prominent. Please announce at the end of each meeting to staff if you have completed any training so we can log it. Assuming we have around 22 meetings per year, we would only need about 6 minutes of training each meeting. As we have discussed recently, we would like to add a recurring agenda item for training at the work portion of each meeting so you can reach the required training in house. However, it is still recommended to get out there and attend some of the live trainings, read articles and books on the topic, observe our city and other city projects, travel, and immerse yourselve in the interesting field of planning as your expertise will benefit all of us in the city.

This week's topic: Street Wall

The city has been working for some time to create a town center that is unique to suburbia. A true center that is walkable, high quality, and draws people in with a sense of place. A center for econimc development and civic activites. Cities are built one building/project at a time, and the city is a collection of buildings. The building placement on the site in relation to the neighboring buildings is integral to organizing the town center into a cohesive and legible place. As stated in many of the city's adoped plans, the town center is to be less of a shopping center and more like the main streets of old. Main streets aren't built anymore and have fallen into high vacancy disrepair full of nostolgia but little success as they are out competed by other more convenient shopping models. However, we can take some visual urban design cues and implement them in current construction to create the same charm and safe walking environment. One of the most notable charatceristics of main street is placing the building closer to the street. When the buildings are placed along the street, it creates enclosure. Enclosure slows traffic making it safer for pedestrians. Lower traffic speeds also lowers noise levels. Enclosure also brings the attractive front of building architecture into the field of view and hides the less attractive parking lot. If one were to look down a street and draw an imaginary line across the fronts of the buildings along a street, that is what urban designers call a 'street wall'. We are not talking about an actual wall or fence but a concept of consistency in building setback and development style. Large front and side setbacks, parking lots, and spread out buildings leave large gaps in the consitency of the street wall. Start paying attention to it as you drive through different cities and compare your vehicle speeds in the different development patterns. I will attach some pictures, city ordinances, and reference materials on the concept to this report.

Enrolled Copy H.B. 409 May 5, 2021

Planning Commissioner Training

(6) (a) (i) This Subsection (6) applies to:

(A) a city of the first, second, third, or fourth class;

(B) a city of the fifth class with a population of 5,000 or more, if the city is located within a county of the first, second, or third class; and

C) a metro township with a population of 5,000 or more.

(ii) The population figures described in Subsection (6)(a)(i) shall be derived from:

(A) the most recent official census or census estimate of the United States Census Bureau; or

(B) if a population figure is not available under Subsection (6)(a)(ii)(A), an estimate of the Utah Population Committee.

(b) A municipality described in Subsection (6)(a)(i) shall ensure that each member of the municipality's planning commission completes four hours of annual land use training as follows:

(i) one hour of annual training on general powers and duties under Title 10, Chapter 9a, Municipal Land Use, Development, and Management Act; and

(ii) three hours of annual training on land use, which may include:

(A) appeals and variances;

(B) conditional use permits;

(C) exactions;

(D) impact fees;

(E) vested rights;

(F) subdivision regulations and improvement guarantees;

(G) land use referenda;

(H) property rights;

(I) real estate procedures and financing;

(J) zoning, including use-based and form-based; and

(K) drafting ordinances and code that complies with statute.

(c) A newly appointed planning commission member may not participate in a public meeting as an appointed member until the member completes the training described in Subsection (6)(b)(i).

(d) A planning commission member may qualify for one completed hour of training required under Subsection (6)(b)(ii) if the member attends, as an appointed member, 12 public meetings of the planning commission within a calendar year.

(e) A municipality shall provide the training described in Subsection (6)(b) through:

(i) municipal staff;

(ii) the Utah League of Cities and Towns; or

(iii) a list of training courses selected by:

(A) the Utah League of Cities and Towns; or

(B) the Division of Real Estate created in Section 61-2-201.

(f) A municipality shall, for each planning commission member:

(i) monitor compliance with the training requirements in Subsection (6)(b); and

(ii) maintain a record of training completion at the end of each calendar year.

10.100.020 Development requirements.

SHARE

Developments shall conform to the following standards in addition to the standards in the ARC, site plan, and underlying zoning ordinances:

(A) Buildings within the **town center** shall be oriented towards the street with the purpose of creating visual interest to slow traffic for pedestrian safety and a more interesting visitor experience.

(1) Buildings shall have a maximum front setback of 30 feet, minimum of 15 feet.

(2) A deeper setback of the principal structure may be allowed in rare circumstances only if objects or structures are built within the standard setback creating the effect of an enclosed street wall that the principal structure would have created.

(a) Acceptable objects and structures to qualify for a deeper setback include canopies, trellis, architectural screens, columns and/or pedestrian lighting.

(b) Objects such as walls, benches or fencing alone do not qualify as creating the effect described in this subsection.

(c) The objects or structures shall be featured along at least 50 percent of the property frontage.

(d) All structures shall conform to the commercial building standards including cladding, height and roofline.

(e) If the site is located on the corner of two public streets, the deeper setback shall not be allowed.

(3) Buildings shall feature a street facing storefront that:

(a) Has an operable door;

(b) Is surrounded by a glass storefront denoting a main entrance; and

(c) Has a direct sidewalk connection to the sidewalk along the road and any other nearby sidewalks.

(4) Sidewalk connections described in subsection (A)(3)(c) of this section shall:

(a) Be at least five feet wide;

(b) Connect with the shortest distance possible;

(c) Feature pedestrian scale lighting; and

(d) Include the following features, when a sidewalk connection crosses a parking lot or drive aisle:

(i) Decorative colored concrete;

(ii) Paint treatment with reflective paint; and

(iii) A landscaped refuge island a minimum of every 50 feet to 70 feet of sidewalk.

(B) Parking shall be screened with landscaping and a low brick or stone wall when visible from street.





Old Main Street

60% Said Yes





Highway Strip Commercial

9% Said Yes

ECONOMIC DEVELOPMENT

Syracuse is a suburban community with a limited selection of local jobs and shopping destinations. While some goods and services are available locally, there are far fewer local jobs than working-age adults. According to the Utah Department of Workforce Services, approximately 93% of our residents commute out of the city for work. There should be a focus on attracting employment opportunities for residents. This would increase the daytime population which benefits local businesses who will be patronized by local workers. Residents have expressed interest in big-box retail uses, restaurants, and shopping that may draw customers from neighboring communities. A balance of industries will diversify the City's tax base, providing economic resiliency.

Architecture

The City should establish its brand through cohesive architecture and urban design themes. An architectural guidebook exists to assist in accomplishing this goal and is available on the city website at: https://www.syracuseut.gov/DocumentCenter/View/600/Architectural-Standards-Example-Guide-PDF?bidId= When surveyed, the visioning committee identified agricultural, main street USA, and craftsman as preferred themes that best represent the character of Syracuse. The agricultural theme includes aspects like raised seam roofing, split rail fencing, front porches, and fiber cement board paneling. The Main Street theme includes flat roof parapets, red brick, door and window canopies, wide sidewalks, street trees, and building façade variation through segmented facades. These themes are not required on all structures but are an indication of the general preferences of the community.

Incentives

The City's Redevelopment Agency will strategically use Tax Increment Financing (TIF) to incentivize desired jobs or products. Additional TIF collection areas should be established around the West Davis Corridor interchange on Antelope Drive and the intersection of State Route 193 and 2000 West.

The City will prioritize its economic development resources in four focus areas described below. In addition to these areas, it is recommended that a comprehensive economic development plan be commissioned to further study and establish an economic development strategy for the entire city. A map of the TIF areas and focus areas is included as Map 2.







Examples of common architectural themes found in Syracuse.

ECONOMIC DEVELOPMENT (cont.)

West Davis Corridor and Antelope Drive

The West Davis Corridor interchange will increase traffic flows in this area, creating opportunities to provide services and products to visitors of Antelope Island State Park and commuters. With the West Davis Corridor providing shorter commute times to Salt Lake International Airport and Salt Lake City, hospitality and regional employment centers become more feasible. These uses should be a priority for this node with medium to high-density housing, highway commercial, and big box retail as secondary priorities. This area will receive pressure to install billboards; these should remain prohibited as they currently are in the adopted Sign Ordinance.

2000 West and Antelope Drive (Town Center)

This focus area is generally accepted as the center of town. As such, it should remain the hub for economic development activities in the city where the highest residential and commercial densities are permitted. This node should become a mixed use area including residential development. Unified architectural and urban design themes reflecting the three themes identified above should be used to create a cohesive sense of place. Pedestrian activity should be prioritized with quality pedestrian amenities. Parking standards should be adjusted to allow for infill development in underused portions of large parking lots. This node should be designed as the best location to congregate for civic and celebratory events like voting, firework shows, parades, and Christmas tree lighting. A vibrant and active center of town contributes to a strong sense of place and identity.

1000 West and Antelope Drive

This focus area is currently anchored by a neighborhood grocery store. This area will likely continue to provide local neighborhood products and services. Commercial activity should be clustered closest to the intersection. Within the Shadow Point commercial development, there is a large, vacant anchor tenant building pad. Incentivizing investment to this under-utilized location should be a priority of the City. The site is shovel-ready and filling this space would likely spur additional investment. The properties further from the intersection should transition to office and commercial space with residential components. Medium-density residential is also appropriate in this node and should be used to provide a buffer where commercial uses and arterial roads are adjacent to single family homes.



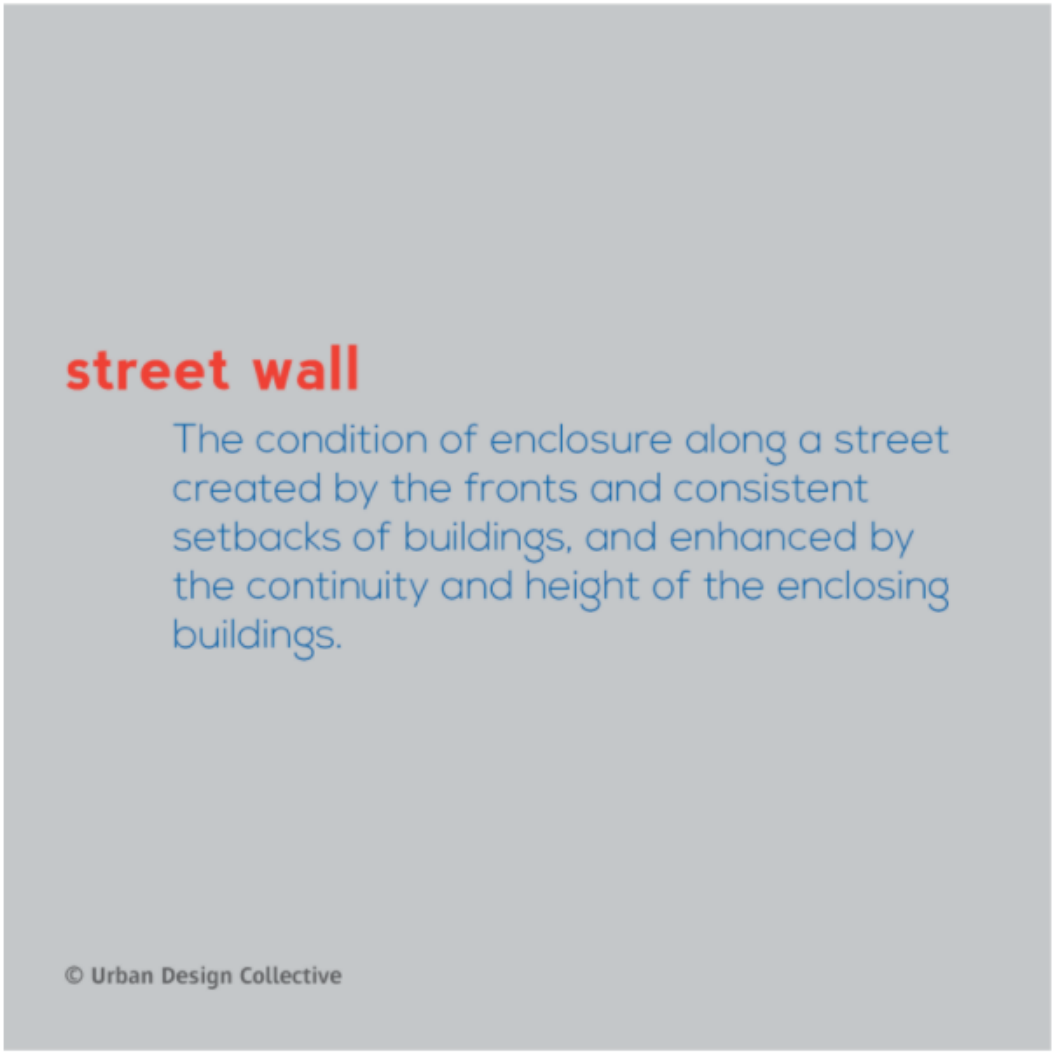
Infill commercial development along Antelope Drive.

// you're reading...

URBAN DESIGN WORD-A-DAY

251 – Urban Design Word-a-day- Street Wall

POSTED BY VIDHYA MOHANKUMAR · DECEMBER 17, 2014 · LEAVE A COMMENT



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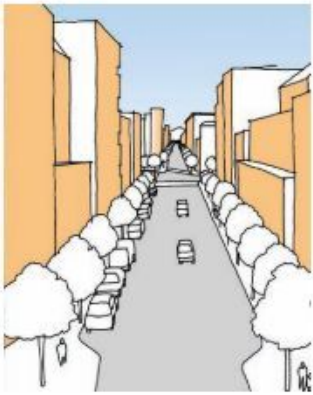




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06 MASSING AND STREET WALL



The street wall is largely defined by individual building massing.



Large half- to full-block projects should be massed to form a collection of appropriately scaled buildings that provide cohesion on a block.



All projects shall submit a 3-D model like the Downtown model shown above.

A. MASSING

The street is often described by urban designers as "a large outdoor room." The ability to shape this room exists on every street, and its walls are defined by the primary façades of its buildings, which create a street wall. How building mass is distributed on a site usually has the greatest impact on a project's overall appearance and on the strength of the street wall.

Breaking down large floor plates and varying a building's height through the creation of smaller structures or façades is a valuable concept when designing large projects that consume half a block or more. Sculpting a building's massing can also help avoid big bulky structures, which provide more visual monotony than variety. It is the well-balanced variety of building massing and textures of shadow, light and materials that in total adds to the richness of Downtown's built environment.

Buildings generally fall within three types of massing as shown in Figure 6-1. Low-rise massing is generally less than 6-story structures. Mid-rise massing is 7 - 20 stories and typically 12-20 stories. High-rise pertains to towers that are more than 20 stories. Any portion of a building that is above 150', the pre-1957 height limit Downtown, is subject to the tower standards and guidelines in this section.

Design building massing to reinforce the street wall with well-scaled elements or structures that are sensitive to the neighborhood context.

1. Break large projects into a series of appropriately scaled buildings so that no building is more than 300 feet in length. Provide a passageway at least 20 feet wide between buildings.
2. Generally, buildings should maintain a consistent street wall along their street frontages. While variety in massing can occur through step-backs as a building ascends upward, it is not required.
3. Monolithic slab-like structures that wall off views and overshadow the surrounding neighborhood are discouraged.
4. To assist staff in understanding the proposed massing of a project, all projects shall provide a 3-D digital model in Google Earth SketchUp format.

Street Wall. Examples showing various street wall heights.



3-story street wall



4-story street wall



6- and 7-story street wall

B. STREET WALL

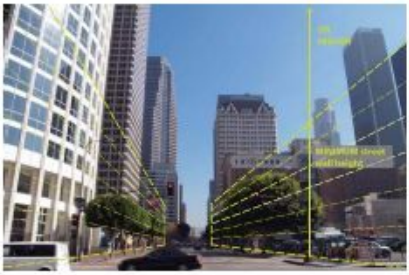
On Retail Streets, design building walls along the sidewalk (Street Walls) to define the street and to provide a comfortable scale for pedestrians.

1. Street walls shall be located in relationship to the back of sidewalk as specified in Table 3-2.
2. 90% of a building's street walls shall have the minimum number of stories specified Table 6-2. Walls above the ground floor that step back less than 15 feet from the ground floor street wall are considered to be part of the street wall.
3. Buildings may, but are not required to, step back above the minimum height required along the street. Step backs should be judiciously applied to minimize disruption of the overall street wall.
4. Breaks in the street wall should be limited to those necessary to accommodate pedestrian pass-throughs, public plazas, entry forecourts, permitted vehicular access driveways, and hotel drop-offs.
5. An identifiable break should be provided between a building's retail floors (ground level and, in some cases, second and third floors) and upper floors. This break may consist of a change in material, change in fenestration, or similar means.

See Section 5 for the treatment of parking along street walls.



Bunker Hill. Minimum 3-story street wall.



Financial Core. Minimum 6-story street wall.

Table 6-1 Building Street Wall Characteristics

DISTRICT / NEIGHBORHOOD	MINIMUM PERCENT OF PROJECT FRONTAGE TO BE LINED WITH BUILDING STREET WALL AT BACK OF SETBACK [1]		MINIMUM STREET WALL HEIGHT
	RETAIL STREETS	OTHER STREETS	(STORIES) [2]
Civic Center [3]	NA	NA	NA
Civic Center South	80%	70%	75' (6)
Historic Downtown	95%	95%	75' (6) [4]
Little Tokyo	90%	80%	35' (3)
Bunker Hill	75%	65%	35' (3)
Financial Core	80%	70%	75' (6)
South Park north of Pico Blvd.	80%	70%	45' (4)
South Park south of Pico Blvd.	80%	70%	35' (3)
City Markets	75%	65%	25' (2)

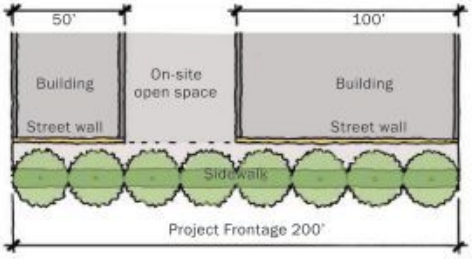


Walls above the ground floor that step back less than 15' from the ground floor street wall are part of the street wall, as illustrated above.

1 Setback from back of sidewalk is as specified in Table 3-1.
2 Stories are included for information only. The requirement is height measured in feet.
3 Minimum street wall is not applicable in the Civic Center due to the unique nature of city, state, county and federal projects.
4 The minimum street wall height along Broadway and Spring Street is 150'.

Note: Subject to approval of the Reviewing Agency, frontage along courtyards that are open on one side to the street and lined with ground-floor uses may be counted as street wall.

Example. Building street wall at back of setback=75% of project frontage:



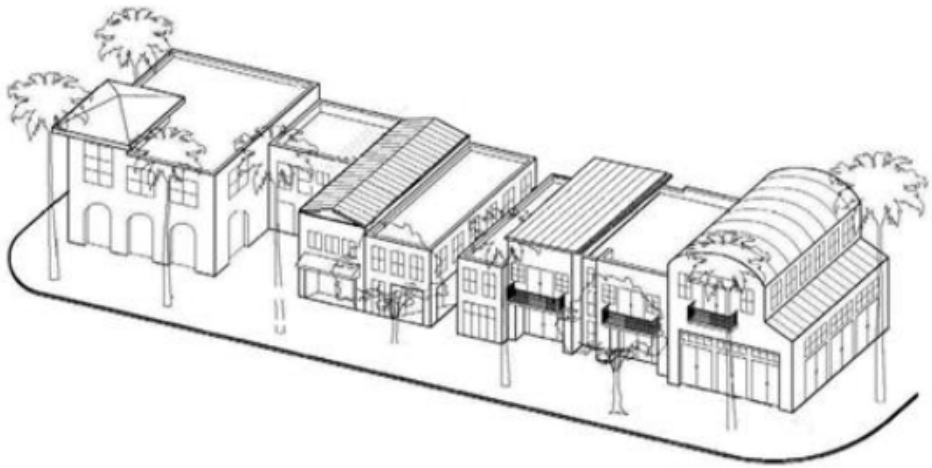
Example of minimum percent of project frontage to be lined with building street wall at back of setback. In this example, 75% of the building street wall is at the back of setback.



South Park north. Minimum 4-story street wall.



City Markets. Minimum 2-story street wall.



Street level uses should be oriented to the primary street frontage.

Recessed entries provide articulation in a continuous facade.

Pedestrian pathways can link parking to the main street and provide secondary store frontage.

Street wall articulation creates visual interest and provides pockets of respite for pedestrians.

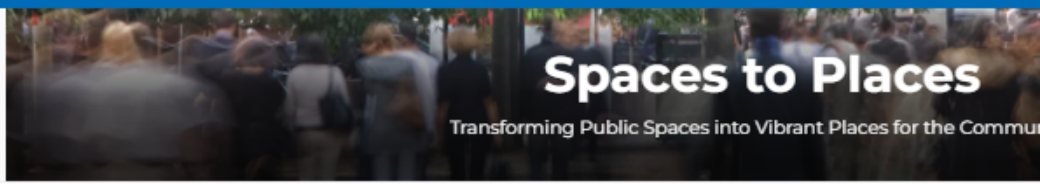
Details such as varied roof designs, porches, balconies and arcades are encouraged.

Vary building heights and massing to create distinct elements and human scale.

Extreme setbacks create opportunities for pedestrian oriented courtyards.

Authenticity in architectural design is important to the overall quality of the environment. This refers to the use of natural materials as opposed to artificial representations, complete four-sided design as opposed to "fronts" and true architectural styles as opposed to overly designed them park-like representations.

Fig. 11
Building Articulation and
Street Orientation



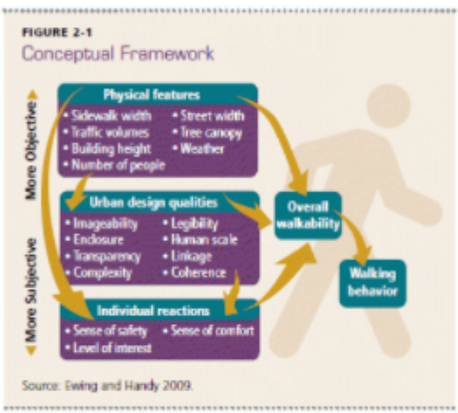
Spaces to Places

Urban Design Qualities to Encourage Walkability

April 24, 2018 By: Holly Moskerintz

Placemaking involves creating welcoming gathering spaces and destinations in a community to make it a more desirable place to live. But, even if there are places to visit within a short walk of your home, you may be unlikely to walk there if the way to get there was unsafe or unpleasant. Certain features in the built environment inhibit walkability. These features, or lack of, influence our perceptions and our decision to walk to and from destinations.

The urban design literature points to numerous perceptual qualities, also called urban design qualities, that may affect the walking experience. Other fields from the architecture, landscape architecture, park planning, environmental psychology, and the growing visual preference and visual assessment literature have also alluded to this.

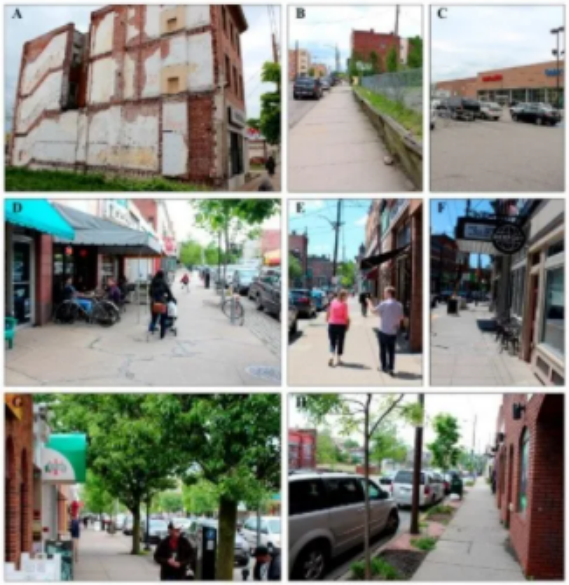


Pedestrian- & Transit-Oriented Design, a book on how to design spaces for pedestrians while also accommodating transit needs, points out eight urban design qualities as the keys to the simple perception that a neighborhood is a great place to live and work.

- Enclosure: the degree to which streets and other public spaces are visually defined by buildings, walls, trees and other vertical elements. A sense of enclosure results when lines of sight are so decisively blocked as to make outdoor spaces seem room-like. Enclosure is eroded by breaks in the continuity of the street wall, that is, breaks in the vertical elements that line the street. Breaks in continuity that are occupied by nonactive uses, such as vacant lots, parking lots, and driveways create dead spaces that further erode enclosure as do large building setbacks.



Trees can help to form a sense of enclosure. Photo: Dan Burden.



Enclosure

Photos A and B show the abundance of poorly maintained and often unutilized gaps between buildings, particularly in the form of "hard gaps" seen in the above photo as vacant lots. Photo C shows the presence of several suburban-like building setbacks (parking lots ,rather than buildings, facing the street). Notice how overhangs, seating and trees help to create the perception of the sidewalk as an "outdoor room". *

- Imageability is the quality of a place that makes it distinct, recognizable, and memorable. A place has high imageability when specific physical elements and their arrangement capture attention, evoke feelings, and create a lasting impression. Imageability is related to "sense of place."



Cloud Gate, Chicago, photo by Holly Moskerintz



In downtown, streetwalls should both relate to the pedestrian realm and express district density.

VERTICAL PROJECTIONS AND INDENTATIONS HELP BREAK DOWN SCALE



Larger projects can continue a smaller existing pattern of streetwall scale.



Neighborhood commercial streetwalls should be present at the sidewalk.

WINDOW SCALES EXPRESS THE RESIDENTIAL USE ABOVE THE GROUND FLOOR

CONSISTENT PATTERN OF SMALL-SCALED RECESSED STORE ENTRIES



The ground level of the streetwall should be active and permeable.

S
IS FOR STREET WALL

The 'street wall' is the front façade of a building where it is built on or close to the street boundary. It is an important urban design element because it defines the public realm.

Planning schemes often promote a 3-storey high street wall in activity centres. But is that always the best outcome?

The height and detailed design of a street wall should respond to any valued built form character, including heritage fabric. In traditional activity centres, the character is often defined by 1-2 storey, narrow-fronted, Victorian, Edwardian or Inter-war buildings with parapet heights reaching approximately 10m. A typical contemporary 3-storey podium fits comfortably within a traditional 2-storey streetscape due to its more modest floor-to-floor and parapet heights. Dividing the façade into vertical modules further reflects the traditional fine-grain streetscape rhythm.

Traditionally, bigger buildings such as banks and hotels were built on street corners. New corner development can reinforce this character through greater street wall heights.



But what about places where there is no valued character? Most streets can accommodate a street wall well above 3 storeys without feeling too enclosed or being uncomfortably overshadowed. This presents an opportunity to establish a more distinctive identity through stronger spatial definition – increased street wall heights can contribute to a more memorable sense of place.

Ensuring the right street wall height and design in more 'urban' areas is a key urban design issue. Three storeys is often the best fit in traditional centres, but there are many circumstances where greater height may be appropriate.

X
IS FOR 1:1 STREET ENCLOSURE

Memorable urban places are well defined spatially. Spatial definition is created by the height of buildings (or sometimes trees) relative to the width of the street or open space they address, and their continuity (or lack of gaps). It is often suggested that a building height to street width ratio of 1:1 provides an optimum level of spatial definition, or enclosure. But can lesser or greater degrees of enclosure also be acceptable?

Spatial definition or sense of enclosure is one valued quality of a street or space. Its inverse, a sense of openness, is another. Solar access can be important too.

A building height to street width ratio of 1:1 achieves a balance between spatial definition and a sense of openness. It also avoids overshadowing the southern side of an east-west street for more than half the year in Victoria. That makes for a good outcome.

But another quality of good urban places is diversity. The contrast between wide boulevards and narrow streets and lanes in central Melbourne is a key part of its attraction. The intense character of a street of skyscrapers has value as does the arcadian character of a wide, tree-lined suburban avenue. These differences help to create distinct place identities and contribute to the legibility of the city.

A street enclosure of 1:1 is a well-founded rule of thumb. However, it shouldn't be used to preclude other characters.

