SYRACUSE CITY

Syracuse City Council
Work Session Notice
March 11, 2014 – 6:00 p.m.
Municipal Building, 1979 W. 1900 S.

Notice is hereby given that the Syracuse City Council will meet in a work session on Tuesday, March 11, 2014, at 6:00 p.m. in the large conference room of the Municipal Building, 1979 W. 1900 S., Syracuse City, Davis County, Utah. The purpose of the work session is to discuss/review the following items:

a. Review agenda for business meeting to begin at 7:00 p.m. (5 min.)

b. Review agenda items forwarded by the Planning Commission:

   i. Item 6: Proposed Ordinance rezoning property located at 3231 S. 1000 W. from R-1 Residential to R-2 Residential. (5 min.)
   ii. Item 7: Proposed Ordinance rezoning property located at 750 S. 2000 W. from Agriculture, Residential R-1, and Residential R-2 to Residential R-3. (5 min.)
   iii. Item 8: Final Plat Approval, Monterey Estates Subdivision Phases 1 through 5, located at approximately 1500 West 700 South. (5 min.)
   iv. Item 9: Proposed Ordinance amending the Syracuse City General Plan adopted in 1976, as amended, for Wright Development Group. (5 min.)
   v. Item 10: Proposed Ordinance amending Title X relative to duplexes, basement apartments and accessory dwelling units. (5 min.)
   vi. Item 11: Proposed Ordinance amending the Syracuse City General Plan adopted in 1976, as amended, relative to the C-2 zone. (10 min.)

c. Review agenda item 13: Smedley Acres water line project agreement. (5 min.)

d. Council business. (5 min.)

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In compliance with the Americans Disabilities Act, persons needing auxiliary communicative aids and services for this meeting should contact the City Offices at 801-825-1477 at least 48 hours in advance of the meeting.

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Syracuse City limits on this 6th day of March, 2014 at Syracuse City Hall on the City Hall Notice Board and at http://www.syracuseut.com/. A copy was also provided to the Standard-Examiner on March 6, 2014.

CASSIE Z. BROWN, CMC
SYRACUSE CITY RECORDER
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COUNCIL AGENDA

March 11, 2014

Agenda Item **b.i** Rezone Request-Matt Yeates, Compass Group.

Factual Summation

Please see the following attachments:

- Current General Plan/Zoning Map
- Piper Glenn Sketch Plat
- Proposed Ordinance 14-05

Any question regarding this agenda item may be directed at Sherrie Christensen, Community & Economic Development Director.

Item: Proposed Ordinance No. 14-05, amending the existing zoning map of Title Ten, "Syracuse City Zoning Ordinance", by changing from R-1 Residential to R-2 Residential on the parcel located at approximately 3231 S 1000 W (3.5 Acres)

Background

This property consists of 3.5 acres and is currently zoned R-1 Residential. The applicant has requested to rezone the property to R-2 Residential as designated on the City's General Plan. The applicant has indicated his intent is to develop a cul-de-sac of single family residential lots.

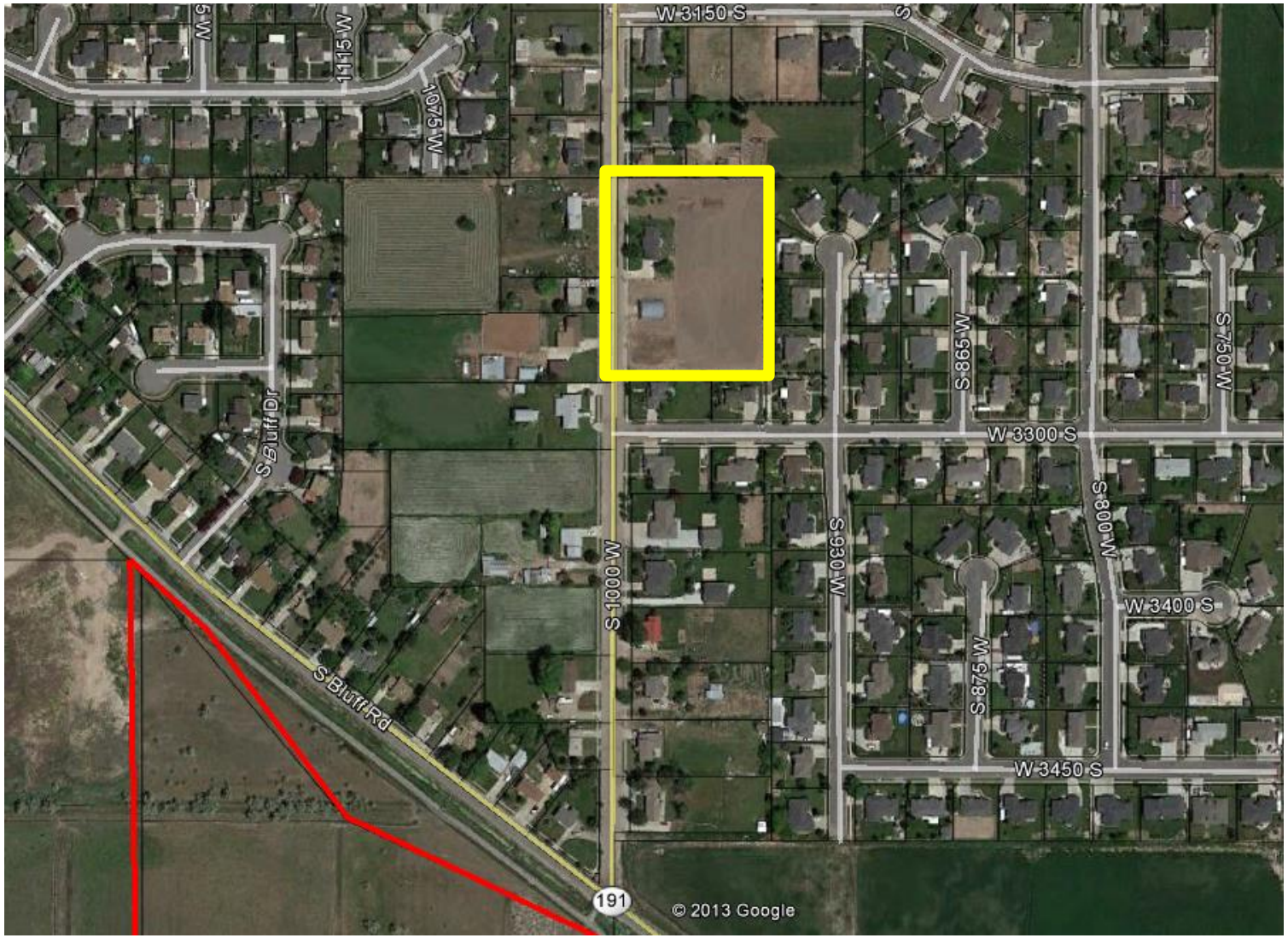
City staff has reviewed the application and finds that it is consistent with the City's General plan and that it is harmonious with the overall character of the surrounding development with no adverse effects, and it has adequate facilities to serve the property.

The Planning Commission held a public hearing on February 18, 2014 for rezone request on the above noted property. The property is 3.5 acres in size and is currently zoned R-1 Residential with a General Plan designation of R-2. The proposed zone change is in accord with the General Plan as amended.

Recommendation for City Council Approval of the Yeates Rezone Request

The Syracuse City Planning Commission hereby recommends that the City Council approve the rezone request, located at approx. 3231 S 1000 W, change from R-1 Residential to R-2 Residential.

Rezone, Matt Yeates, Compass Group
3231 S 1000 W

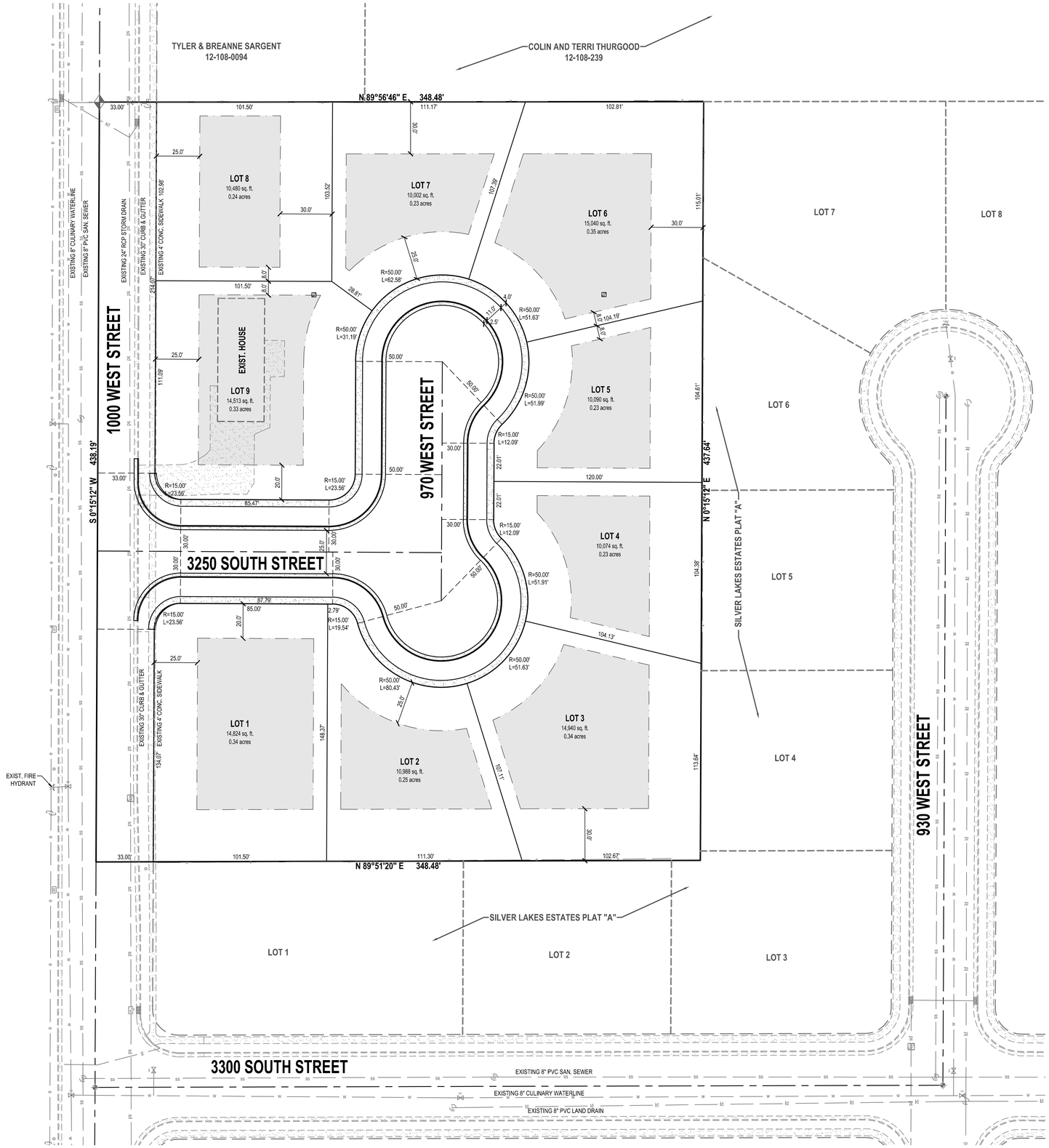


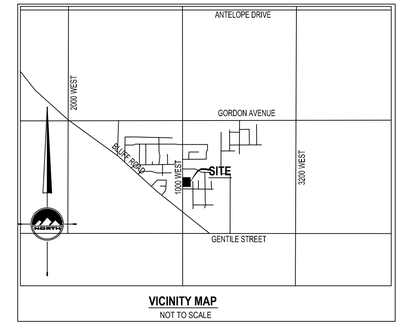
CALL BLUESTAKES @ 1-800-662-4111 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

WEST QUARTER CORNER OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 2 WEST, SLB&M

ELEVATION = 4261.34





VICINITY MAP
NOT TO SCALE

NOTE

1. TOTAL ACREAGE = 3.50 ACRES (152,601 S.F.)
2. TOTAL ACREAGE (AFTER 33' DEDICATED TO 1000 WEST) = 3.17 ACRES (138,141 S.F.)
3. CURRENT ZONE: R-1 RESIDENTIAL ZONE
4. DESIGN BASED UPON R-2 RESIDENTIAL ZONE WITH 10,000 S.F. LOTS AND 85 FEET ON THE FRONTAGE AT THE 20 FOOT FRONT SETBACK
5. SETBACKS:
   FRONT: 25 FEET
   SIDES: 8 FEET
   REAR: 30 FEET

LEGEND

- SECTION CORNER
- EXIST MONUMENT
- PRO MONUMENT
- EXIST REBAR AND CAP
- SET ENSIGN REBAR AND CAP
- EXIST WATER METER
- PRO WATER METER
- EXIST WATER MANHOLE
- PRO WATER MANHOLE
- EXIST WATER VALVE
- PRO WATER VALVE
- EXIST FIRE HYDRANT
- PRO FIRE HYDRANT
- EXIST SECONDARY WATER VALVE
- PRO SECONDARY WATER VALVE
- EXIST IRRIGATION VALVE
- PRO IRRIGATION VALVE
- EXIST SANITARY SEWER MANHOLE
- PRO SANITARY SEWER MANHOLE
- EXIST STORM DRAIN CLEAN OUT
- PRO STORM DRAIN CLEAN OUT
- EXIST STORM DRAIN CATCH BASIN
- PRO STORM DRAIN CATCH BASIN
- EXIST STORM DRAIN COMBO BOX
- PRO STORM DRAIN COMBO BOX
- EXIST UTILITY MANHOLE
- EXIST UTILITY POLE
- EXIST GAS VALVE
- EXIST COMMUNICATION BOX
- MINOR CONTOURS 1' INCREMENT
- MAJOR CONTOURS 5' INCREMENT
- EXIST BUILDING
- BUILDABLE AREA WITHIN SETBACKS
- EXISTING 30" CURB AND GUTTER
- PROPOSED 30" CURB AND GUTTER
- EXIST FENCE
- PRO FENCE
- EXIST SANITARY SEWER
- PRO SANITARY SEWER LINE
- EXIST STORM DRAIN LINE
- PRO STORM DRAIN LINE
- EXIST LAND DRAIN LINE
- PRO LAND DRAIN LINE
- EXIST WATER LINE
- PRO WATER LINE

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
HORZ: 1 inch = 30 ft.

LOCATED IN THE SOUTHWEST CORNER OF SECTION 23 TOWNSHIP 4 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN

ENSIGN

LAYTON
1485 West Hillfield Rd.
Suite 204
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.590.0187

WWW.ENSIGNUTAH.COM

FOR:
COMPASS HOLDINGS
920 WEST HERITAGE PARK BLVD
LAYTON, UT 84041

CONTACT:
MATT YEATES
PHONE: 801-390-0873
FAX:

PIPER GLENN SUBDIVISION

3250 SOUTH 1000 WEST
SYRACUSE, UTAH

PROFESSIONAL ENGINEER
No. 5049039
2-25-14
STATE OF UTAH
CHAMPION HESS PRESTON

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

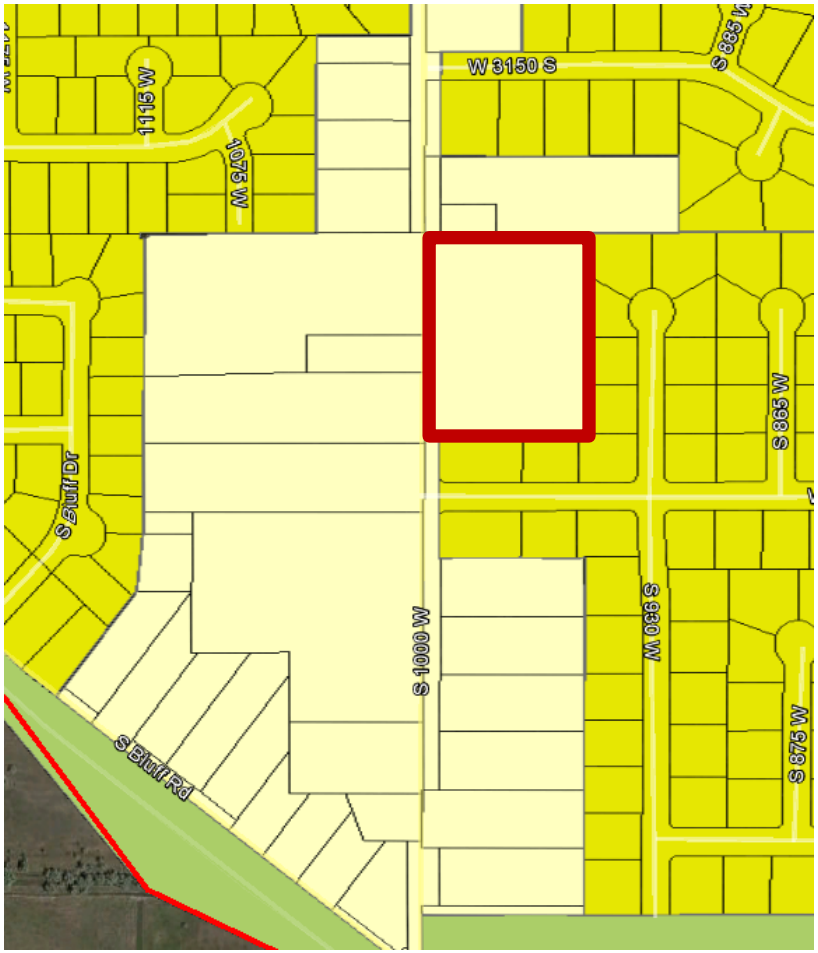
SKETCH PLAN

PROJECT NUMBER L2150	PRINT DATE 2/25/14
DRAWN BY C.PRESTON	CHECKED BY K.RUSSELL
PROJECT MANAGER C.PRESTON	

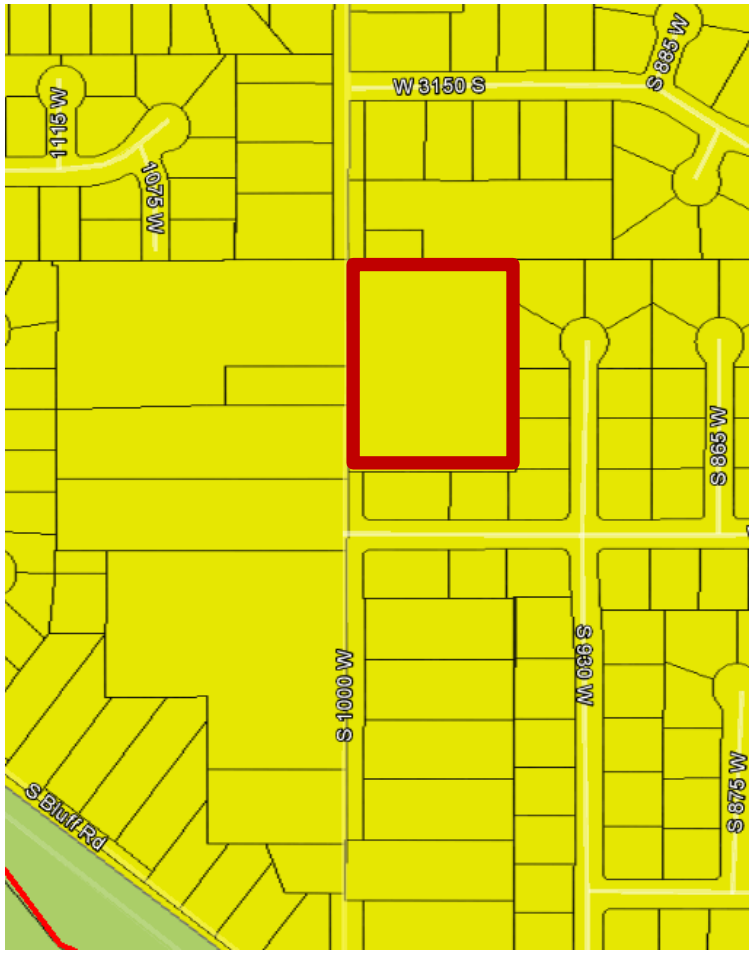
Rezone, Matt Yeates, Compass Group
3231 S 1000 W

N

Existing Zoning R-1 Residential



General Plan R-2 Residential



- Agriculture A-1
- R-1 (2.90 dwellings per net acre)
- R-2 (3.79 dwellings per net acre)
- R-3 (5.44 dwellings per net acre)
- PRD (8.0 dwellings per net acre)
- R-4 (14.52 dwellings per net acre)
- Professional Office

- Commercial II
- General Commercial Zone
- Industrial Zone
- Town Center Overlay Zone
- Sensitive Overlay Zone
- RDA & EDA Boundary

ORDINANCE NO. 14-05

AN ORDINANCE AMENDING THE EXISTING ZONING MAP OF TITLE X, "SYRACUSE CITY ZONING ORDINANCE", REVISED ORDINANCES OF SYRACUSE, 1971, BY CHANGING FROM RESIDENTIAL 1 (R-1) ZONE TO RESIDENTIAL 2 (R-2) ZONE ON THE PARCEL(S) OF REAL PROPERTY HEREIN DESCRIBED.

WHEREAS, the City has adopted a Zoning Ordinance to regulate land use and development within the corporate boundaries of the City; and

WHEREAS, Chapter Four of the Ordinance authorizes the City Council to amend the number, shape, boundaries, or any area of any zone; and

WHEREAS, a request for rezone has been made; the same has been recommended for approval by the Planning Commission; and a public hearing has been held with the proper notice having been given 10-days prior to the hearing date;

NOW, THEREFORE, BE IT ENACTED AND ORDAINED BY THE CITY COUNCIL OF SYRACUSE DAVIS COUNTY, STATE OF UTAH, AS FOLLOWS:

SECTION 1: That the following described real parcels of property in Residential 1 (R-1) Zone as shown on a zoning map are hereby amended and changed to Residential 2 (R-2) Zone accordingly:

BEG AT NW COR SW 1/4 SEC 23-T4N-R2W, SLM; TH S 300 FT; TH E 150 FT; TH N 300 FT; TH W 150 FT TO POB. CONT. 1.03 ACRES ALSO: BEG AT A PT 300 FT S OF NW COR SW 1/4 SEC 23-T4N-R2W, SLM; TH E 150 FT; TH N 300 FT; TH N 89^56'48" E 198.48 FT; TH S 0^15'12" W 437.64 FT; TH S 89^51'20" W 349.48 FT; TH N 138.19 FT, M/L, TO POB. CONT. 2.47 ACRES TOTAL ACREAGE 3.50 ACRES

Said property is located at approximately 3231 S 1000 W.

SECTION 2: Effective Date. This Ordinance shall become effective immediately upon publication or posting.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 11TH DAY OF MARCH, 2014.

SYRACUSE CITY

ATTEST:

_____ _____

Cassie Z. Brown, City Recorder Mayor Terry Palmer

Voting by the City Council:

	"AYE"	"NAY"
Councilmember Peterson	____	_____
Councilmember Lisonbee	____	_____
Councilmember Duncan	____	_____
Councilmember Johnson	____	_____
Councilmember Gailey	____	_____

COUNCIL AGENDA

March 11, 2014

Agenda Item **b.ii** Rezone Request-KW Advisory Group.

Factual Summation

Please see the following attachments:

- Current General Plan/Zoning Map
- Aerial
- Gailey Farms Sketch Plat
- Proposed Ordinance 14-06

Any question regarding this agenda item may be directed at Sherrie Christensen, Community & Economic Development Director.

Item: Proposed Ordinance No. 14-06, amending the existing zoning map of Title Ten, "Syracuse City Zoning Ordinance", by changing from A-1 Agriculture, R-1 and R-2 Residential to R-3 Residential on the parcel located at approximately 750 S 2000 W (11.63 Acres)

Background

This property consists of 11.63 acres and is currently zoned Agriculture, R-1 & R-2 Residential. The applicant has requested to rezone the property to R-3 Residential as designated on the City's General Plan. The applicant has indicated his intent is to develop a cul-de-sac of single family residential lots.

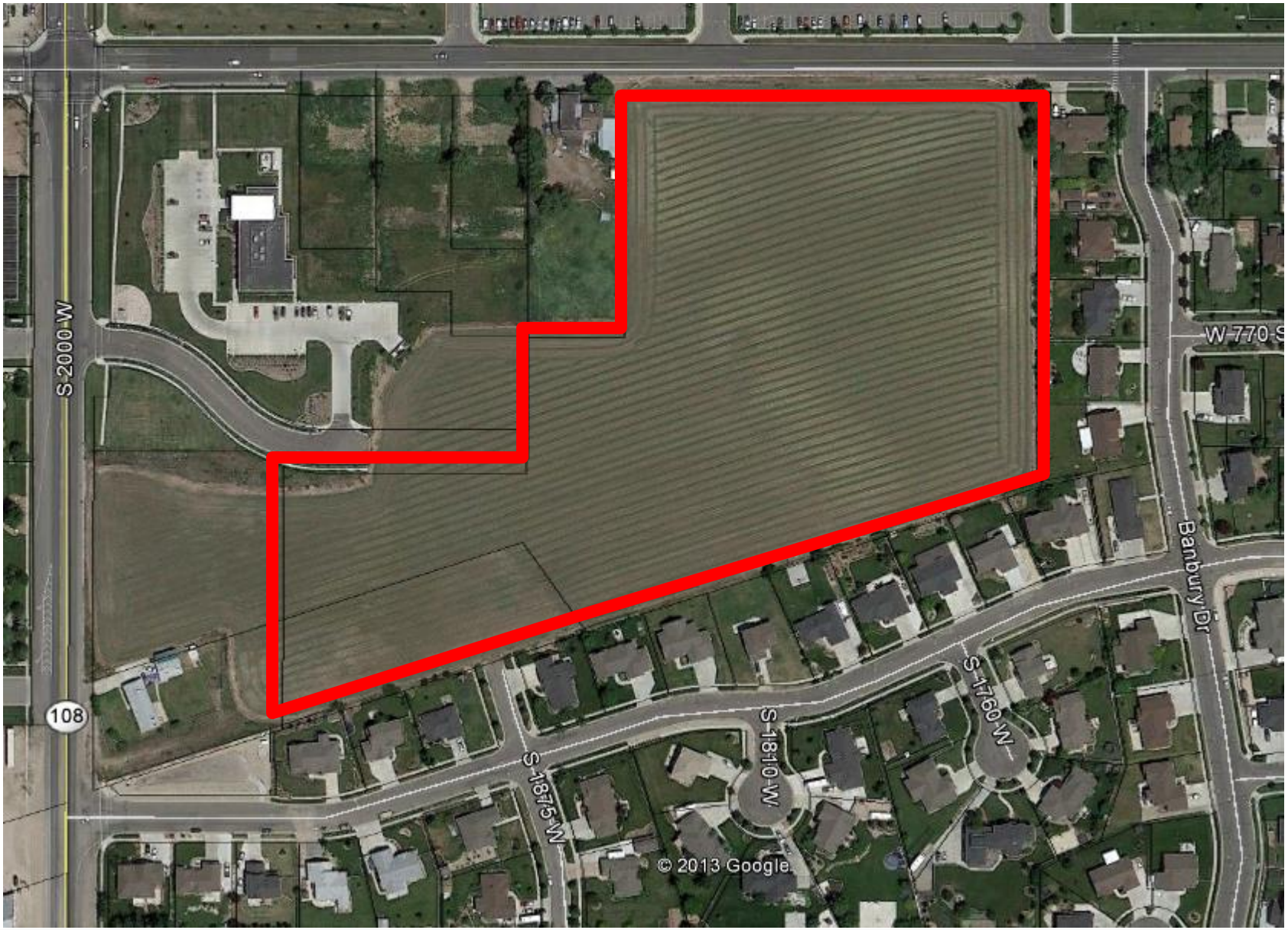
City staff has reviewed the application and finds that it is consistent with the City's General plan and that it is harmonious with the overall character of the surrounding development with no adverse effects, and it has adequate facilities to serve the property.

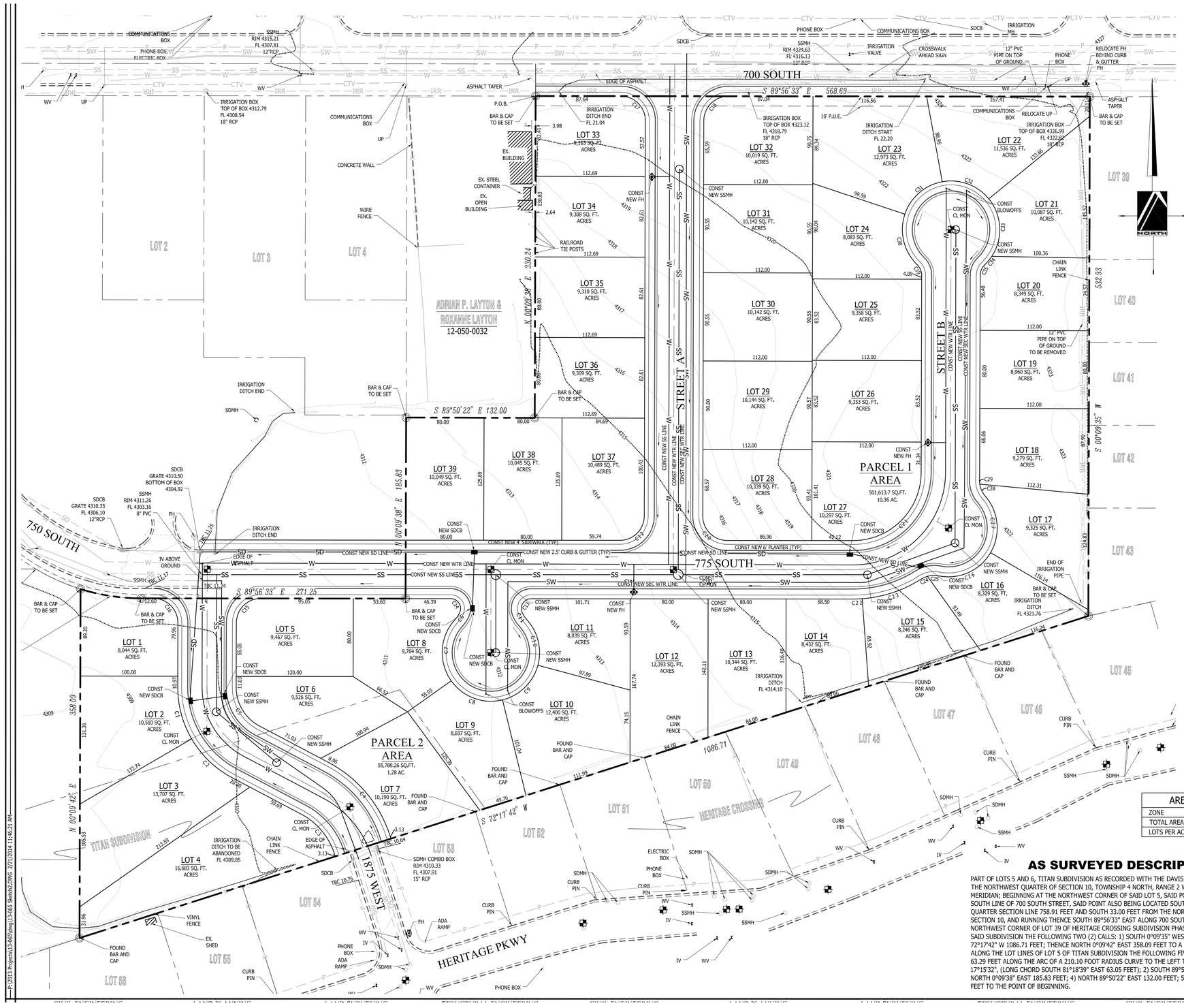
The Planning Commission held a public hearing on March 4, 2014 for rezone request on the above noted property. The property is 11.63 acres in size and is currently zoned Agriculture, R-1 & R-2 Residential with a General Plan designation of R-3. The proposed zone change is in accord with the General Plan as amended.

Recommendation for City Council Approval of the KW Advisory Group Rezone Request

The Syracuse City Planning Commission hereby recommends that the City Council approve the rezone request, located at approx. 750 S 2000 W, change from R-1 Residential to R-3 Residential.

Aerial
Sketch Plan, KW Advisory Group
Approx.750 S 2000 W





CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD
C1	55.76	105.00	30°25'27"	S15°03'01"E	55.10
C2	58.53	105.00	31°56'14"	S46°13'52"E	57.77
C3	54.16	70.00	44°19'59"	N40°01'59"W	52.82
C4	100.59	130.00	44°19'59"	N40°01'59"W	98.10
C5	48.98	45.00	62°21'41"	S31°01'08"E	46.60
C6	8.90	25.00	20°23'20"	N32°41'48"E	8.85
C7	68.34	50.00	78°18'26"	S03°44'14"W	63.14
C8	59.68	50.00	68°23'27"	S69°36'42"E	56.20
C9	53.33	50.00	61°06'56"	N45°38'07"E	50.84
C10	50.49	50.00	57°51'12"	N13°50'57"W	48.37
C11	8.90	25.00	20°23'20"	S32°34'54"E	8.85
C12	39.23	25.00	89°53'52"	N45°06'31"E	35.32
C13	19.63	10.00	112°26'41"	S33°50'07"W	16.62
C14	19.63	10.00	112°26'41"	N33°43'13"W	16.62
C15	39.22	25.00	89°53'45"	S45°06'35"W	35.32
C16	39.32	25.00	90°06'15"	N44°53'26"W	35.39
C17	39.31	25.00	90°06'08"	N44°53'29"W	35.39
C18	39.23	25.00	89°53'52"	S45°06'31"W	35.32
C19	12.09	15.00	46°11'13"	N22°56'01"W	11.77
C20	39.31	25.00	90°06'08"	S44°53'29"E	35.39
C21	109.83	70.00	89°53'52"	N45°06'31"E	98.91
C22	9.64	130.00	4°14'58"	N87°55'58"E	9.64
C23	64.23	130.00	28°18'38"	N71°39'10"E	63.58
C24	7.22	25.00	16°33'10"	S65°46'26"W	7.20
C25	11.93	25.00	27°19'54"	S87°42'58"W	11.81
C26	62.08	50.00	71°08'05"	N65°48'52"E	58.17
C27	62.08	50.00	71°08'05"	N05°19'12"W	58.17
C28	13.83	25.00	31°41'58"	S25°02'15"E	13.66
C29	5.32	25.00	12°11'05"	S03°05'44"E	5.31
C30	56.30	50.00	64°31'13"	S13°46'01"E	53.38
C31	53.33	50.00	61°06'56"	S49°03'03"W	50.84
C32	53.33	50.00	61°06'56"	N69°50'01"W	50.84
C33	63.31	50.00	72°32'42"	N03°00'12"W	59.16
C34	11.41	50.00	13°04'39"	N39°48'28"E	11.39
C35	12.09	15.00	46°11'13"	S23°15'11"W	11.77

DEED DESCRIPTION

PARCEL 1 : (12-735-0008)
LOT 5, TITAN SUBDIVISION, AMENDED, A SUBDIVISION OF A PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, IN THE CITY OF SYRACUSE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE DAVIS COUNTY RECORDER.

PARCEL 2: (12-735-0009)
LOT 6, TITAN SUBDIVISION, AMENDED, A SUBDIVISION OF A PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, IN THE CITY OF SYRACUSE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE DAVIS COUNTY RECORDER.

LESS AND EXCEPTING FROM BOTH PARCELS 1 AND 2 THE FOLLOWING DESCRIBED PARCEL
PART OF LOTS 5 & 6, TITAN SUBDIVISION, AMENDED ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DAVIS COUNTY, STATE OF UTAH.
DESCRIBED AS FOLLOWS:
PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; BEGINNING AT A POINT BEING SOUTH 89°56'33" EAST 55.00 FEET ALONG THE QUARTER SECTION LINE, SOUTH 0°09'42" WEST 443.42 FEET, NORTH 89°50'18" WEST 22.00 FEET AND SOUTH 0°09'42" WEST 75.45 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 10, (SAID POINT BEING THE SOUTHWEST CORNER OF LOT 1A, TITAN SUBDIVISION AMENDED) AND RUNNING THENCE SOUTH 89°56'33" EAST 214.53 FEET ALONG THE SOUTH LINE OF SAID LOT 1A; THENSE 50.35 FEET ALONG THE ARC OF A 210.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD SOUTH 65°48'32" EAST 50.23 FEET); THENCE SOUTH 0°09'42" WEST 358.09 FEET; THENCE SOUTH 72°17'42" WEST 273.60 FEET TO THE EAST LINE OF 2000 WEST STREET; THENCE NORTH 0°09'42" EAST 462.09 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

0 50 100 200
SCALE: 1"=50'

LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

- BOUNDARY LINE
- CENTERLINE
- SETBACK LINE
- EASEMENT LINE
- EX. IRRIGATION LINE
- EX. LAND DRAIN
- EX. OVERHEAD POWER LINE
- EX. STORM DRAIN
- EX. SANITARY SEWER
- EX. SECONDARY WATERLINE
- EX. TELEPHONE LINE
- EX. GAS LINE
- EX. CULINARY WATERLINE
- EX. FENCE
- P.O.B. POINT OF BEGINNING
- EX. EXISTING
- CL MON CENTERLINE MONUMENT
- SSMH SANITARY SEWER MANHOLE
- FH FIRE HYDRANT
- SDCB STORM DRAIN CATCH BASIN
- SD BOX STORM DRAIN BOX
- UP UTILITY POLE
- SECTION CORNER
- MONUMENT
- CONTROL POINT
- 4216.11 EX. SPOT ELEVATION
- 4250 EG CONTOUR LINE
- BAR & CAP OR NAIL & WASHER TO BE SET

AREA TABLE	
ZONE	R-3
TOTAL AREA	507,131 SF/11.63 AC.
LOTS PER ACRE	3.27 LOTS/ACRE

AS SURVEYED DESCRIPTION

PART OF LOTS 5 AND 6, TITAN SUBDIVISION AS RECORDED WITH THE DAVIS COUNTY RECORDED, A PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5, SAID POINT BEING LOCATED ON THE SOUTH LINE OF 700 SOUTH STREET, SAID POINT ALSO BEING LOCATED SOUTH 89°56'33" EAST ALONG THE QUARTER SECTION LINE 758.91 FEET AND SOUTH 33.00 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 10, AND RUNNING THENCE SOUTH 89°56'33" EAST ALONG 700 SOUTH 568.69 FEET TO THE NORTHWEST CORNER OF LOT 39 OF HERITAGE CROSSING SUBDIVISION PHASE 1; RUNNING THENCE ALONG SAID SUBDIVISION THE FOLLOWING TWO (2) CALLS: 1) SOUTH 0°09'35" WEST 532.93 FEET; 2) SOUTH 72°17'42" W 1086.71 FEET; THENCE NORTH 0°09'42" EAST 358.09 FEET TO A NON-TANGENT CURVE; THENCE ALONG THE LOT LINES OF LOT 5 OF TITAN SUBDIVISION THE FOLLOWING FIVE (5) CALLS: SOUTHEASTERLY 63.29 FEET ALONG THE ARC OF A 210.10 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 17°15'32", (LONG CHORD SOUTH 81°18'39" EAST 63.05 FEET); 2) SOUTH 89°56'33" EAST 271.25 FEET; 3) NORTH 0°09'38" EAST 185.83 FEET; 4) NORTH 89°50'22" EAST 132.00 FEET; 5) NORTH 0°09'38" EAST 330.24 FEET TO THE POINT OF BEGINNING.

PINNACLE

GAILEY FARMS SUBDIVISION
SKETCH PLAN

REVISION	BY	DATE
R1		
R2		
R3		

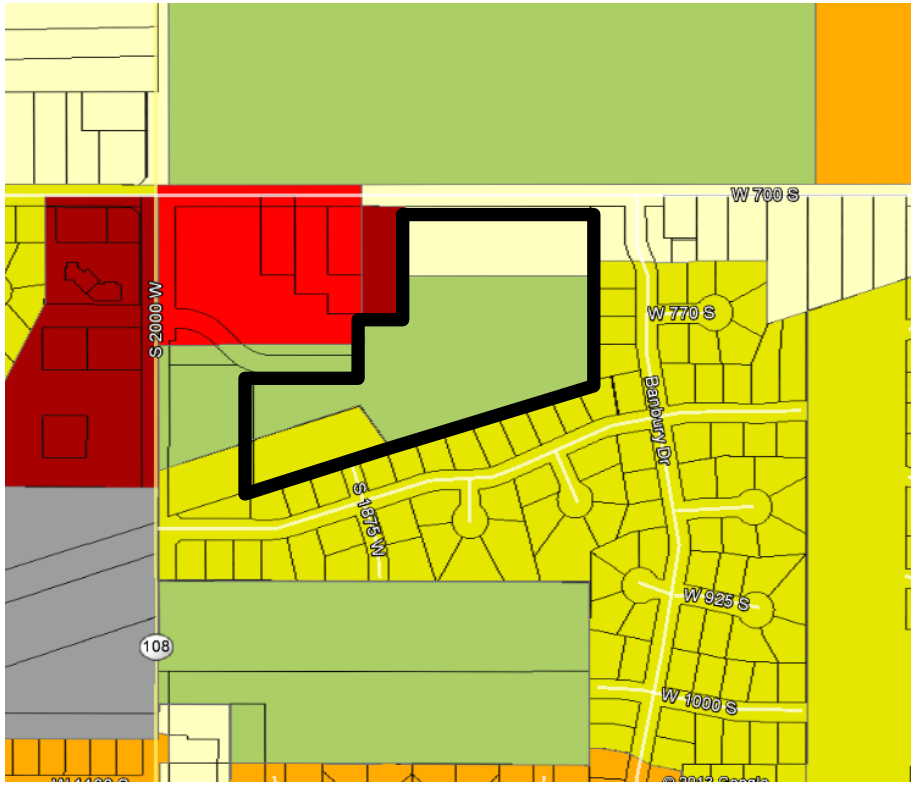
SURVEYED BY SMC 01/14/2014
DESIGNED BY
CALL BL
1-800-

P:\2013 Projects\13-065\dwg\13-065 Sketch2.DWG 2/21/2014 11:46:21 AM

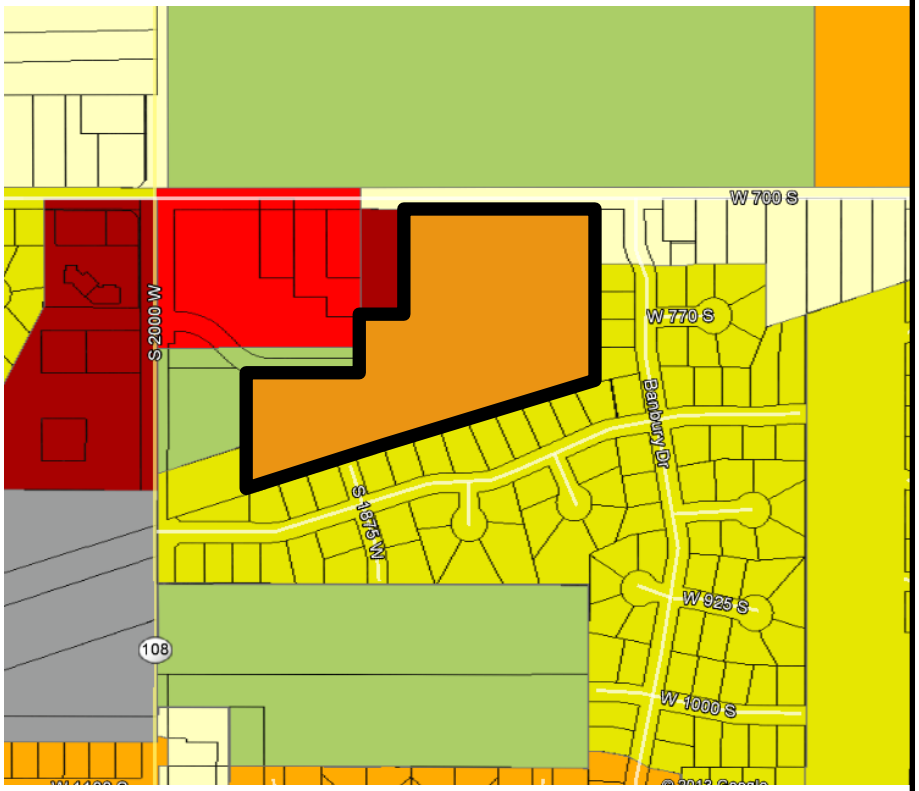
Zoning Map Amendment
Approx.750 S 2000 W
Change from A-1 Agriculture, R-1 & R-2 Residential to R-3 Residential

N

Existing Zoning Map



Proposed Zoning Amendment



- Agriculture A-1
- R-1 (2.90 dwellings per net acre)
- R-2 (3.79 dwellings per net acre)
- R-3 (5.44 dwellings per net acre)
- PRD (8.0 dwellings per net acre)
- R-4 (14.52 dwellings per net acre)
- Professional Office
- Commercial II
- General Commercial Zone
- Industrial Zone
- Town Center Overlay Zone
- Sensitive Overlay Zone
- RDA & EDA Boundary

ORDINANCE NO. 14-06

AN ORDINANCE AMENDING THE EXISTING ZONING MAP OF TITLE X, "SYRACUSE CITY ZONING ORDINANCE", REVISED ORDINANCES OF SYRACUSE, 1971, BY CHANGING FROM AGRICULTURE, RESIDENTIAL 1 (R-1), & RESIDENTIAL 2 (R-2) ZONES TO RESIDENTIAL 3 (R-3) ZONE ON THE PARCEL(S) OF REAL PROPERTY HEREIN DESCRIBED.

WHEREAS, the City has adopted a Zoning Ordinance to regulate land use and development within the corporate boundaries of the City; and

WHEREAS, Chapter Four of the Ordinance authorizes the City Council to amend the number, shape, boundaries, or any area of any zone; and

WHEREAS, a request for rezone has been made; the same has been recommended for approval by the Planning Commission; and a public hearing has been held with the proper notice having been given 10-days prior to the hearing date;

NOW, THEREFORE, BE IT ENACTED AND ORDAINED BY THE CITY COUNCIL OF SYRACUSE DAVIS COUNTY, STATE OF UTAH, AS FOLLOWS:

SECTION 1: That the following described real parcels of property in Agriculture, Residential 1 (R-1) & Residential 2 (R-2) Zones as shown on a zoning map are hereby amended and changed to Residential 3 (R-3) Zone accordingly:

DEED DESCRIPTION

PARCEL 1 : (12-735-0008)
LOT 5, TITAN SUBDIVISION, AMENDED, A SUBDIVISION OF A PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, IN THE CITY OF SYRACUSE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE DAVIS COUNTY RECORDER.

PARCEL 2: (12-735-0009)
LOT 6, TITAN SUBDIVISION, AMENDED, A SUBDIVISION OF A PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, IN THE CITY OF SYRACUSE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE DAVIS COUNTY RECORDER.

LESS AND EXCEPTING FROM BOTH PARCELS 1 AND 2 THE FOLLOWING DESCRIBED PARCEL
PART OF LOTS 5 & 6, TITAN SUBDIVISION, AMENDED ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DAVIS COUNTY, STATE OF UTAH.
DESCRIBED AS FOLLOWS:
PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; BEGINNING AT A POINT BEING SOUTH 89°56'33" EAST 55.00 FEET ALONG THE QUARTER SECTION LINE, SOUTH 0°09'42" WEST 443.42 FEET, NORTH 89°50'18" WEST 22.00 FEET AND SOUTH 0°09'42" WEST 75.45 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 10, (SAID POINT BEING THE SOUTHWEST CORNER OF LOT 1A, TITAN SUBDIVISION AMENDED) AND RUNNING THENCE SOUTH 89°56'33" EAST 214.53 FEET ALONG THE SOUTH LINE OF SAID LOT 1A; THENSE 50.35 FEET ALONG THE ARC OF A 210.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD SOUTH 65°48'32" EAST 50.23 FEET); THENCE SOUTH 0°09'42" WEST 358.09 FEET; THENCE SOUTH 72°17'42" WEST 273.60 FEET TO THE EAST LINE OF 2000 WEST STREET; THENCE NORTH 0°09'42" EAST 462.09 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

Said property is located at approximately 750 S 2000 W.

SECTION 2: Effective Date. This Ordinance shall become effective immediately upon publication or posting.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 11TH DAY OF MARCH, 2014.

SYRACUSE CITY

ATTEST:

_____ _____

Cassie Z. Brown, City Recorder Mayor Terry Palmer

Voting by the City Council:

	"AYE"	"NAY"
Councilmember Peterson	____	_____
Councilmember Lisonbee	____	_____
Councilmember Duncan	____	_____
Councilmember Johnson	____	_____
Councilmember Gailey	____	_____

COUNCIL AGENDA

March 11, 2014

Agenda Item **b.iii** Final Plat-Monterey Estates Subdivision

Factual Summation

Please see the following attachments:

- Final plat drawings
- City Engineer's review
- Planning Department's review
- Fire Department's review

Any question regarding this agenda item may be directed at Sherrie Christensen, Community & Economic Development Director.

Item: City Council Approval of the Monterey Estates Subdivision, Phase 1-5: Ivory Homes request for Final Subdivision approval located at approximately 1500 W 700 S, 140 lots, 39.8 Acres, Residential 3 (R-3) Zone

Background

The Planning Commission held a public meeting on March 4, 2014 for Final Plan approval of Monterey Estates Subdivision, Phase 1 to 5. All items noted in staff report have been addressed by the Planning Commission. All requirements of sketch, preliminary and final have been met.

Recommendation for City Council Approval of the Monterey Estates Subdivision, Phase 1 to 5

The Syracuse City Planning Commission hereby recommends that the City Council approve the final plat for the Monterey Estates Subdivision, Phase 1 to 5, located at approximately 1500 W 700 S, subject to meeting all requirements of the City's Municipal Codes and City staff reviews.

SYRACUSE CITY EST. 1935

Subdivision Final Plan Review

Subdivision: Monterey Estates **Date**: February 27, 2014

Completed By: Jenny Schow, City Planner

8-6-010: Final Plat:		**Planning Staff Review:**
1.	Proposed name of subdivision (to be approved by Planning Commission and County Recorder).	Yes
2.	Accurate angular and linear dimensions for all lines, angles and curves used to describe boundaries, streets, easements, areas reserved for public use, etc.	Yes
3.	Identification system for lots, blocks, and names of streets. Lot lines show dimensions in feet and hundredths.	Yes
4.	Street addresses shown for each lot as assigned by the City.	Yes
5.	True angles and distances to nearest street lines or official monuments as accurately described and shown by appropriate symbol.	Yes
6.	Radii, internal angles, points and curvatures, tangent bearings and the length of all arcs.	Yes
7.	Accurate location of all monuments to be Installed, shown by appropriate symbol.	Yes
8.	Dedication to City of all streets, highways and other public uses and easements included in the proposed subdivision.	Yes
9.	Street monuments shown on Final Plat as approved by City Engineer.	Yes
10.	Pipes or other iron markers shown on the plat.	Refer to City Engineer
11.	Accurate outlines and dimensions of any areas to be dedicated or reserved for public use, with the purposes indicated thereon, and any areas to be reserved by deed or covenant for common use of all property owners.	Yes
12.	All boundary, lot and other geometrics (bearings, distances, curve data etc.) on Final Plat accurate to not less than one part in five thousand (1/5000).	Refer to City Engineer
13.	Location, function, ownership and manner of maintenance of common open space not reserved or dedicated for public use.	N/A
14.	Legal boundary description of the subdivision and acreage included.	Yes
15.	Current inset City map showing location of subdivision.	Yes
16.	Standard signatures forms/boxes reflected on the Final Plat as designated by City Code	Yes

8-6-020: Final Plan and Profile	**See Engineer Review**

Other	
1.	None

Conditional Items of Final Plan Approval for Preconstruction	
1.	Construction Drawing Prints and PDF files
2.	Schedule a preconstruction meeting
3.	Bond estimate using the City template
4.	Final Inspection Fees as calculated in the approved bond estimate
5.	Offsite Improvement Agreement
6.	BMP Facilities Maintenance Agreement
7.	Streetlight Agreement
8.	SWPPP NOI
9.	SWPPP City Permit

Conditional Items of Final Plan Approval for Recording	
1.	Escrow Agreement
2.	Water Shares
3.	Title Report - must be dated within 30 days or recording
4.	Recording fees: $37/page +$1/lot and any common space as well as $1/land-owner signatures over two

Engineer Final Plan Review – Monterey Estates Subdivision
1525 West Street & 700 South Street

Completed by Brian Bloemen on February 28, 2013

Below are the engineering comments for the final plan review of the Monterey Estates Subdivision. Public Works recommends approval of the subdivision.

1. Per current ADA standards, the ramp down to the playground cannot exceed a 5% running slope without hand rails. Lengthen the ramp the decrease the slope to a 5% maximum.
2. Add to Note B: All ADA ramps shall meet current ADA standards and to contact the City prior to pouring the ramps.
3. Add a secondary air vac the station 14+37 on 1350 West Street.
4. Minimum city standard for local streets is 3" of asphalt on 10" of base.
5. Minimum city standard for collector streets is 4" of asphalt on 12" of base.
6. City standard for catch basins is the I-1803 Bicycle safe grates, not the hooded grates.
7. The secondary service for the park shall be stubbed in at the north west corner. Minimum gate valve size is 6" which can be reduced down to meet the required size for the park.
8. Fix the lot numbering.
9. Culinary water mains are to have a minimum of 4 feet of cover.

If you have any further comments or questions please feel free to contact me at 801-614-9682.

Sincerely,

Robert Whiteley
Public Works Director

TO: Community Development, Attention: Jenny Schow
FROM: Jo Hamblin, Fire Marshal
RE: Monterey Estates

DATE: February 27, 2013

I have reviewed the Monterey Estates Final Plat submitted on February 11, 2013 for the above referenced project. The Fire Prevention Division of this department has the following comments/concerns.

1. The minimum fire flow requirement is 1000 gallons per minute for 60 consecutive minutes for residential one and two family dwellings. Fire flow requirements may be increased for residential one and two family dwellings with a building footprint equal to or greater than 3,600 square feet or for buildings other than one and two family dwellings. Provide documentation that the fire flow has been confirmed through the Syracuse City Engineering Division, Water Model.

2. Fire hydrants and access roads shall be installed prior to construction of any buildings. All hydrants shall be placed with the 4 ½" connection facing the point of access for Fire Department Apparatus. Provide written assurance that this will be met.

3. Prior to beginning construction of any buildings, a fire flow test of the new hydrants shall be conducted to verify the actual fire flow for this project. The Fire Prevention Division of this department shall witness this test and shall be notified a minimum of 48 hours prior to the test.

4. Dead-end streets, which exceed one lot depth in length, shall have a temporary turn-around area at the end. The turnaround shall meet the Syracuse City's engineering standards and specifications.

5. If grades exceed 10%, approval from the City Engineer and the Fire Department is required.

These plans have been reviewed for Fire Department requirements only. The Fire Department has no concerns regarding fire protection or access, as long as the developer complies with the requirements listed above. Other departments must review these plans and will have their requirements. This review by the Fire Department must not be construed as final approval from Syracuse City.

Sincerely,

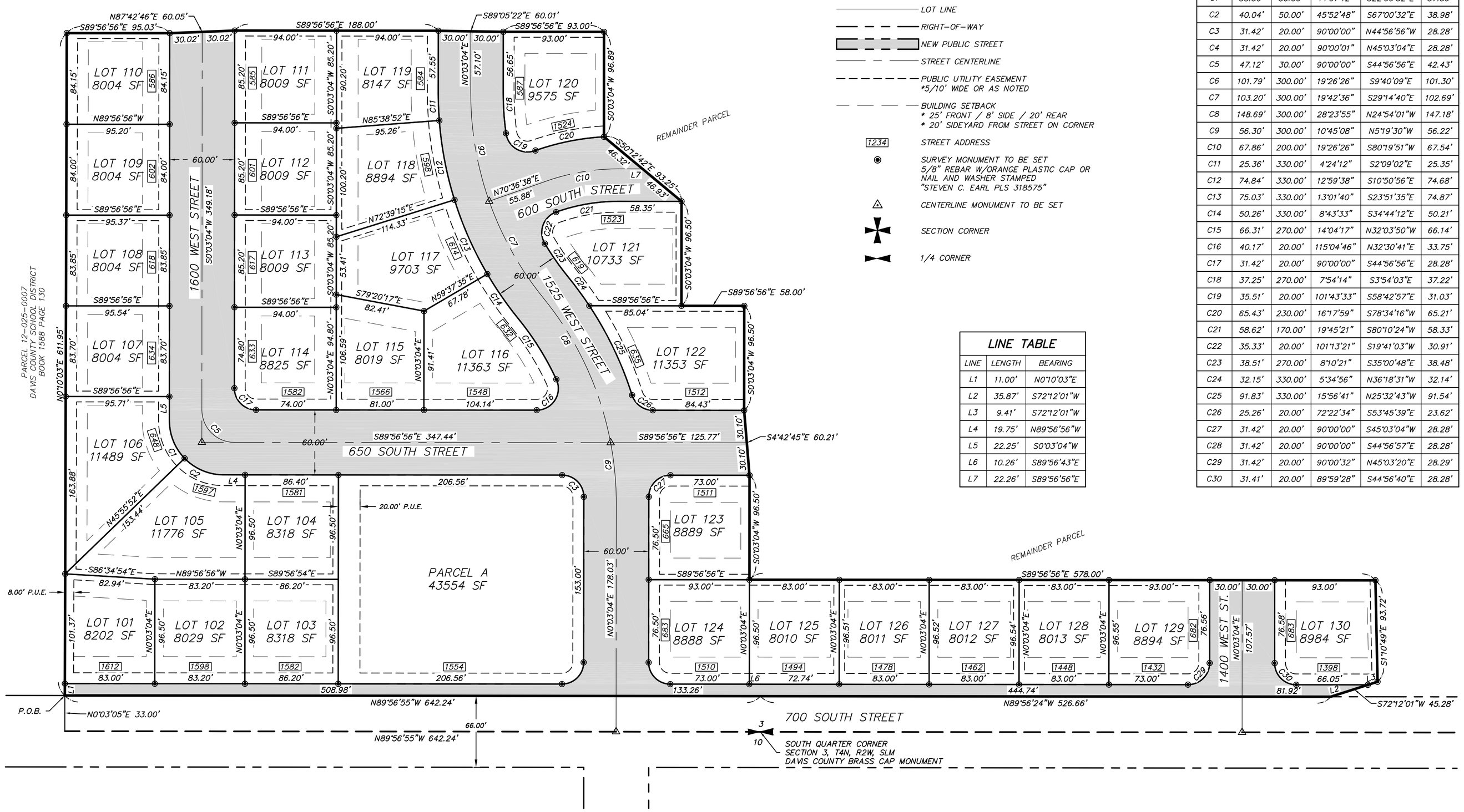
Jo Hamblin
Deputy Chief/ Fire Marshal
Syracuse City Fire Department

1869 South 3000 West, Syracuse, Utah 84075
801-614-9614 (Station)
801-776-1976 (Fax)

MONTEREY ESTATES PHASE 1

A PART OF THE SOUTH 1/2 OF SECTION 3, TOWNSHIP 4
NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN

SYRACUSE, UT



LEGEND

- SECTION LINE
- BOUNDARY
- LOT LINE
- RIGHT-OF-WAY
- NEW PUBLIC STREET
- STREET CENTERLINE
- PUBLIC UTILITY EASEMENT *5/10' WIDE OR AS NOTED
- BUILDING SETBACK * 25' FRONT / 8' SIDE / 20' REAR * 20' SIDEYARD FROM STREET ON CORNER
- 1234 STREET ADDRESS
- SURVEY MONUMENT TO BE SET 5/8" REBAR W/ORANGE PLASTIC CAP OR NAIL AND WASHER STAMPED "STEVEN C. EARL PLS 318575"
- CENTERLINE MONUMENT TO BE SET
- SECTION CORNER
- 1/4 CORNER

LINE TABLE

LINE	LENGTH	BEARING
L1	11.00'	N0°10'03"E
L2	35.87'	S72°12'01"W
L3	9.41'	S72°12'01"W
L4	19.75'	N89°56'56"W
L5	22.25'	S0°03'04"W
L6	10.26'	S89°56'43"E
L7	22.26'	S89°56'56"E

CURVE TABLE

CURVE	LENGTH	RADIUS	Δ	CH. BEARING	CHORD
C1	38.50'	50.00'	44°07'12"	S22°00'32"E	37.56'
C2	40.04'	50.00'	45°52'48"	S67°00'32"E	38.98'
C3	31.42'	20.00'	90°00'00"	N44°56'56"W	28.28'
C4	31.42'	20.00'	90°00'01"	N45°03'04"E	28.28'
C5	47.12'	30.00'	90°00'00"	S44°56'56"E	42.43'
C6	101.79'	300.00'	19°26'26"	S9°40'09"E	101.30'
C7	103.20'	300.00'	19°42'36"	S29°14'40"E	102.69'
C8	148.69'	300.00'	28°23'55"	N24°54'01"W	147.18'
C9	56.30'	300.00'	10°45'08"	N5°19'30"W	56.22'
C10	67.86'	200.00'	19°26'26"	S80°19'51"W	67.54'
C11	25.36'	330.00'	4°24'12"	S2°09'02"E	25.35'
C12	74.84'	330.00'	12°59'38"	S10°50'56"E	74.68'
C13	75.03'	330.00'	13°01'40"	S23°51'35"E	74.87'
C14	50.26'	330.00'	8°43'33"	S34°44'12"E	50.21'
C15	66.31'	270.00'	14°04'17"	N32°03'50"W	66.14'
C16	40.17'	20.00'	115°04'46"	N32°30'41"E	33.75'
C17	31.42'	20.00'	90°00'00"	S44°56'56"E	28.28'
C18	37.25'	270.00'	7°54'14"	S3°54'03"E	37.22'
C19	35.51'	20.00'	101°43'33"	S58°42'57"E	31.03'
C20	65.43'	230.00'	16°17'59"	S78°34'16"W	65.21'
C21	58.62'	170.00'	19°45'21"	S80°10'24"W	58.33'
C22	35.33'	20.00'	101°13'21"	S19°41'03"W	30.91'
C23	38.51'	270.00'	8°10'21"	S35°00'48"E	38.48'
C24	32.15'	330.00'	5°34'56"	N36°18'31"W	32.14'
C25	91.83'	330.00'	15°56'41"	N25°32'43"W	91.54'
C26	25.26'	20.00'	72°22'34"	S53°45'39"E	23.62'
C27	31.42'	20.00'	90°00'00"	S45°03'04"W	28.28'
C28	31.42'	20.00'	90°00'00"	S44°56'57"E	28.28'
C29	31.42'	20.00'	90°00'32"	N45°03'20"E	28.29'
C30	31.41'	20.00'	89°59'28"	S44°56'40"E	28.28'

SURVEY CERTIFICATE

I, STEVEN C. EARL, A PROFESSIONAL LAND SURVEYOR, HOLD CERTIFICATE NO. 318575-2201, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, WHICH IS ACCURATELY DESCRIBED THEREWITH, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS MONTEREY ESTATES PHASE 1, AND THAT THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

LEGAL DESCRIPTION

A PART OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, LOCATED IN THE CITY OF SYRACUSE, COUNTY OF DAVIS, STATE OF UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 3;
THENCE N89°56'55"W 642.24 FEET ALONG THE SOUTH LINE OF SAID SECTION;
THENCE N0°03'05"E 33.00 FEET TO THE POINT OF BEGINNING;
THENCE N0°10'03"E 611.95 FEET ALONG THE EAST LINE OF THE PROPERTY DESCRIBED IN THE DEED RECORDED IN ENTRY 1021678, BOOK 1588, PAGE 130;
THENCE S89°56'56"E 95.03 FEET;
THENCE N87°42'46"E 60.05 FEET;
THENCE S89°56'56"E 188.00 FEET;
THENCE S89°05'22"E 60.01 FEET;
THENCE S89°56'56"E 93.00 FEET;
THENCE S0°03'04"W 96.89 FEET;
THENCE S50°12'42"E 93.25 FEET;
THENCE S0°03'04"W 96.50 FEET;
THENCE S89°56'56"E 58.00 FEET;
THENCE S0°03'04"W 96.50 FEET;
THENCE S4°42'45"E 60.21 FEET;
THENCE S0°03'04"W 96.50 FEET;
THENCE S89°56'56"E 578.00 FEET;
THENCE S1°10'49"E 93.72 FEET;
THENCE S72°12'01"W 45.28 FEET ALONG THE NORTH LINE OF LOT 2, NINIGRET FIELD, TO THE NORTH LINE OF 700 SOUTH STREET;
THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO COURSES:
(1) N89°56'24"W 526.66 FEET;
(2) N89°56'55"W 642.24 FEET TO THE POINT OF BEGINNING.
CONTAINING 9.73 ACRES, MORE OR LESS.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS TO BE HEREAFTER KNOWN AS MONTEREY ESTATES PHASE 1, DO HEREBY DEDICATE TO THE PUBLIC THE STREETS AS SHOWN HEREON, AND DO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREETS.
WE ALSO OFFER AND CONVEY TO ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AND RIGHT-OF-WAY OVER, UNDER, ACROSS, AND THROUGH THOSE AREAS DESIGNATED ON THIS PLAT AS UTILITY EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, COMMUNICATIONS, NATURAL GAS, SEWER, WATER, IRRIGATION, AND DRAINAGE LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO, WHICH WOULD REQUIRE THAT NO SURFACE CONSTRUCTION BE ALLOWED WHICH WOULD INTERFERE WITH NORMAL UTILITY USE.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 2014.

BY: IVORY DEVELOPMENT, LLC

BY: _____
CHRISTOPHER P. GAMVROULAS, PRESIDENT

ACKNOWLEDGMENT

STATE OF UTAH
} §.
COUNTY OF _____

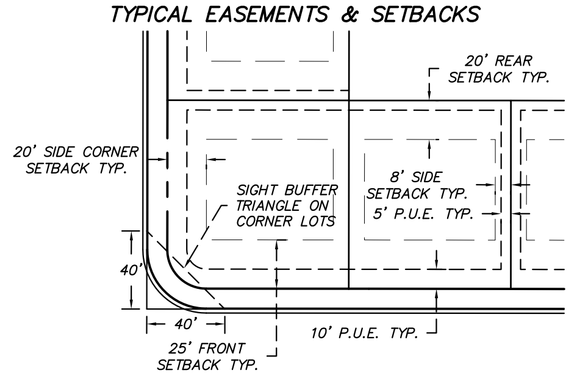
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2014, BY CHRISTOPHER P. GAMVROULAS, PRESIDENT OF IVORY DEVELOPMENT, LLC.

NOTARY PUBLIC _____

GENERAL NOTES

1. PARCEL "A" IS TO BE DEEDED TO THE CITY FOR USE AS A STORMWATER DETENTION POND AND ALSO AS A PUBLIC PARK.
2. NO PERMANENT STRUCTURES ALLOWED WITHIN PUBLIC UTILITY EASEMENTS UNLESS OTHERWISE APPROVED BY THE CITY.

TYPICAL EASEMENTS & SETBACKS



SW CORNER
SECTION 3, T4N, R2W, SLM
FOUND NAIL & WASHER

N89°56'55"W 2655.31'
(BASIS OF BEARINGS)

SOUTH QUARTER CORNER
SECTION 3, T4N, R2W, SLM
DAVIS COUNTY BRASS CAP MONUMENT

N

0 30 60 120 Feet
1:720

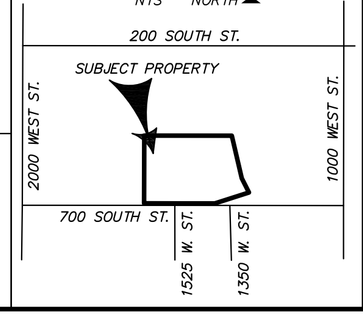
UTILITY COMPANIES

EASEMENTS ARE APPROVED AS SHOWN HEREON.

ROCKY MOUNTAIN POWER _____ DATE _____
CENTURY LINK _____ DATE _____
QUESTAR GAS _____ DATE _____

VICINITY MAP

NTS NORTH



COUNTY RECORDER

COUNTY RECORDER'S NO. _____

STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST

OF _____

DATE _____ TIME _____ FEE ____

INDEX _____
FILED IN: FILE OF PLATS

_____
COUNTY RECORDER

BY: _____
DEPUTY RECORDER

CITY ATTORNEY

APPROVED THIS _____ DAY OF _____, 2014 BY THE SYRACUSE CITY ATTORNEY.

_____
SYRACUSE CITY ATTORNEY

CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____, 2014 BY THE SYRACUSE CITY COUNCIL.

_____ SYRACUSE CITY RECORDER

_____ SYRACUSE CITY MAYOR

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 2014 BY THE SYRACUSE CITY PLANNING COMMISSION.

_____
SYRACUSE CITY PLANNING COMMISSION

ENGINEER'S CERTIFICATE

APPROVED THIS _____ DAY OF _____, A.D. 2014 BY THE SYRACUSE CITY ENGINEER.

_____
SYRACUSE CITY ENGINEER

LICENSED PROFESSIONAL LAND SURVEYOR
STEVEN C. EARL
318575-2201
3-03-14
STATE OF UTAH

FINAL PLAT

MONTEREY ESTATES
PHASE 1

SHEET DESCRIPTION:

Cache • Landmark
Engineers
Surveyors
Planners
1011 West 400 North
Suite 130
Logan, UT 84321
435.713.0099

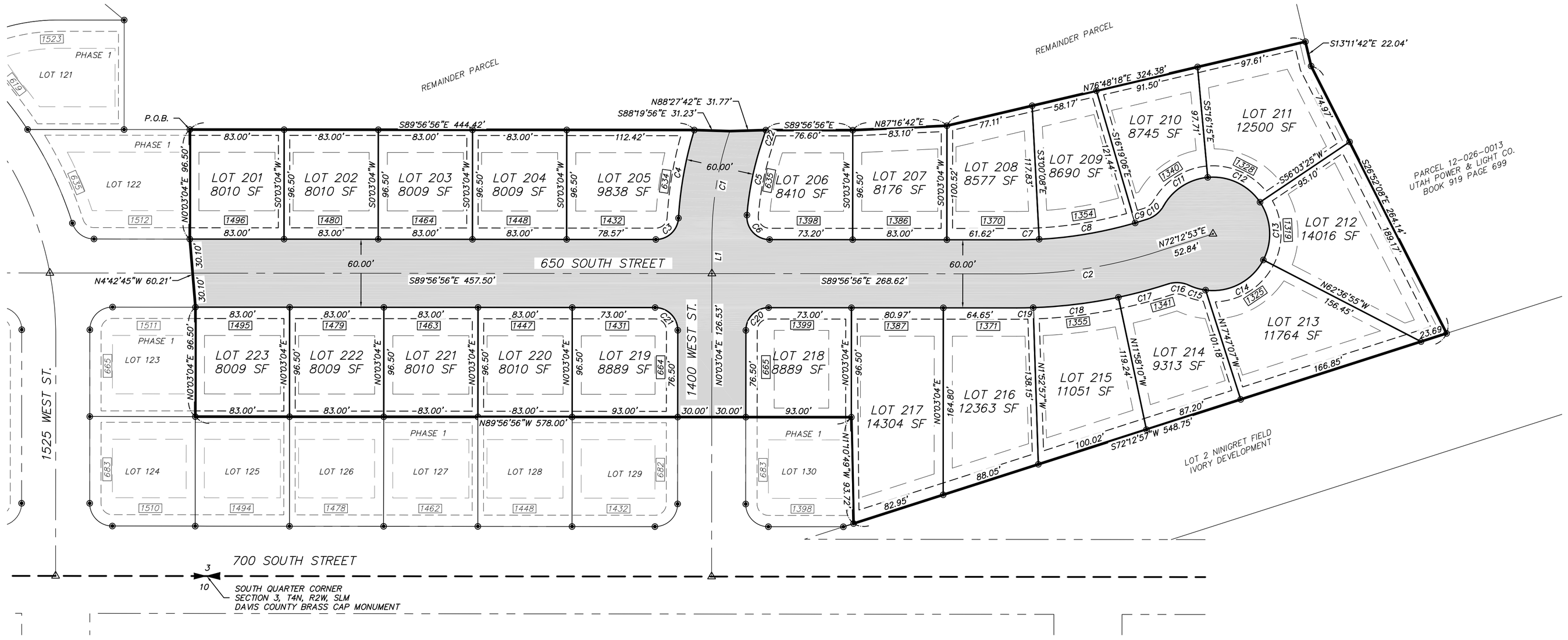
DATE:	3 MARCH 2014
SCALE:	1" = 60'
CALCULATED BY:	S. EARL
CHECKED BY:	S. CROOKSTON
APPROVED BY:	S. EARL
PROJECT NUMBER:	13009SYR

Z:\2013 Projects\13009SYR Ivory Homes Syracuse\Acad\Final Plat\13009SYR Monterey Estates Final Plat Phi (Current).dwg, 3/3/2014 9:00:49 AM

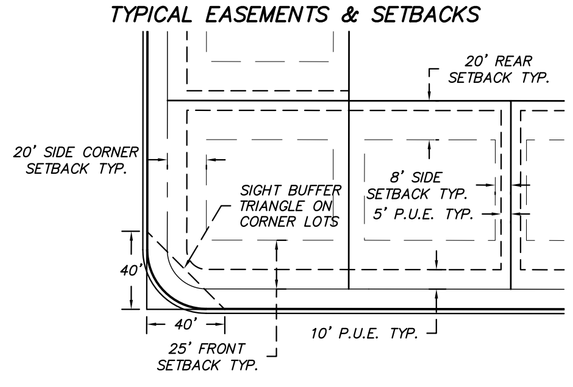
MONTEREY ESTATES PHASE 2

A PART OF THE SOUTH 1/2 OF SECTION 3, TOWNSHIP 4
NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN

SYRACUSE, UT



TYPICAL EASEMENTS & SETBACKS



LINE TABLE		
LINE	LENGTH	BEARING
L1	30.00'	N0°03'04"E

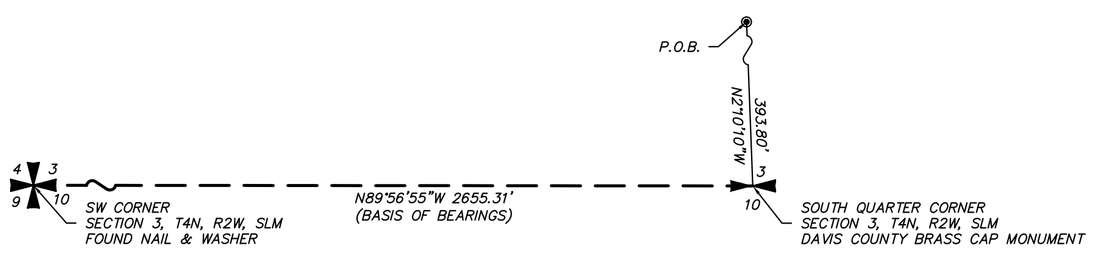
CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ	CH. BEARING	CHORD
C1	97.32'	300.00'	18°35'10"	S9°20'39"W	96.89'
C2	124.52'	400.00'	17°50'11"	N81°07'58"E	124.02'
C3	30.27'	20.00'	86°43'27"	N46°41'20"E	27.46'
C4	79.06'	330.00'	13°43'38"	S10°11'26"W	78.87'
C5	65.96'	270.00'	13°59'51"	S11°38'18"W	65.80'
C6	33.02'	20.00'	94°35'19"	S42°39'17"E	29.39'
C7	19.72'	370.00'	3°03'12"	N88°31'28"E	19.72'
C8	85.99'	370.00'	13°18'57"	N80°20'23"E	85.80'
C9	11.46'	370.00'	1°46'31"	N72°47'39"E	11.46'
C10	18.55'	25.00'	42°31'11"	N50°38'48"E	18.13'
C11	48.30'	50.00'	55°20'33"	S57°03'29"W	46.44'
C12	53.52'	50.00'	61°19'40"	N64°36'25"W	51.00'
C13	53.52'	50.00'	61°19'40"	N3°16'45"W	51.00'
C14	61.12'	50.00'	70°02'30"	N62°24'20"E	57.39'
C15	15.38'	50.00'	17°37'34"	S73°45'39"E	15.32'
C16	18.79'	25.00'	43°04'12"	N86°28'58"W	18.35'
C17	45.39'	430.00'	6°02'54"	N75°00'23"E	45.37'
C18	75.70'	430.00'	10°05'13"	N83°04'27"E	75.60'
C19	14.51'	430.00'	1°56'01"	N89°05'04"E	14.51'
C20	31.42'	20.00'	90°00'00"	S45°03'04"W	28.28'
C21	31.42'	20.00'	90°00'00"	N44°56'56"W	28.28'
C22	10.96'	330.00'	1°54'10"	N17°41'09"E	10.96'

LEGEND

- SECTION LINE
- BOUNDARY
- LOT LINE
- RIGHT-OF-WAY
- NEW PUBLIC STREET
- STREET CENTERLINE
- PUBLIC UTILITY EASEMENT *5/10' WIDE OR AS NOTED
- BUILDING SETBACK * 25' FRONT / 8' SIDE / 20' REAR * 20' SIDEYARD FROM STREET ON CORNER
- 5' LANDSCAPE BUFFER PER ZONING ORDINANCE
- 1234 STREET ADDRESS
- SURVEY MONUMENT TO BE SET 5/8" REBAR W/ORANGE PLASTIC CAP OR NAIL AND WASHER STAMPED "STEVEN C. EARL PLS 318575"
- CENTERLINE MONUMENT TO BE SET
- SECTION CORNER
- 1/4 CORNER

0 30 60 120 Feet
1:720

N



SURVEY CERTIFICATE

I, STEVEN C. EARL, A PROFESSIONAL LAND SURVEYOR, HOLD CERTIFICATE NO. 318575-2201, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, WHICH IS ACCURATELY DESCRIBED THEREWITH, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS MONTEREY ESTATES PHASE 2, AND THAT THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

LEGAL DESCRIPTION

A PART OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, LOCATED IN THE CITY OF SYRACUSE, COUNTY OF DAVIS, STATE OF UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 3;
THENCE N2°10'10"W 393.80 FEET TO THE POINT OF BEGINNING AT THE NORTHEAST CORNER OF LOT 122 OF MONTEREY ESTATES PHASE 1;
THENCE S89°56'56"E 444.42 FEET;
THENCE S88°19'56"E 31.23 FEET;
THENCE N88°27'42"E 31.77 FEET;
THENCE S89°56'56"E 76.60 FEET;
THENCE N87°16'42"E 83.10 FEET;
THENCE N76°48'18"E 324.38 FEET TO THE WEST LINE OF PARCEL 12-026-0013, DESCRIBED IN THE DEED RECORDED IN BOOK 919 PAGE 699 IN THE OFFICE OF THE RECORDER OF SAID COUNTY;
THENCE S13°11'42"E 22.04 FEET ALONG SAID WEST LINE;
THENCE S26°52'08"E 264.14 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF LOT 2 OF NINIGRET FIELD;
THENCE S72°12'53"W 548.75 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF LOT 130 OF SAID MONTEREY ESTATES PHASE 1;
THENCE ALONG THE BOUNDARY OF SAID MONTEREY ESTATES PHASE 1 THE FOLLOWING FIVE COURSES:

1. N1°10'49"W 93.72 FEET;
2. N89°56'56"W 578.00 FEET;
3. N0°03'04"E 96.50 FEET;
4. N4°42'45"W 60.21 FEET;
5. N0°03'04"E 96.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.68 ACRES, MORE OR LESS,

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS TO BE HEREAFTER KNOWN AS MONTEREY ESTATES PHASE 2, DO HEREBY DEDICATE TO THE PUBLIC THE STREETS AS SHOWN HEREON, AND DO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREETS.
WE ALSO OFFER AND CONVEY TO ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AND RIGHT-OF-WAY OVER, UNDER, ACROSS, AND THROUGH THOSE AREAS DESIGNATED ON THIS PLAT AS UTILITY EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, COMMUNICATIONS, NATURAL GAS, SEWER, WATER, IRRIGATION, AND DRAINAGE LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO, WHICH WOULD REQUIRE THAT NO SURFACE CONSTRUCTION BE ALLOWED WHICH WOULD INTERFERE WITH NORMAL UTILITY USE.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 201_.

BY: IVORY DEVELOPMENT, LLC

BY: _____
CHRISTOPHER P. GAMVROULAS, PRESIDENT

ACKNOWLEDGMENT

STATE OF UTAH } §.
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 201_, BY CHRISTOPHER P. GAMVROULAS, PRESIDENT OF IVORY DEVELOPMENT, LLC.

NOTARY PUBLIC _____

GENERAL NOTES

1. PARCEL "A" IS TO BE DEEDED TO THE CITY FOR USE AS A STORMWATER DETENTION POND AND ALSO AS A PUBLIC PARK.
2. NO PERMANENT STRUCTURES ALLOWED WITHIN PUBLIC UTILITY EASEMENTS UNLESS OTHERWISE APPROVED BY THE CITY.

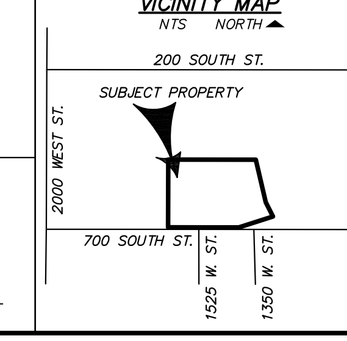
UTILITY COMPANIES

EASEMENTS ARE APPROVED AS SHOWN HEREON.

ROCKY MOUNTAIN POWER _____ DATE _____
CENTURY LINK _____ DATE _____
QUESTAR GAS _____ DATE _____

VICINITY MAP

NTS NORTH



COUNTY RECORDER

COUNTY RECORDER'S NO. _____

STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST OF _____

DATE _____ TIME _____ FEE ____

INDEX _____
FILED IN: FILE OF PLATS

COUNTY RECORDER

BY: _____
DEPUTY RECORDER

CITY ATTORNEY

APPROVED THIS _____ DAY OF _____, 201_ BY THE SYRACUSE CITY ATTORNEY.

SYRACUSE CITY ATTORNEY

CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____, 201_ BY THE SYRACUSE CITY COUNCIL.

SYRACUSE CITY RECORDER SYRACUSE CITY MAYOR

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 201_ BY THE SYRACUSE CITY PLANNING COMMISSION.

SYRACUSE CITY PLANNING COMMISSION

ENGINEER'S CERTIFICATE

APPROVED THIS _____ DAY OF _____, A.D. 201_ BY THE SYRACUSE CITY ENGINEER.

SYRACUSE CITY ENGINEER

PROFESSIONAL LAND SURVEYOR
STEVEN C. EARL
318575-2201
3-03-14
STATE OF UTAH

SHEET DESCRIPTION:

FINAL PLAT

MONTEREY ESTATES
PHASE 2

Cache • Landmark
Engineers
Surveyors
Planners
1011 West 400 North
Suite 130
Logan, UT 84321
435.713.0099

DATE:	3 MARCH 2014
SCALE:	1" = 60'
CALCULATED BY:	S. EARL
CHECKED BY:	S. CROOKSTON
APPROVED BY:	S. EARL
PROJECT NUMBER:	13009SYR

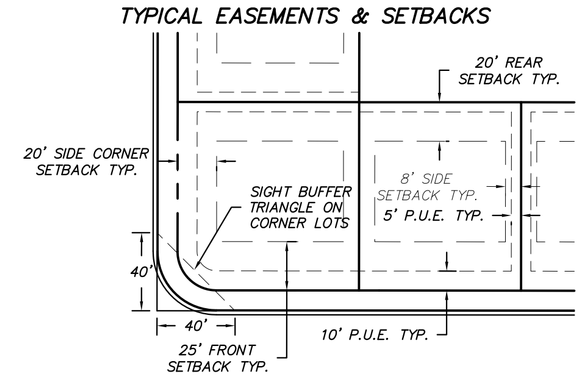
1 / 1

Z:\2013 Projects\13009SYR Ivory Homes Syracuse\Vicat\Final Plats\13009SYR Monterey Estates Final Plat Ph2 (Current).dwg, 3/3/2014 8:57:41 AM

MONTEREY ESTATES PHASE 3

A PART OF THE SOUTH 1/2 OF SECTION 3, TOWNSHIP 4
NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN

SYRACUSE, UT



LEGEND

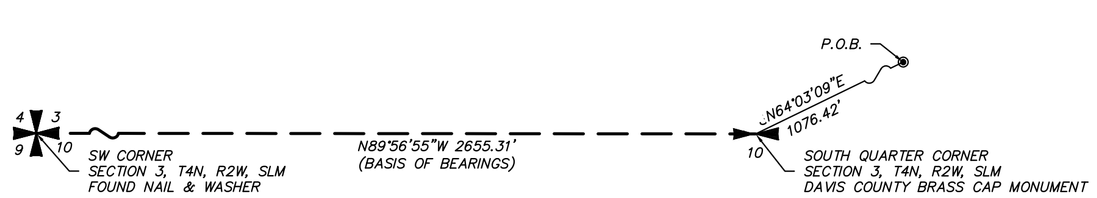
- SECTION LINE
- BOUNDARY
- LOT LINE
- RIGHT-OF-WAY
- NEW PUBLIC STREET
- STREET CENTERLINE
- PUBLIC UTILITY EASEMENT *5/10' WIDE OR AS NOTED
- BUILDING SETBACK * 25' FRONT / 8' SIDE / 20' REAR * 20' SIDEYARD FROM STREET ON CORNER
- 5' LANDSCAPE BUFFER PER ZONING ORDINANCE
- 1234 STREET ADDRESS
- SURVEY MONUMENT TO BE SET 5/8" REBAR W/ORANGE PLASTIC CAP OR NAIL AND WASHER STAMPED "STEVEN C. EARL PLS 318575"
- CENTERLINE MONUMENT TO BE SET
- SECTION CORNER
- 1/4 CORNER

LINE TABLE

LINE	LENGTH	BEARING
L1	3.38'	S76°48'18"W
L2	12.02'	S76°48'18"W
L3	31.76'	N0°03'04"E

CURVE TABLE

CURVE	LENGTH	RADIUS	Δ	CH. BEARING	CHORD
C1	69.36'	300.00'	13°14'46"	N83°25'41"E	69.20'
C2	109.96'	70.00'	90°00'00"	N31°48'18"E	98.99'
C3	93.77'	70.00'	76°45'14"	N51°34'19"W	86.92'
C4	9.12'	330.00'	1°34'59"	S17°50'45"W	9.12'
C5	67.87'	270.00'	14°24'09"	N11°26'09"E	67.69'
C6	32.88'	20.00'	94°11'01"	N42°51'26"W	29.30'
C7	31.42'	20.00'	90°00'00"	N45°03'04"E	28.28'
C8	31.42'	20.00'	90°00'00"	N44°56'56"W	28.28'
C9	31.42'	20.00'	90°00'00"	N45°03'04"E	28.28'
C10	31.42'	20.00'	90°00'00"	N44°56'56"W	28.28'
C11	35.50'	100.00'	20°20'20"	N79°46'46"W	35.31'
C12	64.70'	100.00'	37°04'18"	N51°04'27"W	63.58'
C13	33.76'	100.00'	19°20'36"	N22°52'00"W	33.60'
C14	27.82'	100.00'	15°56'14"	N5°13'35"W	27.73'
C15	65.99'	100.00'	37°48'36"	N21°38'50"E	64.80'
C16	63.27'	100.00'	36°15'10"	N58°40'43"E	62.22'
C17	63.38'	330.00'	11°00'13"	N82°18'24"E	63.28'
C18	12.92'	330.00'	2°14'33"	N88°55'47"E	12.92'
C19	30.37'	20.00'	87°00'47"	S46°32'40"W	27.54'
C20	78.89'	330.00'	13°41'48"	N9°53'11"E	78.70'
C21	31.42'	20.00'	90°00'00"	S44°56'56"E	28.28'
C22	14.90'	270.00'	3°09'42"	N88°28'13"E	14.90'
C23	47.52'	270.00'	10°05'04"	N81°50'50"E	47.46'
C24	62.83'	40.00'	90°00'00"	N31°48'18"E	56.57'
C25	53.58'	40.00'	76°45'14"	N51°34'19"W	49.67'
C26	31.42'	20.00'	90°00'00"	S45°03'04"W	28.28'
C27	97.32'	300.00'	18°35'10"	N9°20'39"E	96.89'



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0 30 60 120 Feet
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SURVEY CERTIFICATE

I, STEVEN C. EARL, A PROFESSIONAL LAND SURVEYOR, HOLD CERTIFICATE NO. 318575-2201, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, WHICH IS ACCURATELY DESCRIBED THEREWITH, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS MONTEREY ESTATES PHASE 3, AND THAT THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

LEGAL DESCRIPTION

A PART OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, LOCATED IN THE CITY OF SYRACUSE, COUNTY OF DAVIS, STATE OF UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 3;
THENCE N64°03'09"E 1076.42 FEET TO THE POINT OF BEGINNING AT THE NORTHERNMOST CORNER OF LOT 211 OF MONTEREY ESTATES PHASE 2;
THENCE ALONG THE BOUNDARY OF SAID MONTEREY ESTATES PHASE 2 THE FOLLOWING SIX COURSES:
1. S76°48'18"W 324.38 FEET;
2. S87°16'42"W 83.10 FEET;
3. N89°56'56"W 76.60 FEET;
4. S88°27'42"W 31.77 FEET;
5. N88°19'56"W 31.23 FEET;
6. N89°56'56"W 87.42 FEET;

THENCE N0°03'04"E 96.50 FEET;
THENCE N10°42'36"E 61.05 FEET;
THENCE N0°03'04"E 603.00 FEET TO THE GRANTOR'S NORTH LINE;
THENCE S89°56'56"E 454.12 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF PARCEL 12-026-0013, DESCRIBED IN THE DEED RECORDED IN BOOK 919 PAGE 699 IN THE OFFICE OF THE RECORDER OF SAID COUNTY;
THENCE S13°11'42"E 699.77 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

CONTAINING 9.19 ACRES, MORE OR LESS.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS TO BE HEREAFTER KNOWN AS MONTEREY ESTATES PHASE 3, DO HEREBY DEDICATE TO THE PUBLIC THE STREETS AS SHOWN HEREON, AND DO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREETS.
WE ALSO OFFER AND CONVEY TO ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AND RIGHT-OF-WAY OVER, UNDER, ACROSS, AND THROUGH THOSE AREAS DESIGNATED ON THIS PLAT AS UTILITY EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, COMMUNICATIONS, NATURAL GAS, SEWER, WATER, IRRIGATION, AND DRAINAGE LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO, WHICH WOULD REQUIRE THAT NO SURFACE CONSTRUCTION BE ALLOWED WHICH WOULD INTERFERE WITH NORMAL UTILITY USE.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 201_.

BY: IVORY DEVELOPMENT, LLC

BY: _____
CHRISTOPHER P. GAMVROULAS, PRESIDENT

ACKNOWLEDGMENT

STATE OF UTAH
} §.
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 201_, BY CHRISTOPHER P. GAMVROULAS, PRESIDENT OF IVORY DEVELOPMENT, LLC.

NOTARY PUBLIC _____

GENERAL NOTES

1. PARCEL "A" IS TO BE DEEDED TO THE CITY FOR USE AS A STORMWATER DETENTION POND AND ALSO AS A PUBLIC PARK.
2. NO PERMANENT STRUCTURES ALLOWED WITHIN PUBLIC UTILITY EASEMENTS UNLESS OTHERWISE APPROVED BY THE CITY.

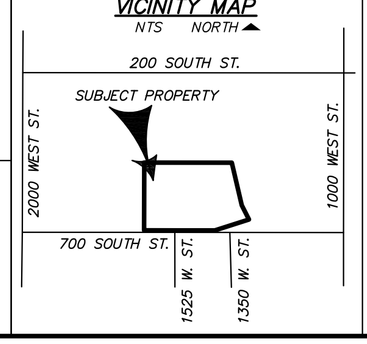
UTILITY COMPANIES

EASEMENTS ARE APPROVED AS SHOWN HEREON.

ROCKY MOUNTAIN POWER _____ DATE _____
CENTURY LINK _____ DATE _____
QUESTAR GAS _____ DATE _____

VICINITY MAP

NTS NORTH



COUNTY RECORDER

COUNTY RECORDER'S NO. _____

STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST OF _____

DATE _____ TIME _____ FEE ____

INDEX _____
FILED IN: FILE OF PLATS

_____
COUNTY RECORDER

BY: _____
DEPUTY RECORDER

CITY ATTORNEY

APPROVED THIS _____ DAY OF _____, 201_ BY THE SYRACUSE CITY ATTORNEY.

_____
SYRACUSE CITY ATTORNEY

CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____, 201_ BY THE SYRACUSE CITY COUNCIL.

_____ SYRACUSE CITY RECORDER

_____ SYRACUSE CITY MAYOR

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 201_ BY THE SYRACUSE CITY PLANNING COMMISSION.

_____
SYRACUSE CITY PLANNING COMMISSION

ENGINEER'S CERTIFICATE

APPROVED THIS _____ DAY OF _____, A.D. 201_ BY THE SYRACUSE CITY ENGINEER.

_____
SYRACUSE CITY ENGINEER

PROFESSIONAL LAND SURVEYOR
STEVEN C. EARL
318575-2201
3-03-14
STATE OF UTAH

SHEET DESCRIPTION:
FINAL PLAT

MONTEREY ESTATES
PHASE 3

Cache • Landmark
Engineers
Surveyors
Planners
1011 West 400 North
Suite 130
Logan, UT 84321
435.713.0099

DATE:	3 MARCH 2014
SCALE:	1" = 60'
CALCULATED BY:	S. EARL
CHECKED BY:	S. CROOKSTON
APPROVED BY:	S. EARL
PROJECT NUMBER:	13009SYR

Z:\2013 Projects\13009SYR Ivory Homes Syracuse\Acad\Final Plat\13009SYR Monterey Estates Final Plat Ph3 (Current).dwg, 3/3/2014 8:56:49 AM

MONTEREY ESTATES PHASE 4

A PART OF THE SOUTH 1/2 OF SECTION 3, TOWNSHIP 4
NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN

SYRACUSE, UT

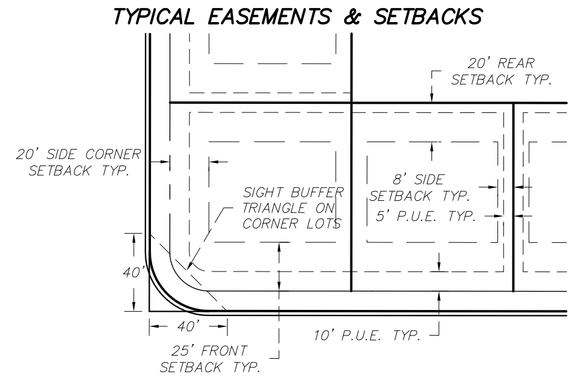
LEGEND

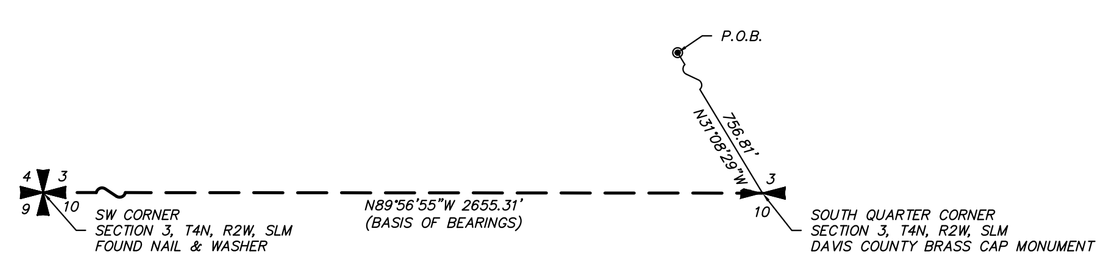
- SECTION LINE
- BOUNDARY
- LOT LINE
- RIGHT-OF-WAY
- NEW PUBLIC STREET
- STREET CENTERLINE
- PUBLIC UTILITY EASEMENT *5/10' WIDE OR AS NOTED
- BUILDING SETBACK * 25' FRONT / 8' SIDE / 20' REAR * 20' SIDEYARD FROM STREET ON CORNER
- 1234 STREET ADDRESS
- SURVEY MONUMENT TO BE SET 5/8" REBAR W/ORANGE PLASTIC CAP OR NAIL AND WASHER STAMPED "STEVEN C. EARL PLS 318575"
- CENTERLINE MONUMENT TO BE SET
- SECTION CORNER
- 1/4 CORNER

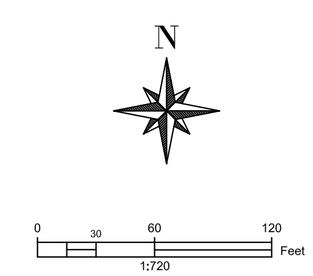
CURVE TABLE

CURVE	LENGTH	RADIUS	Δ	CH. BEARING	CHORD
C1	31.42'	20.00'	90°00'00"	S44°56'56"E	28.28'
C2	31.42'	20.00'	90°00'00"	S45°03'04"W	28.28'
C3	13.37'	230.00'	3°19'49"	S88°23'10"W	13.37'

TYPICAL EASEMENTS & SETBACKS







SURVEY CERTIFICATE

I, STEVEN C. EARL, A PROFESSIONAL LAND SURVEYOR, HOLD CERTIFICATE NO. 318575-2201, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, WHICH IS ACCURATELY DESCRIBED THEREWITH, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS MONTEREY ESTATES PHASE 4, AND THAT THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

LEGAL DESCRIPTION

A PART OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, LOCATED IN THE CITY OF SYRACUSE, COUNTY OF DAVIS, STATE OF UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 3;
THENCE N31°08'29"W 756.81 FEET TO THE POINT OF BEGINNING AT THE NORTHEAST CORNER OF LOT 111 OF MONTEREY ESTATES PHASE 1;
THENCE N0°03'04"E 255.60 FEET;
THENCE S89°56'56"E 94.00 FEET;
THENCE S86°36'38"E 60.10 FEET;
THENCE S89°56'56"E 591.00 FEET TO THE NORTHWEST CORNER OF LOT 304 OF MONTEREY ESTATES PHASE 3;
THENCE ALONG THE BOUNDARIES OF PHASES 3, 2, AND 1 OF MONTEREY ESTATES THE FOLLOWING TEN COURSES:

1. S0°03'04"W 349.50 FEET;
2. S10°42'36"W 61.05 FEET;
3. S0°03'04"W 96.50 FEET;
4. N89°56'56"W 415.00 FEET;
5. N0°03'04"E 96.50 FEET;
6. N50°12'42"W 93.25 FEET;
7. N0°03'04"E 96.89 FEET;
8. N89°56'56"W 93.00 FEET;
9. N89°05'22"W 60.01 FEET;
10. N89°56'56"W 94.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.99 ACRES, MORE OR LESS,

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS TO BE HEREAFTER KNOWN AS MONTEREY ESTATES PHASE 4, DO HEREBY DEDICATE TO THE PUBLIC THE STREETS AS SHOWN HEREON, AND DO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREETS.
WE ALSO OFFER AND CONVEY TO ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AND RIGHT-OF-WAY OVER, UNDER, ACROSS, AND THROUGH THOSE AREAS DESIGNATED ON THIS PLAT AS UTILITY EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, COMMUNICATIONS, NATURAL GAS, SEWER, WATER, IRRIGATION, AND DRAINAGE LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO, WHICH WOULD REQUIRE THAT NO SURFACE CONSTRUCTION BE ALLOWED WHICH WOULD INTERFERE WITH NORMAL UTILITY USE.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 201_.

BY: IVORY DEVELOPMENT, LLC

BY: _____
CHRISTOPHER P. GAMVROULAS, PRESIDENT

ACKNOWLEDGMENT

STATE OF UTAH } §.
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 201_, BY CHRISTOPHER P. GAMVROULAS, PRESIDENT OF IVORY DEVELOPMENT, LLC.

NOTARY PUBLIC _____

GENERAL NOTES

1. PARCEL "A" IS TO BE DEEDED TO THE CITY FOR USE AS A STORMWATER DETENTION POND AND ALSO AS A PUBLIC PARK.
2. NO PERMANENT STRUCTURES ALLOWED WITHIN PUBLIC UTILITY EASEMENTS UNLESS OTHERWISE APPROVED BY THE CITY.

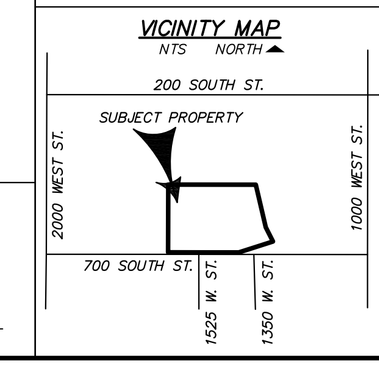
UTILITY COMPANIES

EASEMENTS ARE APPROVED AS SHOWN HEREON.

ROCKY MOUNTAIN POWER _____ DATE _____
CENTURY LINK _____ DATE _____
QUESTAR GAS _____ DATE _____

VICINITY MAP

NTS NORTH



COUNTY RECORDER

COUNTY RECORDER'S NO. _____

STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST OF _____

DATE _____ TIME _____ FEE ____

INDEX _____
FILED IN: FILE OF PLATS

COUNTY RECORDER

BY: _____
DEPUTY RECORDER

CITY ATTORNEY

APPROVED THIS _____ DAY OF _____, 201_ BY THE SYRACUSE CITY ATTORNEY.

SYRACUSE CITY ATTORNEY

CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____, 201_ BY THE SYRACUSE CITY COUNCIL.

SYRACUSE CITY RECORDER SYRACUSE CITY MAYOR

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 201_ BY THE SYRACUSE CITY PLANNING COMMISSION.

SYRACUSE CITY PLANNING COMMISSION

ENGINEER'S CERTIFICATE

APPROVED THIS _____ DAY OF _____, A.D. 201_ BY THE SYRACUSE CITY ENGINEER.

SYRACUSE CITY ENGINEER

PROFESSIONAL LAND SURVEYOR
STEVEN C. EARL
318575-2201
3-03-14
STATE OF UTAH

SHEET DESCRIPTION:

FINAL PLAT

MONTEREY ESTATES
PHASE 4

Cache • Landmark
Engineers
Surveyors
Planners
1011 West 400 North
Suite 130
Logan, UT 84321
435.713.0099

DATE:	3 MARCH 2014
SCALE:	1" = 60'
CALCULATED BY:	S. EARL
CHECKED BY:	S. CROOKSTON
APPROVED BY:	S. EARL
PROJECT NUMBER:	13009SYR

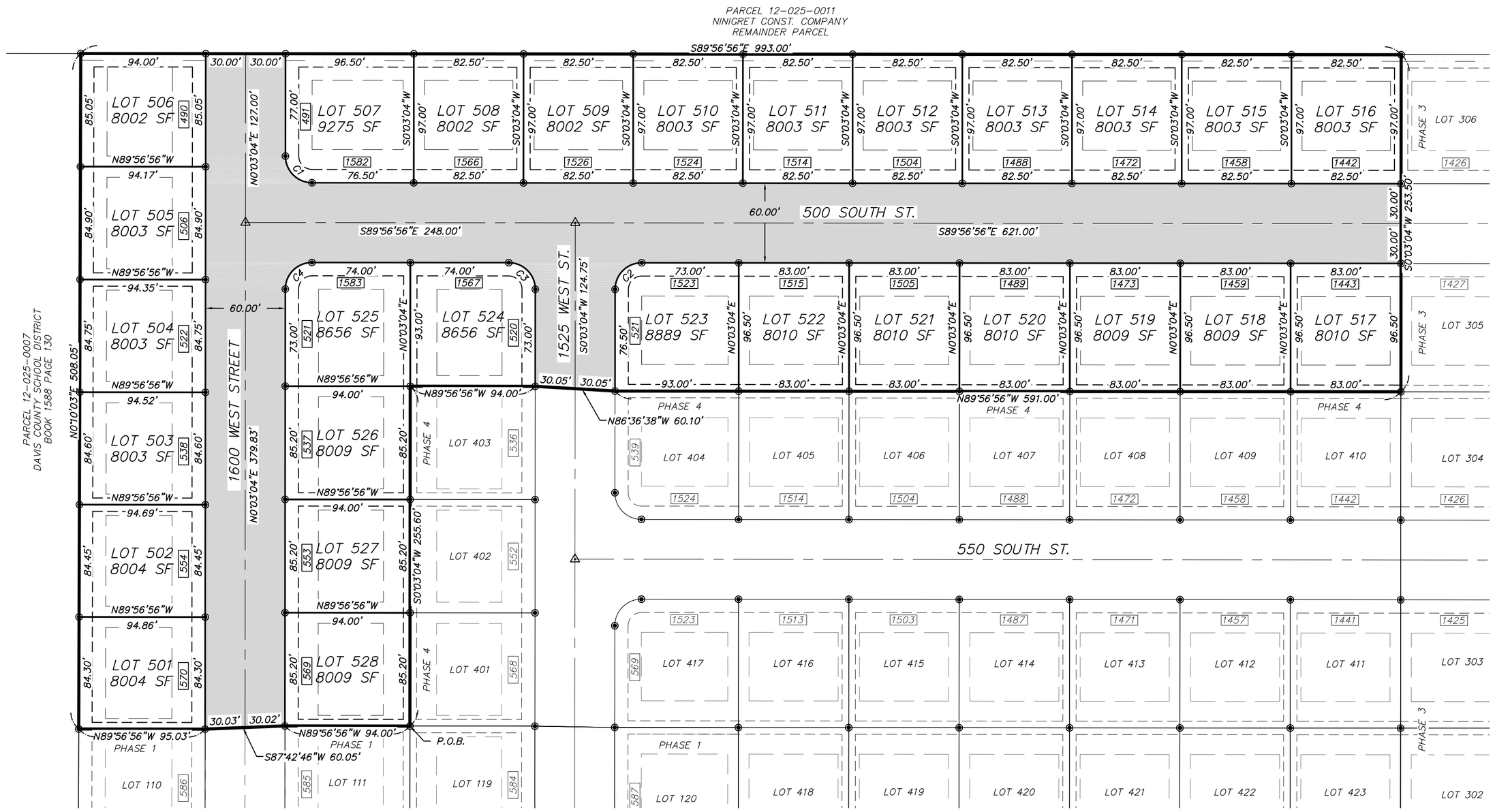
1 / 1

Z:\2013 Projects\13009SYR Ivory Homes Syracuse\Acad\Final Plats\Archive\13009SYR Monterey Estates Final Plat Ph4 (Backup 140301).dwg, 3/3/2014 8:56:04 AM

MONTEREY ESTATES PHASE 5

A PART OF THE SOUTH 1/2 OF SECTION 3, TOWNSHIP 4
NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN

SYRACUSE, UT



SURVEY CERTIFICATE

I, STEVEN C. EARL, A PROFESSIONAL LAND SURVEYOR, HOLD CERTIFICATE NO. 318575-2201, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, WHICH IS ACCURATELY DESCRIBED THEREWITH, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS MONTEREY ESTATES PHASE 5, AND THAT THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

LEGAL DESCRIPTION

A PART OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, LOCATED IN THE CITY OF SYRACUSE, COUNTY OF DAVIS, STATE OF UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 3;
THENCE N31°08'29"W 756.81 FEET TO THE POINT OF BEGINNING AT THE NORTHEAST CORNER OF LOT 111 OF MONTEREY ESTATES PHASE 1;
THENCE ALONG THE BOUNDARY OF SAID MONTEREY ESTATES PHASE 1 THE FOLLOWING THREE COURSES:

1. N89°56'56"W 94.00 FEET;
2. S87°42'46"W 60.05 FEET;
3. N89°56'56"W 95.03 FEET TO THE EAST LINE OF PARCEL 12-025-0007, DESCRIBED IN THE DEED RECORDED IN BOOK 1588 PAGE 130 IN THE OFFICE OF THE RECORDER OF SAID COUNTY;

THENCE N0°10'03"E 508.05 FEET TO THE NORTHEAST CORNER OF SAID PARCEL;
THENCE S89°56'56"E 993.00 FEET ALONG THE GRANTOR'S NORTH LINE TO THE NORTHWEST CORNER OF LOT 306 OF MONTEREY ESTATES PHASE 3;
THENCE ALONG THE BOUNDARY OF MONTEREY ESTATES PHASES 3 AND 4 THE FOLLOWING FIVE COURSES:

1. S0°03'04"W 253.50 FEET;
2. N89°56'56"W 591.00 FEET;
3. N86°36'38"W 60.10 FEET;
4. N89°56'56"W 94.00 FEET;
5. S0°03'04"W 255.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.22 ACRES, MORE OR LESS.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS TO BE HEREAFTER KNOWN AS MONTEREY ESTATES PHASE 5, DO HEREBY DEDICATE TO THE PUBLIC THE STREETS AS SHOWN HEREON, AND DO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREETS.
WE ALSO OFFER AND CONVEY TO ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AND RIGHT-OF-WAY OVER, UNDER, ACROSS, AND THROUGH THOSE AREAS DESIGNATED ON THIS PLAT AS UTILITY EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, COMMUNICATIONS, NATURAL GAS, SEWER, WATER, IRRIGATION, AND DRAINAGE LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO, WHICH WOULD REQUIRE THAT NO SURFACE CONSTRUCTION BE ALLOWED WHICH WOULD INTERFERE WITH NORMAL UTILITY USE.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 201_.

BY: IVORY DEVELOPMENT, LLC

BY: _____
CHRISTOPHER P. GAMVROULAS, PRESIDENT

ACKNOWLEDGMENT

STATE OF UTAH
} §.
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 201_, BY CHRISTOPHER P. GAMVROULAS, PRESIDENT OF IVORY DEVELOPMENT, LLC.

NOTARY PUBLIC _____

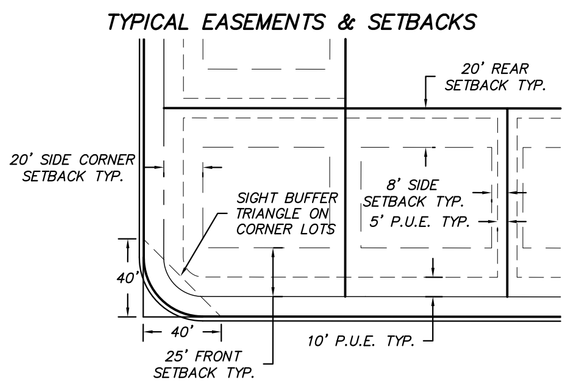
GENERAL NOTES

1. PARCEL "A" IS TO BE DEEDED TO THE CITY FOR USE AS A STORMWATER DETENTION POND AND ALSO AS A PUBLIC PARK.
2. NO PERMANENT STRUCTURES ALLOWED WITHIN PUBLIC UTILITY EASEMENTS UNLESS OTHERWISE APPROVED BY THE CITY.

CURVE TABLE

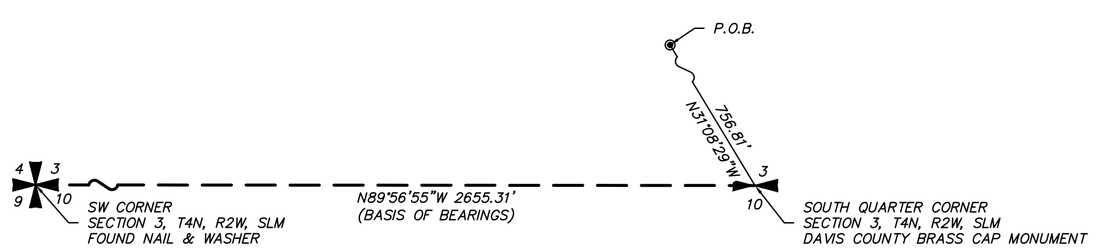
CURVE	LENGTH	RADIUS	Δ	CH. BEARING	CHORD
C1	31.42'	20.00'	90°00'00"	S44°56'56"E	28.28'
C2	31.42'	20.00'	90°00'00"	S45°03'04"W	28.28'
C3	31.42'	20.00'	90°00'00"	N44°56'56"W	28.28'
C4	31.42'	20.00'	90°00'00"	S45°03'04"W	28.28'

TYPICAL EASEMENTS & SETBACKS



N

0 30 60 120 Feet
1:720



LEGEND

- SECTION LINE
- BOUNDARY
- LOT LINE
- RIGHT-OF-WAY
- NEW PUBLIC STREET
- STREET CENTERLINE
- PUBLIC UTILITY EASEMENT *5/10' WIDE OR AS NOTED
- BUILDING SETBACK
  * 25' FRONT / 8' SIDE / 20' REAR
  * 20' SIDEYARD FROM STREET ON CORNER
- 5' LANDSCAPE BUFFER PER ZONING ORDINANCE
- 1234 STREET ADDRESS
- SURVEY MONUMENT TO BE SET 5/8" REBAR W/ORANGE PLASTIC CAP OR NAIL AND WASHER STAMPED "STEVEN C. EARL PLS 318575"
- CENTERLINE MONUMENT TO BE SET
- SECTION CORNER
- 1/4 CORNER

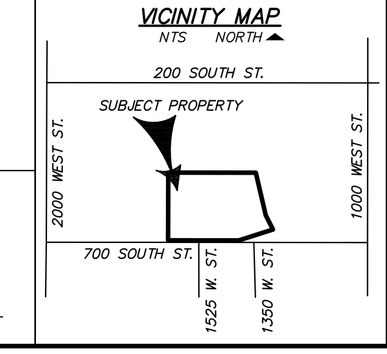
UTILITY COMPANIES

EASEMENTS ARE APPROVED AS SHOWN HEREON.

ROCKY MOUNTAIN POWER _____ DATE _____
CENTURY LINK _____ DATE _____
QUESTAR GAS _____ DATE _____

VICINITY MAP

NTS NORTH



COUNTY RECORDER

COUNTY RECORDER'S NO. _____

STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST OF _____

DATE _____ TIME _____ FEE ____

INDEX
FILED IN: FILE OF PLATS

COUNTY RECORDER

BY: _____
DEPUTY RECORDER

CITY ATTORNEY

APPROVED THIS _____ DAY OF _____, 201_ BY THE SYRACUSE CITY ATTORNEY.

SYRACUSE CITY ATTORNEY

CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____, 201_ BY THE SYRACUSE CITY COUNCIL.

SYRACUSE CITY RECORDER SYRACUSE CITY MAYOR

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 201_ BY THE SYRACUSE CITY PLANNING COMMISSION.

SYRACUSE CITY PLANNING COMMISSION

ENGINEER'S CERTIFICATE

APPROVED THIS _____ DAY OF _____, A.D. 201_ BY THE SYRACUSE CITY ENGINEER.

SYRACUSE CITY ENGINEER

PROFESSIONAL LAND SURVEYOR
STEVEN C. EARL
318575-2201
3-03-14
STATE OF UTAH

FINAL PLAT

SHEET DESCRIPTION:

MONTEREY ESTATES
PHASE 5

Cache • Landmark
Engineers
Surveyors
Planners
1011 West 400 North
Suite 130
Logan, UT 84321
435.713.0099

DATE: 3 MARCH 2014
SCALE: 1" = 60'
CALCULATED BY: S. EARL
CHECKED BY: S. CROOKSTON
APPROVED BY: S. EARL
PROJECT NUMBER: 13009SYR

Z:\2013 Projects\13009SYR Ivory Homes Syracuse\Acad\Final Plats\13009SYR Monterey Estates Final Plat Ph5 (Current).dwg, 3/3/2014 8:54:34 AM

COUNCIL AGENDA

March 11, 2014

Agenda Item # **b.iv** General Plan Amendments-Wright Development

Factual Summation

Please see the attached:

a. General Plan Ordinance
b. Aerial
c. General Plan Map

Any question regarding this agenda item may be directed at Sherrie Christensen, Community & Economic Development Director.

Background

The Planning Commission held a public hearing on March 4, 2014 on the proposed General Plan Amendment for Gary Wright, Wright Development requested change from General Commercial to R-3 Residential. Mr. Wright has indicated his intent to develop single family housing that is consistent with the residential zoning and character of the surrounding developments to the west and the south.

Recommendation for City Council Approval of Ordinance 14-04, Amending the General Plan for Wright Development as presented.

The Syracuse City Planning Commission hereby recommends that the City Council approve the adoption of Ordinance 14-04, Amending the Syracuse City General Plan.

ORDINANCE NO. 14-04

AN ORDINANCE AMENDING THE SYRACUSE CITY GENERAL PLAN ADOPTED IN 1976, AS AMENDED.

WHEREAS, in 1967 a Syracuse Preliminary Master Plan was prepared for the Syracuse Planning Commission as a part of the Davis County Master Plan Program, said preliminary plan being prepared by R. Clay Allred and Associates, Planning Consultants; and

WHEREAS, in 1976 a Comprehensive Plan for Syracuse was prepared by the Davis County Planning Commission with assistance of Architects/Planners Alliance Planning Consultants and Wayne T. Van Wagoner and Associates, Traffic and Transportation Consultants which plan was financially aided by a grant from the Department of Housing and Urban Development through the Utah State Department of Community Affairs; and

WHEREAS, the 1976 Comprehensive Plan was amended in 1988 and the title changed to the Syracuse City Master Plan; and

WHEREAS, The Syracuse City General Plan was again amended in 1996, 1999, 2003, 2006, 2009, 2011, 2012 and 2014 to incorporate appropriate and necessary changes to the General Plan as approved at that time; and

WHEREAS, public hearings have been held by the Planning Commission to receive public input regarding proposed changes; and

WHEREAS, the Planning Commission has recommended amendments to the General Plan that provide development objectives with respect to the most desirable use of land within the City for residential, recreational, agricultural, commercial, industrial, and other purposes, and which residential areas shall have the most desirable population density in the planning districts of the City to benefit the physical, social, economic, and governmental development of the City and to promote the general welfare and prosperity of its residents;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. General Plan Map. That the Syracuse City General Plan, attached and reflected hereto as Exhibits A, is hereby adopted and any ordinances or resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 2. Severability. If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Resolution shall be severable.

Section 3. Effective Date. This Ordinance shall become effective immediately upon its passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 11th DAY OF MARCH, 2014.

SYRACUSE CITY

ATTEST:

_____ _____

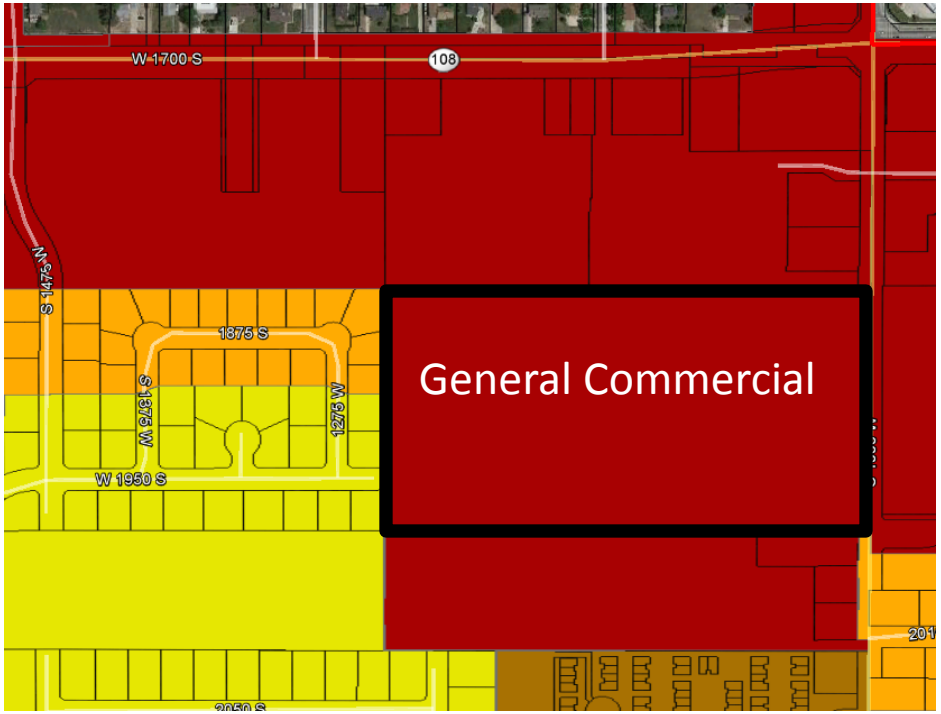
Cassie Z. Brown, City Recorder Terry Palmer, Mayor

General Plan Amendment
1000 W 1900 S
Wright Development Group

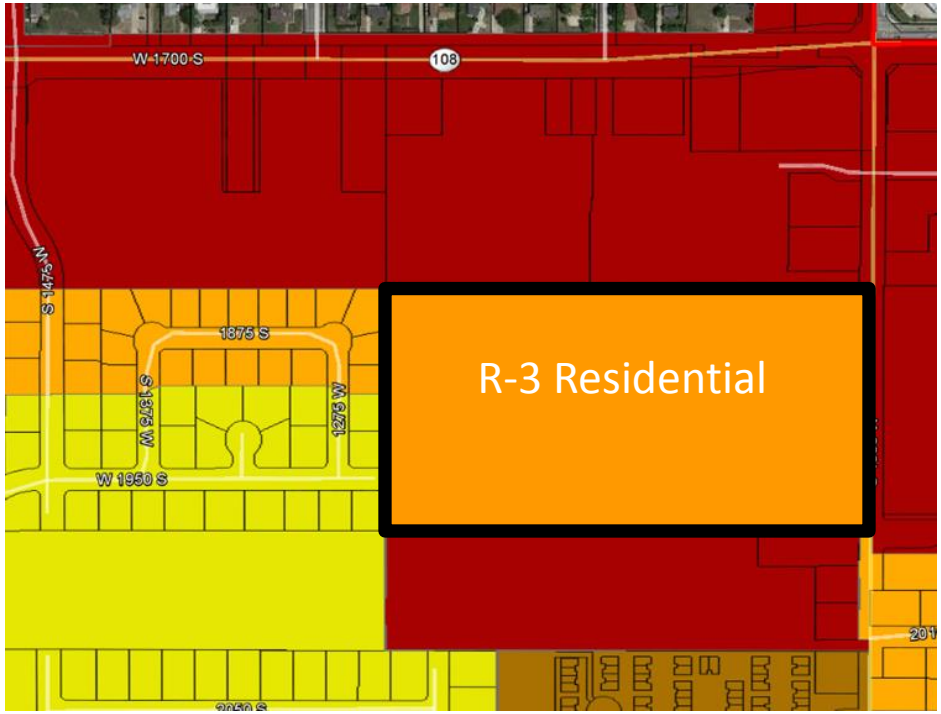
General Plan Amendment
1000 W 1900 S
Wright Development Group

N

Current General Plan



Proposed General Plan



- Agriculture A-1
- R-1 (2.90 dwellings per net acre)
- R-2 (3.79 dwellings per net acre)
- R-3 (5.44 dwellings per net acre)
- PRD (8.0 dwellings per net acre)
- R-4 (14.52 dwellings per net acre)
- Professional Office
- Commercial II
- General Commercial Zone
- Industrial Zone
- Town Center Overlay Zone
- Sensitive Overlay Zone
- RDA & EDA Boundary

COUNCIL AGENDA

March 11, 2014

Agenda Item **b.v** Title X Amendments-Duplex, Basement Apartments, Accessory Apartments

Factual Summation

Please see the attached:

a. Proposed Ordinance 14-01, amendment to Title X
b. Redline Title X

Any question regarding this agenda item may be directed at Sherrie Christensen, Community & Economic Development Director, or City Planner Jenny Schow.

Background

The Planning Commission has been reviewing Title X for the past few months regarding Duplexes, Basement Apartments and Accessory Apartments. The proposed amendments provide limits and regulations for duplexes that have previously been allowed in all residential zones. These amendments will demonstrate compliance with State of Utah requirements to address moderate income housing in our City. The proposed ordinance reflects the recommended changes from the Planning Commission.

The Planning Commission held a public hearing on the proposed amendments on January 21, 2014. At a public meeting that same night the Planning Commission recommended to the City Council the adoption of the proposed amendments.

Summary of Amendments

Section 10-02-040	Adds definition of an accessory dwelling unit, clarifies definition of multi-family dwelling and dwelling.
Section 10-11-030	Adds accessory dwelling as a conditional use in the A-1 zone
Section 10-12-030	Deletes Two-family dwellings (duplexes) and replaces with accessory dwelling as a conditional use in the R-1 zone.
Section 10-13-030	Deletes Two-family dwellings (duplexes) and replaces with accessory dwelling as a conditional use in the R-2 zone.
Section 10-14-030	Add accessory dwelling as a conditional use in the R-3 zone and changes Two-Family Dwellings to a minor conditional use in the R-3 zone.

Section 10-6-020(D) Provides regulations for two-family dwellings in the R-3 zone with the following requirements:

- Increases the lot size requirement for duplex lot from 8,000 sq. ft. to 11,000 sq. ft. and lot width/frontage from 80 feet to 100 feet.
- Restricts rental of dwelling to long term rental, not nightly or weekly rentals.
- Provides design guidelines that restrict the look and feel of the structure, so that that the structure appears similar to a single family dwelling and has a lesser visual impact on the neighborhood.

Section 10-06-020(E) Provides regulations for accessory dwellings (currently permitted as two-family dwellings) in residential zones with the following requirements:

- Requires one unit to be owner occupied.
- Limits 1 accessory unit per lot
- Provides for increased setback requirement for new accessory unit construction, which is detached from the main dwelling.
- Provides for required increased lot size by 3,000 sq. ft. for accessory units in detached structures and prohibits them in Cluster Subdivisions.
- Restricts nightly rentals.
- Restricts home occupations in accessory unit
- Requires increased setback if windows are placed on walls adjacent to abutting properties.
- Provides size restrictions for minor CUP:
  - Basement or attic 50% gross sq. ft.
  - Attached 650 sq. ft.
  - Detached 650 sq. ft.
- Provides major Cup process for units greater than 650 sq. ft. up to 50% of gross floor area of main dwelling.
- Requires parking based upon the number of bedrooms in the accessory unit.
- Requires entrance to accessory unit from the side or 20’ to the rear of main dwelling entrance.
- Requires detached structure to be compatible architecture and materials of main dwelling.

Recommendation for City Council Approval of Ordinance 14-01, Various Sections, Title X

The Syracuse City Planning Commission hereby recommends that the City Council approve the adoption of Ordinance 14-01, Amending Title X.

ORDINANCE NO.14-01

AN ORDINANCE AMENDING VARIOUS SECTIONS OF TITLE X OF THE SYRACUSE CITY MUNICIPAL CODE PERTAINING LAND USE.

WHEREAS, due to the pace of growth in the City there are from time to time smallproposed changes to various City ordinances that are warranted; and

WHEREAS, these small proposed changes come to the attention of the Planning Commission through varied means including but not limited to questions, concerns or complaints from the general public and or from developers that are seeking clarification on the language in the City code; and

WHEREAS, the Planning Commission takes each question or concern under consideration and addresses it on case-by-case basis in a fair and judicious manner paying specific attention to the reasonableness and legality of the request as well as the reasonableness and legality of the City'sown ordinances; and

WHEREAS, after such consideration Planning Commission will either support and sustain current ordinances as adopted or in other cases have staff research and address each proposed change and put forth amendments to existing ordinances; and

WHEREAS, the Planning Commission now hereby wishes to amend various sections of Title X to address suchproposed changes.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF SYRACUSECITY, STATE OF UTAH, AS FOLLOWS:

Section 1. **Amendment.** The following sections of Syracuse City Municipal Code are hereby amended as follows:

10-2-040 DEFINITIONS

DWELLING:A building or portion thereof designed and used for residential occupancy, including single-family, two- (2) family, and multi-family, ~~but~~ doesnot include boarding, rooming, or lodging houses, tents, yurts, trailers, motels, cottage camps, or similar structures designed and used primarily for transient residential uses. (Ord. 11-02)

DWELLING, SINGLE-FAMILY: A building designed with accommodations for and occupied by one (1) family only.

DWELLING, TWO (2)-FAMILY: A building under single ownership containing two (2) dwelling units, designated for occupancy by not more than two (2) families. (Ord. 11-10)

DWELLING, TWO (2) FAMILY (DUPLEX/TWIN HOME): A single-family dwelling attached to another single-family dwelling by a common wall or floor with both dwellings located on the same lot. (Ord. 11-02)

DWELLING, MULTI-FAMILY: A building containing ~~not less~~more than two (2) dwelling units. (Ord. 03-08) (Ord. 08-07)

DWELLING GROUP: A group of two (2) or more detached buildings used as ~~residences~~ dwellings located on a parcel of land under one (1) ownership and having a yard or court in common.

DWELLING UNIT: A building or portion thereof that provides separate and independent living, cooking, sleeping, eating, and sanitation facilities for one (1) family.

DWELLING, ACCESSORY: Additional living quarters on a single-family lot that is independent of the primary dwelling unit. The accessory dwelling unit shall be a complete housekeeping unit with a shared or separate entrance, separate kitchen, sleeping area, closet space, and bathroom facilities.

(A-1 Zone)

10-11-030: CONDITIONAL USES. The following, and no others, may be conditional uses permitted after application and approval as specified in Section 10-4-080 of this Title. (Ord. 08-07) (Ord. 10-02)

(A) Accessory Uses and Buildings (two hundred [200] square feet or greater) [Minor] (Ord. 11-10)

(B) Cluster Subdivisions [Major] (Ord. 11-10)

(C) Day Care Centers [Major] (Ord. 11-10)

(D) Dog Kennels [Minor] (Ord. 11-10)

(E) Dwelling, Accessory [Minor]

(~~E~~F) Educational Services, Private [Minor](Ord. 08-07) (Ord. 11-10)

(~~F~~G) Greenhouses [Minor] (Ord. 11-10)

(~~G~~H) Home Occupations [Major](Ord. 10-02) (Ord. 11-10)

(~~H~~I) Private Parks and Recreational Activities [Minor] (Ord. 11-10)

(~~I~~J) Public and Quasi-Public Buildings [Major] (Ord. 11-10)

(~~J~~K) Sewage Treatment Plants [Major] (Ord. 11-10)

(~~K~~L) Stables, Public [Minor] (1991) (Ord. 11-10)

(~~L~~M) Temporary Commercial Uses (see Section 10-7-050) [Minor] (Ord. 11-10)

(R-1 ZONE)

10-12-030: CONDITIONAL USES. The following, and no others, may be conditional uses permitted after application and approval as specified in Section 10-4-080 of this Title. (Ord. 08-07) (Ord. 10-02)

(A) Accessory Uses and Buildings (two hundred [200] square feet or greater) [Minor] (Ord. 11-10)

(B) Apiaries [Minor] (Ord. 11-10)

(C) Cluster Subdivisions [Major] (Ord. 11-13)

(D) Day-Care Centers [Major] (Ord. 11-10)

(E) Dog Kennels [Minor] (Ord. 11-10)

(F) ~~Dwellings, Two- [2] Family [Major] (Ord. 11-10)~~Dwelling, Accessory [Minor]

(G) Dwelling Groups [Major] (Ord. 11-10)

(H) Greenhouses [Minor] (Ord. 11-10)

(I) Home Occupations [Major] (Ord. 10-02) (Ord. 11-10)

(J) Private Parks and Recreational Activities [Minor] (Ord. 11-10)

(K) Temporary Commercial Uses (see Section 10-7-050) [Minor] (Ord. 11-10)

(L) Temporary Use of Buildings (See Section 10-6-100)(A)(9) [Minor] (Ord. 11-02) (Ord. 11-10)

(R-2 ZONE)

10-13-030: CONDITIONAL USES. The following, and no others, may be conditional uses permitted after application and approval as specified in Section 10-4-080 of this Title. (Ord. 08-07) (Ord. 10-02)

(A) Accessory Uses and Buildings (two hundred [200] square feet or greater) [Minor] (Ord 06-27) (Ord. 11-10)

(B) Apiaries (Ord. 11-04) [Minor] (Ord. 11-10)

(C) Day-Care Centers [Major] (Ord. 11-10)

(D) Dog Kennels (Ord. 06-27) [Minor] (Ord. 11-10)

(E) Dwellings, ~~Two- [2] Family [Major] (Ord. 11-10)~~Accessory [Minor]

(F) Dwelling Groups [Major] (Ord. 11-10)

(G) Home Occupations [Major] (Ord. 10-02) (Ord. 11-10)

(H) Temporary Commercial Uses (see Section 10-7-050) [Minor] (Ord. 11-10)

(I) Temporary Use of Buildings (see Section 10-6-100)(A)(9) [Minor] (Ord. 11-02) (Ord. 11-10)

(R-3 ZONE)

10-14-030: CONDITIONAL USES. The following, and no others, may be conditional uses permitted after application and approval as specified in Section 10-4-080 of this Title.(1991) (Ord. 08-07) (Ord. 10-02)

(A) Accessory Uses and Buildings (two hundred [200] square feet or greater) [Minor] (Ord. 11-10)

(B) Apiaries (Ord. 11-04) [Minor] (Ord. 11-10)

(C) Day-Care Centers [Major] (Ord. 11-10)

(D) Dwellings, Accessory [Minor]

(~~D~~E) Dwellings, Two- [2] Family [~~Major~~Minor] (Ord. 11-10)

(~~E~~F) Home Occupations [Major] (Ord. 10-02) (Ord. 11-10)

(~~F~~G) Temporary Commercial Uses (see Section 10-7-050) [Minor] (Ord. 11-10)

(~~G~~H) Temporary Use of Buildings (see Section 10-6-100)(A)(9) [Minor] (Ord. 11-02) (Ord. 11-10)

(CHAPTER 6, GENERAL LAND USE REGULATIONS)

10-6-020: REGULATIONS FOR BUILDINGS AND STRUCTURES. Buildings or structures, where allowed, shall comply with the following regulations specific to each type of structure:

(D) Dwellings, Two-[2] Family. Two-Family dwelling units as defined in this title shall be subject to the following:

1. Two-Family dwelling units are only permitted as a minor conditional use in the following residential zones:R-3 , subject to theprovisions of this section.

2. One two-family dwelling unit is permitted per residential lot.

3. Underlying Zoning Applies: Unless specifically provided otherwise in this section, two-family dwelling units are subject to the regulations for a principal building of the underlying zoning district with regard to lot standards, such as building and wall height, setbacks, yard requirements and building coverage.

4. Minimum lot area. The minimum lot size for a two-family dwelling shall be that of the underlying zone district, plus an additional 3,000 sq. ft.

5. Minimum frontage. The minimum frontage for a two-family dwelling shall be that of the underlying zone district, plus an additional twenty (20) feet.

6. Building Code Compliance: Two family dwelling units are subject to compliance with current building code at the time of permit approval.

7. Two family dwellings shall be required to have separate utility services for each unit.

8. Nightly Rental: Neither dwelling unit may be used for nighty/weekly rental.

9. Parking: Parking shall be provided such that each unit of a two family dwelling is equal to that parking requirement of a single family dwelling.

10. Conditional Use Permit Required: A conditional use permit shall be required for an accessory dwelling unit in compliance with the standards of review set forth in this code as a minor conditional use permit. Applications which do not meet the minimum standards set forth herein and have been denied by the Zoning Administrator may be appealed to the Planning Commission for review.

11. Occupancy. No two family dwelling shall be occupied until the property owner has obtained a building permit and certificate of final occupancy from the city.

12. Design Guidelines: Two-family homes shall be designed such that the structure has the appearance of a single family dwelling from the street. To achieve this all new two-family homes shall conform to the following design guidelines:

    a. Only one units garage doors(s) may face each street for which the structure obtains access from, unless single wide tandem parking garages are utilized and are side by side (see figure 1c below).

    b. A shared driveway shall be utilized when both units obtain street access from the same street.

    c. At least one main entryway should be visible from the front of the structure.

    d. Entrances shall be visible and approaches to the front entrance of each dwelling unit should be clearly delineated by improved walkways and landscaping.

    e. There shall be a variation in the wall plane on all facades visible from a public street or public view.

    f. Architectural elements, such as balconies, porches, overhangs, grellises, projections, awnings, insets, materials and textures shall be used to create shadow patterns that contribute to a buildings character and visual interest.

    g. Rooflines shall be broken at intervals no greater than 50 feet long by changes in height or stepbacks.

This: Not This:

Figure 1a

Figure 2a

Figure 1b (rear side garage)

Figure 2b(garage prominence)

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Figure 1c (single car wide garages)

Figure 2c (garage forward)

(E) Dwelling, Accessory. Accessory dwelling units as defined in this title shall be subject to the following:

1. Internal, Attached, or Detached: Accessory dwelling units may be built internal to, attached to, or as a separate unit detached from the principal dwelling on a lot where a single family dwelling exits, in accordance to the standards set forth in this section. Accessory dwelling units are allowed in the following residential zone districts: R-1, R-2, & R-3 subject to the provisions of this section.

2. Owner Occupant Requirement: Accessory dwelling units shall only be permitted when an owner occupant lives on the property within either the principal dwelling or accessory dwelling unit. Owner occupancy shall not be required when:
   a. The owner has a bona fide, temporary absence of three (3 years or less for activities such as military service, temporary job assignments, sabbaticals, or voluntary service (indefinite periods of absence from the dwelling shall not qualify for this exception); or
   b. The owner is placed in a hospital, nursing home, assisted living facility or other similar facility that provides regular medical care, excluding retirement living facilities or communities.

3. Deed Restriction: A lot approved for developmentwith an accessory dwelling unit shall have a deed restriction, the form of which shall be approved by the City Attorney, filed with the county recorder's office indicating such owner occupied requirement of the property prior to issuance of a building permit for the accessory dwelling unit by the city. Such deed restriction shall run with the land until the accessory dwelling unit is discontinued, abandoned or revoked.

4. One accessory dwelling unit is permitted per single family residential lot.

5. Underlying Zoning Applies: Unless specifically provided otherwise in this section, accessory dwelling units are subject to the regulations for a principal building of the underlying zoning district with regard to lot standards, such as building and wall height, setbacks, yard requirements and building coverage.
   a. An existing accessory structure whose setbacks do not meet the minimum requirements for a principal building may be converted into an accessory dwelling unit, but any noncomplying setbacks may not become more noncomplying.
   b. New construction for an accessory dwelling unit, not contained within the principal building, shall meet the minimum standards for accessory structures, but shall be set back from the rear and side property lines a minimum distance of 5 feet (including eaves) and shall meet all applicable fire separation requirements.

6. Existing Development On Lot: A single-family dwelling shall exist on the lot or will be constructed in conjunctionwith the accessory dwelling unit.

7. Minimum Lot Area: Within permissible zoning districts, the minimum lot area required for an accessory dwelling unit shall be:

a. Internal: For accessory dwelling units located within the principal single family dwelling, the minimum lot size shall be that of the underlying zone district.
b. Attached: For accessory dwelling units located with an addition to the single-family dwelling, the minimum lot size shall be that of the underlying zone district.
c. Detached: For accessory dwelling units located within a detached structure, the minimum lot size shall be that of the underlying zone district, plus an additional 3,000 sq. ft.
d. Cluster Subdivisions: Detached accessory dwelling units shall be prohibited on single-family lots withless than 10,000 square feet.

8. Building Code Compliance: Accessory dwelling units are subject to compliance with current building code.

9. Separate Utility Connections: Separateutility connections shall not be permitted for internal accessory dwelling units. Owners of lots with an accessory dwelling unit shall be charged for two city utility connections, regardless of shared connection.

10. Not a Unit of Density: Accessory dwelling units are not considered a unit of density and therefore are not included in the density calculation for residential property.

11. Nightly Rental: Neither dwelling unit may be used for nighty/weekly rental.

12. Home Occupations: Home occupations [minor] in accessory dwelling units shall only be permitted for those businesses where no clientele visits are made to the property in order to maintain the residential nature of the dwelling unit.

13. Windows: In a detached accessory dwelling unit, the placement of windows within the accessory dwelling unit shall not be allowed within ten feet (10') of a side yard or rear yard property line.

14. Methods of Creation: An accessory dwelling unit may only be created through one or more of the following methods:
a. Conversion of existing living area within a principal structure, such as a basement or attic space;
b. Addition of floor area to a principal structure;
c. Construction of a new single family structure with an internal or detached accessory dwelling unit;
d. Conversion or addition onto an existing accessory structure on a lot, such as to a garage or other outbuilding, where no required parking for the principal dwelling is eliminated by the accessory dwelling unit; or
e. Construction of a new accessory dwelling unit with a separate detached structure in compliance with applicable lot coverage regulations.

15. Size of Accessory Dwelling Unit:
a. Internal accessory dwelling units (basement or attic) shall not exceed fifty percent of the gross square footage of the principal dwelling unit.

b. Attached accessory dwelling units shall not exceed fifty percent of the gross square footage of the principal dwelling unit or six hundred fifty (650) square feet, whichever is less.

c. Detached accessory dwelling units (minor conditional use) shall not exceed fifty (50) percent of the gross square footage of the principal dwelling unit or six hundred fifty (650) square feet, whichever is less.

d. Detached accessory dwelling units which exceed six hundred fifty (650) square feet, but are less than fifty (50) percent of the footprint of the main dwelling, excluding the garage, may be permitted as a major conditional use permit and approved by the Planning Commission.

e. The minimum size of an accessory dwelling unit is that size specified and required by the adopted building code of the city.

16. Ownership: An accessory dwelling unit shall not be sold separately or subdivided from the principal dwelling unit or lot.

17. Number of Residents: The total number of residents that may reside in an accessory dwelling unit may not exceed the number that is allowed for a "family" as defined in this code.

18. Parking:

a. An accessory dwelling unit that contains a studio or single bedroom shall require one additional on-site parking space.

b. An accessory dwelling unit that contains two (2) or more bedrooms shall require two (2) additional on-site parking spaces. Parking may be provided in tandem for accessory unit only, when sufficient on street parking is also available and the lot is not located within a cul-de-sac.

19. Location of Entrance to Accessory Dwelling Unit:

a. Internal of Attached Units: Accessory dwelling units that are internal to or attached to a principal dwelling may take access from an existing entrance on a street-facing front façade of the principal dwelling. No new street facing entrances may be added to the principal dwelling for an accessory dwelling unit unless such access is located at least twenty feet (20') behind the front façade of the principal dwelling unit.

b. Detached Units: Accessory dwelling units that are detached from the principal dwelling may utilize an existing street-facing façade as long as the entrance is located at minimum of twenty feet (20') behind the front façade of the principal dwelling, or install a new entrance to the existing or new detached structure for the purpose of serving the accessory dwelling unit as long as the entrance facing the rear or side of the lot.

c. Corner Lots: On corner lots, existing entrances on the street-facing sides may be used for an accessory dwelling unit, but any new entrance shall be located facing toward the rear property line or interior side yard, or toward the back of the principal dwelling.

20. Exterior Design: Accessory dwelling units shall be regulated by the following exterior design standards:

a. The maximum height of a detached accessory structure containing an accessory dwelling unit shall not exceed the height of the principal structure;

b. An accessory dwelling unit shall be designed and constructed to be compatible with the principal structure and shall meet the minimum standards set forth for the principal dwelling in Section 10-6-020(B) of this code.

21. Conditional Use Permit Required: A conditional use permit shall be required for an accessory dwelling unit in compliance with the standards of review set forth in this code as a minor conditional use permit. Applications which do not meet the minimum standards set forth herein and have been denied by the Zoning Administrator may be appealed to the Planning Commission for review.

22. Building Permit: A building permit is required for the proposed accessory dwelling unit, regardless of method of creation.

23. Occupancy. No accessory dwelling unit shall be occupied until the property owner has obtained a building permit and certificate of final occupancy from the city.

Section 2. **Severability.** If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 3. **Effective Date.** This Ordinance shall become effective immediately after publication or posting.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 11th DAY OF February, 2014.

SYRACUSECITY

ATTEST:

_____ _____

Cassie Z. Brown, City Recorder Mayor Terry Palmer

Voting by the City Council:

	"AYE"	"NAY"
Councilmember Peterson		_____
Councilmember Lisonbee		_____
Councilmember Duncan		_____
Councilmember Johnson		_____
Councilmember Gailey		_____

ORDINANCE NO.14-01

AN ORDINANCE AMENDING VARIOUS SECTIONS OF TITLE X OF THE SYRACUSE CITY MUNICIPAL CODE PERTAINING LAND USE.

WHEREAS, due to the pace of growth in the City there are from time to time smallproposed changes to various City ordinances that are warranted; and

WHEREAS, these small proposed changes come to the attention of the Planning Commission through varied means including but not limited to questions, concerns or complaints from the general public and or from developers that are seeking clarification on the language in the City code; and

WHEREAS, the Planning Commission takes each question or concern under consideration and addresses it on case-by-case basis in a fair and judicious manner paying specific attention to the reasonableness and legality of the request as well as the reasonableness and legality of the City'sown ordinances; and

WHEREAS, after such consideration Planning Commission will either support and sustain current ordinances as adopted or in other cases have staff research and address each proposed change and put forth amendments to existing ordinances; and

WHEREAS, the Planning Commission now hereby wishes to amend various sections of Title X to address suchproposed changes.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF SYRACUSECITY, STATE OF UTAH, AS FOLLOWS:

Section 1. **Amendment.** The following sections of Syracuse City Municipal Code are hereby amended as follows:

10-2-040 DEFINITIONS

DWELLING:A building or portion thereof designed and used for residential occupancy, including single-family, two- (2) family, and multi-family, ~~but~~ doesnot include boarding, rooming, or lodging houses, tents, yurts, trailers, motels, cottage camps, or similar structures designed and used primarily for transient residential uses. (Ord. 11-02)

DWELLING, SINGLE-FAMILY: A building designed with accommodations for and occupied by one (1) family only.

DWELLING, TWO (2)-FAMILY: A building under single ownership containing two (2) dwelling units, designated for occupancy by not more than two (2) families. (Ord. 11-10)

DWELLING, TWO (2) FAMILY (DUPLEX/TWIN HOME): A single-family dwelling attached to another single-family dwelling by a common wall or floor with both dwellings located on the same lot. (Ord. 11-02)

DWELLING, MULTI-FAMILY: A building containing ~~not less~~more than two (2) dwelling units. (Ord. 03-08) (Ord. 08-07)

DWELLING GROUP: A group of two (2) or more detached buildings used as ~~residences~~ dwellings located on a parcel of land under one (1) ownership and having a yard or court in common.

DWELLING UNIT: A building or portion thereof that provides separate and independent living, cooking, sleeping, eating, and sanitation facilities for one (1) family.

DWELLING, ACCESSORY: Additional living quarters on a single-family lot that is independent of the primary dwelling unit. The accessory dwelling unit shall be a complete housekeeping unit with a shared or separate entrance, separate kitchen, sleeping area, closet space, and bathroom facilities.

(A-1 Zone)

10-11-030: CONDITIONAL USES. The following, and no others, may be conditional uses permitted after application and approval as specified in Section 10-4-080 of this Title. (Ord. 08-07) (Ord. 10-02)

(A) Accessory Uses and Buildings (two hundred [200] square feet or greater) [Minor] (Ord. 11-10)

(B) Cluster Subdivisions [Major] (Ord. 11-10)

(C) Day Care Centers [Major] (Ord. 11-10)

(D) Dog Kennels [Minor] (Ord. 11-10)

(E) Dwelling, Accessory [Minor]

(~~E~~F) Educational Services, Private [Minor](Ord. 08-07) (Ord. 11-10)

(~~F~~G) Greenhouses [Minor] (Ord. 11-10)

(~~G~~H) Home Occupations [Major](Ord. 10-02) (Ord. 11-10)

(~~H~~I) Private Parks and Recreational Activities [Minor] (Ord. 11-10)

(~~I~~J) Public and Quasi-Public Buildings [Major] (Ord. 11-10)

(~~J~~K) Sewage Treatment Plants [Major] (Ord. 11-10)

(~~K~~L) Stables, Public [Minor] (1991) (Ord. 11-10)

(~~L~~M) Temporary Commercial Uses (see Section 10-7-050) [Minor] (Ord. 11-10)

(R-1 ZONE)

10-12-030: CONDITIONAL USES. The following, and no others, may be conditional uses permitted after application and approval as specified in Section 10-4-080 of this Title. (Ord. 08-07) (Ord. 10-02)

(A) Accessory Uses and Buildings (two hundred [200] square feet or greater) [Minor] (Ord. 11-10)

(B) Apiaries [Minor] (Ord. 11-10)

(C) Cluster Subdivisions [Major] (Ord. 11-13)

(D) Day-Care Centers [Major] (Ord. 11-10)

(E) Dog Kennels [Minor] (Ord. 11-10)

(F) ~~Dwellings, Two- [2] Family [Major] (Ord. 11-10)~~Dwelling, Accessory [Minor]

(G) Dwelling Groups [Major] (Ord. 11-10)

(H) Greenhouses [Minor] (Ord. 11-10)

(I) Home Occupations [Major] (Ord. 10-02) (Ord. 11-10)

(J) Private Parks and Recreational Activities [Minor] (Ord. 11-10)

(K) Temporary Commercial Uses (see Section 10-7-050) [Minor] (Ord. 11-10)

(L) Temporary Use of Buildings (See Section 10-6-100)(A)(9) [Minor] (Ord. 11-02) (Ord. 11-10)

(R-2 ZONE)

10-13-030: CONDITIONAL USES. The following, and no others, may be conditional uses permitted after application and approval as specified in Section 10-4-080 of this Title. (Ord. 08-07) (Ord. 10-02)

(A) Accessory Uses and Buildings (two hundred [200] square feet or greater) [Minor] (Ord 06-27) (Ord. 11-10)

(B) Apiaries (Ord. 11-04) [Minor] (Ord. 11-10)

(C) Day-Care Centers [Major] (Ord. 11-10)

(D) Dog Kennels (Ord. 06-27) [Minor] (Ord. 11-10)

(E) Dwellings, ~~Two- [2] Family [Major] (Ord. 11-10)~~Accessory [Minor]

(F) Dwelling Groups [Major] (Ord. 11-10)

(G) Home Occupations [Major] (Ord. 10-02) (Ord. 11-10)

(H) Temporary Commercial Uses (see Section 10-7-050) [Minor] (Ord. 11-10)

(I) Temporary Use of Buildings (see Section 10-6-100)(A)(9) [Minor] (Ord. 11-02) (Ord. 11-10)

(R-3 ZONE)

10-14-030: CONDITIONAL USES. The following, and no others, may be conditional uses permitted after application and approval as specified in Section 10-4-080 of this Title.(1991) (Ord. 08-07) (Ord. 10-02)

(A) Accessory Uses and Buildings (two hundred [200] square feet or greater) [Minor] (Ord. 11-10)

(B) Apiaries (Ord. 11-04) [Minor] (Ord. 11-10)

(C) Day-Care Centers [Major] (Ord. 11-10)

(D) Dwellings, Accessory [Minor]

(~~D~~E) Dwellings, Two- [2] Family [~~Major~~Minor] (Ord. 11-10)

(~~E~~F) Home Occupations [Major] (Ord. 10-02) (Ord. 11-10)

(~~F~~G) Temporary Commercial Uses (see Section 10-7-050) [Minor] (Ord. 11-10)

(~~G~~H) Temporary Use of Buildings (see Section 10-6-100)(A)(9) [Minor] (Ord. 11-02) (Ord. 11-10)

(CHAPTER 6, GENERAL LAND USE REGULATIONS)

10-6-020: REGULATIONS FOR BUILDINGS AND STRUCTURES. Buildings or structures, where allowed, shall comply with the following regulations specific to each type of structure:

(D) Dwellings, Two-[2] Family. Two-Family dwelling units as defined in this title shall be subject to the following:

1. Two-Family dwelling units are only permitted as a minor conditional use in the following residential zones:R-3 , subject to theprovisions of this section.

2. One two-family dwelling unit is permitted per residential lot.

3. Underlying Zoning Applies: Unless specifically provided otherwise in this section, two-family dwelling units are subject to the regulations for a principal building of the underlying zoning district with regard to lot standards, such as building and wall height, setbacks, yard requirements and building coverage.

4. Minimum lot area. The minimum lot size for a two-family dwelling shall be that of the underlying zone district, plus an additional 3,000 sq. ft.

5. Minimum frontage. The minimum frontage for a two-family dwelling shall be that of the underlying zone district, plus an additional twenty (20) feet.

6. Building Code Compliance: Two family dwelling units are subject to compliance with current building code at the time of permit approval.

7. Two family dwellings shall be required to have separate utility services for each unit.

8. Nightly Rental: Neither dwelling unit may be used for nighty/weekly rental.

9. Parking: Parking shall be provided such that each unit of a two family dwelling is equal to that parking requirement of a single family dwelling.

10. Conditional Use Permit Required: A conditional use permit shall be required for an accessory dwelling unit in compliance with the standards of review set forth in this code as a minor conditional use permit. Applications which do not meet the minimum standards set forth herein and have been denied by the Zoning Administrator may be appealed to the Planning Commission for review.

11. Occupancy. No two family dwelling shall be occupied until the property owner has obtained a building permit and certificate of final occupancy from the city.

12. Design Guidelines: Two-family homes shall be designed such that the structure has the appearance of a single family dwelling from the street. To achieve this all new two-family homes shall conform to the following design guidelines:

    a. Only one units garage doors(s) may face each street for which the structure obtains access from, unless single wide tandem parking garages are utilized and are side by side (see figure 1c below).

    b. A shared driveway shall be utilized when both units obtain street access from the same street.

    c. At least one main entryway should be visible from the front of the structure.

    d. Entrances shall be visible and approaches to the front entrance of each dwelling unit should be clearly delineated by improved walkways and landscaping.

    e. There shall be a variation in the wall plane on all facades visible from a public street or public view.

    f. Architectural elements, such as balconies, porches, overhangs, grellises, projections, awnings, insets, materials and textures shall be used to create shadow patterns that contribute to a buildings character and visual interest.

    g. Rooflines shall be broken at intervals no greater than 50 feet long by changes in height or stepbacks.

This: Not This:

Figure 1a Figure 2a

Figure 1b (rear side garage) Figure 2b(garage prominence)

Figure 1c (single car wide garages) Figure 2c (garage forward)

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(E) Dwelling, Accessory. Accessory dwelling units as defined in this title shall be subject to the following:

1. Internal, Attached, or Detached: Accessory dwelling units may be built internal to, attached to, or as a separate unit detached from the principal dwelling on a lot where a single family dwelling exits, in accordance to the standards set forth in this section. Accessory dwelling units are allowed in the following residential zone districts: R-1, R-2, & R-3 subject to the provisions of this section.

2. Owner Occupant Requirement: Accessory dwelling units shall only be permitted when an owner occupant lives on the property within either the principal dwelling or accessory dwelling unit. Owner occupancy shall not be required when:
   a. The owner has a bona fide, temporary absence of three (3 years or less for activities such as military service, temporary job assignments, sabbaticals, or voluntary service (indefinite periods of absence from the dwelling shall not qualify for this exception); or
   b. The owner is placed in a hospital, nursing home, assisted living facility or other similar facility that provides regular medical care, excluding retirement living facilities or communities.

3. Deed Restriction: A lot approved for developmentwith an accessory dwelling unit shall have a deed restriction, the form of which shall be approved by the City Attorney, filed with the county recorder's office indicating such owner occupied requirement of the property prior to issuance of a building permit for the accessory dwelling unit by the city. Such deed restriction shall run with the land until the accessory dwelling unit is discontinued, abandoned or revoked.

4. One accessory dwelling unit is permitted per single family residential lot.

5. Underlying Zoning Applies: Unless specifically provided otherwise in this section, accessory dwelling units are subject to the regulations for a principal building of the underlying zoning district with regard to lot standards, such as building and wall height, setbacks, yard requirements and building coverage.
   a. An existing accessory structure whose setbacks do not meet the minimum requirements for a principal building may be converted into an accessory dwelling unit, but any noncomplying setbacks may not become more noncomplying.
   b. New construction for an accessory dwelling unit, not contained within the principal building, shall meet the minimum standards for accessory structures, but shall be set back from the rear and side property lines a minimum distance of 5 feet (including eaves) and shall meet all applicable fire separation requirements.

6. Existing Development On Lot: A single-family dwelling shall exist on the lot or will be constructed in conjunctionwith the accessory dwelling unit.

7. Minimum Lot Area: Within permissible zoning districts, the minimum lot area required for an accessory dwelling unit shall be:

a. Internal: For accessory dwelling units located within the principal single family dwelling, the minimum lot size shall be that of the underlying zone district.
b. Attached: For accessory dwelling units located with an addition to the single-family dwelling, the minimum lot size shall be that of the underlying zone district.
c. Detached: For accessory dwelling units located within a detached structure, the minimum lot size shall be that of the underlying zone district, plus an additional 3,000 sq. ft.
d. Cluster Subdivisions: Detached accessory dwelling units shall be prohibited on single-family lots withless than 10,000 square feet.

8. Building Code Compliance: Accessory dwelling units are subject to compliance with current building code.

9. Separate Utility Connections: Separateutility connections shall not be permitted for internal accessory dwelling units. Owners of lots with an accessory dwelling unit shall be charged for two city utility connections, regardless of shared connection.

10. Not a Unit of Density: Accessory dwelling units are not considered a unit of density and therefore are not included in the density calculation for residential property.

11. Nightly Rental: Neither dwelling unit may be used for nighty/weekly rental.

12. Home Occupations: Home occupations [minor] in accessory dwelling units shall only be permitted for those businesses where no clientele visits are made to the property in order to maintain the residential nature of the dwelling unit.

13. Windows: In a detached accessory dwelling unit, the placement of windows within the accessory dwelling unit shall not be allowed within ten feet (10') of a side yard or rear yard property line.

14. Methods of Creation: An accessory dwelling unit may only be created through one or more of the following methods:
a. Conversion of existing living area within a principal structure, such as a basement or attic space;
b. Addition of floor area to a principal structure;
c. Construction of a new single family structure with an internal or detached accessory dwelling unit;
d. Conversion or addition onto an existing accessory structure on a lot, such as to a garage or other outbuilding, where no required parking for the principal dwelling is eliminated by the accessory dwelling unit; or
e. Construction of a new accessory dwelling unit with a separate detached structure in compliance with applicable lot coverage regulations.

15. Size of Accessory Dwelling Unit:
a. Internal accessory dwelling units (basement or attic) shall not exceed fifty percent of the gross square footage of the principal dwelling unit.

b. Attached accessory dwelling units shall not exceed fifty percent of the gross square footage of the principal dwelling unit or six hundred fifty (650) square feet, whichever is less.

c. Detached accessory dwelling units (minor conditional use) shall not exceed fifty (50) percent of the gross square footage of the principal dwelling unit or six hundred fifty (650) square feet, whichever is less.

d. Detached accessory dwelling units which exceed six hundred fifty (650) square feet, but are less than fifty (50) percent of the footprint of the main dwelling, excluding the garage, may be permitted as a major conditional use permit and approved by the Planning Commission.

e. The minimum size of an accessory dwelling unit is that size specified and required by the adopted building code of the city.

16. Ownership: An accessory dwelling unit shall not be sold separately or subdivided from the principal dwelling unit or lot.

17. Number of Residents: The total number of residents that may reside in an accessory dwelling unit may not exceed the number that is allowed for a "family" as defined in this code.

18. Parking:

a. An accessory dwelling unit that contains a studio or single bedroom shall require one additional on-site parking space.

b. An accessory dwelling unit that contains two (2) or more bedrooms shall require two (2) additional on-site parking spaces. Parking may be provided in tandem for accessory unit only, when sufficient on street parking is also available and the lot is not located within a cul-de-sac.

19. Location of Entrance to Accessory Dwelling Unit:

a. Internal of Attached Units: Accessory dwelling units that are internal to or attached to a principal dwelling may take access from an existing entrance on a street-facing front façade of the principal dwelling. No new street facing entrances may be added to the principal dwelling for an accessory dwelling unit unless such access is located at least twenty feet (20') behind the front façade of the principal dwelling unit.

b. Detached Units: Accessory dwelling units that are detached from the principal dwelling may utilize an existing street-facing façade as long as the entrance is located at minimum of twenty feet (20') behind the front façade of the principal dwelling, or install a new entrance to the existing or new detached structure for the purpose of serving the accessory dwelling unit as long as the entrance facing the rear or side of the lot.

c. Corner Lots: On corner lots, existing entrances on the street-facing sides may be used for an accessory dwelling unit, but any new entrance shall be located facing toward the rear property line or interior side yard, or toward the back of the principal dwelling.

20. Exterior Design: Accessory dwelling units shall be regulated by the following exterior design standards:

a. The maximum height of a detached accessory structure containing an accessory dwelling unit shall not exceed the height of the principal structure;

b. An accessory dwelling unit shall be designed and constructed to be compatible with the principal structure and shall meet the minimum standards set forth for the principal dwelling in Section 10-6-020(B) of this code.

21. Conditional Use Permit Required: A conditional use permit shall be required for an accessory dwelling unit in compliance with the standards of review set forth in this code as a minor conditional use permit. Applications which do not meet the minimum standards set forth herein and have been denied by the Zoning Administrator may be appealed to the Planning Commission for review.

22. Building Permit: A building permit is required for the proposed accessory dwelling unit, regardless of method of creation.

23. Occupancy. No accessory dwelling unit shall be occupied until the property owner has obtained a building permit and certificate of final occupancy from the city.

Section 2. **Severability.** If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 3. **Effective Date.** This Ordinance shall become effective immediately after publication or posting.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 11th DAY OF February, 2014.

SYRACUSECITY

ATTEST:

_____ _____

Cassie Z. Brown, City Recorder Mayor Terry Palmer

Voting by the City Council:

	"AYE"	"NAY"
Councilmember Peterson		_____
Councilmember Lisonbee		_____
Councilmember Duncan		_____
Councilmember Johnson		_____
Councilmember Gailey		_____

COUNCIL AGENDA

March 11, 2014

Agenda Item **b.vi** General Plan Amendments-relating to the C-2 Zones

Factual Summation

Please see the attached:

a. General Plan Ordinance & Text Amendments
b. General Plan Map District 1
c. General Plan Map District 2
d. General Plan Map District 9

Any question regarding this agenda item may be directed at Sherrie Christensen, Community & Economic Development Director.

Background

Last July the Planning Commission and City Council met for a joint work session to discuss recommended General Plan amendments regarding the C-2 zone. At the conclusion of that meeting staff was directed to bring forward General Plan amendments related to the Ninigret property to be changed to the R-3 zone and a text amendment to the C-2 zone, limiting the maximum density in that zone. Along with those changes the Planning Commission would begin work to do a comprehensive General Plan update. The recommended changes from the Planning Commission for the C-2 zone were not placed back on a Council agenda. Mayor Palmer has requested these items to be placed back on the agenda for final action by the Council.

Summary of Amendments

- District 1-recommended change of the Ninigret and PRI property from C-2 zoning to General Commercial and Industrial.
- District 1-recommended change of the IHC/Lindquist Mortuary properties from C-2 zoning to Professional Office.
- District 2-Town Center area from 2000 West to 2500 West (North side of 1700 South) from C-2 zoning to General Commercial.
- District 9-recommended change of the property located at Bluff and Gentile from C-2 zoning to General Commercial.

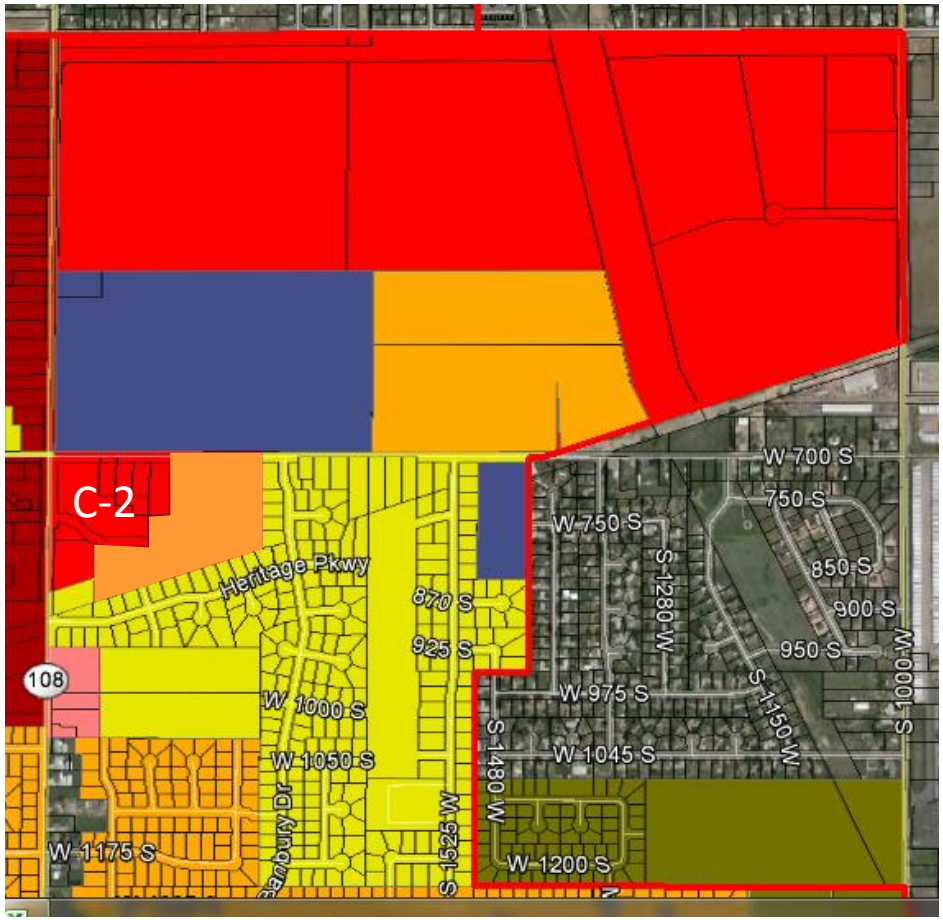
Recommendation for City Council Approval of Ordinance 14-03, Amending the General Plan for Districts 1, 2, & 9 as presented.

The Syracuse City Planning Commission hereby recommends that the City Council approve the adoption of Ordinance 14-03, Amending the Syracuse City General Plan.

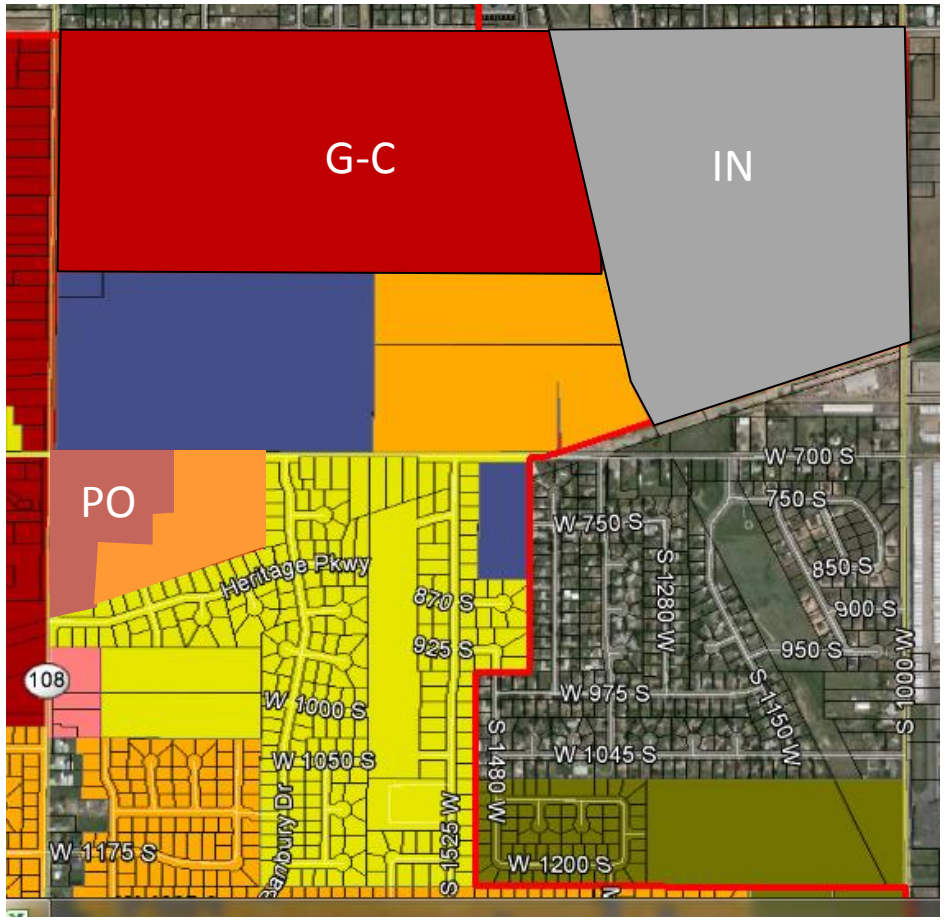
General Plan District 1
Proposed Changes

N

Current General Plan



Proposed General Plan

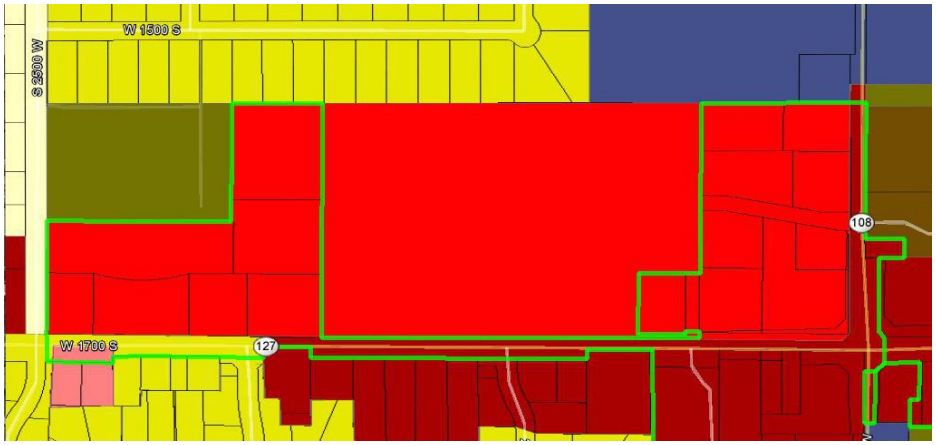


- Agriculture A-1
- R-1 (2.90 dwellings per net acre)
- R-2 (3.79 dwellings per net acre)
- R-3 (5.44 dwellings per net acre)
- PRD (8.0 dwellings per net acre)
- R-4 (14.52 dwellings per net acre)
- Professional Office
- Commercial II
- General Commercial Zone
- Industrial Zone
- Town Center Overlay Zone
- Sensitive Overlay Zone
- RDA & EDA Boundary

General Plan District 2
Proposed Changes

N

Current General Plan



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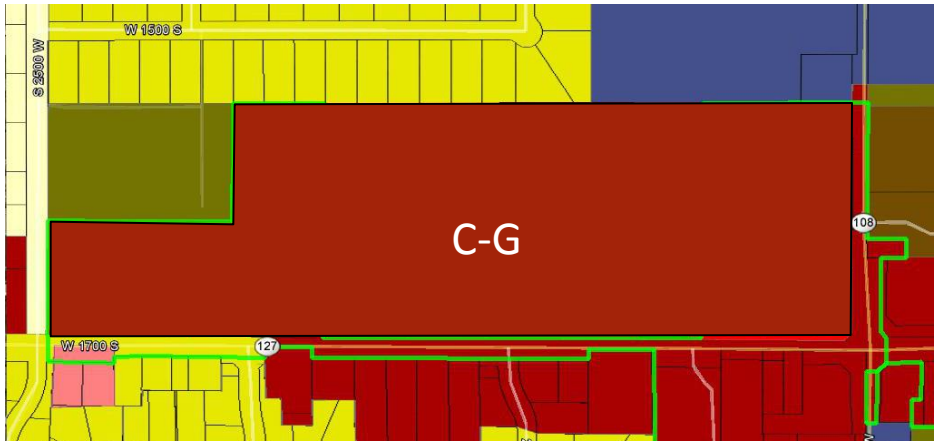
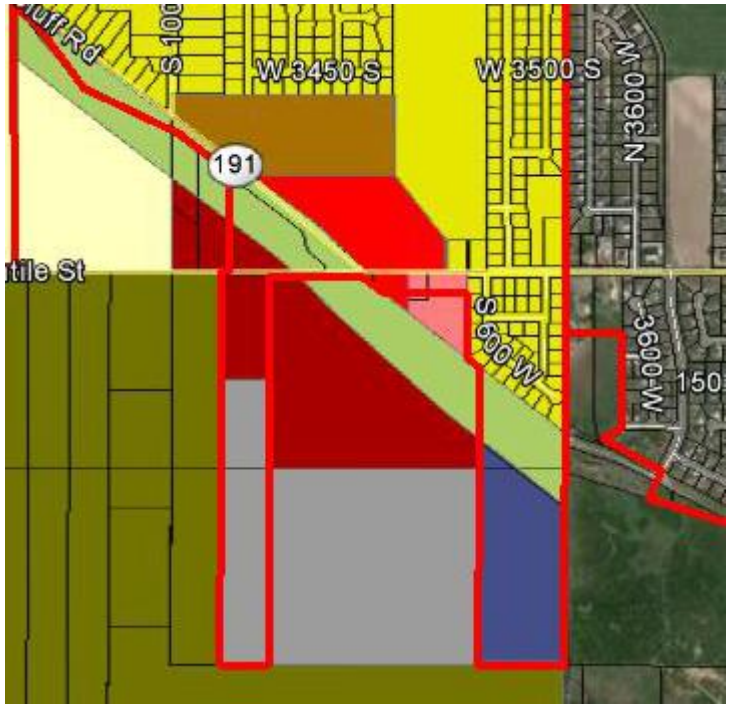


- Agriculture A-1
- R-1 (2.90 dwellings per net acre)
- R-2 (3.79 dwellings per net acre)
- R-3 (5.44 dwellings per net acre)
- PRD (8.0 dwellings per net acre)
- R-4 (14.52 dwellings per net acre)
- Professional Office
- Commercial II
- General Commercial Zone
- Industrial Zone
- Town Center Overlay Zone
- Sensitive Overlay Zone
- RDA & EDA Boundary

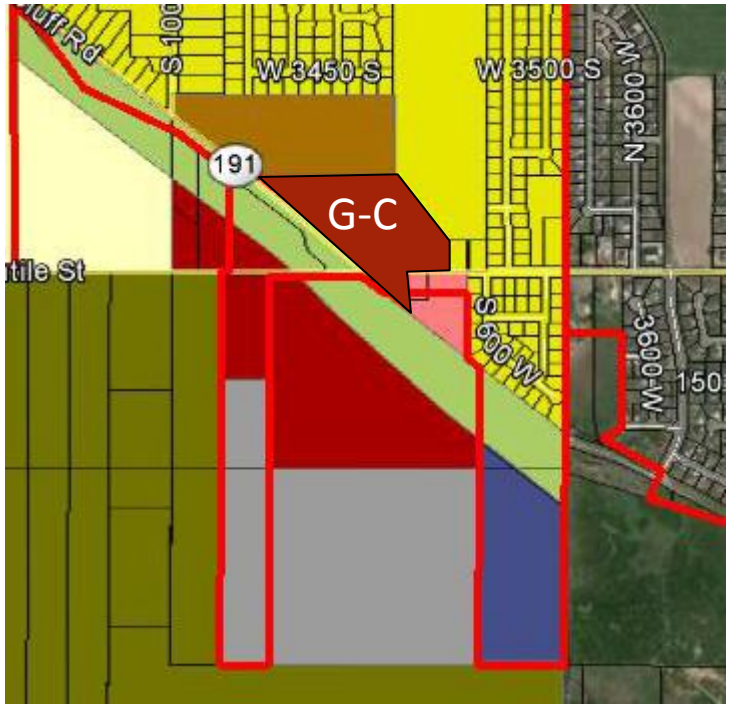
General Plan District 9
Proposed Changes

N

Current General Plan



Proposed General Plan



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- Sensitive Overlay Zone
- RDA & EDA Boundary

SyracuseCity General Plan

MISSION STATEMENT:

"To provide quality, affordable services for it's citizens, while promoting community pride, fostering economic development and managing growth."

Updated 3/11/14

SYRACUSE
EST. CITY 1935

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ORDINANCE 14-03

AN ORDINANCE AMENDING THE SYRACUSE CITY GENERAL PLAN ADOPTED IN 1976, AS AMENDED.

WHEREAS, in 1967 a Syracuse Preliminary Master Plan was prepared for the Syracuse Planning Commission as a part of the Davis County Master Plan Program, said preliminary plan being prepared by R. Clay Allred and Associates, Planning Consultants; and

WHEREAS, in 1976 a Comprehensive Plan for Syracuse was prepared by the Davis County Planning Commission with assistance of Architects/Planners Alliance Planning Consultants and Wayne T. Van Wagoner and Associates, Traffic and Transportation Consultants which plan was financially aided by a grant from the Department of Housing and Urban Development through the Utah State Department of Community Affairs; and

WHEREAS, the 1976 Comprehensive Plan was amended in 1988 and the title changed to the Syracuse City Master Plan; and

WHEREAS, The Syracuse City General Plan was again amended in 1996, 1999, 2003, 2006, 2009, 2011 and 2012 to incorporate appropriate and necessary changes to the General Plan as approved at that time; and

WHEREAS, the Syracuse City Planning Commission has opted to review the Syracuse City General Plan in parts and has established a cycling calendar that allows the Planning Commission to review specific districts within the overall General Plan for the City; and

WHEREAS, the Syracuse City Planning Commission efforts for Districts 2 and 8 have been completed; and

WHEREAS, public hearings have been held by the Planning Commission to receive public input regarding proposed changes; and

WHEREAS, the Planning Commission has proposed amendments to the General Plan Districts 1, 2 and 8 that provide development objectives with respect to the most desirable use of landwithin the City for residential, recreational, agricultural, commercial, industrial, and other purposes, and which residential areas shall have the most desirable population density inthe planning districts of the City to benefit the physical, social, economic, and governmental development of the City and to promote the general welfare and prosperity of its residents;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF SYRACUSECITY, STATE OF UTAH, AS FOLLOWS:

Section 1. General Plan District 1Master Plan. That the Syracuse City General Plan District 1Master Plan Map and accompanying text amendments, March 2014 revision, attached hereto, is hereby adopted and any ordinances or resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 2. General Plan District 2 Master Plan. That the Syracuse City General Plan District 2 Master Plan Map and accompanying text amendments, March 2014 revision, attached hereto, is hereby adopted and any ordinances or resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 2. General Plan District 8 Master Plan. That the Syracuse City General Plan District 8 Master Plan Map and accompanying text amendments, March 2014 revision, attached hereto, is hereby adopted and any ordinances or resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 3. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Ordinance shall be severable.

Section 4. Effective Date. This Ordinance shall become effective immediately upon its passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS11thDAY OF MARCH 2014.

SYRACUSECITY

ATTEST:

_____By:_____

Cassie Z. Brown, City Recorder Terry Palmer, Mayor

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SYRACUSE CITY GENERAL PLAN

Amended by Syracuse City Council Ordinance 09-08 and 11-06
May 26th, 2009 and July 26th, 2011

GENERAL PLAN HISTORY AND PROCESS

In 1976 the first Syracuse City Master plan was developed by the Syracuse PlanningCommissionusing professional consultants for data gathering, analysis, conductingcitizen participationsessions, and preparing maps and the text. This Master Plan wasupdated in 1989 after many changes had been experienced in Syracuse and it becameclear that the old plan was obsolete. Upon reviewing the 1988 Plan and conditions inthe City, the Planning Commission and City Council felt it had become necessary toupdate the plan again, and this was done in 1996.

Taking recommendations from the Planning commission, in late 1993, the City Council formed a citizens committee to review the Master Plan and make recommended changes. This new committee known as the Syracuse General Plan Committee met over a period of more than a year discussing and making recommendations, which at the time reflected the goals and ideals of the community. In April 1995, the Committee finalized their recommendations and forwarded them to the Planning Commission in the form of a draft General Plan. The Planning Commission and City Council adopted revisions at the recommendation of the committee. Since that time there have been minor revisions to the General Plan with the most recent revision in early 2004. Two years later the Syracuse Planning Commission initiated an update of the plan to better address current conditions in the City. The 2006 general plan update represented nearly two years of work by many dedicated individuals who selflessly volunteered their time to this planning process. During the numerous meetings and hearings pertaining to the general plan, it became evident that there were several general principles that were part of that General Plan that crossedthe boundaries of individual chapters in the document. These general principles of identity, beauty, livability, balance, economic prosperity, and sustainability all became universal values of the City and helped to establish a foundation for future iterations of the Syracuse City General plan.

Because of the rapid growth the City has experienced during the past six to eight years, together with expanding commercial development, the Planning Department, together with the Planning Commission and City Council, have made recommendations to revise portions of the General Plan. Updating the General Plan enables the City to modify existing policies, establish new policies, react to recent growth and transportation planning efforts and trends all while upholding the universal values mentioned above. Updates were needed in many areas of the General Plan including the transportation master planland use designations and various zoning requirements. These areas represent the main catalysts for amendments to the General Plan in 2009.

The General Plan as presently constituted in this documentreflects the general growth and development goals and policies for SyracuseCityat this time and for at least 5 years from the date of adoption of this document. It is recommended that this plan be reviewed by the City Planning staff as necessary from time to time, and changes recommended as deemed necessary with a full review of the General Plan at an interval of no greater than five (5) years.

Currently, for the purpose of creating a manageable plan, the City's General Plan is subdivided into ten (10) planning districts. Each of these planning districts is approximately six-hundred and forty (640)acres in size and each is uniquely addressed in this document. These districts are identified on the map associated with this plan.

It should be noted that 1700 South in SyracuseCity is referred to by many names depending on the context of the reference. Some citizens know this road as 'Syracuse Road', while others refer to it '1700 South'. As it is also a state highway, the highway designation is Stare Road 108. For the purposes of this document,

this road is referred to simply as 1700 South in order to place it in context to other SyracuseCity streets that are identified on an ordinal grid.

MASTER GOAL

To begin any task or any process it is important to first establish the final goal. Once this goal is identified it is possible to map a route, which will eventually take you to that goal. The goal gives you direction. It is the same with the production of a general plan for a community. A master goal has been established for SyracuseCityso that various aspects of the General Plan could be evaluated with respect to it. The General plan can be used to ask the question 'Does it or doesn't it take the City closer to its goal?' This goal is a reflection of the values of the residents of SyracuseCity. The master goal that has been created forSyracuseCity has evolved through much discussion and is based on many years of experience in observing the City and its development. The Master Goal for SyracuseCityis as follows:

> *The City of Syracuse is a community of many special qualities, which make it a unique and pleasant place to live. Low population density, various housing types, enjoyable and tranquil neighborhoods, expanding and attractive commercial services and agriculture surroundings are the driving qualities for people to locate in Syracuse. These qualities create a distinctive feel of accepting neighborhoods, friendly people and spaciousness and openness that is desired by the residents of Syracuse. A strong sense of community identity and community pride is necessary in developing a place where residents feel safe and welcome. The geographical location of SyracuseCity and the open space near the shoreline provides for magnificent views of the Great Salt Lake and AntelopeIsland to the west, and the WasatchMountains to the east. There are few unsightly places in the community and no environmentally hazardous sites.*

These qualities meld together to form a pleasant, harmonious community atmosphere and tend to produce and attract friendly people to that community. It is the goal of SyracuseCity to preserve and perpetuate these qualities and this way of life. The residents of the community would prefer Syracuse City remain the way it is and wish to preserve these stated qualities, especially in the face of tremendous growth. However, as SyracuseCity continues to develop and grow as part of a larger region, there is a balance that needs to be maintained in order for residents both new and old to remain satisfied that the City is upholding these qualities and values.In thisongoing effort to maintain the highest quality community atmosphere, values and standards for every member of the community, it is necessary that the contents of this document be revisited from time to time and any necessary changes made accordingly.The City should also be mindful of relationships that inherently affect the quality of the growth that occurs, namely:

- Relationships to the region
- Relationship to the city as a whole
- Relationship to local neighborhoods and communities

POPULATION PROJECTIONS

The Syracuse City General Plan is not based on an anticipated City population but rather on the goals and desires of City residents and local decision-makers. However, through the General Plan amendment process the City will regularly monitor and evaluate population changes and modify and redirect actions, priorities, and implementation policies to achieve the goals of the City's General Plan. Until the late 1990's, Syracuse's history was still rooted in a small active farming community. Currently, the population is increasing at a fairly rapid pace. The time has now come when the population growth is having a dramatic affect on the City. City services, transportation, schools and quality of life will be impacted by the strain of this rapid growth. The following table shows the growth of Syracuse over the past 45 years:

Year	Population	% Change
1960	1,061	-

1970	1,843	42.43%
1980	3,702	50.22%
1990	4,781	22.57%
1994	5,456	12.37%
1998	8,219	33.62%
2000	9,398	12.55%
2001	11,007	14.62%
2002	12,639	12.91%
2003	14,377	12.09%
2004	16,368	12.16%
2005	17,916	8.64%
2006	19,562	8.41%
2007	21,198	7.72%

From 1990 through 1992 the City grew at a rate of 2.06% annually. From 1992 through 1994 the annual growth rate was 6.25%. From 1995 to 2005 the yearly growth rate has averaged nearly 12% annually. As the city has grown, the rate of growth annually has slowed as well, but at more than has still remained well above the average for the State of Utah (2.2%) and the nation (1.2%).While it is projected that SyracuseCitywill continue to grow at a relatively higher rate until projected build-out of 36,000 in 2030, year-over-year projections may not ever get back to double-digit growth. At one time it was projected thatSyracuseCity would not experience significant growth rates until such time as larger surrounding communities reached a build-out status. However, in light of the past five years ofgrowth, it is felt that Syracuse will continue to see higher rates of development, and this despite a recent downturn in economic conditions. In 2007 Syracuse experienced a growth rate of nearly 8% while in the same year building permits declined more than 22% over the previous year. This indicates that the SyracuseCity population is structured such that it will most likely continue to grown despite regional or national economic conditions.

Given the estimated population projectionsSyracuseCity will still need to strive to provide varied, high quality housing options in order to continue to meet the goals and desires of City residents as outlined above. The City will need to continue to work with property owners to project availability and potential uses of remaining developable land in SyracuseCity.

The Davis County Vacant Land and Population Study done by the Davis County Planning Department in 1990 indicated at that time there were still 4,236 acres projected for residential development within Syracuse and its expected growth area. The study projected that when all of that acreage is developed the City would have a population of 35, 100. If the City continues to grow at the conservative rate of 6.25% annually, the population would expand as shown in the following table:

Year	Population
2010	22,522
2015	30,636
2020	34,776
2025	36,526
2030	37,941

At 6.25% annual growth rate, Syracuse will reach a population of 35,000, sometime near the year 2020. If the growth rate continues at the current pace, build out will likely occur earlier than projected. This accelerated growth rate presents some difficult challenges for infrastructure and City services. A means of managing growth with its associated impacts upon City services is to quantify the impacts of annexing additional land into the existing boundaries of Syracuse. The City shall follow its adopted annexation policy plan with prudence to avoid untimely annexations through evaluation of the City's ability to provide services to new residents without burdening existing residents and City resources.

POPULATION DENSITY

Low population density has traditionally been identified as one of the most attractive aspects of Syracuse. It is the reason many residents cite forhaving moved to this community. While this remains one of the most important community attributes toSyracuse and every effort has been made to preserve it, the community still continues to grow at a rapid pace. This situation represents a common paradox of growth in small attractive suburban communities. The paradox being that the first residents in the community enjoy the benefits of a low population and open, small-town, rural atmosphere. Then those first residents are joined by more and more people seeking the same low population and rural atmosphere. As the population begins to increase, land values begin to rise and pressure builds on the owners of any remaining open land to sell to builders and developers and eventually the population grows to a point that begins to diminish the original features that attracted the first residents. A goal of this plan is to minimize the diminishment of these original qualities while still recognizing and planning for the growththat will inevitably continue to occur.

Many communities regulate development based on lot sizes in the various zones. This allows a developer to configure development for the maximum yield of building lots within the zone. Syracuse, however, has adopted zoning ordinances that regulate density rather than strictly lot size. Density is calculated on the allowable number of homes per net acre. This approach to zoning addresses the number of homes that can be built within the City while meeting the goals of residential density for the City.

Dwelling Unit Net Density* Definitions

R-4 Residential	Not to exceed 14.52 Dwelling Units/Net Acre**
R-3 Residential	Not to exceed 5.44 Dwelling Units/Net Acre
R-2 Residential	Not to exceed 3.79 Dwelling Units/Net Acre
R-1 Residential	Not to exceed 2.90 Dwelling Units/Net Acre
PRD Residential	Not to exceed 8.0 Dwelling Units/Net Acre
Agricultural	Not to exceed .5 Dwelling Units/Net Acre A cluster subdivision as a conditioned use in this zone allowsup to 2.5 dwelling units per net acre.

* Density is defined as the number of single-family residential building lots or dwelling units per net acre

** Net Acre is defined as the total land area for residential development after 20% is excluded for roads, otherpublic rights-of-way or easements

It is clear that in order to achieve an overall moderate to low population density within the City it will be necessary to have some significant amounts of low and very low density residential development as well as significant open spaces. Following are some recommendations designed to encourage the maintenance of the recommended density:

1. The City should adopt zoning regulations that will encourage planning districts to develop with the land uses and residential densities described for each planning district in this document and on the Syracuse General Plan Map.

2. Development regulations should be amended or adopted that will make it economically feasible to develop at low and very low residential densities while still meeting any federally or state mandated affordable housing criteria.

3. Dedicated public open spaces should be encouraged within developed and developing areas. (See Recreation Section)

4. Incentive overlay zoning ordinances should be considered that utilize more flexible development policies in order to increase housing opportunities for buyers and renters. For example, the Plan specifies minimum lot densities but also allows "clustering" or "planned residential developments."

COMMUNITY PRIDE/IDENTITY

The residents of Syracuse have established that they highly value the sense of community pride, which is present within the City. They strongly identify with Syracuse as their home. SyracuseCity is a community that highly values the preservation of quality of life. This goal is of utmost importance to residents and business owners. Residents of SyracuseCity have chosen to live here because they enjoy the current quality of life, aesthetics, trails and recreational opportunities, mix of land uses, and patterns of development that the City provides. These community values should be nurtured. It is an essential element to the unity of the residents of the City. Following are some objectives to meet this goal of preserving and strengthening community pride/identity:

1. The appearance of the City is important to community pride. In order to help keep a good appearance, the City's weed and nuisance ordinances should be vigorously enforced. The City should employ a Code Enforcement Officer to provide essential and beneficial code compliance ensuring the quality of neighborhoods, maintaining property values, and eliminating negative land use activities by residents. As population density, economic constraints and technology place ever greater pressures on the community, the need and demand for updatedCode Enforcement Policies and Code Enforcement Officers continue to rise.

2. Ordinances should disallow unsightly or hazardous land use elements in any prominent locations and should ensure visual and physical buffers when such land uses are necessary.

3. Attractive entryway signs with landscaped plots should be located at main entrances to the City. Moreover, efforts to landscape and otherwise improve the appearance of main city streets should also be pursued. Uniform identification signs located at various points throughout the City should be considered.

4. The City has been able to improve its image by the construction of city hall, public safety building, library, community center, fire station, post office,development of the town center plan, and the SyracuseMuseum. The City has also improved open space amenities with the creation of the JensenNaturePark and associated trail systems. The City has developed a master plan for the TownCenterarea. This plan identifies design principles and standards for this area and incorporates commercial, residential, and community service developments in a harmonious manner. Efforts to continue with the development of the Town Center Master Plan should be pursued and continued attention given to the way this area is developed.The City should continue work with UDOT to ensure the development of a harmonious streetscape design for all state roads within the city and especially the intersection design at 1700 south and 2000 west. Other municipal services and cultural facilities should also become part of a NewCity Hallcampus area south of the Library.

5. Commercial development of the intersection of 3700 south and Bluff Road and land along the 200 South corridor should be master planned using overlay zones with a vision toward the character of the development as well as creating themes that will provide a pleasing sense of place to strengthen and beautify the southeast and northeast quadrant entryways into the community. Each of these areas should have a clearly identified and definitive development standards, formal landscape use, exceptional design criteria and careful integration of land uses while buffering existing single family residential areas.

AGRICULTURAL CHARACTER

Agriculture and the agricultural way of life are the foundation upon which Syracuse was built. This foundation is still important to the community but now must be addressed in a different way from traditionaluses. Agricultural activity, while still present in the community has been reduced in scale from the once dominant industry of the community. It has become more important to the community as a whole for the character it represents, the life style it promotes, and the future opportunities for open space that it offers. It is this agricultural setting which has attracted many people to Syracuse even though they do not wish to farm themselves. As mentioned earlier in this document, this attraction to agricultural and open space and attendant in-migration represent a common paradox of growth in small suburban communities. As this growth in population has reduced the remaining open land, this attraction has worked against the persistence of agriculture. SyracuseCity will alwayshonor and welcome the traditional agricultural activities and heritage in the community, but the City must face the reality of the population growth. The City must strive to do it's best to preserve thehistorical nature and characterof the community while at the same time respecting the property rights of those agricultural landowners who no longer wish to use their land for agricultural purposes. One option the City may consider would be a program that would transfer development rights to the City, allowing a farmer to receive a financial benefit, as if he were to sell his property for development while allowing the City to place the agricultural property in a perpetual open space status. This approach may be limited in scope, inasmuch as the City has finite resources for the purchase and preservation of any land and there have already been considerable amounts of agricultural property sold for residential and commercial development.

There are still many agricultural and open spaces remaining in the City that have continued to provide Syracuse with its agricultural atmosphere. These areas are gradually being filled in with residential and commercial development. While the City would prefer to preserve as many of these remnants of the agricultural property remaining in the City, the City also recognizes that agricultural property owners may choose to not continue to use the land for agricultural purposes. Accordingly, the remaining agricultural land in these districts has been planned for the highest and best use of any agricultural property that is converted for residential land use. If the City wishes to preserve any agricultural land for the continuity of a "rural atmosphere".The Citymust anticipate the purchase, either publicly or privately,of such targeted agricultural land directly in order to ensure the preservation of large open space and any agricultural character. At this time the City has no plans for the purchase of agricultural property for the sole purpose of preserving the "agricultural character" of the community; however the City will continue to work with property owners, builders and developers to encourage and sustain the Master Goals for Syracuse as outlined in this document.

As agriculture as an industry in Syracuse diminishes,other types of uses should be considered to replace it. Industries such as an environmental research park or a water treatment research

centeror similar uses would be appropriate industries to consider. Hobby farms and horse enthusiasts provide other options; but 1/2 to 1 acre “ranchette” type lots will not provide a reasonable nor sustainable solution to preserving agricultural character. Other open space preservation programs must be explored,such as Cluster sub development, transfer of development rights programs, or private land preservation groups, such as the Nature Conservancy, that has purchased large tracts of land south of 3700 South Street.

LAND USEELEMENTS &MAP

Purpose

The text and policies of the Land Use Element, and the General Plan Map provide the physical framework for future development of the City. The map designates the proposed general location, distribution and extent of future land uses. Land use classifications, shown on the Land Use Map, specify a range for population densities and commercial building intensity for each type of designated land use. The Land Use Element provides a basis for determining future impacts of growth conditions and the need for capital facilities, such as street improvements, parks and utilities.

LAND USE - RESIDENTIAL

The majority of the existing land use and development in SyracuseCityis single-family residential use. Other recommendations for the General Plan regarding residential uses are as follows:

1. Any efforts to expand the corporate limits of the City should coincide with the currently adopted annexation policy plan. However, the City should follow its adopted annexation policy plan with prudence to avoid untimely annexations and therebyhinder the City's ability to provide services to new residents without burdening existing residents and existing City resources.

2. Single family residential should remain the predominant residential land use in the city. As the United States prepares for the largest generation of retirees in U.S. history, the Baby Boom generation, the PRD zone should be used to provide areas for the types of homes many retirees may desire.., Many will desire a smaller, low-maintenance home on a single level. Clustered developments of this type of housing will be in high demand.

3. Multi-family residential developmentshould be planned and approved in accordance with provisions identified on the General Plan Map and as outlined in the Zoning Ordinance and applicable overlay zones.

4. The current practice of density driven development limits the number of dwelling units that could be built on any given parcel, based on the net acreage. The City should continue to limit the number of units within a multifamily complexstructure to four.

5. SyracuseCity shall strive to achieve a balanced, well-planned community that offers proportioned housing throughout the economic spectrum. Design standards have been developed and incorporated by the City to insure quality growth; however, other design standards should be explored to encourage sustainable quality housing options.

6. SyracuseCity should consider adopting a Rental Licensing Discount Program, also known as a “Good Landlord” program that would include requirements for multi-familyhousingowners in orderto promote safe, crime free dwellings for residents. Such voluntary programs for property owners facilitate and improve the reliability and responsibility of tenants for the participating landlords and increased the value of rental properties. These types of programs represent the foundation of a good partnership between the city, landlords and neighborhoods.

Residential Moderate Income Housing

Between 1992 and 1997, Utah led the nation in house price appreciation, increasing by a rate of approximately 70%. In response, the State Legislature passed H.B. 295 in 1996, which required municipalities to adopt affordable housing plans by December 31, 1998. These plans were to "afford a reasonable opportunity for a variety of housing, including moderate income housing, to meet the needs of people desiring to live there" (HB 295, 1996 General Session). In accordance with Section 10-9-307, Utah Code Annotated, SyracuseCity is providing reasonable opportunities for a variety of housing, including housing, which would be considered moderate-income housing. Moderate-income housing is defined in the Utah Code as housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income of the metropolitan statistical area for households of the same size. According to this definition, any dwelling occupied by an individual or family with income equal to or less than 80% of the median income of the area would qualify as moderate income housing, regardless of the circumstances under which the dwelling is occupied. For instance, it could be that the house was inherited and though valued at something far more than a family of moderate income could afford to purchase; it is nevertheless, occupied by a family whose income is below 80% of the regional median. That house, therefore, is a moderate-income house by definition. The same could be said for homes that have been in the same ownership for a long time and for which the mortgage was established prior too many years of inflation and rising housing costs. These occupants might be able to afford what, if mortgaged today, would be far out of their financial reach.

These being the case, it would be necessary to determine the actual gross income of every household in SyracuseCity to determine how many of them fallwithin the moderate income category. In addition, if such a survey were done, it would not be of great significance in providing moderate income housing, for it is housing which can be purchased or rented today that is most significance in providing for moderate income housing.

In SyracuseCity the median annual income, according to updates of the 2000 U.S. Census in 2007 was $75,165. Eighty percent of the median income is then $60,132. Information extrapolated from the Utah Affordable Housing Manual indicates that a household with this income level could afford to purchase a dwelling that has a maximum purchase price of 3. 1 times the annual income. In the case of SyracuseCity that translates to a maximum purchase price of $186,409. The same manual indicates that 27% of the monthly income could be spent on rent, which would mean a maximum monthly rent of $1,353.

There are primarily three areas in which SyracuseCity can significantly affect the cost of housing and subsequently meet the mandated requirements of providing moderate income housing opportunities while preserving the character and values of the community as outlined in this document.

Lot Size Requirements

The cost of land is one of the major factors affecting the cost of housing. Land prices along the Wasatch Front have increased dramatically in recent years with the resultant increase in housing costs.The cost to construct large lot, single family developments are high due to the extensive infrastructure that must be installed to serve them. The size of lots required by the City hasa direct affect on the average cost of housing. Requiring large lots in all development would decrease the

opportunities to provide moderate income housing as required by the State within the City. However, a proliferation of small lots and high-density residential developmentis contrary to other stated goals of this plan. Moderate lot density is the one stated goal of this plan thatthe City should strive to reach at build out status.

Zoning

SyracuseCity's residential zoning ordinance is density driven and offers developers clear direction concerning all potential housing options. For instance, agriculture areasmay receive bonus densitieswith a Cluster Subdivision. This clustering tool is designed to help preserve agriculture open areas. The City has also identified within the General Plan areas in the City where R-4 residential would be best situated in order to meet the needs of the community and the goals of the General Plan.;R-4 zoning offers a density of 14.52 dwelling units per net acre.Other examples of constructive zoning practices include the identification of areas adjacent to commercial developments that have beenplanned for R-3 residential dwelling units (5.44 units/net acre),or Planned Residential Developments (PRD)which allows for up to 8.00 dwelling units per net acre.

Impact Fees

Impact fees on residential developments isa tool that City uses to cover the anticipated cost of impacts each new residential development has on the City's infrastructure. The City administers these fees and adjusts them periodically according to the projected future costs of impacts. These fees, however, are there as a direct result of the impacts that development has on certain vital systems that the City is responsible to maintain in a state of efficiency. These systems, such as the water system, storm drains, sewer system, roads, and parks, are just as necessary for residents living in moderate income housing as for those in more expensive housing. Furthermore, the impacts of a moderate-income house on these systems are comparable to those impacts of more expensive housing.

January 2009 Zoning Inventory

	Undeveloped	Total Acres
R-1	947 Acres	2,022 Acres
R-2	226Acres	2,039 Acres
R-3	9 Acres	355 Acres
R-4	0 Acres	31 Acres
PRD	47 Acres	65 Acres
A-1	N/A	1,099 Acres
GC & C-II	585 Acres	819Acres
PO	41Acres	54 Acres

* NOTE: These figures include area yet to be annexed

The exact number of moderate income housing units recommended for any community by the Utah Affordable Housing Manual depends on a number of variables, including household income levels, which are not available for SyracuseCity. It might, therefore, be of value to analyze the existing housing and income situation using available information and come to some reasonable conclusions as to need.

Number of Dwelling Units, 2007	5,339
2007 Population Estimate	19,315
Persons Per Household	3.85

Median Annual Household Income, 2007	$75,165
Moderate Annual Household Income, 2007	$60,132

Once again, by extrapolating from information contained in the Utah Affordable Housing Manual, we find that a household with this income level could afford a mortgage of approximately 3. 1 times the annual income or could afford to spend 27% of monthly income on rent.

Maximum Purchase Price	$60,132 x 3.1 =$186,409
Maximum Monthly Rent	$60,132/12 = $5,011 x .27 = $1,353

Many of the older residences within the City would fall under the maximum purchase price of a moderate-income family. Based on a recent review of the assessed value report provided by the Davis County Assessor, more than 1,650 of the homes currently within the City meet the moderate-income housing needs. This currently represents 44 percent of the homes within the City. Recommendations: It is apparent that the City currently exceeds the demands for moderate income housing and with the availability of existing homes already exceeds the requirement for moderate income housing at build out.

LAND USE – COMMERCIAL

As the population of SyracuseCity continues to grow, the residents will need more access to a variety of services within their community. Such services may includegrocery, medical, banking, automotive as well as a host of other needs must be serviced by local commercial developments. Growing communities also need a variety of municipal and government services including but not limited toelementary, junior high and high schools, water and sewer infrastructure, parks and recreation facilities, road construction and maintenance, and police and fire protection. The provision of these services are generally paid for through local taxes such as property and sales taxes. Many studies have shown that residential properties alone generally do not generate the amount of property tax revenue needed to sustain the most basic and necessary municipal services. Much of the needed revenue to provide the highest quality service to the community comes from commercial property assessments as well as sales taxes generated from local commercial retail establishments. To assist in the provision of revenues for the highest quality of local services, and to provide commercialand professional business services, Syracuse City should provide for the establishment and viability of robust commercial and professional services in well planned commercial districts as determined by traffic and density studies.

Over the last few years as the city has grown, it has focused on increasing its commercial and retail base in an effort to maintain low property tax rates. This focus has been primarily along 1700 South (1700 South) from 500 West to 2500 West. Additional commercial zones should be considered based on road expansions, traffic studies and ease of access for maximum exposure to these other potential areas.

Syracuse established the 1700 South Street Redevelopment district in April of 1993; however, the actual legal recordation of this district did not occur until 2004. The District covers an area around the intersection of 1700 South St. and 2000 West St. (See General Plan Land Use Map). This district was created to take advantage of certain tax incentives as identified in the Utah State Code.The district boundaries were outlined in orderto encourage and enhance business opportunities in what the elected officials identified as the center, or down town of Syracuse City. The District will be in effect for a 15-year period from date of recordation. This redevelopment district is just one of the steps the City can employ in order to promote commercial development.The City, in cooperation with the District, has worked to take full advantage of the District's legal benefits and has since attracted many quality commercial businesses. In looking forsimilar successes, theCity continuallyworks to expand and diversify its tax base in other parts of the community as well. The City should continue to work toward establishing major general commercial areas with some smaller more specialized commercial areas that would take advantage of future opportunities related to planned land uses. Based on this continuing effort toward promoting and sustaining successful commercial growth in targeted areas of the City, the City hereby recommends the following planning areas for focused commercial growth.

The TownCenter

The City should continue to support and sustain the development of the Town Center Master Plan. The physical location of the TownCenter has been identified as the general area surrounding the intersection of 1700 South 2000 West. This Master Plan should be used not only to continue attracting commercial development but also to continue to create an identifiable downtown area for the City. As the City continues to grow and more commercial districts are developed, the need

for a unique and distinct downtown district will become more critical. If the design standards and development criteria that have been established in the Town Center Master Plan are not strictly adhered to, the potential exists that the unique character of the Town Center could be eroded and leave the City with just another commercial shopping area. All commercial development in the TownCenter should continue to be subject to review by the Architectural Review Committee and all developments should be checked against the Town Center Master Plan document for strict compliance.

1700 South

1700 South, between 1000 West and 2000 West is currently planned for improvements that will dramatically increase traffic movement through the city. Land areas on both the north and south side along this section of 1700 South should be viewed and utilized as "prime" commercial real estate areas. These areas will allow commercial establishments to take advantage of the future high traffic volumes while providing necessary services and commercial opportunities for residents as well as those who may be traveling through the City to visit AntelopeIsland. As 1700 South is improved and widenedto the west of 2000 West, this corridorwill evolve as a major commercial corridor in the City, eventually connecting the TownCenter with the future North Legacy Parkway. Particular attention should be given to the quality and type of commercial development that occurs along this section of 1700 South as it will be become a new gateway to the City and AntelopeIslandvia Legacy Parkwayat Bluff and 1700 South.

Intersection of the Future North Legacy Parkway&1700 South

SyracuseCityidentifies itself as the gateway toAntelopeIsland and the Great Salt Lake. That gateway is now represented by 1700 South as it leads west from Interstate-15. The City should plan to take advantage of any current tourist-related commercial opportunities that may arise along this corridor but should also be planning for the eventual connection of 1700 South to the future North Legacy Parkway (near Bluff Road). Once this connection is completed, these tourist-related opportunitiesmayexpand to include ahotel or other specific auto-traveler related amenities. These types of commercial and touristservices should be specifically concentrated near that intersection.In addition to the tourist and traveler amenities, this intersection will create excellent opportunities for high profile commercial and Class 'A' office developers seeking high visibility and a high volume of vehicular traffic. The City should work to ensure that this intersection is well planned and that any commercial developments meet the highest quality commercial design standards.

200 South Corridor

The corridor along 200 South in Syracusebetween 1000 West and the future North Legacy Parkway (approximatelyBluff Road)represents an area with the highest future potential for commercial development within the City. In a first phase, UDOT plans to widen(to 100') 200 South between I-15 and 2000 West sometime around 2011. As the time of completion of this roadway project draws near, the land along the south side of 200 South between 1000 West and 2000 West will become increasingly attractive to commercial developers. The City should maintain its current plan for a General Commercialland use along most of this corridor. This land use will allow the greatest flexibility of development. A key focal point for retail locations along this corridor should be the corner of 2000 West and 200 south. UDOT is also planning for the widening of 2000 West from 1700 South all the way to WeberCounty,thus making this intersection a highly attractive location for future commercial activity.

Commercial development is also proposed along the city's shared boundary with ClearfieldCity along 1000 West between 200 South and 700 South. This location represents yet another commercial opportunity to Syracuse as this area is located adjacent to the FreeportCenter. The opportunities in this area are commercial developments that are compatible or would support the large industrial enterprises that are typical of the Freeport Center.

SyracuseCity is also aware of the planned commercial development in neighboring communities along this corridor. SyracuseCity should make every effort to coordinate planning along this corridor with neighboring cities in order to ensure that the basic infrastructure needs are not in conflict. SyracuseCity should make every effort to position itself to take advantage of the commercial opportunities that will arise from potential projects in neighboring cities.

As the entire 200 South corridor is improved between I-15 and the future Legacy Highway, all of the attending commercial development pressures will eventually follow. The City should anticipate these eventual pressures and work with property owners and developers to ensure that the development of this corridor evolves in an orderly and sustainable manner. The City should also ensure that this corridor is developed in accordance with the standards and values established in this document.

Intersection of 700 South & 2000 West

As mentioned above, UDOT is planning for the eventual widening (to 110') of 2000 West all the way from 1700 South in Syracuse through to WeberCounty in the north. The section of 2000 West between 1700 South and 200 South represents a major arterial connection between 1700 South and 200 South. This connection will provide for a high volume of vehicular traffic and high visibility for commercial establishments along this corridor. While Syracuse High School currently occupies the north east corner of the intersection of 700 South and 2000 West, the remaining three corners of this particular intersection have been identified by the City as areas for future commercial development. This area should be planned for commercial developments that are congruent with the local residential communities as well as the high school.

The City should anticipate the eventual widening of 2000 Westand also plan for any potential traffic related issues that may present themselves if this corner is developed as a commercial hub in the city.

Intersection of Future North Legacy Parkway&Gentile Street

A commercial area has been identified on the General Plan map at the intersection of Bluff Road and Gentile Street. While the future North Legacy Parkway will pass through this area, there is no planned intersection or off-ramp for this intersection. However, due to the proximity of the intersection to the future North Legacy Parkway and the associated visibility, the City has identified this particular intersection as a future commercial hub. New Roads or extensions of existing roads such as Bluff Road and Hill Field Road will eventually provide robust connections betweenSyracuseCityandLaytonCity creating volumes of traffic that will potentially pass through this intersection. This traffic will create unique opportunities for Syracuse commercial development.

Due to the anticipated volume of ancillary traffic that will be generated by the confluence of these roads, any new commercial development should be carefully planned in order to maintain a sustainable level of vehicular movement through the area.

LAND USE –INDUSTRIAL

SyracuseCityrecognizes that industrial land uses are needed and desirable to have within the City. A variety of industries in a community not only provides necessary economic support and jobs for residents, but also while these industries contribute the tax base generally they require a fewer public services than residential land uses.. Industrial uses also further the concepts of sustainable communities and smart growth. It is important, however, that these uses are carefully planned for and that the City work to identify businesses and industries that will fit within the community without unduly burdening the infrastructure (i.e. roads, traffic, utilities etc.) while contributing the highest and best value to the community as a whole and to conserve the quality and charter outlined in this document.

There are several areas within the City limits that have been identified for the location of such light industrial land uses.

Legacy & Gentile Street

On the General Plan map, the southeast corner of Planning District 10 has been identified as a future industrial zone. This location has been identified because of its proximity to the future North Legacy Parkway. This is considered to become a prime candidate for light industrial use should Legacy Highway be constructed and should be protected for such a use.

Any efforts to annex the business in the eastern portion of District 1, which currently is within ClearfieldCity, should be supported.

The western portion of Planning District 5 near the North Davis Sewer District is considered to become a joint use development of research facilities and dual use with academia for water research facilities, environmental research, and green waste recycling facilities. The City should seek outside sources of funding, joint development cooperation or agreements and State and regional assistance to develop research facilities in this new zone. Close planning coordination with North Davis Sewer District would obviously benefit the district and the City for this endeavor.

200 South & 1000 West

On the General Plan map, the northeast corner of Planning District 1 has been identified as industrial zoning, east of the Rocky Mountain Power Corridor. The property is under development for light industitrial development. This location has been identified because of its proximity to the existing Freeport Center in Clearfield as well as for the proximity to the newly constructed SR-193 with easy access to Interstate 15, as well as rail service.

Land Use – Professional Office

The purpose of this zone is to provide appropriate locations for the development, maintenance, and protection of professional and administrative establishments. The regulations of this zone have been developed in order to promote a quiet environment for business administration, professional/medical, and government activities, free from the congestion and traffic of the usual commercial business district. The zone is intended to provide a buffer or transition along minor or major collector streets adjoining residential neighborhoods.

In addition to well paying jobs, Professional Office land uses provide a solid base for the provision of basic services (i.e. medical, legal, dental, real estate etc.) that are all necessary as part of a growing community. It is important that these varied but related professional services are located strategically in areas of the City that do not consume valuable commercial areas from which the City gains needed sales tax revenue. Professional Office land uses should be considered, where appropriate, in conjunction with the location of research parks and other similar professional employment centers. Some professional office uses that operate at a low intensity are suitable for locating in residential structures that border commercial areas. For instance four corners of the intersection of 1000 West and 2700 South has been identified as such a location. While the area is predominantly show on the General Plan map as R-2 residential land use, the corners of this intersection present an excellent opportunity to provide lower density professional office uses while still maintaining the character and quality of the surrounding residential neighborhoods.

Appropriate attention should be paid to the proposed development details of all professional offices in all areas of city. Care should be taken to ensure that the goals of the City as outlined in this document are met while providing the best opportunities for professional office developments of the highest quality and design standards.

TRANSPORTATION

In 1996 the City employed Horrocks Engineers to develop a Transportation Master Plan. Based on Horrocks recommendations and input from the citizens of SyracuseCity, a final copy of the City's Master Transportation Plan was presented. At that time it was determined that the plan should be updated when the General Plan is reviewed to account for changes in the City's growth, land use, and transportation demands.

In 2005, the Romney Institute of Public Management at Brigham Young University conducted a study and published a report on the need for future services and facilities based on the City's ultimate build out population in 2030 (approximately 45,000). It was determined in that report that traffic congestion from the population growth would be a major quality of life concern to residents.

The most critical component of the development of the master transportation plan is to analyze theanticipated traffic generated within SyracuseCityand surrounding area. The City should modelthe overall traffic patterns as well astraffic that will pass through the community. This analysis should be done for all streets within the City including local, minor-major collectors and major arterial streets.

TheCity should continue to work closely with the WasatchFront Regional Council (WFRC) which is thelocal Metropolitan Planning Organization (MPO), inorder to plan for anticipated growth in and around Syracuseand provide input into the regional transportation plan (RTP). The RTP serves as the templatefor transportation development forboth highways and public transit in the Wasatch Front Region through the year 2030.The City should actively participate in all planning efforts with the MPO organization in orderto promote thedevelopment ofimproved transportation facilities in the City and surrounding region.

The following are recommendations that are intended to improve the safety and convenience of City streets and to plan for anticipated future traffic demands. Design Criteria

Setbacks

Enforcement of the clear view ordinance as well as the enforcement of setback distances from all major collector and arterial roads shouldbe provide for in all planned future widening when necessary.

Curb & Gutter

It is becoming increasingly more important, for reasons of safety and storm drainage control, that the City continue to install curb, gutter, and sidewalk along existing streets. There are many children walking to school along roads without these facilities. The City has installed curb and gutter along all major collector roads in an area bounded by 1000 West Street on the east, Bluff Road and 3000 West Street on the west, 700 South Street on the north and 2700 South Street on the south. In the case of sidewalks, those districts include as many benefactors of the sidewalk as possible, not just the adjacent property owners. Funding for transportation improvements outlined in the Transportation Master Plan should be funded

through impact fees collected from new development. The city should also seek support from Utah Department of Transportation to require curb, gutter, and sidewalk for new homes being built along the State highways.

North Legacy Parkway

The construction of the 14-mi. Parkway connecting Salt Lake City on the south with FarmingtonCity on the northern end was completed in 2008. The next phase of this project, North Legacy Parkway, is a proposed to extend from Farmington through the north-western side of Weber and Davis counties. At this time, the plans for this project are on UDOT's long-range plan with construction at least 10 to 20 years away. In 2001 WFRC and UDOT conducted a study on the North Legacy Parkway project inDavis and WeberCounties in order to identify alternative planning corridors, recommend a preferred corridor to assess and preserve environmental concerns and other issues. Currently, a more detailed environmental study of the area is planned to begin sometime in 2009. This study will include a public hearing process, to help finalize project details such as a final alignment, interchange locations and impacts to the surrounding environment and communities.

While no final alignment or interchange location decisions have been made, SyracuseCitydid participate in the 2001 study with UDOT and WFRC and did preliminarily determined a preferred alignment for the future roadway as well as preferred interchange locations. These interchange locations were identified at Gentile Street in Layton, 1700 South in Syracuse and approximately 700 South in West Point. Syracusehas participated and will continue to participate with UDOT in all of the planning, design and construction phases of this project. This corridor represents the largest impact to land use in the City in the next 30 years. Planning must be done now and land uses identified that will maintain all of the principles, values and goals for SyracuseCity as established in this document.

Arterial Improvements

1700 South

Congestion problems currently exist along 1700 South and future population increases as well as increasing tourist traffic to the Great Salt Lake will only increase this congestion as time passes. While improvements are planned in 2009-10 for the section of 1700 South between 1000 West and 2000 West, the City should work withUDOT to study and evaluate the widening of 1700 South from 2000 West to the Bluff Road, The City should plan to protect a minimum 100-foot wide right-of-way from 2000 west to the Davis County Causeway for future road expansion.In order to be recognized as the route to AntelopeIsland, 1700 South should also be known as Antelope Drive, to be consistent with the eastern portion of the road.

Hill Field Road

A new arterial street, Hill Field Road, providing access from SyracuseCityto Interstate 15 is planned as part of the RTP and has been partially constructed into west Layton. Syracuse should continue to work with UDOT and WFRC to plan ultimate extension ofthis street, which will terminate in the vicinity east of 500 West. SyracuseCityshould coordinate with LaytonCityon this planning and development including the continuation and widening of 500 West.

Bluff Road

The extension ofBluff Roadin a southeasterly direction in order to connect to 700 South Street in Layton should be considered. This improvement would provide an alternate route to a newly planned I-15 interchange as well as the commuter rail station in Layton. SyracuseCity has already established an inter-local agreement with LaytonCityregarding both the Bluff Road and 500 West connections to LaytonCity and completion of these improvements in conjunction with this agreement should continue.

200 South

With all of the growth that has occurred in north westDavisCounty over the last ten years, UDOT has identified the 200 South corridor between I-15 (700 South interchange in Clearfield) and the future Legacy Highway as a key component of traffic management in the region. UDOT is currently conducting the environmental study and evaluation of this corridor. This corridor would benefit all adjoining communities and SyracuseCity should continue to support the study and eventual construction of this roadway.

Two north/south minor collector roads designed at a 72-foot width right-of-way should be constructed to connect the future 200 south corridor to 700 South Street at approximately 2500 west and 1500 west. These improvements would provide access to the major east/west route of 200 South Street for Syracuse residents and supply access to new commercial areas on the City's north boundary line with West Point.

700 South

Since the construction of SyracuseHigh School, traffic along 2000 West and 700 South has increased dramatically. The City should continue to work closely with UDOT to look at improved traffic control options, including improvements to the signalization of 2000 West and 700 South. As UDOT moves forward with plans to widen 2000 West to the proposed 110-foot right-of-way the City should continue to participate with UDOT to ensure the widening of 2000 West proceeds in a timely, coordinated and safe manner.

1000 West

Once development of the adjacent land along 1000 West occurs, this street should be connected southward to 3700 South Street. Traffic control improvements at the southend of 1000 West, near the intersection of Bluff road and 1000 West should also be considered

Collector Streets

1700 South1700 SouthMarilyn Drive

Once the improvements to 1700 South between 1000 West and 2000 West are completed, Syracusein coordination with UDOT has identified the intersection of Marilyn Drive (1475 West Street) with 1700 South as the site of a signalized intersection. Once the intersection meets warrant criteria established by UDOT, this signal should be constructed immediately. This new traffic signal will benefit the planned commercial land use proposed for the area and provide a safer means of pedestrian and vehicle access into the Marilyn Acres subdivision. As part of these improvements, the City has also planned for the truncation and

construction of a cul-de-sac at the northern end of Allison Way1700 South immediately adjacent to 1700 South. The City should also consider ways to connect the Banbury Subdivision to Marilyn Drive (1475 West Street) to promote greater traffic safety for vehicle turning movements onto 1700 South.

Trail System Master Plan

See Appendix 1.

PUBLIC SERVICES AND CAPITAL FACILITIES

The City should continue to refine its Capital Improvement Plan in order to prioritize development of infrastructure and other capital improvement projects. The City should continue to use the Capital Improvement Plan to make annual expenditures to implement the City's General Plan. In practice, preparing or updating a Capital Improvement Plan may expose inadequacies in the City's planning efforts and should be reconciled accordingly. The linkage between capital improvement projects and land-use planning is very important in a fast growing community such as Syracuse. The high percentage of growth in the City should promote an aggressive CIP implementation. The plan should include projection for five years for each major service function of the City and should be reviewed annually with the City Council during budgetary planning. The City Council should budget accordingly for consulting and engineering services to review the Capital Improvement Plan with City staff and implement changes according to provided recommendations.

Recreation

With the continued growth within the community, recreational needs continue to impact revenue sources of the City. As Syracuse grows recreational needs along with funding for those needs will grow proportionately. As the annual City budget allows, the City should plan to:

1. Maintain area in major city parks at a minimum rate of 7.2 acres per 1000 population. These parks should be spread throughout the community and should be located in accordance with the City’s Parks Master Plan and in conjunction with the development of schools in the city where possible to mutually benefit the City and the School District.

2. Present satisfying and challenging leisure-time opportunities and programs for people of all ages, interests and abilities by organizing and implementing recreation programs designed to meet the recreation needs of the community.

3. Continuously seek to improve the efficiency and quality of park operations to provide for expanded and developed recreation programs, open space and trail areas.

4. Pursue an aggressive land acquisition program to secure properties for future open space development. As the City continues to look for park property, efforts should be made to purchase available property in locations that would provide recreation accessibility for residents throughout the City.

5. Continue to support the existing EquestrianPark and related equestrian use facilities in Syracuse.

6. The City should continue to pursue the development of JensenNaturePark as a major regional and local recreational and sports activity facility.

7. The City should continue to look for opportunities to develop regional and local scaled recreational complexes appropriate for the City. They should also work with the school district on the possibility of joint use of recreational facilities.

8. One locally significant phenomenon is the exponential growth of soccer programs in the Syracuse area over the past several years. The City should continue to pursue the development of aregional soccer complex. This facility would be used by residents of the community but also promote SyracuseCity as a regional soccer focal point.

Recreational Trails

Maintain the trail system in order to be well designed and constructed and where possible link the major parks throughout the city together. This trail system should be correlated with DavisCounty and surrounding municipalities to provide for connections to their trail systems. Trail use by pedestrian, rollerblading and bicycles will continue to grow with the development of trails and pathways. The City should continue to secure outside sources of funding to expand trail development.

The City should follow the adopted Trails Master Plan map. The Trails Master Plan map outlines inter-linking development of recreation trails and pathways within community and future development. The City should make access connection points constructed of asphalt to the Old Emigration Trail based upon the adopted trails master plan map and cooperation with local residential and commercial sub-development.

SyracuseCity should work to provide and maintain an inter-linking network of recreational asphalt trails for walking and bicycling; minimizing the cost of the trail system by encouraging the use of drainage channels, irrigation pipeline easements, existing trails, public lands, excess street rights-of-way, and major utility rights-of-way. The Recreational Trails Master Plan identifies the location of existing and proposed recreational trails throughout the City and establishes trail improvement, maintenance and management standards. The master plan calls for the development of additional new trails that, together with the existing trails, will provide an extensive citywide trail system. The proposed trail system, when complete, should provide non-motorized routes to connect parks, open space, schools and major community facilities for a variety of recreational and healthyexercise users.

Culinary Water

The City has followed closely recommendations of culinary water master plan. This plan identifies deficiencies in the system and recommendations for upgrading to meet demands at build out. The majority of these recommendations have been met; however, several miles of water lines are still in need of upgrade. It is recommended that the City engineer review and update the culinary water master plan to insure that it meets changes in the development of the City. Storage capacity and delivery pipelines will be needed with increased demand caused by residential growth. To this end it is recommended that the City evaluate the culinary water impact fee from time to time to insure that it covers the cost of future expansion and storage capacity ofthe system. The City should continue to protect and acquire water rights that could be used to meet culinary water needs at build out. In addition, the City has a few culinary water wells that may be extended deeper into the earth to supplement existing water resources. Extending the existing culinary water wells will also provide legal shelter for existing water use rights controlled by SyracuseCity.

Secondary Water

The City's pressurized secondary water system has recently been upgraded with a major expansion of storage capacity with the construction of JensenNaturePark storage pond. However, in order to meet future irrigation water needs in the City, a new transmission pipeline originating from the Jensen Pond along Bluff Road should be designed and capitalized. The City has a secondary water master plan that sets forth planned improvements that would meet the City's needs at build out. It is expected that the best funding alternative would be through the collection of impact fees. Current policy allows a maximum of one and a half acres in any lot with a home to be watered with secondary water. The current practice of requiring developers to contribute water shares for development should be continued. Moreover, the City should explore alternative sources of secondary water, as well as the use of water collected through the City's land drain system.

Storm Water

Storm water continues to be a challenge for the City to manage. However, the storm drain master plan has provided a valuable resource for storm drain planning as development has occurred. Due to rapid development over the past few years, as well as General Plan updates the City must update the storm water master plan to be sure the overall system will be sufficient for future storm flows. DavisCounty requires the City to provide storm water detention for development of the land. In order to control drainage of large storm events, the City is interested in regionalizing detention facilities wherever possible, rather than creating numerous small detention basins spread throughout the City. Regional detention creates a more efficient system for storm flows, as well as, to maintain and operate. Part of the Storm Water Plan should create regional detention sending areas with associated cost/benefit impact fees. Recent changes imposed on storm water discharge by the Environmental Protection Agency will substantially increase the cost of storm water pollution prevention. Implementation of discharge requirements should be accomplished so as to comply with the requirements outlined by the Federal government. The City imposed a storm drain utility fee to assist in funding a storm water management program and the implementation of "Best Management Practices" to properly maintain a functioning and clean storm water collection system.

Sanitary Water

Sanitary sewer lines are currently adequate for the population of the City, but there will be a need to upsizeCity lines as population increases and to provide for full time maintenance and cleaning activities performed by the City. The cost of this ongoing need can best be borne by development and associated impact fees.

Public Safety

The City has full-time and reserve police officers, as well as a limited number of full-time fire fighters. The City should continue to hire police officers and fire fighters to meet the needs of the city as population increases. The City has adopted a public safety impact fee that will benefit the community by funding the construction of public safety facilities due to growth of the resident population.

The City Fire and Planning Departments should begin to investigate a possible location for a third fire sub-station to accommodate the new commercial and residential growth. Land

purchase for the site now could save the citizens of Syracuse significant money to purchase the land sooner than later.

Street Lights

It shall be the policy of SyracuseCity to establish and maintain a system of streetlights, which are adequate for the safety, and security of the residents of the City. To meet that end, it shall be the policy of the City to locate street lights at all street intersections or every 800 feet if intersections are more than 800 feet apart. Locations of streetlights every 800 feet may not be necessary where development along the street is sparse. It shall also be the policy to locate streetlights at the end of the cul-de-sac streets where they are 400 feet or more from a street intersection. Development should be required to cover the cost of installing street lamps within new subdivisions. Streetlights should be of a design to reduce light pollution.

Tail/Waste Water

Though not a service of the City, the handling of tail water or agriculture wastewater is an important issue related to irrigation of land which lie next to developed properties. To help reduce the potential for flooding and other problems associated with development at the low end of irrigated properties, the City should make every effort to see that developers of properties with the potential for such problems take appropriate measures to convey tail water to a reasonable place and facility that will avoid such problems.

Land Drains

A land drainage master plan should be created and adopted by the City to address current and future sub surface land drainage needs of the City. The boundary of this plan should follow the City's future annexation areas and include existing land drain facilities currently being maintained by the City. The proposed land drain pipelines and collection systems within such master plan should include the construction and maintenance of land drain systems and the creation of major collection pipelines that may route collected water to storage facilities for use within the City's pressurized irrigation system or for recreational use within City parks. The existing land drain system maintained by the City is designed to relieve residential sub-surface flooding problems. A master plan should be developed to include estimates of facility capacity, use of collected water, pipe sizes, facility locations, and cost of improvements.

The land drain master plan should contain several functional objectives. First, the plan should provide a guide for the development of future land drain systems. Second, provide an estimate of costs to develop and maintain land drain collection systems. This plan should be used by the City to determine yearly Capital Improvement Project expenditures for the land drain system. Third, guide the City in utilizing existing water rights for the collection of sub-surface land drain water. Finally, the plan should be used to establish impact fees for new residential growth within the community, which would prevent existing City residents from having to shoulder the burden of land drain development impacts.

Cemetery

The City currently has enough capacity with the land owned and operated as the CityCemetery. The City also purchased 20 additional acres for future expansion of the

cemetery(see Planning District 1 below). While the City is not in immediate need of the land for expansion of the cemetery at this time, the City should continue to pursue negotiations with ClearfieldCity for the eventual annexation of this land into SyracuseCity.

PLANNING DISTRICTS

In order to permit a more detailed description of the plans for various geographic areas of Syracuse, the City has been divided into ten (10) planning districts. The following section includes a description of each district, which, together with the accompanying Syracuse General Plan Land Use Map, provides a comprehensive set of recommendations for future land use within the City. These plans and recommendations provide the specific details of the plan as identified in the broader goals and objectives stated in this document.

District 1

This district is located in the far northeast corner of the City. The northern boundary of this district is 200 South and on the south by 1700 South. To the east,the district boundary is the same as the municipal boundary between Clearfield and Syracuse. The westernboundary of the district is 2000 West. As shown on the accompanying map, this district has deliberately includeda portion of ClearfieldCity. As Syracusewas evaluating the available land for its existing cemetery located at 1030 W 1290 South it was determined that based on the projected population growth, the City would eventually require additional land for its cemetery. The City has purchased the additional land adjacent to the existing cemetery for a planned future expansion, but the land that was purchased is part of ClearfieldCity.While the City is not in immediate need of the land for expansion of the cemetery at this time, Syracuse should continue to pursue negotiations with ClearfieldCity for the eventual annexation of this land into SyracuseCity.

There are several general planning areas that are part of this district and each is described briefly below.

Residential Areas

More than two-thirds of the landin District 1 is currently identified for residential development. primarilyR-2 and R-3 single-family residential uses and most of the residential land identified in this area has been developed in accordance with this plan. The City should continue to follow the current development patterns as outlined in this document and according to the General Plan Land Use map.

2000 West & 700 South Commercial Area

The location of SyracuseHigh Schoolon the northeast corner of the intersection of 2000 West and 700 South has created specialized commercial opportunities such as restaurants and other retail and commercial activities. The City has anticipated these opportunities and has identified the majority of the land on all four corners of this intersection as either General Commercial or Professional Office. There is also a section of land located south of this intersection along 2000 West, on the east side of this roadway, that is anticipated to be utilized as a Neighborhood Services (NS) zone as homes along 2000 West are redeveloped for other uses.

200 South Corridor Commercial Area

The area of land between 200 South and 700 South and from 2000 West east to 1000 West has been identified as a future General Commercial zone and Business Park. There are more than 100 acres of land currently in use as agricultural property but it is anticipated that as the 200 South corridor is widened by UDOT (see 'Land Use – Commercial') this area has been identified for future development which includes, retail, commercial, housing and professional office uses. Planning tools such as commercial design guidelines should be developed and the area should be treated as a district similar to that created for the City's Town Center. Such a small area plan would allow the City to guide and implement distinctive and enhanced development options for commercial development in the northeast corner of the City.

1700 South Commercial Corridor

Part of another large commercial zone has been identified in this district; it is located along 1700 South. The land along the north side of 1700 South from 1000 West to the corner of 1700 South and 2000 West is planned for future General Commercial and Neighborhood Services development. This particular corridor represents the gateway to SyracuseCity and ultimately leads to the SyracuseTownCenter.

The northwest corner of 1700 South and 1000 West represents part of what can be considered the "gateway" to SyracuseCity. Three of the corners at this intersection are located within the City boundaries. Two of these corners have been developed with General Commercial businesses in accordance with this plan. In order to put the best commercial image forward to the public, the development of this corner should replicate the type and quality of development that has occurred on the southwest and southeast corners of this intersection. Professional office zoning has also been identified as a future land use along 1700 south from approximately 1100 West to Marilyn Drive.

UDOT is moving forward withimprovements and widening of this particular stretch of 1700 South. As 1700 South is a high traffic arterial class road, commercial enterprises that serve both local and region wide needs should be encouraged to develop here. This type of development will provide the necessary services and commodities for the City while enhancing the sales tax base.

FoundersPark, a City owned and operated park,is located in this district immediately east of the SyracuseElementary school. The plan identifies all of the land in the park to remain as 'Open Space/Recreational" but an eastern portion of the park may also be considered in future for retail and commercial development.Any proceeds from the sale of this land for such commercial development would be used for the purchase and development of other park lands elsewhere in the City. Also located just south of this park is a small general commercial area that has been identified as part of the TownCenter. The northeast corner of 1700 South and 2000 West should be considered as part of the TownCenter and the standards established in the Town Center Master Plan should apply in this area.

The widening of 1700 South along this corridor will provide much needed relief to traffic congestion that has existed for many years.Care should continue to in order to prevent unnecessary traffic conflicts as this commercial district area develops further. In addition, sidewalks should be required and provided along 1700 South as shown on the Master Transportation Plan.

District 2

This district is located in the far northwest corner of the city (east of Bluff Road) and is bounded on the north by the 200 South and on the south by 1700 South. Its eastern boundary is 2000 West Street and its western border is the Bluff Roadand approximately 3500 West.

Residential Areas

This district is comprised of a number different zone types, but the majority of land area is identified as R-1 and R-2 residential use... Generally, the portion of the district west of 2500 Westand South of 700 South should continue to develop as planned with R-1 residential. The eastern half of the district, east of 3500 Westshould continue to develop primarily as R-2 residential use with other uses as shown on the Syracuse future Land Use Map.

State Road 193Corridor Commercial Area

Commercial activities should be oriented and planned along this corridor in a similar way that the 200 South Corridor is planned for development in District 1 above. This commercial corridor will be critical to providing an auxiliary commercial district to supplement the 1700 South corridor. TheState Road 193 corridor east of 2000 West is planned primarily for commercial development andshould also be planned to serve both local retail and service needs as well as similar needs of tourist traffic passing through the City headed toward Antelope Island. The City should also be aware of the future land uses that are planned on the north side of the State Road 193 Corridorin the City of West Point. In all cases any planned commercial developments should be scrutinized using the principles outlined in this document to ensure the highest quality of commercial, retail development and minimization of associated traffic congestion/safety problems to the surrounding residential communities.

2000 West Commercial Corridor

UDOT is currently planning for the widening of 2000 West through SyracuseCity from 1700 South north to 200 South. This will be a 110’ wide, arterial class road, similar in size and character to 1700 South. The west side of 2000 West between 700 South and 200 South has been identified as General Commercial(CG) zone that is planned across the street. This corridor should be planned and developed in the same fashion as the land across the street to the east, and where possible, any mixed-use developments should complement each other and appear as part of an overall well-planned mixed-use development.

Coordination and anticipation of traffic conditions related to planned developments and any road widening projects should be a priority. Specifically traffic volumes and potential conflicts with Syracuse Junior High and SyracuseElementary School should be anticipated and prevented where possible.

1700 South &TownCenter Commercial Area

A large portion of the Syracuse Town Center Plan is within this district fronting 1700 South between 2500 West and 2000 West. Enforcement of the Town Center Master Plan guidelines and recommended design standards should continueto be upheld by the City in order to ensure that a unique, attractive TownCenteridentity continues to evolve.

Both sides of the road along the 1700 Southcorridor between 2000 West and Bluff Road represents a future commercial district that will become more prominent once the extension of the North Legacy Parkway is completed through Syracuse City. The corridor will have a similar "gateway" character to the Town Center as travelers will now be able to enter the City via an interchange at North Legacy Parkway and 1700 South. The City should pursue development of commercial and professional office land uses in this corner of District 2, paying particular attention to the land on the northeast corner of Bluff Road and 1700 South. When the North Legacy Parkway interchange is completed at this location, the four corners of this interchange will become highly attractive properties to commercial developers and the City should work to ensure that any development that occurs presents the City in the best way to travelers on the Parkway that may or may not exit to enter the City..

District 3

This district is located in the northwest corner or the City (west of Bluff Road) extends from the current West PointCity south boundary line at 700 South Street to 1700 south to the south, and from the Bluff Road on the east to 4000 West on the west.

Residential Golf Course Community

Approximately half of this district has been developed as a residential golf course community (PRD and R-2 land usessurrounding a golf course). The development of this type of golf course community is consistent with the recommendations of this Plan. There are a few parcels of undeveloped land remaining in the northwestern corner of this district that have been identified for development as R-1 residential housing. This also is consistent with the overall planning goals as set forth in this document.

1700 South & Bluff Road

As mentioned in the description of District 2 above, the future interchange of North Legacy Parkway and 1700 South will create a new commercial dynamic in this area. The potential for high visibility and high drive-by tourist traffic volumes will make the corridor between North Legacy Parkway and AntelopeIsland an attractive location for commercial developers.The intersection just west of this future interchange (1700 South and 3000 West) therefore has been identified as future General Commercial zone.

The proposed alignment of the future Legacy Parkway extends immediately along thewest of Bluff Road. It is critical that the City continue with the current efforts to protect and preserve a minimum 320-foot widecorridor of land in this area, including part of the LaytonCanal right-of-way, the future Parkway. Bluff Road will eventually become a frontage road to the east of the future Parkway highway and provide vehicular access to the properties and developments along the east of the bluff. There is currently a pedestrian trail that has been developed just west of Bluff Road and connects SyracuseCityto West Pointin the north. The future Legacy Parkway is anticipated to include a trail as part of its design and this future trail shall replace the existing Bluff Road trail. However, the City should work to ensure that the quality of any new trail in this area meets the objectives and goals as outlined in the Trails section of this document. The City should continue to support the improvement and development of trails and connection points into the trail system and in the event that any existing or new trail system is in conflict with future development, it must be reconstructed in an agreeable location and fashion.

Sensitive Overlay Zone

This whole district is identified on the Future Land Use Map as being contained in what is referred to as a "Sensitive Overlay Zone". It is an area that requires sensitivity with respect to new development due to unique natural terrain, drainage, slopes, or other conditions not conducive or compatible for development. The City should continue to support the criteria for development in this zone by requiring that developers adhere to more detailed and specific information and construction standards to adequately address soil and water conditions prior to approval and construction of a development within the area.. More detailed and specific information and construction standards are identified in zone types found in Title X of the Syracuse City Code.

District 4

District four is located on the far western boundary of the City bounded on the north by the West PointCity boundary, on the south by 2700 South, on the east by 4000 West Street, and on the west by the Great Salt Lake. The majority of the district is identified on the Future Land Use Map as being located in a "Sensitive Overlay Zone" due to unique natural terrain, drainage, slopes, or other conditions not conducive or compatible for development. More detailed and specific information and construction standards should be required to insure that soil and water conditions can be adequately addressed prior to approval and construction of any development.

Agriculture & Open Space

The lands adjacent to the shore of the Great Salt Lake in this district have been identified as "Open Space/Recreation" on the Land Use Map. This land should continue to be preserved as open space, and the City should try to closely follow the Davis County Shorelands Plan in this area. Nearly all of the area south of 1700 South has been purchased by the North Davis Sewer district as a buffer for the sewer plant and to have space where sludge from the plant can be disposed of as agricultural fertilizer. The City should pursue an the opportunity of a dual partnership with North Davis Sewer District on discharge water re-use and joint composting efforts with the district utilizing yard waste material (green waste) with sewagebyproducts.

R-1 Residential

District four is primarily comprised of agricultural land uses with some R-1 and future Planned Residential Development usesin the northeast corner of the district. The area of this district that has been identified for residential development is planned for R-1 residential land use. Approximately half of the R-1 land in this district has been developed. The remaining R-1 land in this district should continue to be developed primarily as R-1 residential land use.

District 5

This district is located in the western-central portion of the city. It consists of an area between 1700 South on the north, 2700 South Street on the south, 3000 West Street on the east, and 4000 West Street on the west. Currently more than fifty percent of the land use in this district is agriculture. The balance of the land is currently developed with R-1 residential dwelling units.

R-1 Residential

The General Plan identifies approximately three-quarters of this district to develop in the future as R-1 residential land use. The development of R-1 land uses is consistent with the stated goals of this plan.

SewerDistrictResearchPark

SyracuseCity and the North Davis Sewer District have partnered in planning a joint land use in this district. The land use is a planned academic ResearchPark zone on the far western boundary of this district east of 4000 west between 1700 south and 2700 south. This site would be the location of future research park facility constructed to support higher education in waste management technologies in and formulating job creation. The project would be developed through a cooperative effort between the North Davis Sewer District, Syracuse, and state agencies.

Commercial

There is a small area planned for General Commercial on the south side of 1700 South 1700 South near the intersection of 3000 West 1700 South. See "1700 South & Bluff Road" description in District 4 above for more details on this zone.

Sensitive Overlay Zone

The entire district is identified on the Future Land Use Map as being contained in what is referred to as a "Sensitive Overlay Zone". It is an area that requires sensitivity with respect to new development due to unique natural terrain, drainage, slopes, or other conditions not conducive or compatible for development. The City should continue to support the criteria for development in this zone by requiring that developers adhere to more detailed and specific information and construction standards to adequately address soil and water conditions prior to approval and construction of a development within the area.. More detailed and specific information and construction standards are identified in zone types found in Title X of the Syracuse City Code.

District 6

District 6 is a small district located in the geographic center of the city, just west of Bluff Road. The boundaries are 1700 South on the north, 2700 South Street on the south, Bluff Road on the east, and 3000 West Street on the west.

R-1 Residential

More than three-quarters of the land in this district has been identified on the General Plan Map as R-1 residential land use. Of the land identified for R-1 residential land use, half of that land has already been developed. While the development of R-1 land uses in this district is consistent with the stated goals of this plan, , there are issues related to utility infrastructure, specifically the management of sewer and water, which have been presented in the development of the current and proposed residential communities. The City should ensure that a high level of engineering scrutiny be employed in any future residential development in this area so that there is no unforeseen burden placed on the City's ability to provide these basic utility services.

Future Legacy Parkway

On the north end of this district there is the same commercial opportunity adjoining districts 2, 3 and 7. As mentioned in the description of District 2 above, the future interchange of North Legacy Parkway and 1700 South will create a new commercial dynamic in this area. The potential for high visibility and high drive-by tourist traffic volumes will make the corridor between North Legacy Parkway and AntelopeIsland an attractive location for commercial developers.As stated earlier, it is critical that the City continue with the current efforts to protect and preserve a minimum 320-foot wide corridor of land in this area,

Parks& Trail

FremontPark is located just south of 1700 South and east of 3000 West. The City has planned forthe development of FremontPark as a regional park that will be used to serve the community as a recreational park andtournament caliber soccer complex. This park will be connected to other parks inthe City through the planned trail network. The future Legacy Parkway is anticipated to include a trail as part of its design and this future trail may replace the existing Bluff Road trail. However, the City should work to ensure that the quality of any new trail in this area meets the objectives and goals as outlined in the Trails section of this document. The City should continue to support the improvement and development of trails and connection points into the trail system and in the event that any existing or new trail system is in conflict with future development, it must be reconstructed in an agreeable location and fashion.

1700 South Commercial Corridor

There is a small area planned for General Commercial on the south side of 1700 South near the intersection of 3000 West 1700 South. See “1700 South & Bluff Road” description in District 4 above for more details on this zone.

Sensitive Overlay Zone

The entire district is identified on the Future Land Use Map as being contained in what is referred to as a “Sensitive Overlay Zone”. It is an area that requires sensitivity with respect to new development due to unique natural terrain, drainage, slopes, or other conditions not conducive or compatible for development. The City should continue to support the criteria for development in this zone by requiring that developers adhere to more detailed and specific information and construction standards to adequately address soil and water conditions prior to approval and construction of a development within the area.. More detailed and specific information and construction standards are identified in zone types found in Title X of the Syracuse City Code.

District 7

District 7 is a small district located in the geographic center of the city, just east of Bluff Roadand the boundaries are1700 South on the north, 2000 West Street on the east and Bluff Road on the west.

R-2 Residential

More than ninety percent of this district is planned for R-2 residential land use. All of the R-2 residential land in the district is now developed and the City should plan to provide the necessary

improvements to public infrastructure in order to ensure that these residential communities remain an asset and contribute to the stated goals and objectives of this plan.

1700 South Commercial Corridor

The northern boundary of this district includes the 1700 South commercial corridor as well as part of the TownCenter. See "1700 South & Town Center Commercial Area" as described in District 2 above for more details.

District 8

District 8 is located in the eastern and central part of the city and consists of all the area from 1700 South on the north to Bluff Road on the south, and from 1000 West Street on the east to 2000 West Street on the west.

R-2 Residential

Approximately ninety-percent of the land in this district has been identified on the General Plan Map as R-2 residential land use. The development of R-2 land uses in this district is consistent with the stated goals of this plan.The City should plan to provide the necessary improvements to public infrastructure in this district in order to ensure that these existing residential communities remain an asset and contribute to the stated goals and objectives of this plan.

R-3 Residential

Located between the existing R-2 residential land uses and the commercial corridor along 1700 south are some parcels identified as R-3 residential land uses. There are also additional R-3 residential locations at 1901 West and 2250 South and at 2150 South and 1100 West.

Planned Residential Development

This district contains one area identified as Planned Residential Development (PRD). The PRD area is at 1000 West and approximately 2050 South. The PRD type of development is residential, subject to PRD standards consistent with the stated goals of this Plan. A PRD may have an allowance of up to 12 units per net acre subject to the development design as a transitional residential buffer to commercial, industrial, and/or retail zones as established in the General Plan as well as other requirements found in Title 10, the Land Use Ordinance.

1700 South Commercial Corridor

The northern boundary of this district includes the 1700 South commercial corridor as well as part of the TownCenter. See "1700 South & Town Center Commercial Area" as described in District 2 and "1700 South Commercial Corridor" as described in District 1above for more details

Public & Municipal Uses

This district is also the location of the municipal functions of the City. City Hall, Public Safety, the City museum, Community Center, Post Office and the DavisCountylibrary are all located within the TownCenter in the northwest corner of this district. The City has also identified this area as the location for other potential public improvements on adjacent City owned land. These

other improvements could include an amphitheater, recreation facility, parks etc. and should be pursued in order to continue to develop the area as outlined in the Town Center Plan.

Other Commercial Zones

There are three other small yet viable commercial zones located in this district. This zone is home to a number of small, well established retail and service oriented businesses that each contributes to the small-town feel of the community as a whole. One zone is located just east of 2000 West on 2250 Southand has been designated for Neighborhood Services zoning. As a complement to this area, another Neighborhood Services zone is located on the corner of 2700 South and Allison Way. Additionally, General eCommercial zoning is applied at the location of one of Syracuse City's oldest retail establishments, R. C. Willey. While situated in the midst of a largely residential area, the City feels that it is vital that this business be protected, supported and sustained. When the West Davis Corridor is completed near Bluff Road, the increased vehicular traffic to this area will ensure the continued success of this well established Utah business. The extension of Bluff Road to the proposed West Davis Corridor interchange near the southeast corner of the City must be preserved as a simple and conspicuous access

Professional Office

Theintersection of 1000 West and 2700 South has potential to sustain and support a small pocket of professional offices and services (i.e. dental, legal, medical, therapy etc.). Based on existing and project traffic volumes and other existing non-residential land uses, this area has been identified on the General Plan Map as Professional Office land use.

District 9

District 9 is located in the central part of the city along the eastern City boundary. It is a long and narrow geographic area that is bordered on the north by 1700 South, on the south by Bluff Road, on the east by the City boundary at 500 West and on the west by 1000 West Street.

1700 South Commercial Corridor

The northern boundary of this district is 1700 South. See "1700 South Commercial Corridor" as described in District 1 above for more details.

Gentile Street & Bluff Road Commercial District

Along the north side of 3700 South near Bluff Road the General Plan Map has identified C-Gcommercial.

Planned Residential Development

This Districtcontains two areas that have been identified as Planned Residential Developments (PRD). One is located just south of 1700 South and east of 1000 West. This parcel will become an "Independent Senior Living" development. This type of development is consistent with the stated goals of this plan. The other PRD zone is located near the intersection of 1000 West and Bluff Road. Recognizing that the pending baby-boom generation is nearing retirement and will have a need for low-maintenance, independent living lifestyle dwellings, this area should be

considered for more development similar in purpose to the Senior Living development located at the north end of this district.

R-2 & R-3 Residential

More than eighty-percent of the land in this district has been identified on the General Plan Map as R-2 residential land use. There is a small portion of the land in the district that has also been identified as R-3 residential land use. Of the land identified for R-2 residential land use, nearly all of that land has already been developed. The development of R-2 land uses in this district is consistent with the stated goals of this plan. The City should plan to provide the necessary improvements to public infrastructure in this district in order to ensure that these existing residential communities remain an asset and contribute to the stated goals and objectives of this plan.

Professional Office

A small professional office zone is planned south of and along 3700 south. Coordination will be needed with Layton on transportation infrastructure as development occurs along the city's border.

Arterial Roadway Development

Three of four future main East/West arterial roadway corridors are located inside the southern portion of this district. It is recommended that the City plan accordingly to create attractive entryways with City identification signage and landscaped plots as indicated in the community pride section of this document. While the convergence of these roads into this area will promote future commercial growth potential for the City, the City should manage the projected traffic impacts accordingly so that the residential areas located adjacent to these corridors are not negatively impacted.

District 10

Located in the far southwestern corner of the City, this district is the largest of the planning districts, containing about 5.75 square miles. Itextends from 2700 South Street on the north to the Great Salt Lake on the south andfrom Bluff Road on the east to the shore of theGreat Salt Lake on the west.

Agriculture& Open Space

This district is predominatelyagricultural land uses, most of which lie outside the incorporated boundaries of SyracuseCity. The nearby shore of the Great Salt Lake provides not only scenic value but wildlife habitat for waterfowl and shore birds; development in this area carries adverse environmental impacts from encroachment and the potential for the required use of septic tank systems. The area along the shores of the Great Salt Lake should be preserved as open space that is buffered by adjoining agriculture uses as identified in the Davis County Shorelands Master Plan. This land is largely in an active wetland status with very little topographical relief. The area is not serviceable by gravity type sewer or land drain systems and has soils which are not suitable for development or use of septic tank sewage systems.

Lack of underground utilities and narrow transportation roadways adversely affect the development potential of the southwestern portion of the district. However, over time utilities and transportation provisions may occur that may improve development potential. The majority of the land in the district is located on the far western boundaries of the City and therefore any development will impose very costly infrastructure improvements. The City should be aware of these costs as agricultural land is made available for development and take them into consideration in any approval process.

EquestrianPark & SyracuseCity Public Works

This district contains the City's EquestrianPark located at 2400 West and approximately 3000 South, which provides much needed equestrian training and stabling facilities in the area. It is recommended that the City continue to support further expansion and improvement of public equestrian facilities with the goal of developing a rodeo grounds and associated amenities. Linking this facility into the city's master trails plan should also be pursued. In addition to equestrian facilities this district is also home to JensenNaturePark and its future expansion will serve as a regional park to the community as well as helping to preserve open space.

This area is also home to the City's Public Works facilities, just south of the EquestrianPark. The Public Works facilities should be planned accordingly for future expansion as residential and commercial growth demand necessitates additional services from the department.

Sensitive Overlay Zone

The entire district is identified on the Future Land Use Map as being contained in what is referred to as a "Sensitive Overlay Zone". It is an area that requires sensitivity with respect to new development due to unique natural terrain, drainage, slopes, or other conditions not conducive or compatible for development. The City should continue to support the criteria for development in this zone by requiring that developers adhere to more detailed and specific information and construction standards to adequately address soil and water conditions prior to approval and construction of a development within the area.. More detailed and specific information and construction standards are identified in zone types found in Title X of the Syracuse City Code.

Gentile Street & Bluff Road Commercial District

Along the south side of 3700 South and west of Bluff Road the General Plan Map has identified a general commercial zone.

North Legacy Parkway

The proposed alignment of the future Legacy Parkway is located adjacent to the west side of Bluff Road. It is critical that the City continue with the current efforts to protect and preserve a minimum 320-foot wide corridor of land in this area, including part of the LaytonCanal right-of-way, for the future Parkway. Bluff Road will eventually become a frontage road to the east of the future Parkway and provide vehicular access to the properties and developments along the east of the bluff. There is currently a pedestrian trail that has been developed just west of Bluff Road and connects SyracuseCity to West Point in the north. The future Legacy Parkway is anticipated to include a trail as part of its design and this future trail shall replace the existing Bluff Road trail.

However, the City should work to ensure that the quality of any new trail in this area meets the objectives and goals as outlined in the Trails section of this document.

GENERAL PLAN IMPLEMENTATION

As the General Plan is written, care is taken to ensure it is in harmony with the values, goals, and objectives of the residents of SyracuseCity. The General Plan is most influential when specific implementation policies are written and when land use decisions abide by those policies. Implementation policies can involve changes or additions to ordinances, zoning, and City policy.

POLICY TOOLS FOR PLAN IMPLEMENTATION

The General Plan details developmental goals and policies which promote land use patterns adopted by the City Council. General guidelines necessary to accomplish the objectives of the plan are given. However, in the end, the impacts of this plan are dependent upon its usage in day-to-day planning decisions relating to development and land use. The General Plan is carried out by tools designed to help the City Council, Planning Commission, and the Community Development staff. These tools include land use ordinances, subdivision regulations, capital improvements program, and periodic comprehensive review and updates (as necessary) of the General Plan.

LAND USE ORDINANCES

Land Use ordinances are adopted and enacted for the purpose of promoting the health, safety, morals, prosperity, convenience, and general welfare of the present and future inhabitants of SyracuseCity. Furthermore, the purpose ofthe Land Use ordinance is to:

1. Encourage and facilitate the orderly growth and development of the city;

2. Provide adequate open space for light and air, air quality, to prevent overcrowding of the land, and to lessen congestion on the streets;

3. Secure economy in municipal expenditures, to facilitate adequate provision for public services such as culinary water, sewage, schools, parks, secondary water, transportation, and other public facilities and services;

4. Preserve and create a more desirable environment for the citizens of SyracuseCity;

5. Secure safety from fire, crime, and other dangers;

6. Stabilize and improve property values resulting from the orderly growth of the City;

7. Enhance the economic and cultural well being of the inhabitants of SyracuseCity;

These objectives are achieved through regulation and control of types and patterns of land uses, building densities in residential areas, regulation of commercial and industrial areas, and the arrangement and size of buildings through setback and height regulations. In addition to periodic reviews and updates to the General Plan, the Land Use ordinancesshould also be periodically reviewed and, when necessary, revised in order to assure agreement and compatibility with the General Plan. Neither the General Plan nor its implementation tools should be considered static. Ideally, the Land Use ordinance is used in conjunction with the General Plan and is used as a tool for implementation of the plan and its objectives.

SUBDIVISION REGULATIONS

Subdivision regulations provide the basic, minimum design standards for new streets, utilities, land divisions and other public infrastructure in the City. They also enable the community to require developers to construct utility lines, roads, curbs, and other necessary infrastructure according to the impacts of their developments and in compliance with adopted City standards. Subdivision regulations are important to the General Plan because of the orderly regulation of development they provide and should be crafted in a way that is complimentary to the General Plan. All new subdivisions of land must meet the subdivision regulations or they cannot be approved for development. To ignore or abandon the rules outlined in the subdivision ordinances undermines the city's ability to grow and mature according to the values, goals and objectives outlined in the General Plan.

CAPITAL IMPROVEMENTS PROGRAM

The Capital Improvements Program (CIP) should be the single most important tool in executing the development guidelines of the General Plan. The CIP should be used to plan and schedule financing for the construction of all major non-recurring community facilities and infrastructure such as streets, utilities, public buildings, acquisition of land, etc. The capital improvements plan should be based on an analysis of the community's financial capability in order to reconcile proposed expenditures with fiscal reality. This presents the opportunity for planning finances for the developments proposed in the General Plan. The capital improvements program enables the City to:

1. Relate physical planning to financial planning;

2. Obtain maximum value from the expenditure of public funds;

3. Ensure the City's financial ability to meet future demands for public service;

4. Devote adequate time to the study and development of capital improvement projects.

MINOR GENERAL PLAN REVISIONS

Minor revisions to the General Plan may be made without formally opening the General Plan provided that all of the following conditions exist:

1. The property to be changed must be a designated parcel ofland that is five (5) acres or smaller.
2. A neighboring property must be currently zoned the same zone as the property to be changed.
3. The indicated neighboring property must have a shared property line of 100 feet or greater.

PERIODIC REVIEW OF THE GENERAL PLAN

The City Planning Commission should evaluate the GeneralPlan periodically asmentioned in the introduction ofthis plan and Title II Chapter 1 of the SyracuseCityordinance. Comprehensive updates to the General Plan should be considered at least every three (3) years and not more than every (5) years. Updates to the General Plan should take into consideration the time elapsed since

the previous update, the growth that the City has experienced since the last update as well as theinvolvement for accomplishing the update as required for the City staff, elected officials,and citizens involvement. The primary objective in consideration of updates to the General Plan should be the ability for the City to function and have a stable plan for a sufficient period oftime to allow the adopted policies to effectively work in the community.

COUNCIL AGENDA

March 11, 2014

Agenda Item **c** Authorize Administration to Execute Agreements for the Smedley Acres Culinary Waterline Project Phase One with Leon Poulsen Construction Company and HD Supply Waterworks.

Factual Summation

- Please see supporting document of this recommendation as provided by Public Works Director Whiteley. Any questions about this agenda item may be directed at Mr. Whiteley.

March 4, 2014

Mr. Brody Bovero, City Manager
Syracuse City Corporation
1979 West 1900 South
Syracuse, Utah 84075

Re: Recommendation for Award of Contract
Smedley Acres Culinary Waterline Project Phase I

Dear Brody:
Enclosed is the bid tabulation for the bids opened March 4, 2014 for the above referenced project. This project will replace the old undersized culinary water main in 2400 South, 1950 West, 2350 South, 1800 West and 2175 South. Full width asphalt replacement will be performed on these streets. This project will abandon old asbestos cement culinary mains.

Ferguson Waterworks was the low bidder on Schedule B, but withdrew their bid. Mountain States Supply was second lowest but their bid was rejected by the City as being incomplete. The lowest responsible bidder for Schedule B is HD Supply Waterworks.

The recommended low bidders and bid amount are as follows:

SCHEDULE A
Low Bidder: Leon Poulsen Construction Company, Inc.
1675 South 1900 West
Ogden, UT 84401
Telephone: (801)-514-1103
Bid Amount: $399,987.34

SCHEDULE B
Low Bidder: HD Supply Waterworks
2457 South 1620 West
Ogden, UT 84401
Telephone: (801)-621-6668
Bid Amount: $80,812.65

Total Project Amount: $480,799.99
Engineer's Probable Cost Opinion For Total Project: $600,000.00

We have reviewed the submitted bid from all bidders and recommend awarding schedule A to Leon Poulsen Construction Company, Inc. and schedule B to

Sincerely,

Robert Whiteley
Public Works Director

MEMORANDUM

To: Mayor and City Council
From: Public Works Department
Date: March 4, 2014
Subject: Bid Award for Smedley Acres Culinary Waterline Project Phase I

Background:

This culinary waterline project is one that was identified on our list presented to city council as a high priority due to the age, pipe material and restrictions the existing 6" lines place on the system. This project will involve the replacement of an existing 6" culinary main with an 8" main along with full width asphalt repaving at the following locations:

2400 South from 2000 West to 1950 West
1950 West from 2428 South to 2250 South
1800 West from 2350 South to 2194 South
2350 South
2175 South from 2000 West to 2043 West

In an effort to reduce costs, this project was bid out with a Schedule A which includes furnishing some materials and installation and a Schedule B which includes furnishing materials. Public Works is pleased with the bid results and recommends approval of this project.

Schedule:

The construction will begin as soon as contract documents are in place and will be completed by summer of 2014.

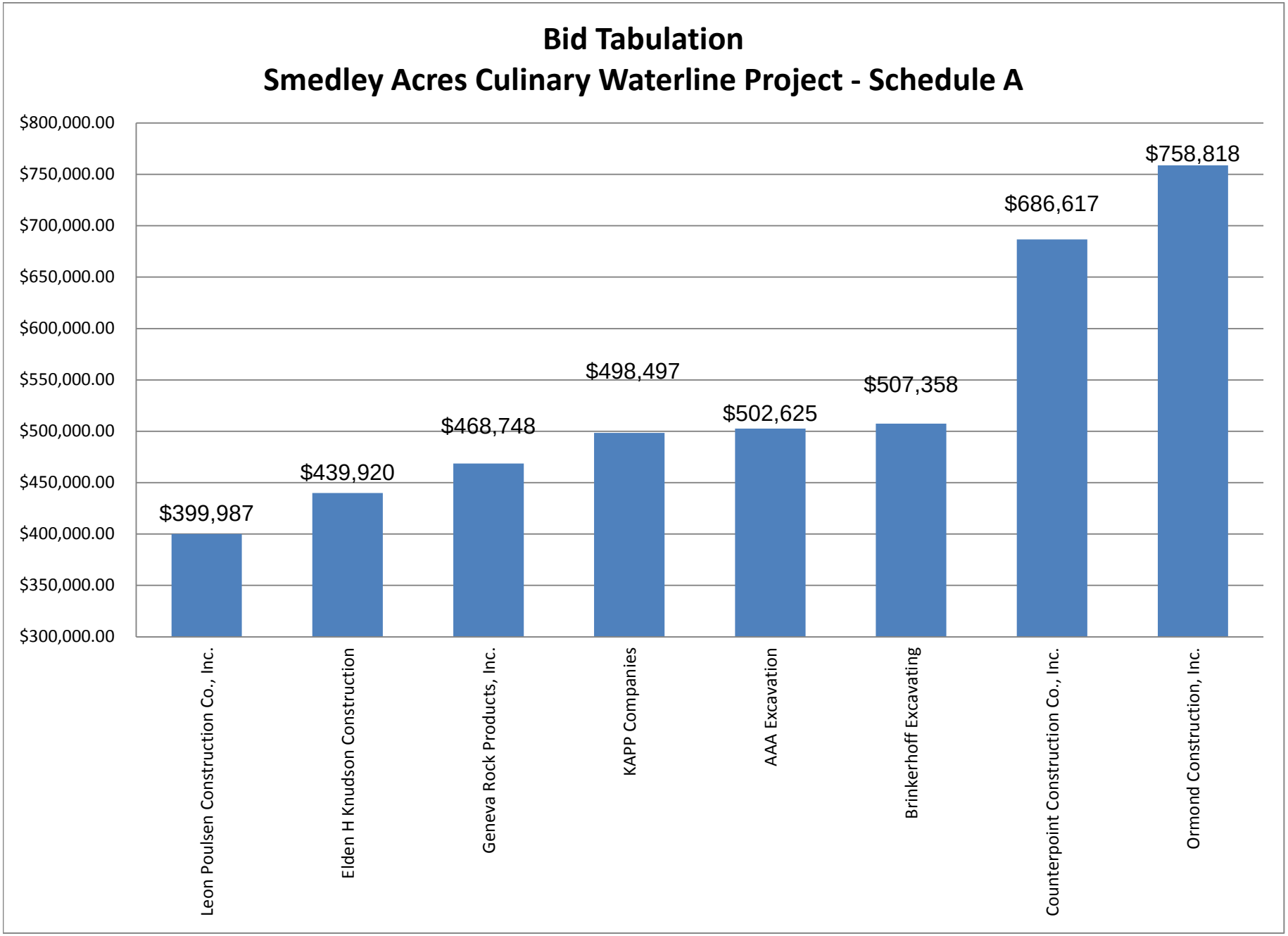
Cost:

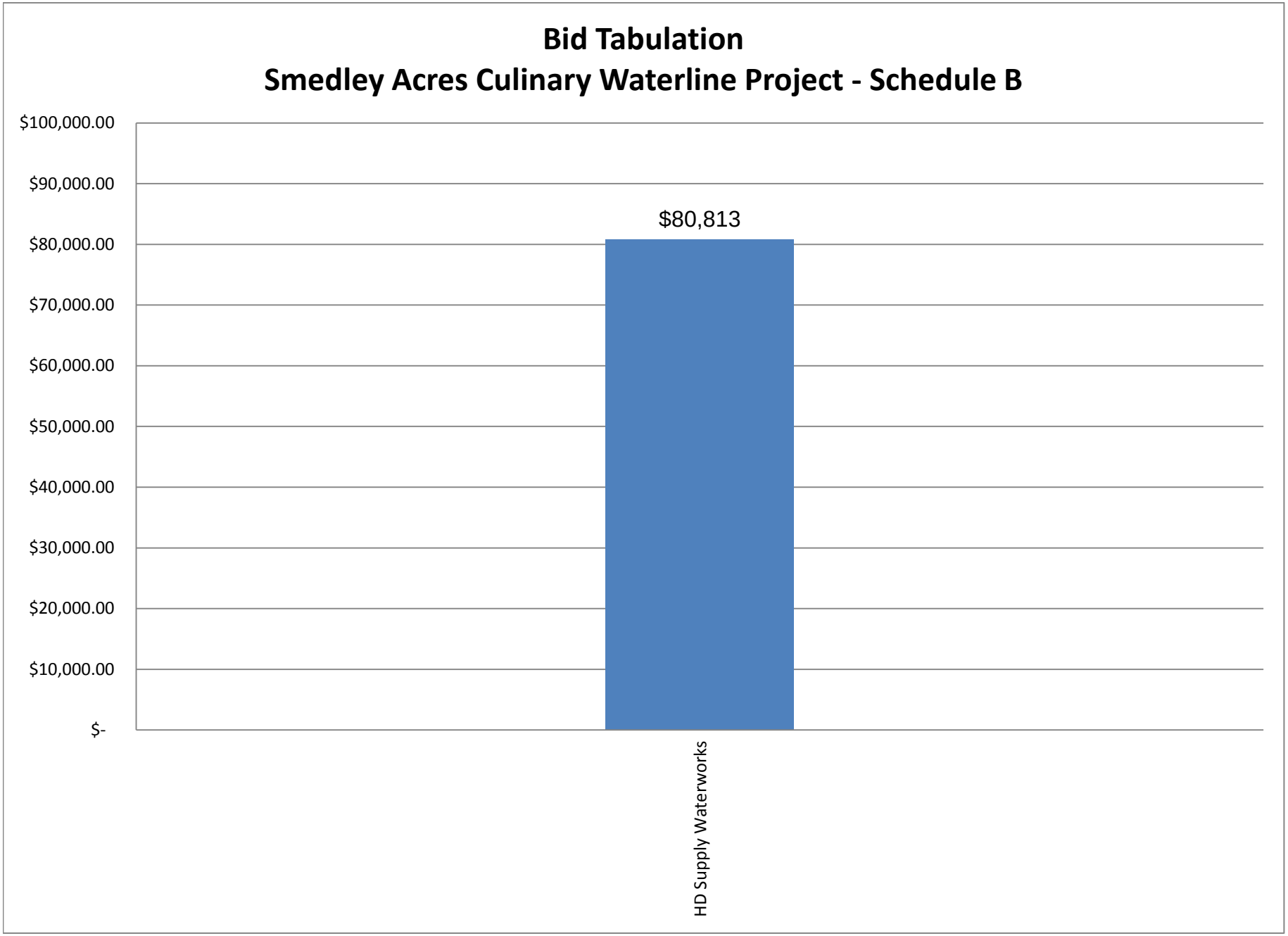
The bid amount for the total project is $480,799.99 and the funding breakdown is as follows:

	Culinary Capital	Class C	Storm Drain Capital	Sewer Capital	
Total	$328,473.18	$118,974.42	$9,068.00	$24,284.40	$480,799.99
Budget	$400,000.00	$150,000.00	$20,000.00	$30,000.00	$600,000.00
Difference	$71,526.83	$31,025.59	$10,932.00	$5,715.60	$119,200.01

Recommendation:

We recommend that bid Schedule A be awarded to Leon Poulsen Construction, Inc. and that bid Schedule B bid be awarded to HD Supply Waterworks.


Bid Tabulation
Smedley Acres Culinary Waterline Project - Schedule A
$800,000.00
$750,000.00
$700,000.00
$650,000.00
$600,000.00
$550,000.00
$500,000.00
$450,000.00
$400,000.00
$350,000.00
$300,000.00
$399,987
$439,920
$468,748
$498,497
$502,625
$507,358
$686,617
$758,818
Leon Poulsen Construction Co., Inc.
Elden H Knudson Construction
Geneva Rock Products, Inc.
KAPP Companies
AAA Excavation
Brinkerhoff Excavating
Counterpoint Construction Co., Inc.
Ormond Construction, Inc.


Bid Tabulation
Smedley Acres Culinary Waterline Project - Schedule B
$100,000.00
$90,000.00
$80,000.00
$70,000.00
$60,000.00
$50,000.00
$40,000.00
$30,000.00
$20,000.00
$10,000.00
$-
$80,813
HD Supply Waterworks

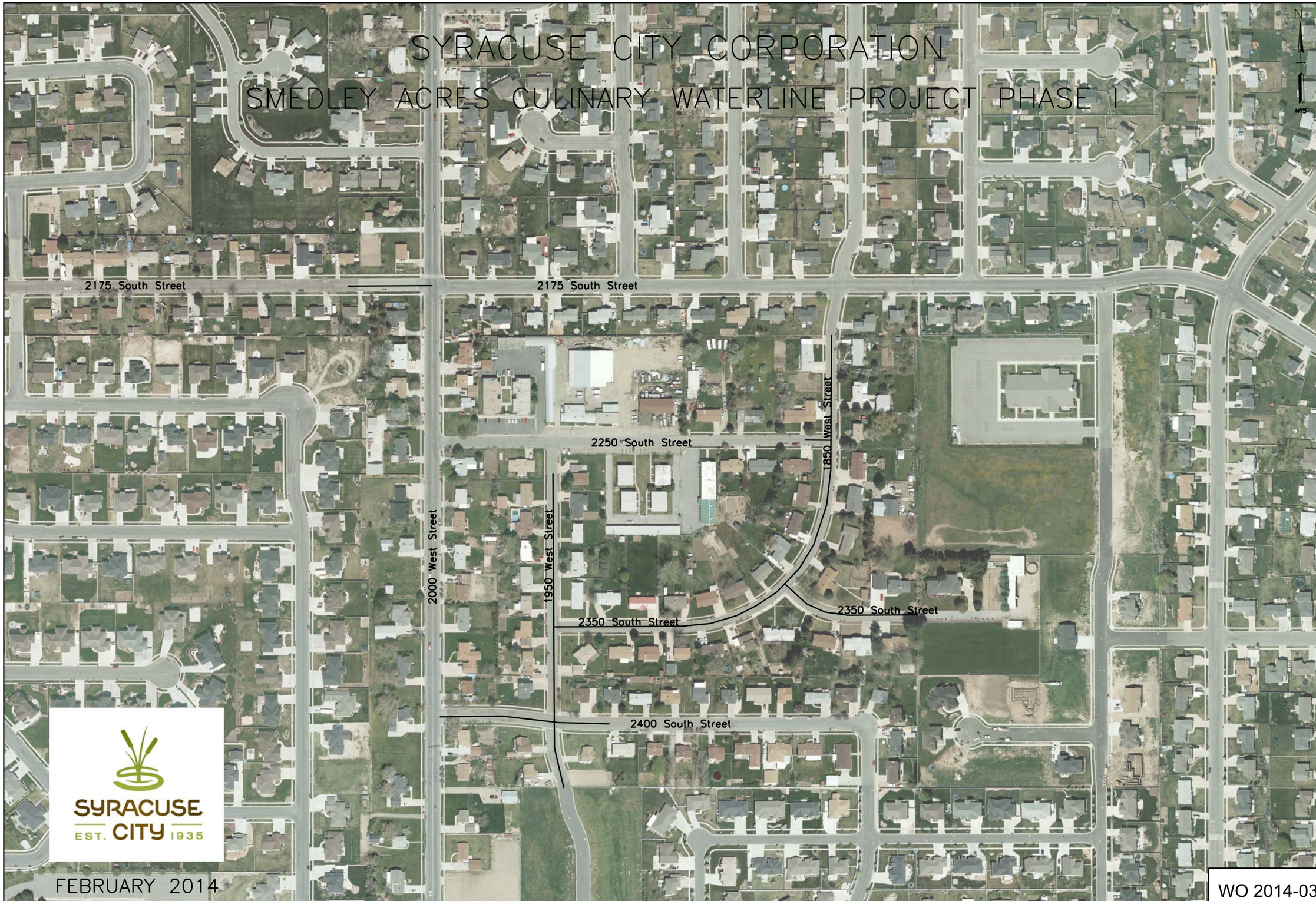
Smedley Acres Culinary Waterline Project Phase I
Funding Sources

Item No	Bid Item	Unit	Quantity	Unit Price	Extended Price	Culinary Capital 501671		Class C 204070		Storm Drain Capital 401671		Sewer Capital 531670		
1	Mobilization, Demobilization & SWPP	LS	1	$ 12,500.00	$ 12,500.00	0.62	$7,750.00	0.30	$3,750.00	0.02	$250.00	0.06	$750.00	
2	Traffic Control	LS	1	$ 9,900.00	$ 9,900.00	0.62	$6,138.00	0.30	$2,970.00	0.02	$198.00	0.06	$594.00	
3	Saw Cut Asphalt (Full Depth)	LF	311	$ 1.26	$ 391.86	136	$171.36	135	$170.10		$0.00	40	$50.40	
4	10" DR-18 C-900 PVC(Install Only)	LF	240	$ 18.50	$ 4,440.00	240	$4,440.00		$0.00		$0.00		$0.00	
5	8" DR-18 C-900 PVC(Install Only)	LF	3147	$ 10.50	$ 33,043.50	3,147	$33,043.50		$0.00		$0.00		$0.00	
6	6" DR-18 C-900 PVC(Install Only)	LF	100	$ 21.00	$ 2,100.00	100	$2,100.00		$0.00		$0.00		$0.00	
7	Hot Tap Existing 10" Main (Install Only)	EA	2	$ 1,310.00	$ 2,620.00	2	$2,620.00		$0.00		$0.00		$0.00	
8	10" FLxMJ Gate Valve (Install Only)	EA	1	$ 380.00	$ 380.00	1	$380.00		$0.00		$0.00		$0.00	
9	8" FLxMJ Gate Valve (Install Only)	EA	13	$ 350.00	$ 4,550.00	13	$4,550.00		$0.00		$0.00		$0.00	
10	8" DI FL Cross (Install Only)	EA	1	$ 195.00	$ 195.00	1	$195.00		$0.00		$0.00		$0.00	
11	8" DI FL Tee (Install Only)	EA	3	$ 195.00	$ 585.00	3	$585.00		$0.00		$0.00		$0.00	
12	10"x8" DI MJxFL Tee (Install Only)	EA	1	$ 205.00	$ 205.00	1	$205.00		$0.00		$0.00		$0.00	
13	8" DI FLxMJ Adapter (Install Only)	EA	2	$ 195.00	$ 390.00	2	$390.00		$0.00		$0.00		$0.00	
14	8" 45° DI MJ Bend (Install Only)	EA	4	$ 180.00	$ 720.00	4	$720.00		$0.00		$0.00		$0.00	
15	8" 22.5° DI MJ Bend (Install Only)	EA	12	$ 180.00	$ 2,160.00	12	$2,160.00		$0.00		$0.00		$0.00	
16	6" 45° DI MJ Bend (Install Only)	EA	8	$ 180.00	$ 1,440.00	8	$1,440.00		$0.00		$0.00		$0.00	
17	10"x6" DI MJ Reducer (Install Only)	EA	1	$ 145.00	$ 145.00	1	$145.00		$0.00		$0.00		$0.00	
18	8"x6" DI MJ Reducer (Install Only)	EA	2	$ 145.00	$ 290.00	2	$290.00		$0.00		$0.00		$0.00	
19	1" Combination Air Vac	EA	1	$ 3,000.00	$ 3,000.00	1	$3,000.00		$0.00		$0.00		$0.00	
20	Eclipse 88 Sampling Station	EA	1	$ 1,880.00	$ 1,880.00	1	$1,880.00		$0.00		$0.00		$0.00	
21	Cap Existing Main (All Types & Sizes)	EA	17	$ 255.00	$ 4,335.00	17	$4,335.00		$0.00		$0.00		$0.00	
22	New Fire Hydrant Assembly (Install Only	EA	9	$ 905.00	$ 8,145.00	9	$8,145.00		$0.00		$0.00		$0.00	
23	Remove Existing Fire Hydrant	EA	3	$ 500.00	$ 1,500.00	3	$1,500.00		$0.00		$0.00		$0.00	
24	3/4" Culinary Water Service	EA	47	$ 795.00	$ 37,365.00	47	$37,365.00		$0.00		$0.00		$0.00	
25	3/4" Copper Service Line	LF	1242	$ 17.00	$ 21,114.00	1,242	$21,114.00		$0.00		$0.00		$0.00	
26	Connect To Existing 8" Main	EA	3	$ 1,335.00	$ 4,005.00	3	$4,005.00		$0.00		$0.00		$0.00	
27	Connect To Existing 6" Main	EA	4	$ 1,145.00	$ 4,580.00	4	$4,580.00		$0.00		$0.00		$0.00	
28	Adjust Manhole To Grade & Install Conc	EA	15	$ 324.00	$ 4,860.00		$0.00	3	$972.00		$0.00	12	$3,888.00	
29	Remove & Replace 6" Thick Concrete	SF	174	$ 5.65	$ 983.10	174	$983.10		$0.00		$0.00		$0.00	
30	ADA Ramp Per Detail 2	EA	2	$ 1,640.00	$ 3,280.00		$0.00	2	$3,280.00		$0.00		$0.00	
31	ADA Ramp Frog Style Per Detail 2	EA	4	$ 1,860.00	$ 7,440.00		$0.00	4	$7,440.00		$0.00		$0.00	
32	ADA Ramp w/ 1 Panel	EA	2	$ 1,250.00	$ 2,500.00		$0.00	2	$2,500.00		$0.00		$0.00	
33	ADA Ramp w/ 2 Panels	EA	2	$ 1,380.00	$ 2,760.00		$0.00	2	$2,760.00		$0.00		$0.00	
34	ADA Ramp Frog Style w/ 1 Panel	EA	4	$ 1,650.00	$ 6,600.00		$0.00	4	$6,600.00		$0.00		$0.00	
35	Sanitary Sewer Manhole #1	EA	1	$ 2,085.00	$ 2,085.00		$0.00		$0.00		$0.00	1	$2,085.00	
36	Sanitary Sewer Manhole #2	EA	1	$ 2,085.00	$ 2,085.00		$0.00		$0.00		$0.00	1	$2,085.00	
37	Sanitary Sewer Manhole #3	EA	1	$ 3,700.00	$ 3,700.00		$0.00		$0.00		$0.00	1	$3,700.00	
38	Sanitary Sewer Manhole #4	EA	1	$ 2,095.00	$ 2,095.00		$0.00		$0.00		$0.00	1	$2,095.00	
39	8' Wide Valley Gutter	LF	114	$ 62.00	$ 7,068.00		$0.00	114	$7,068.00		$0.00		$0.00	
40	Remove Existing Catch Basin & Install C	EA	2	$ 2,575.00	$ 5,150.00		$0.00		$0.00	2	$5,150.00		$0.00	
41	Remove Existing Catch Basin & Install N	EA	1	$ 1,900.00	$ 1,900.00		$0.00		$0.00	1	$1,900.00		$0.00	
42	Install New Catch Basin	EA	1	$ 1,570.00	$ 1,570.00		$0.00		$0.00	1	$1,570.00		$0.00	
43	Type A1 Foundation Material	TON	400	$ 18.75	$ 7,500.00	100.00	$1,875.00		$0.00		$0.00	300	$5,625.00	
44	Bedding Material	TON	3145	$ 4.25	$ 13,366.25	2,845.00	$12,091.25		$0.00		$0.00	300	$1,275.00	
45	Type A2 Agg. Base Material	TON	1264	$ 19.50	$ 24,648.00	632.00	$12,324.00	632	$12,324.00		$0.00		$0.00	
46	3" Hot Bituminous Asphalt	SF	70724	$ 1.37	$ 96,891.88	35,312.00	$48,377.44	35,312	$48,377.44		$0.00	100	$137.00	
47	4" Hot Bituminous Asphalt	SF	23729	$ 1.75	$ 41,525.75	11,864.5	$20,762.88	11,864.5	$20,762.88		$0.00		$0.00	
				Schedule A Total		$249,660.53		$118,974.42		$9,068.00		$22,284.40		$399,987.34

Item No	SCHEDULE B - Bid Item	Unit	Quantity	Unit Price	Extended Price	Culinary Capital 501671		Class C 204070		Storm Drain Capital 401671		Sewer Capital 531670		
1	Furnish 10" DR-18 C-900 PVC	LF	240	$ 11.10	$ 2,664.00	240.00	$2,664.00		$0.00		$0.00		$0.00	
2	Furnish 8" DR-18 C-900 PVC	LF	3147	$ 7.65	$ 24,074.55	3,147.00	$24,074.55		$0.00		$0.00		$0.00	
3	Furnish 6" DR-18 C-900 PVC	LF	100	$ 4.26	$ 426.00	100.00	$426.00		$0.00		$0.00		$0.00	
4	Furnish 10"x10" Hot Tap Tee (For C-900	EA	1	$ 1,035.59	$ 1,035.59	1.00	$1,035.59		$0.00		$0.00		$0.00	
5	Furnish 10"x8" Hot Tap Tee (For C-900 M	EA	1	$ 606.12	$ 606.12	1.00	$606.12		$0.00		$0.00		$0.00	
6	Furnish 10" FLxMJ Gate Valve	EA	1	$ 1,584.87	$ 1,584.87	1.00	$1,584.87		$0.00		$0.00		$0.00	
7	Furnish 8" FLxMJ Gate Valve	EA	13	$ 1,036.41	$ 13,473.33	13.00	$13,473.33		$0.00		$0.00		$0.00	
8	Furnish 8" DI FL Cross	EA	1	$ 524.42	$ 524.42	1.00	$524.42		$0.00		$0.00		$0.00	
9	Furnish 8" DI FL Tee	EA	3	$ 427.11	$ 1,281.33	3.00	$1,281.33		$0.00		$0.00		$0.00	
10	Furnish 10"x8" DI MJxFL Tee	EA	1	$ 535.76	$ 535.76	1.00	$535.76		$0.00		$0.00		$0.00	
11	Furnish 8" DI FLxMJ Adapter	EA	2	$ 178.01	$ 356.02	2.00	$356.02		$0.00		$0.00		$0.00	
12	Furnish 8" 45° DI MJ Bend	EA	4	$ 215.23	$ 860.92	4.00	$860.92		$0.00		$0.00		$0.00	
13	Furnish 8" 22.5° DI MJ Bend	EA	12	$ 212.70	$ 2,552.40	12.00	$2,552.40		$0.00		$0.00		$0.00	
14	Furnish 6" 45° DI MJ Bend	EA	8	$ 152.91	$ 1,223.28	8.00	$1,223.28		$0.00		$0.00		$0.00	
15	Furnish 10"x6" DI MJ Reducer	EA	1	$ 231.03	$ 231.03	1.00	$231.03		$0.00		$0.00		$0.00	
16	Furnish 8"x6" DI MJ Reducer	EA	2	$ 169.33	$ 338.66	2.00	$338.66		$0.00		$0.00		$0.00	
17	Furnish New Fire Hydrant Assembly	EA	9	$ 3,004.93	$ 27,044.37	9.00	$27,044.37		$0.00		$0.00		$0.00	
18	Furnish 30" Manhole Ring & Vented Cove	EA	10	$ 200.00	$ 2,000.00		$0.00		$0.00		$0.00	10	$2,000.00	
				Schedule B Total		$78,812.65		$0.00		$0.00		$2,000.00		$80,812.65
				Project Total		$328,473.18		$118,974.42		$9,068.00		$24,284.40		$480,799.99
				Budget		$400,000.00		$150,000.00		$20,000.00		$30,000.00		$600,000.00
				Remaining Funds		$71,526.83		$31,025.59		$10,932.00		$5,715.60		$119,200.01

SYRACUSE CITY CORPORATION

SMEDLEY ACRES CULINARY WATERLINE PROJECT PHASE I



FEBRUARY 2014

LAST UPDATED: JANUARY 10, 2014

DRAWN BY: BB

SMEDLEY ACRES CULINARY WATERLINE PROJECT PHASE I

COVER

WO 2014-03

SHEET: 1 OF 19

SYRACUSE CITY

Syracuse City Council Regular Meeting Agenda
March 11, 2014 – 7:00 p.m.
City Council Chambers
Municipal Building, 1979 W. 1900 S.

1. Meeting called to order
   Invocation or thought**
   Pledge of Allegiance
   Adopt agenda

2. Presentation of the Syracuse City and Wendy's "Award for Excellence" to Savanna Byington and Joey Faulkner.

3. Approval of Minutes:
   a. Work Session Meeting of February 11, 2014
   b. Regular Meeting of February 11, 2014
   c. Work Session Meeting of February 25, 2014

4. Public Comment: This is an opportunity to address the Council regarding your concerns or ideas. Please limit your comments to three minutes.

5. Public Hearing – Proposed Resolution R14-12 adjusting the Syracuse City budget for the Fiscal Year ending June 30, 2014.

6. Proposed Ordinance 14-05 amending the existing zoning map of Title Ten by changing from Residential 1 (R-1) Zone to Residential 2 (R-2) Zone the parcel of property located at 3231 S. 1000 W.

7. Proposed Ordinance 14-06 amending the existing zoning map of Title Ten by changing from Agriculture, Residential 1 (R-1), and Residential 2 (R-2) Zones to Residential 3 (R-3) Zone the parcel(s) of property located at 750 S. 2000 W.

8. Final Plat Approval, Monterey Estates Subdivision Phases 1 through 5, located at approximately 1500 West 700 South.

9. Proposed Ordinance 14-04 amending the Syracuse City General Plan adopted in 1976, as amended, for Wright Development Group.

10. Proposed Ordinance 14-01 amending various sections of Title Ten of the Syracuse City Code pertaining to land use relative to duplexes, basement apartments, and accessory dwelling units.

11. Proposed Ordinance 14-03 amending the Syracuse City General Plan adopted in 1976, as amended, relative to the C-2 zone.

12. Authorize Administration to Execute Solid Waste Collection Agreement with Robinson Waste Services.

13. Authorize Administration to Execute Agreements for the Smedley Acres Culinary Waterline Project Phase One with Leon Poulsen Construction Company and HD Supply Waterworks.

14. Councilmember Reports

15. Mayor Report

16. City Manager Report

17. Adjourn

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In compliance with the Americans Disabilities Act, persons needing auxiliary communicative aids and services for this meeting should contact the City Offices at 801-825-1477 at least 48 hours in advance of the meeting.

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Syracuse City limits on this 6th day of March, 2014 at Syracuse City Hall on the City Hall Notice Board and at http://www.syracuseut.com/. A copy was also provided to the Standard-Examiner on March 6, 2014.
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CASSIE Z. BROWN, CMC
SYRACUSE CITY RECORDER

**Members of the public who desire to offer a thought or invocation at Syracuse City Council Meetings shall contact the City Administrator at least two (2) weeks in advance of the meeting. Request will be honored on a first come, first serve basis. In the event there are no requests to offer a comment or prayer, the Mayor may seek opening comment or prayer from those members of the public attending the meeting or from City Staff or City Council.

COUNCIL AGENDA

March 11, 2014

Agenda Item **#2** Presentation of the Syracuse City and Wendy's "Award for Excellence" to Savanna Byington and Joey Faulkner.

Factual Summation

- Any questions regarding this item can be directed at CED staff. Please see the attached memos regarding the Award recipients for March 2014.

Recommendation

The Community & Economic Development Department hereby recommends that the Mayor and City Council present the "Syracuse City & Wendy's Award for Excellence to Savanna Byington and Joey Faulkner.

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Mayor
Terry Palmer

City Council
Brian Duncan
Craig Johnson
Karianne Lisonbee
Douglas Peterson
Larry D. Shingleton

Interim City Manager
Steve Marshall

MEMORANDUM

To: Mayor and City Council

From: Community & Economic Development Department

Date: March 11, 2014

Subject: Presentation of the Syracuse City & Wendy's Award for Excellence to Savanna Byington and Joey Faulkner

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Background

The City wishes to recognize citizens who strive for excellence in athletics, academics, arts and/or community service. To that end, in an effort to recognize students and individuals residing in the City, the Community and Economic Development, in conjunction with Jeff Gibson, present the recipients for the "Syracuse City & Wendy's Award for Excellence."

"Syracuse City & Wendy's Award for Excellence"

This monthly award recognizes the outstanding performance of a male and female who excel in athletics, academics, arts and/or community service. The following are the individuals selected for the award and the reasoning for their selection:

Savanna Byington

> Savanna Byington is an amazing young lady who has put her time, energy, love and support into building up our schools HOPE squad, This is a new anti-suicide program we have implemented with the help of IHC. Savanna has taken the positive message of HOPE and run with it. Her natural kindness and positive personality are contagious and send an encouraging vibe to those around her. In addition to her outstanding citizenship, she earns good grades. As a friend to everyone and a great student, her example and outreach are widely appreciated at Syracuse High. Savanna is a true Titan!

Savanna was nominated by Syracuse High School Staff

Joey Faulkner

Joey Faulkner is a student who seeks knowledge. He has a strong desire to learn for understanding, not just a letter grade. He works well with his classmates as a contributing member to group labs and projects. He is positive in his approach to others and welcomes all students to participate. He asks questions to complete the concept is his Biotechnology class and opens the door for positive, in-depth discussions. We are proud to call Joey a Titan!

Joey was nominated by Syracuse High School Staff

Both students will:

- Receive a certificate and be recognized at a City Council meeting
- Have their picture put up in City Hall and the Community Center
- Have a write up in the City Newsletter, Facebook, Twitter, and website
- Be featured on the Wendy's product TV
- Receive $10 gift certificate to Wendy's

Recommendation

The Community & Economic Development Department hereby recommends that the Mayor and City Council present the "Syracuse City & Wendy's Award for Excellence" to Savanna Byington and Joey Faulkner.

COUNCIL AGENDA

March 11, 2014

Agenda Item **#3** Approval of Minutes.

Factual Summation

- Please see the draft minutes of the following meetings:
    a. Work Session Meeting of February 11, 2014.
    b. Regular Meeting of February 11, 2014.
    c. Work Session Meeting of March 25, 2014.

- Any question regarding this agenda item may be directed at Cassie Brown, City Recorder.

DRAFT

Minutes of the Syracuse City Council Work Session Meeting, February 11, 2014

Minutes of the Work Session meeting of the Syracuse City Council held on February 11, 2014, at 6:00 p.m., in the Council Work Session Room, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present: Councilmembers: Brian Duncan
Mike Gailey (arrived at 6:03 p.m.)
Craig A. Johnson
Karianne Lisonbee
Douglas Peterson

Mayor Terry Palmer
City Manager Brody Bovero
City Recorder Cassie Z. Brown

City Employees Present:
Finance Director Steve Marshall
Public Works Director Robert Whiteley
City Attorney Clint Drake
Parks and Recreation Director Kresta Robinson
Utilities Manager Holly Craythorn

The purpose of the Work Session was to review the agenda for the business meeting to begin at 7:00 p.m.; review agenda item 9, a proposed resolution appointing a member of the Governing Body as the City's representative on the North Davis Sewer District (NDSD) Board; review agenda item 12, Proposed Resolution amending the Syracuse City Consolidated Fee Schedule; review agenda item 13, Proposed Resolution to amend Syracuse City Engineering Standards; review agenda item 14, Proposed resolution regarding Wastewater Planning Program; and discuss Council business.

6:00:21 PM

Agenda review

Mayor Palmer briefly reviewed the agenda for the business meeting to begin at 7:00 p.m.

6:04:27 PM

Public comments

Ryan Furniss stated he is a Sunset City Councilmember and he understands the Council plans to try to remove Councilmember Peterson as a member of the North Davis Sewer District (NDSD) Board. He expressed his support for Councilmember Peterson and stated there have been times the Board had needed a voice of reason and it has been Councilmember Peterson that has served in that capacity. He stated he considered Councilmember Peterson a dear friend and

has talked to him several times about issues related to the NDSD that impact the City and he has been nothing but an advocate for the citizens of Syracuse; he is at a loss as to why the Council would try to remove a seated member of a Board for no cause. He stated if Councilmember Peterson was not doing his job there would be reason to remove him, but of all members of the Board Councilmember Peterson is very diligent and he would like the Council to consider that.

6:06:21 PM

Review agenda item 9, Proposed Resolution appointing a member of the Governing Body as the City's representative on the North Davis Sewer District (NDSD) Board.

Mayor Palmer led the Council in a discussion regarding the City's appointee to the NDSD Board. Input was provided by City Attorney Drake throughout the discussion. Mayor Palmer stated he would support any member of the City Council being appointed to the position. Councilmembers Lisonbee and Peterson both expressed their desire to be appointed as the City's representative, while Councilmember Gailey noted he felt it would be more appropriate to appoint a member with four years left in their term of office in order for their term on the NDSD Board to be concurrent with their term as a Councilmember. At the conclusion of the discussion, which included heavy debate regarding the position, the Council concluded to determine the appointee to the NDSD Board during the business meeting scheduled for 7:00 p.m.

6:50:33 PM

Review agenda item 12, Proposed Resolution amending the Syracuse City Consolidated Fee Schedule

A memo from Finance Director Steve Marshall explained staff periodically reviews and recommends changes to the consolidated fee schedule. I am recommending the following changes outlined in red in Exhibit A. Most changes are minor with the exception of the parks, trails, and recreation impact fee update. If you remember, the council approved in November

2013 by ordinance the parks, trails, and recreation impact fee analysis and also the parks, trails, and recreation impact fee facilities plan. By law, there was a 90 day waiting period before the fee could be enacted. The 90 day waiting period expired on February 10, 2014. Therefore, I have included this change in the consolidated fee schedule. This fee is consistent with the recommended fee in the impact fee analysis plan that was adopted.

Mr. Marshall reviewed his staff memo.

6:52:29 PM

Council discussion regarding the proposed changes to the fee schedule began; there was a brief focus on the implementation of impact fees and how the City's impact fees compare to fees charged by other entities or by Syracuse City in the past. Councilmember Lisonbee expressed her concern that the fee may discourage development in the City. It was necessary to end the discussion in order for the Council to adjourn and convene in their business meeting; the consensus was to continue discussion regarding the item during the business meeting.

Review agenda item 13, Proposed Resolution to amend Syracuse City Engineering Standards.

A staff memo from Public Works Director Whiteley explained in keeping with the good practice to maintain current engineering standards, we have carefully reviewed our current standards and are recommending a few updates, as summarized.

Roads

1. Standard cross sections and utility locations have been updated.
2. High Density Mineral Bond Seal is the new seal coat standard. Slurry seal is no longer an acceptable form of surface treatment.
3. All sidewalks shall be 6" thick where a site plan is not provided.
4. To meet the minimum International Fire Code Standard, the cul-de-sac radius has been increased from 40 feet to 50 feet to TBC.
5. ADA Ramp detail has been updated to meet current ADA standards.

6. Updated moratorium on roads to match current ordinance.
7. Street Light updated to include induction. A new drawing sheet was added.

Culinary Water

1. Restrained joints are required on all fittings and hydrants.
2. All fire hydrants shall have a Copperhead Industries, LLC Snake Pit 14" Magnetized Tracer Box with blue cast iron top (CHLD14B) installed a minimum of 12" from the front of each fire hydrant. The top of the tracer box shall match the top back of curb elevation. Tracer wire shall be run from the main with the fire hydrant lead and connected to the Test Station.
3. Valve stem risers are required on all culinary valves.
4. All culinary water line 12" and smaller in diameter shall be a minimum of DR-14 C-900.

Secondary Water

1. All secondary water line 12" and smaller in diameter shall be a minimum of DR-14 C-900.
2. Restrained joints are required on all fittings and hydrants.
3. Copperhead Industries, LLC Snake Pit 14" Magnetized Tracer Box with purple cast iron top (CHLD14P) shall be installed at the nearest secondary service to each fire hydrant. The top of the tracer box shall match the top back of curb elevation. Tracer wire shall be run from the main with the service and connected to the Test Station.

Sewer & Land Drain

1. Clarified all sewer manholes shall be vented and stamped "Sewer".
2. Clarified all land drain manholes shall be non-vented and be stamped "Land Drain."

The memo concluded detailed discussion regarding the proposed changes can take place during the February 11, 2014 work session meeting. An enacting resolution will be drafted for consideration during the February 11, 2014 business meeting.

There was not sufficient time to discuss this issue during the work session meeting.

Review agenda item 14, Proposed Resolution

regarding Wastewater Planning Program.

A memo from Public Works Director Whiteley explained the Utah Department of Environmental Quality, Division of Water Quality has established the Utah Sanitary Sewer Management Program for the purpose of monitoring wastewater facilities throughout the State. In order to meet the reporting requirements of the Utah Sanitary Sewer Program the Division of Water Quality has implemented the Municipal Wastewater Planning Program which enables the State, with the help of municipalities, to identify and solve potential problems before they become serious and costly. As a participating member of the Municipal Wastewater Planning Program, the State requests that the City submit an annual Municipal Wastewater Planning Program Self-Assessment Report. In addition to helping to identify potential problems before they become serious and costly, completing the self-assessment forms offer three additional benefits to the City.

1. The self-assessment forms meet the reporting requirements of the mandatory Utah Sanitary Sewer Management Program.
2. Submitting the self-assessment gives the City points on the Utah Wastewater Project Priority List/System which is used to allocate funds under various grant and loan programs.
3. Certified wastewater operators who complete the forms will be given operational continuing educational units for each form returned.

Staff recommends the Council adopt the proposed resolution indicating that the City Council has reviewed the assessment and will establish a process for submitting annual reports in the future to the Division of Water Quality.

There was not sufficient time to discuss this issue during the work session meeting.

Council business

There was no Council business

The meeting adjourned at 6:55 p.m.

_____ _____

Terry Palmer
Mayor

Cassie Z. Brown, CMC
City Recorder

Date approved: _____

DRAFT

Minutes of the Syracuse City Council Regular Meeting, February 11, 2014.

Minutes of the Special meeting of the Syracuse City Council held on February 11, 2014, at 7:12 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present: Councilmembers: Brian Duncan
Mike Gailey
Craig A. Johnson
Karianne Lisonbee
Douglas Peterson

Mayor Terry Palmer
City Manager Brody Bovero
City Recorder Cassie Z. Brown

City Employees Present:
Finance Director Steve Marshall
Public Works Director Robert Whiteley
City Attorney Clint Drake
Fire Chief Eric Froerer
Police Chief Garret Atkin
Parks and Recreation Director Kresta Robinson
Utilities Manager Holly Craythorn
City Planner Jenny Schow
City Planner Noah Steele

1. Meeting Called to Order/Adopt Agenda

Mayor Palmer called the meeting to order at 7:05 p.m. as a regularly scheduled meeting, with notice of time, place, and agenda provided 24 hours in advance to the newspaper and each Councilmember. He asked all visitors present if any wished to provide an invocation or thought; Councilmember Duncan offered an invocation. Boy Scout Ethan Boles, representing Troop 952, then led all present in the Pledge of Allegiance.

7:15:19 PM

COUNCILMEMBER GAILEY MADE A MOTION TO ADOPT THE AGENDA. COUNCILMEMBER LISONBEE SECONDED THE MOTION; ALL VOTED IN FAVOR.

7:15:50 PM

2. Presentation of the Syracuse City and Wendy's "Award for Excellence" to Savannah Anderton and Mitchell Lindhardt.

The City wishes to recognize citizens who strive for excellence in athletics, academics, arts and/or community service. To that end, in an effort to recognize students and individuals residing in the City, the Community and Economic

Development, in conjunction with Jeff Gibson, present the recipients for the "Syracuse City & Wendy's Award for Excellence". This monthly award recognizes the outstanding performance of a male and female who excel in athletics, academics, arts, and/or community service. The monthly award recipients will each receive a certificate and be recognized at a City Council meeting; have their photograph placed at City Hall and the Community Center; be written about in the City Newsletter, City's Facebook and Twitter Feed, and City's website; be featured on the Wendy's product television; and receive a $10 gift certificate to Wendy's.

Mayor Palmer noted both students receiving the award for February 2014 are from Syracuse Arts Academy and he read the award nomination provided by each of their respective teachers.

Savannah Anderton

Savannah is a 4th grader and top student at the Syracuse Arts academy and she works hard to stay that way. She does her best every day to strive to earn A grades. She is currently in the school play "Alice in Wonderland" and plays the door knob. She excels in soccer and volleyball. As you can tell, Savannah is a great student in all aspects of academics and sports. She is the daughter of Ginger and Ryan Anderton on Syracuse.

- Nominated by Ms. Judy Nixon, Principal of Syracuse Arts Academy K-4th grade

Mitchell Lindhardt

Mitchell is an all around great student and 4th grader at the Syracuse Arts Academy. He works hard each day to maintain straight A"s in classes. He is very talented in soccer and also plays on the LaRoca team. He is currently playing basketball on a Jr. Jazz team with the Syracuse Recreation department. And as you can see Mitchell does very well at any sport or academic challenge. He is the son of Gary and Debbie Lindhardt of Syracuse.

7:21:23 PM

3a. Recognition of Former Councilmember Larry Shingleton

A staff memo explained Councilmember Larry Shingleton was appointed to the City Council in September of 2008 and was successful in being elected to serve a full term during the 2009 election. He chose not to seek re-election and his term ended December 31, 2013. Councilmember Shingleton has been invited to attend the City Council meeting to receive a token of the City's gratitude for his service.

Mayor Palmer presented former Councilmember Shingleton with a clock engraved with a note expressing appreciation for Mr. Shingleton's service to the City.

7:23:13 PM

3b. Recognition of Police Officers Stan Penrod and Lance

Call for ice save at Jensen Park.

The following letters of commendation were included in the Council packet for the meeting:

Sergeant Stan Penrod

Patrol Division

Syracuse Police Department

Re. Letter of Commendation

Stan,

On January 24, 2014, you were dispatched on a report of a young boy who had fallen through the ice on the pond at Jensen Park. When you arrived, you saw the boy struggling in the water. You attempted to throw him a rope, but the rope was too short. At that point, you made the decision to put your life on the line to save this boy. In attempt to get closer to him, you stepped out onto the ice. Seconds later, the ice collapsed and you fell into the freezing water. You maintained your composure, stayed focused on the boy, and gave him clear and calming instructions. Eventually, others at the park were able to assist you with a longer rope and boy was pulled to safety.

Your actions in this situation were truly heroic. On behalf of the boy's family, the Department, and the City we thank you for your dedication and service to a grateful community.

Sincerely,

Terry Palmer

Mayor

Garret Atkin

Police Chief

Sergeant Lance Call

Support Services Division

Syracuse Police Department

Re. Letter of Commendation

Lance,

On January 24, 2014, Syracuse Police Department was dispatched on a report of a young boy who had fallen through the ice on the pond at Jensen Park. At the time, you were at the park off duty. When you noticed what was happening, you immediately went to assist Sgt. Penrod. When the boy was eventually pulled to safety, you removed your own shirt, placed it on the boy, and held him close to your body to warm him.

Your actions demonstrated the tenant that a police officer is never truly off duty and showed a high level of compassion for the child. On behalf of the boy's family, the Department, and the City we thank you for your dedication and service to a grateful community.

Sincerely,

Terry Palmer

Mayor

Garret Atkin

Police Chief

7:23:06 PM

Chief Atkin read the letters of commendation for the record and each Officer was presented with their letter by Mayor Palmer and Chief Atkin. Mayor Palmer also noted that Syracuse is listed as the third safest city in which to live in the State of Utah and he feels the City's Police Department should be ranked as first in the State.

7:29:17 PM

4. Proposed Resolution R14-03 recognizing Yupin Martin and Thai Jasmine as the recipient of the Winter 2014 Syracuse City "Friend of the Community" Business Award.

A staff memo from the Community Development Department explained continuing marketing efforts to support and drive commerce, the Community and Economic Development Department developed a Business Award concept for the community. The recipient of this award is Thai Jasmine. The CED Department has prepared a brief statement about the presentation for the upcoming City Council Regular Session. The background information is as follows:

To recognize the ongoing support to the residents of Syracuse from the business community, Thai Jasmin Restaurant has been selected for the Syracuse City "Friend of the Community" Business Award. Mayor Palmer and attending Council Members will present a business award certificate to Thai Jasmin Restaurant, signed by the Mayor and City Manager.

An important part of the Business Award is formal recognition and presentation of a resolution at a City Council meeting. The attached resolution recognizes Thai Jasmine as the winter 2014 recipient of the business award. Thai Jasmin has been nominated because they contribute to the community by:

- Participating in local events
- Adding culture and diversity
- Creating a local business unique to Syracuse
- Providing employment opportunities Recommendation

The memo concluded the Community and Economic Development Department requests that the Mayor and City Council pass and adopt attached ResolutionR14-03 recognizing Yupin Martin and Thai Jasmine Restaurant as the recipient of the Syracuse City "Friend of the Community" Business Award. Furthermore, Yupin will be present at the City Council meeting, and CED staff recommends that the Mayor present the resolution to her at that time.

7:28:22 PM

Mayor Palmer presented the Friend of the Community Business Award to Thai Jasmine and Mr. Martin.

7:29:13 PM

COUNCILMEMBER JOHNSON MADE A MOTION TO ADOPT RESOLUTION R14-03 RECOGNIZING YUPIN MARTIN AND THAI JASMINE AS THE RECEIPIENT OF THE WINTER 2014 SYRACUSE CITY "FRIEND OF THE COMMUNITY" BUSINESS AWARD. COUNCILMEMBER DUNCAN SECONDED THE MOTION; ALL VOTED AYE.

7:30:04 PM

5. Approval of Minutes:

The minutes of the Special and Regular Meetings of January 14, 2014 and the Work Session Meeting of January 28, 2014 were reviewed.

7:30:09 PM

COUNCILMEMBER GAILEY MADE A MOTION TO APPROVE THE MINUTES OF THE SPECIAL AND BUSINESS MEETINGS OF JANUARY 14, 2014 AND THE WORK SESSION METING OF JANUARY 28, 2014 AS PRESENTED. COUNCILMEMBER PETERSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

7:30:35 PM

6. Public Comments

7:30:58 PM

Joe Levi stated he has spoken previously about the City's appointee to the North Davis Sewer District (NDSD) Board and how the appointment has been handled in the past; recently there have been some concerns expressed on social

media regarding the pay provided to the person holding the position and other positions. He stated he is a citizen looking out for his own pocketbook and when he considers elected officials, he understands they do a job and they should get paid for it, but when talking about board appointments there is no standard pay for those positions and it does not seem fair that some should be paid higher than others. He noted the point of contention is over the NDSD appointment, which is paid the maximum amount allowed by State Law of $5,000 per year while others are paid no or very little pay. He stated people should be paid to attend meetings, but no one should be paid more than someone else. He noted he would recommend the City evaluate how people are paid and determine if it is possible to pay an amount equal to the amount paid for attending a City Council meeting. He stated this is something that he and former Mayor Nagle agreed upon; she thinks that people are trying to be appointed to the position because of the pay and he would recommend that the pay be reduced as it is a grotesque amount of money for the position. He recommended taking the pay that would have been paid the appointee and divide it among other members for their attendance at meetings. He then stated when considering an appointment he would like the Council to appoint a fiscal conservative and someone who will fight to keep fees and taxes low; he personally does everything he can to cut costs and an extra $12 per month for utilities is a lot; he wants someone that will fight to keep all fees low or flat.

7:34:35 PM

TJ Jensen stated he wanted to compliment City Recorder Brown for arranging for the addition of nice frames that hold the placards for each City Councilmember. He then stated he appreciates the service provided by the Police Officers of the City and for their action to save a life while off duty at Jensen Nature Park. He noted Jensen pond is 18 feet deep and the situation could have ended very badly. He stated people should not be on the ice, but people do ice fish on the pond and he asked everyone to keep in mind the potential dangers of their activities. He concluded that a comment was made in the work session regarding a question he asked about the fee increases at the NDSD and that was in relation to bond refinancing; he would appreciate Councilmember Peterson updating the group on the current bonds held by the NDSD and the terms of the bonds. He noted Councilmember Duncan commented that once rates are increased they are typically never decreased, but he noted the City has reduced rates in the past when they were found to be too high or when debts were paid off by fee revenues.

7:36:56 PM

Ryan Furniss stated he is a member of the Sunset City Council and a member of the NDSD Board and he attended the work session held this evening where the comment was made that Councilmember Peterson is not fiscally conservative.

He stated that is absolutely false; he has attended meetings with Councilmember Peterson for the last two years and he is a conservative. He added that to say the entire NDSD is not conservative is to say that seven different people from seven different municipalities are not conservative. He stated he is not sure whether to consider that an insult or a lack of understanding. He noted Councilmember Lisonbee has attended one NDSD meeting, but no other Councilmember has attended a meeting and participated in the discussions regarding rate increases or bond and now they say they want to represent their citizens in the best way by acting like they understand the issues. He stated seven different individuals did what was tough and raised rates because it was necessary. He stated the NDSD is already in violation of the terms of the Division of Water Quality permit regulated by the Environmental Protection Agency (EPA) and that violation will continue based on new regulations added by the State of Utah. He stated the fees charged by the NDSD are still among the lowest in the State, even with the recent increases, which were hard for the entire Board to vote for.

7:39:00 PM

Clint Jeffs stated the group will hear from Councilmember Peterson tonight regarding factual information relative to the NDSD and he would also ask that certain members of the Council that have posted on Facebook their differing views in opposition to what has been presented by the NDSD to also present the facts they have and where they have found those facts. He would ask that they state where they have received the information that is contrary to what has been presented by the NDSD Board and its members. He stated he is curious about where the information is coming from as it seems to be in direct conflict with what is coming from the NDSD. He also asked Councilmember Duncan, who commented on Facebook about the issue, to share some of the wisdom from his job as a lawyer; he spends the majority of his day reading through evidence and he asked him to explain what constitutes hearsay and direct evidence and how that plays out in his career. He asked how he assigns relevancy to information based upon the source of the information.

7:40:22 PM

Ray Zaugg stated he would like to know how to make a taxing entity accountable to the citizens; when it comes to the NDSD it seems there are less than 10 people that make a decision for all of the sewer district residents. He stated he believes there should be more accountability since the Board is able to increase property taxes and utility fees; if residents had known about the consideration being given to a rate increase there would have been a full house of residents protesting a $9.00 increase in sewer rates.

7:41:35 PM

7. Proposed Resolution R14-02 appointing Councilmembers to various committee positions and assignments.

A staff memo explained that at the beginning of each calendar year past Councils have reviewed the lists of appointments and assignments and made changes according to recent election results or other determining factors. This item was discussed during the January 28, 2014 work session meeting and I have prepared a resolution to formalize the decisions made during that meeting regarding the various committee assignments and appointments.

7:42:08 PM

COUNCILMEMBER LISONBEE MADE A MOTION TO ADOPT RESOLUTION R14-02 APPOINTING COUNCILMEMBERS TO VARIOUS COMMITTEE POSITIONS AND ASSIGNMENTS. COUNCILMEMBER JOHNSON SECONDED THE MOTION.

7:42:36 PM

Council discussion regarding the motion ensued with Councilmember Johnson drawing attention to new appointments relating to volunteerism and emergency preparedness in the City.

7:43:24 PM

Mayor Palmer stated there has been a motion and a second to adopt the proposed resolution and he called for a vote; ALL VOTED IN FAVOR.

7:43:33 PM

8. Proposed Resolution R14-04 appointing Councilmember Gailey to the Administrative Control Board of the Wasatch Integrated Waste Management District (WIWMD).

The City has the opportunity to appoint one of its members to serve on the Wasatch Integrated Waste Management District (WIWMD) Administrative Control Board. Past-Mayor Nagle was appointed to this position until her term expired on December 31, 2013. The WIWMD Board meets the first Wednesday of the month at 5:00 p.m. at its offices located at 1997 E. 3500 N. in Layton. This item was discussed during the January 28, 2014 work session meeting and Councilmember

Gailey expressed his desire to be appointed to the position; staff has drafted Proposed Resolution R14-04 to appoint Councilmember Gailey to the position.

7:43:57 PM

COUNCILMEMBER PETERSON MADE A MOTION TO ADOPT RESOLUTION R14-04 APPOINTING COUNCILMEMBER GAILEY TO THE ADMINISTRATIVE CONTROL BOARD OF THE WASATCH INTGRATED WASTE MANAGEMENT DISTRICT (WIWMD). COUNCILMEMBER JOHNSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

7:44:15 PM

9. Proposed Resolution R14-06 appointing Councilmember Johnson to the Davis County Mosquito Abatement District (MAD) Board.

A staff memo explained various Councilmember appointments and assignments were discussed during the January 18, 2014 work session meeting. Councilmember Johnson expressed his desire to be appointed to serve as the City's representative on the Mosquito Abatement Board. Proposed Resolution R14-06 has been drafted to give the Council the opportunity to vote and make the appointment official. However, the ending date for Councilmember Johnson's term has been left blank and will be provided to the Council during the meeting.

7:45:11 PM

COUNCILMEMBER GAILEY MADE A MOTION TO ADOPT RESOLUTION R14-06 APPOINTING COUNCILMEMBER JOHNSON TO THE DAVIS COUNTY MOSQUITO ABATEMENT DISTRICT (MAD) BOARD. COUNCILMEMBER DUNCAN SECONDED THE MOTION.

7:45:30 PM

10. Proposed Resolution R14-05 appointing a member of the Governing Body to the Board of Trustees of the North Davis Sewer District (NDSD).

7:45:53 PM

COUNCILMEMBER LISONBEE MADE A MOTION TO ADOPT RESOLUTION R14-05 APPOINTING COUNCILMEMBER DUNCAN TO THE BOARD OF TRUSTEES OF THE NORTH DAVIS SEWER DISTRICT (NDSD). COUNCILMEMBER GAILEY SECONDED THE MOTION.

7:46:09 PM

Council discussion regarding the motion ensued, with a focus on Councilmember Duncan's willingness to serve as the City's appointee to the NDSD Board. There was also continued discussion regarding allowing Councilmember Peterson's term to continue to allow his participation in the NDSD meeting scheduled for this Thursday, February 13. City Attorney Drake noted that the current appointee continues to serve until his successor is appointed and sworn in.

7:52:00 PM

COUNCILMEMBER GAILEY OFFERED A SUBSTITUTE MOTION TO IMPOSE AN EFFECTIVE DATE OF THE RESOLUTION FOR FRIDAY, FEBRUARY 14, 2014. COUNCILMEMBER PETERSON SECONDED. ALL VOTED IN FAVOR, WITH THE EXCEPTION OF COUNCILMEMBER JOHNSON.

7:52:38 PM

Mayor Palmer stated there has been a motion and a second to adopt the proposed resolution and he called for a vote; ALL VOTED IN FAVOR, WITH THE EXCEPTION OF COUNCILMEMBER PETERSON, WHO VOTED IN OPPOSITION.

7:53:06 PM

11. Proposed Resolution R14-07 appointing Judy Merrill to the Syracuse City Arts Council.

Syracuse City Arts Council Chair Jamie Murray has requested that Judy Merrill be appointed as a member of the Syracuse City Arts Council. A draft resolution was prepared by staff to allow for the requested appointment.

7:53:23 PM

COUNCILMEMBER DUNCAN MADE A MOTION TO ADOPT RESOLUTION R14-07 APPOINTING JUDY MERRILL TO THE SYRACUSE CITY ARTS COUNCIL. COUNCILMEMBER JOHNSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

7:53:50 PM

12. Proposed Resolution R14-08 designating and appointing certain appointed officers of Syracuse City.

A staff memo explained section 10-3-916 of the Utah Code dictates that following a municipal election the Mayor, with advice and consent of the Council, shall appoint an individual to the offices of City Recorder and City Treasurer. Section 2.05.090 of the Syracuse City Code dictates that the Mayor, with the advice and consent of the Council, shall also appoint an individual to the office of Chief of Police. Proposed Resolution R12-05 has been drafted to provide the Mayor and Council the opportunity to fulfill the statutory requirements defined in State Code and City Code.

7:53:56 PM

Mayor Palmer summarized the staff memo.

7:54:16 PM

COUNCILMEMBER JOHNSON MADE A MOTION TO ADOPT RESOLUTION R14-08 DESIGNATING AND APPOINTING CERTAIN APPOINTED OFFICERS OF SYRACUSE CITY. COUNCILMEMBER PETERSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

7:54:59 PM

13. Public Hearing - Proposed Resolution R14-09 amending the Syracuse City Consolidated Fee Schedule by making adjustments throughout.

A memo from Finance Director Marshall explained staff periodically reviews and recommends changes to the consolidated fee schedule. I am recommending the following changes outlined in red in Exhibit A. Most changes are minor with the exception of the parks, trails, and recreation impact fee update. If you remember, the council approved in November 2013 by ordinance the parks, trails, and recreation impact fee analysis and also the parks, trails, and recreation impact fee facilities plan. By law, there was a 90 day waiting period before the fee could be enacted. The 90 day waiting period expired on February 10, 2014. Therefore, I have included this change in the consolidated fee schedule. This fee is consistent with the recommended fee in the impact fee analysis plan that was adopted.

7:55:45 PM

Mr. Marshall summarized his memo.

7:58:32 PM

Mayor Palmer convened the public hearing; there were no persons appearing to be heard and the public hearing was closed.

7:59:10 PM

COUNCILMEMBER PETERSON MADE A MOTION TO ADOPT RESOLUTION R14-09 AMENDING THE SYRACUSE CITY CONSOLIDATED FEE SCHEDULE BY MAKING ADJUSTMENTS THROUGHOUT. COUNCILMEMBER GAILEY SECONDED THE MOTION.

7:59:25 PM

Council discussion regarding he motion ensued with a focus on the use of revenues generated by impact fees as well as the reasoning behind some of the more minor fee changes.

8:01:59 PM

Mayor Palmer stated there has been a motion and a second to adopt the proposed resolution and he called for a vote; ALL VOTED IN FAVOR.

8:02:15 PM

14. Proposed Resolution R14-10 adopting updated Syracuse City Engineering Standards and Construction Specifications.

A staff memo from Public Works Director Whiteley explained in keeping with the good practice to maintain current engineering standards, we have carefully reviewed our current standards and are recommending a few updates, as summarized.

Roads

1. Standard cross sections and utility locations have been updated.

2. High Density Mineral Bond Seal is the new seal coat standard. Slurry seal is no longer an acceptable form of surface treatment.
3. All sidewalks shall be 6" thick where a site plan is not provided.
4. To meet the minimum International Fire Code Standard, the cul-de-sac radius has been increased from 40 feet to 50 feet to TBC.
5. ADA Ramp detail has been updated to meet current ADA standards.
6. Updated moratorium on roads to match current ordinance.
7. Street Light updated to include induction. A new drawing sheet was added.

Culinary Water

1. Restrained joints are required on all fittings and hydrants.
2. All fire hydrants shall have a Copperhead Industries, LLC Snake Pit 14" Magnetized Tracer Box with blue cast iron top (CHLD14B) installed a minimum of 12" from the front of each fire hydrant. The top of the tracer box shall match the top back of curb elevation. Tracer wire shall be run from the main with the fire hydrant lead and connected to the Test Station.
3. Valve stem risers are required on all culinary valves.
4. All culinary water line 12" and smaller in diameter shall be a minimum of DR-14 C-900.

Secondary Water

1. All secondary water line 12" and smaller in diameter shall be a minimum of DR-14 C-900.
2. Restrained joints are required on all fittings and hydrants.
3. Copperhead Industries, LLC Snake Pit 14" Magnetized Tracer Box with purple cast iron top (CHLD14P) shall be installed at the nearest secondary service to each fire hydrant. The top of the tracer box shall match the top back of curb elevation. Tracer wire shall be run from the main with the service and connected to the Test Station.

Sewer & Land Drain

1. Clarified all sewer manholes shall be vented and stamped "Sewer".
2. Clarified all land drain manholes shall be non-vented and be stamped "Land Drain."

The memo concluded detailed discussion regarding the proposed changes can take place during the February 11, 2014 work session meeting. An enacting resolution will be drafted for consideration during the February 11, 2014 business meeting.

8:02:18 PM

Mr. Whiteley reviewed his staff memo with a focus on some of the more significant changes to the standards document. There was brief Council discussion throughout Mr. Whiteley's presentation.

8:15:14 PM

COUNCILMEMBER LISONBEE MADE A MOTION TO ADOPT RESOLUTION R14-10 ADOPTING UPDATED SYRACUSE CITY ENGINEERING STANDARDS AND CONSTRUCTION SPECIFICATIONS. COUNCILMEMBER DUNCAN SECONDED THE MOTION; ALL VOTED IN FAVOR.

8:15:33 PM

15. Proposed Resolution R14-11 affirming the Syracuse City Council's review of the Municipal Wastewater Planning Program self-assessment and acceptance for future reporting of the same.

A memo from Public Works Director Whiteley explained the Utah Department of Environmental Quality, Division of Water Quality has established the Utah Sanitary Sewer Management Program for the purpose of monitoring wastewater facilities throughout the State. In order to meet the reporting requirements of the Utah Sanitary Sewer Program the Division of Water Quality has implemented the Municipal Wastewater Planning Program which enables the State, with the help of municipalities, to identify and solve potential problems before they become serious and costly. As a participating member of the Municipal Wastewater Planning Program, the State requests that the City submit an annual Municipal Wastewater Planning Program Self-Assessment Report. In addition to helping to identify potential problems before they become serious and costly, completing the self-assessment forms offer three additional benefits to the City.

1. The self-assessment forms meet the reporting requirements of the mandatory Utah Sanitary Sewer Management Program.
2. Submitting the self-assessment gives the City points on the Utah Wastewater Project Priority List/System which is used to allocate funds under various grant and loan programs.

3. Certified wastewater operators who complete the forms will be given operational continuing educational units for each form returned.

The memo concluded staff's recommendation is to adopt the proposed resolution indicating that the city council has reviewed the assessment and will establish a process for submitting annual reports in the future to the Division of Water Quality.

8:15:59 PM

Mr. Whiteley reviewed his staff memo.

8:17:25 PM

Council discussion regarding the item ensued; there was discussion regarding the data contained in the wastewater report with a focus on the frequency with which the Council should be reviewing the required reports and the manner in which the report should be provided to each Councilmember for their review.

8:32:19 PM

COUNCILMEMBER PETERSON MADE A MOTION TO ADOPT RESOLUTION R14-11 AFFIRMING THE SYRACUSE CITY COUNCIL'S REVIEW OF THE MUNICIPAL WASTEWATER PLANNING PROGRAM SELF-ASSESSMENT AND ACCEPTANCE FOR FUTURE REPORTING OF THE SAME. COUNCILMEMBER JOHNSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

8:33:02 PM

16. Proposed Ordinance 14-02 amending the Syracuse City General Plan adopted in 1976 as amended.

A memo from the Community Development Department explained an applicant has submitted this request to provide a transition from the existing R-2 residential development to the adjacent Commercial 2 Zone and to meet the increased market demand that favors traditional single family residential development. The Planning Commission held a public meeting on February 4, 2014 for this General Plan Amendment request. All items noted in staff reports have been addressed by the Planning Commission. On February 4, 2014, the Syracuse City Planning Commission recommended that

the Syracuse City Council approve the General Plan Amendment from KW Advisory Group, located at approximately 750 S 2000 W, for the requested change from C-2 Commercial to R-3 Residential Zone, subject to all applicable requirements of the City's municipal codes.

8:33:06 PM

City Planner Schow summarized the staff memo.

8:36:13 PM

A brief Council discussion regarding the proposed ordinance ensued.

8:37:14 PM

COUNCILMEMBER DUNCAN MADE A MOTION TO ADOPT ORDINANCE 14-02 AMENDING THE SYRACUSE CITY GENERAL PLAN ADOPTED IN 1976 AS AMENDED. COUNCILMEMBER JOHNSON SECONDED THE MOTION.

8:37:50 PM

Council discussion regarding the motion ensued, with a focus on the fact that the proposal is in harmony with the surrounding area.

8:38:36 PM

Mayor Palmer stated there has been a motion and a second to adopt the proposed resolution and he called for a vote; ALL VOTED IN FAVOR.

8:38:43 PM

17. Councilmember Reports

Councilmember Duncan's report began at 8:38:57 PM. He was followed by Councilmembers Johnson, Lisonbee, Gailey, and Peterson.

8:55:57 PM

18. Mayor's Report.

Mayor Palmer's report began at 8:55:57 PM.

8:58:09 PM

19. City Manager's Report.

City Manager Bovero's report began at 8:58:14 PM.

At 9:00:13 PM p.m. COUNCILMEMBER JOHNSON MADE A MOTION TO ADJOURN. COUNCILMEMBER DUNCAN SECONDED THE MOTION; ALL VOTED IN FAVOR.

_____	_____
Terry Palmer Mayor	Cassie Z. Brown, CMC City Recorder

Date approved: _____

DRAFT

Minutes of the Syracuse City Council Work Session Meeting, February 25, 2014

Minutes of the Work Session meeting of the Syracuse City Council held on February 25, 2014, at 6:00 p.m., in the Council Work Session Room, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present: Councilmembers: Brian Duncan
Mike Gailey
Craig A. Johnson
Karianne Lisonbee
Douglas Peterson

Mayor Terry Palmer
City Manager Brody Bovero
City Recorder Cassie Z. Brown

City Employees Present:
Finance Director Steve Marshall
Public Works Director Robert Whiteley
City Attorney Clint Drake
Parks and Recreation Director Kresta Robinson
City Planner Jenny Schow
City Planner Noah Steele

The purpose of the Work Session was to receive Open and Public Meetings Act and Ethics Act Training; have a general discussion regarding future Planning Commission agenda items; review and discuss City Council appointments and assignments; review the makeup of Syracuse City Board of Adjustment; accept for review a document making amendments to the City's Engineering Standards; discuss the water feature in the City Hall lobby; and discuss Council business.

6:01:13 PM

Public Comments

TJ Jensen stated the Council and Planning Commission met in a joint session a few weeks ago and he had the opportunity to express most of his concerns regarding the recommendation to rescind the C-2 zone in the City; most of those concerns have been addressed, however, part of the reason he voted in opposition to the recommendation is that he does not think rescinding the zone in favor of the business park zone is a smart idea; he would recommend zoning C-2 properties to GC General Commercial while the implications of the overall decision are worked through. He then stated the Planning Commission wants to visit the idea of the alignment of the West Davis Corridor and he asked that the Council task the Planning Commission with taking a position on the issue; the body has not addressed the issue since 2011 and since Syracuse City is a stakeholder they want to hear additional concerns from the citizens and assist in issuing a statement from the City.

He concluded that he likes the water feature in the City Hall lobby and he believes many other residents do as well; it fits well in the room and adds appeal to the lobby.

6:03:53 PM

Gary McEntee stated he has questions and concerns with respect to the decision to move to change C-2 properties to the business park land use designation at this point in time. He stated he and other representatives of Ninigret met with Mayor Palmer at the end of last year and suggested they should collectively look at collecting additional information from professionals to determine what makes the most sense in that location of Ninigret's property. He stated they discussed putting that together and getting that input and he has not received follow up to that conversation; for that reason he was surprised to see the notice of this meeting and the discussion of rescinding the C-2 zone. He added he does not understand the rationale of extending the business park zoning over property that is currently zoned industrial. He stated he is also trying to understand the ramifications of that decision. Mayor Palmer stated he is also unsure whether it is necessary for the business park zoning designation to cover the property that is currently zoned industrial.

6:05:38 PM

Kenneth Hellewell addressed Mr. McEntee's comments and stated that the general plan land use designation for a property can be different than the zoning for a property; the property is currently zoned industrial and the property owner can maintain that designation, or they can opt for the land use designation called out in the general plan, which in this case is business park zoning. He stated the owner basically has an option to choose the current zoning or the general plan land use designation. There was a brief discussion regarding the zoning of the Ninigret property with a focus on the idea of prohibiting mixed-use developments via zoning. City Manager Bovero noted zoning has the force of law and the general plan is an advisory tool.

6:10:52 PM

Mr. Hellewell then noted the maps included in the packet for the discussion of the C-2 zone are incorrect and he briefly identified the inaccuracies on the maps.

6:12:22 PM

Brent Moss stated he is seeking clarification regarding the intent of rescinding the C-2 zone of the City and whether another zoning designation is available that would allow mixed-use developments wherein there would be a business on the

bottom floor and a condo on the top floor. Councilmember Johnson stated upon rescission of the C-2 zone, there would be no other zone in the City that would allow that type of development.

6:12:55 PM

Discussion regarding proposed General Plan amendments relative to the C-2 Zone.

A staff memo from Community Development Director Christensen explained last July the Planning Commission and City Council met for a joint work session to discuss recommended General Plan amendments regarding the C-2 zone. At the conclusion of that meeting staff was directed to bring forward General Plan amendments related to the Ninigret property to be changed to the R-3 zone and a text amendment to the C-2 zone, limiting the maximum density in that zone. Along with those changes the Planning Commission would begin work to do a comprehensive General Plan update. The recommended changes from the Planning Commission for the C-2 zone were not placed back on a Council agenda. Mayor Palmer has requested these items to be placed back on the agenda for final action by the Council. The memo provided a summary of amendments as follows:

- District 1-recommended change of the Ninigret and PRI property from C-2 zoning to General Commercial and Business Park.
- District 1-recommended change of the IHC/Lindquist Mortuary properties from C-2 zoning to General Commercial (please note as previously discussed, an amendment to the General Commercial zone will be necessary to allow a mortuary in the General Commercial zone to accommodate the current property owner.)
- District 2-Town Center area from 2000 West to 2500 West (North side of 1700 South) from C-2 zoning to General Commercial.
- District 9-recommended change of the property located at Bluff and Gentile from C-2 zoning to General Commercial.

The memo concluded that staff requests instructions from the Council regarding the proposed amendments, so that maps and ordinances can be produced for action on the March 11, 2014 meeting agenda.

6:13:11 PM

Mayor Palmer read the staff memo and Council discussion of the proposal to rescind the C-2 zone ensued. Councilmember Duncan noted that when the Planning Commission initially recommended rescission of the C-2 zone Ninigret protested and said they needed additional time to determine what type of zoning they would prefer and he asked why that work has not been done and why Ninigret is still asking for the item to be delayed. Mayor Palmer stated the focus of the discussion should be why the Planning Commission and City Council want to rescind the C-2 zone.

6:16:38 PM

Ms. Christensen reviewed her staff memo and the maps accompanying the report. There was brief Council discussion regarding the changes to be made to the maps in order for them to be accurate. There was a discussion regarding changing to industrial the general plan land use designation for the portion of Ninigret owned property currently zoned industrial to avoid any confusion. Councilmember Johnson opposed that direction. Ms. Christensen highlighted the other parcels of property currently zoned C-2 and explained what zoning will be assigned to those properties upon rescission of the C-2 zone. She concluded staff needs direction from the Council regarding what changes should be made to the general plan and zoning maps in order to properly prepare for the public hearing that will be scheduled for March 11. Councilmember Lisonbee suggested that the dividing line between the two different land uses assigned to the Ninigret property be 1550 West Street where it enters the site from State Road (SR) 193. Councilmember Johnson stated corrections are needed to recognize R3 zoning in the area. Ms. Christensen noted the Council will ultimately consider a zone change for the Intermountain Health Care (IHC) property to change the zoning from C-2 to Professional Office, but that will not take place until after all general plan changes are approved and the C-2 Zone is rescinded.

6:27:42 PM

Discussion regarding the general plan land use designation and zoning of the Ninigret property continued with a focus on the fact that the current zoning of the property east of the power corridor is industrial while the general plan calls for business park zoning. Mr. McEntee expressed the difficulties the differing land uses can present when trying to market the property to potential tenants. Mayor Palmer stated he is supportive of changing the general plan land use designation to industrial as well. Councilmembers Gailey and Peterson agreed. Planning Commission TJ Jensen noted that if Ninigret decides they want to change the zoning of the property in the future they would need to follow the process to receive approval of a general plan amendment. He noted leaving the general plan land use designation as business park would give the property owner the choice between the current zoning, which is industrial, and business park. Mr. Bovero stated Mr.

McEntee's concerns regarding marking the parcel given to differing land use designations are relevant. He stated that if the property owner has no plans to change the zoning of the property from industrial in the future it make sense to change the general plan land use designation to industrial as well.

6:33:27 PM

Councilmember Peterson expressed his opinions regarding the proposed changes. He stated that he does not fear mixed use development in the City and he believes the recommendation to rescind the C-2 zone is based on the Planning Commission's fear of that type of development. He noted he believes mixed use development is a big part of the future of the Wasatch Front and he is not sure his is comfortable making a change that will prohibit that type of development. He then noted there are two land owners present that are not in favor of the proposed change and he is not comfortable changing the zoning of their properties to without their consent. Councilmember Johnson disagreed. Councilmember Lisonbee noted general commercial zoning is the answer to the C-2 problem; the majority of the Councilmembers disagree they do not want C-2 zoning in the City because it is fraught with problems and is poorly designed. She stated she has not problem changing the zoning of some C-2 properties to general commercial. She then addressed the business park zoning and stated a very small portion of the Ninigret property would be assigned that zoning and she stated she feels it is very smart to assign that zoning to that area. She then noted she has no problem with changing the general plan land use designation for the portion of Ninigret property located east of the power corridor to industrial. Councilmember Peterson asked why the C-2 zone is fraught with problems. Councilmember Lisonbee stated she personally feels mixed use development would not be good for Syracuse and she asked Ms. Christensen to identify the other problems associated with the C-2 zone. Ms. Christensen agreed it is a problematic zone for the City; mixed use development would work well in an area with good mass transit options and the City does not have that and is not ready for the land uses permitted in the C-2 zone. She stated if the C-2 zone were to continue she would prefer that it only be located in the downtown area of the City. Mayor Palmer inquired as to the biggest difference between the C-2 zone and the general commercial zone. Ms. Christensen stated the biggest issue relates to mixed use land uses. Mr. Moss stated that there are some other various permitted uses in the C-2 zone that are not permitted in the general commercial zone. Councilmember Johnson stated it would be possible to recommend that Planning Commission consider a change to the general commercial zone to include some of the other land uses permitted in the C-2 zone. There was a discussion regarding the intent behind the creation of the professional office zone to address the loss of some land uses permitted in the C-2 zone.

6:41:56 PM

Councilmember Gailey stated he would like to understand the difference between high schools surrounded by mixed use or other commercial developments and high schools surrounded by residential developments. He stated he has been told that Woods Cross High School has fewer delinquencies than high schools that are surrounded by residential developments. Councilmember Peterson stated the Assistant Superintendent of Davis School District has communicated the high school with the highest number of delinquencies is Viewmont High School, which is surrounded entirely by residential development and the high school with the lowest number of delinquencies is Woods Cross, which is surrounded by commercial development. He stated he is not worried about the impact that surrounding land uses would have on the high school. Councilmember Duncan agreed as long as there are no businesses that have a physical environmental impact on the area.

6:44:57 PM

Mayor Palmer refocused the discussion and stated staff needs direction from the Council regarding any changes to be made to the general plan and land use code for the City. Councilmember Duncan stated he recognizes the concerns that have been expressed by Mr. McEntee and Mr. Moss, but he is ready to proceed with the changes to the general plan and rescinding the C-2 zone because it no longer works for the City. Mayor Palmer asked if any type of industrial development is permitted in the general commercial zone. Councilmember Duncan answered no. Mayor Palmer asked Mr. McEntee his feelings about that. Mr. McEntee stated Ninigret is not limited to industrial development, but they believe the location of the property lends itself to a warehousing, transportation, and storage type of development that may include some industrial uses. He stated his concern is that Ninigret is being asked to accept a new zone on their property without first being allowed to enter into a dialogue between the City and other professionals to examine the location and determine if the business park zoning is appropriate. He stated there are some very specific permitted and conditional land uses included in the zone, but they do not make sense to him and he simply wants the opportunity for additional dialogue. Councilmember Johnson stated several studies have been conducted regarding the entire City, including the Ninigret property. Mr. McEntee stated Ninigret was not involved in any of those studies and they would like to be involved as the property owner. Councilmember Duncan reiterated this issue was tabled last year because Ninigret expressed the same concerns; he asked why work has not been done in the meantime to address Ninigret's concerns. Mr. McEntee stated the Council is isolating one specific location in the City and assigning it the business park land use without any input from the property owner. Councilmember Duncan stated he has had discussions regarding this issue with other Ninigret representatives and she stated this is not a new idea or proposal.

Councilmember Johnson reiterated three different studies have been completed regarding the property. Mr. McEntee stated he does not understand the rationale behind singling out a printing and publication use as a permitted use in the business park zone; a conditional use is a utility substation. He stated if those are uses that may be placed on Ninigret's property, the property owner would like to have continued dialogue about that. Mayor Palmer stated he would be willing to meet with representatives of Ninigret and staff to address those concerns, but he would like for staff to move forward with the proposal to rescind the C-2 zone while taking into consideration the comments and recommendations made by the Council this evening. Councilmember Peterson reiterated his opposition to assigning the business park zoning to a portion of the Ninigret property without a study being conducted. Councilmember Johnson stated three different studies have been conducted, including one from MGB&A and Brigham Young University (BYU). Councilmember Peterson stated none of the studies have indicated that the business park zone is the best use of the land, though that may be what certain Councilmembers want. He stated he feels that this issue only came up because of the type of development Ninigret wanted to create on the property and the proposed changes are a knee-jerk reaction to put a stop to the perceived industrial uses. Councilmember Duncan suggested Councilmember Peterson research and read the studies that have been in existence for years and he noted this is not a new concept. Ms. Christensen stated she will provide the entire Council with a summary of the findings of the studies that have been conducted to date.

6:55:59 PM

Continued discussion regarding water feature in City Hall lobby

A memo from City Planner Steele explained the existing water fountain located in the City Hall foyer has not been operating for the last year and has been very maintenance intensive. It is currently in the need of some TLC. Noah was asked to create some alternative designs for the space that would be affordable and require less maintenance. Those design alternatives were presented to the Council during the January 28th work session meeting. The discussion resulted in the Council requesting an additional alternative to be considered. That alternative included removing the entire water feature and leaving the foyer area open as a flexible space. This presentation contains information about the requested design alternative in comparison to the original designs plus one additional alternative. Staff is requesting direction on which design alternative to pursue in order to improve this important public space.

Mr. Steele reviewed his staff memo and used the aid of a PowerPoint presentation to review several design options for the Council to consider implementing in the City Hall lobby.

7:02:28 PM

Council discussion of the issue began with Councilmember Lisonbee stated one idea discussed at the last work session that has not been incorporated into Mr. Steele's presentation is the idea of conducting a contest in the community to select the design of the mural to be painted on the floor. Mr. Steele stated the artwork included in his presentation is simply an example and not what he is proposing for the final product. Councilmembers Johnson and Gailey stated they like the idea of opening up the lobby area. Councilmember Gailey focused on the idea of installing a mosaic art piece in the floor and the various aspects of the mosaic could be determined via a community contest. He added local fourth grade history classes could be empowered to maintain of the mosaic. Councilmember Johnson stated the key is community involvement; this should not be a Council decision. A broad discussion centered on different ideas that could be incorporated into a potential mural to be featured in the lobby and there was focus on the costs associated with different mural options. Councilmember Peterson stated he is not supportive of spending a lot of money addressing the issue, except for he would like the lobby to look presentable. He stated he is supportive of maintaining the current rock feature while making the most inexpensive changes to the feature. Councilmember Johnson stated he does not feel the cost of removing the feature would be too great and there are different mural options that would also likely not be too costly. Mr. Steele reviewed the costs associated with removing the rock feature from the lobby.

Mayor Palmer stated two residents contacted him and expressed their support for using the buffalo in the lobby. Mr. Steele provided additional information regarding the option for using the buffalo in the center of the existing rock feature.

Councilmember Peterson asked if any member of the Council is dead set on removing the rock feature. Councilmember Johnson stated he is because he feels it is too obtrusive. Councilmember Peterson stated the options that call for removing the rock feature are too expensive. Councilmember Lisonbee stated she is comfortable with choosing one of the more affordable options as well. Councilmember Duncan agreed.

A general discussion regarding the various options available for implementation in the space continued. The final consensus was to opt for a less expensive option at this time with the knowledge that the issue can be revisited in the future if necessary. Mr. Bovero stated his biggest concern is ongoing maintenance needs and costs. Mr. Steele summarized his understanding of the discussion to this point is to eliminate the use of real plants, which will also eliminate the need for water

in the feature; leave the rocks in place and use artificial plants to complement the existing rocks. Information Technologies (IT) Director Peace noted that the existing frame and structure under the rocks is starting to rot and will need to be replaced in the near future.

7:27:09 PM

Review and discussion of proposed budget opening

A memo from Finance Director Marshall explained each fiscal year, staff completes a mid-year review of our budget at approximately the mid-point of the fiscal year to make recommendations on any needed changes to the current year budget. Along with this review, Mr. Marshall has worked with Public Works Director Whiteley in updating and revising the City's capital projects list for upcoming projects. The Council packet included two separate spreadsheets on capital projects; the first sheet shows the approved projects that are currently in the budget and the second spreadsheet shows the proposed changes to the City's projects listing. Staff is proposing adding two new projects as well as changing a couple of projects from the previous list. The total cost of the new projects would be approximately $918,000. A positive note is that the City has realized savings in completed projects of approximately $720,000. The net increase in this proposal would be $198,000; these projects are needed with the new developments from Ivory homes on 700 South and the Trailside development along 2000 West south of the roundabout. Following are the requested operational cost changes in this budget opening:

General Fund

- $10,000 increase for purchase of new copier, printer, scanner combo.
- $10,000 increase for telecommunications enhancement (IT Director can answer any questions associated with this item.)
- $25,000 increase for building maintenance (IT Director can answer any questions associated with this item.)
- $10,000 increase for vehicle maintenance for the police department.
- These increased costs will be offset with increased revenues from sales tax and other general fund revenues.

Other Funds

- Various changes in Utility accounts associated with proposed capital project revisions.

- Consolidation of Park Purchase and Park Development Funds.
- Street Light Participation costs = $15,000 (money given to City from developers to install new street lights.)
- Increases in the capital projects fund for offices supplies = $6,100, Professional & Technical = $7,600, and Culinary System maintenance = $23,500. These are all offset with revenue increases.
- Adjustment for growth numbers in our city with Utility revenues and expenses.

Staff recommends moving forward with a budget opening in the March 11, 2014 meeting and adjusting the Syracuse City budget for the fiscal year ending June 30, 2014.

7:27:18 PM

Mr. Marshall reviewed his staff memo.

7:29:39 PM

Councilmember Gailey asked if 700 South will be widened to the north. Public Works Director Whiteley explained the City will widen the south side of the road and Ivory Homes will be responsible for widening the north side of the road. He also provided a brief description of the scope of the project, which includes installation of curb, gutter, and sidewalk where none presently exists. Councilmember Peterson asked if the sewer lines in the area are sufficient to serve the residential development and the companies that will be located in the nearby Ninigret development. Mr. Whiteley stated a North Davis Sewer District (NDSD) main line is located in that area and Ivory Homes and Ninigret have been instructed to contact NDSD to receive approval to connect to that line based on available capacity.

7:31:40 PM

Mr. Marshall continued his review of the staff memo and Mr. Whiteley summarized the work the City intends to do in the six-way roundabout at 2000 West and Bluff Road while the road is under construction by the NDSD. Mr. Marshall concluded the total proposed increase is $918,000 and a savings of $720,000 and the total capital projects budget will be increased by approximately $200,000. He then briefly reviewed the minor projects or expenses that will be funded by the general fund.

Councilmember Gailey asked if the City will execute a service agreement in association with the purchase of a new copy machine. Mr. Peace answered yes. Councilmember Johnson asked if $10,000 is the going rate for a new copy machine. Councilmember Duncan answered yes and stated $10,000 will actually only cover the purchase of a basic machine.

Councilmember Johnson inquired as to which communications companies currently serve the City. Mr. Marshall stated there are four different companies that provide different communications services to the City. Mr. Peace stated he is working to execute a contract with Comcast to bundle all communications with one carrier and increase communications capacity and bandwidth. Councilmember Duncan asked if the funding associated with that contract is ongoing. Mr. Peace answered yes and noted the improvement s will address the concerns expressed by Councilmember Peterson regarding the quality of the connection when using the speaker phone to participate remotely in a Council meeting.

Mr. Marshall concluded his review of the items included in the budget opening and noted that with the exception of capital projects, all revenues are sufficient to cover any increased expense. He noted the sales tax revenues continue to increase by approximately two percent over the same period last year. Mr. Peace also provided a brief summary of the items in the budget opening that his Department is responsible for.

7:46:11 PM

Discussion regarding City Council minutes policy

Mayor Palmer stated this item was added to the agenda to give the Council an opportunity to discuss the legal requirements associated with Council meeting minutes. City Recorder Brown provided each Councilmember with a copy of the resolution adopted by the Council in 2012 dealing with the format of City Council minutes; the second whereas of the document states "instead of providing a verbatim record of the meeting, the minutes document will be a basic summary of the meeting including time links that will refer the reader to the digital recording of the meeting. The summary document will include the time and date of the meeting; a clear description of each agenda item; any public comments made regarding any agenda item; any motion made during the meeting; and the voting record for any item considered by the Council". She stated the resolution also refers to the section of Utah Code containing the Open and Public Meetings Act (OPMA), which dictates the items that must be included in a minutes document. She stated the minutes format currently being used in Syracuse City is compliant with the OPMA and the resolution. She stated she thought the intent of this agenda item was to respond to comments made by a citizen during a recent Council meeting about the lack of detail in Council minutes. She noted she spoke to the resident about the issue and addressed his concerns and he commented that he was comfortable with that explanation and that he would follow up with her if additional concerns arise. She noted public comments made during a meeting are included in the minutes in detail.

7:48:47 PM

Mayor Palmer inquired as to the format of Council minutes prior to the adoption of the resolution in 2012. Ms. Brown stated they were very detailed. Councilmember Johnson stated that he would prefer to meet in the middle between the two different formats. Ms. Brown stated she would move in the direction of including more information in the minutes, but noted the summary of the agenda item is already included in the minutes as well as the voting record and final action taken. Councilmember Lisonbee stated she would prefer reverting to the more detailed format because she feels the audio recordings of the meetings are quite cumbersome to search through. She stated the reason the resolution was passed was because the City was behind in preparing minutes for approval by the Council; the minutes have been caught up and now it may be appropriate to revert to a more detailed format. She stated she feels a more detailed set of minutes provides more transparency. Ms. Brown stated the format was not changed because the minutes were behind; the format of the minutes was changed because the minutes were too detailed and every time the Council was asked to approve the minutes document there was debate regarding whether an individual's comments included in the minutes were correct. She stated that she was ultimately being asked to provide some sections of the minutes verbatim and that is not a reasonable expectation especially since the State Legislature passed legislation in 2013 requiring that minutes of a meeting of a public body be approved within 30 days of a meeting. Councilmember Lisonbee stated she does not recall the Council having issues with every set of minutes; she understands it is time consuming to transcribe minutes, but she anticipates the length of Council meetings will greatly decrease now that Mayor Palmer is conducting meetings. She suggested that the more detailed format of minutes be reinstated. Ms. Brown suggested implementing Councilmember Johnson's suggestion, which is a hybrid of the two formats, before reverting to the previous format altogether. Councilmember Johnson stated the Planning Commission minutes are in a format that provides the reader with an opportunity to understand the gist of the meeting. Ms. Brown stated the intent of minutes is to tell the story of a meeting and most government entities provide very summarized minutes of their public meetings. Councilmember Peterson stated that he regularly reads minutes of bodies that fall under the OPMA and Syracuse City's minutes are the most detailed; however, he is comfortable including additional information and a summary of the discussions that take place in public meetings. Councilmember Gailey stated he would suggest a summary and conclusion of issues discussed during meetings. Councilmember Duncan stated the format of the minutes needs to be a balance between a reasonable expectation for staff as well as what will provide the public with enough information to understand what occurred during a public meeting. There was then a general discussion centered on the extend of the information that should be

included in a minutes document, with Councilmembers Johnson and Lisonbee expressing their desire to provide a minutes format that makes it easy for citizens to find information they may be seeking. Mr. Bovero stated creating a minutes document is an art and he suggested that the appropriate times to provide detail is when members of the Council may have a dissenting option from the majority of the Council. Councilmember Duncan agreed. Ms. Brown stated she will draft the minutes of this meeting in manner that she feels will address the concerns expressed by the Council and if more detail is still desired she can continue to make changes to minutes documents for future meetings.

8:04:06 PM

Discussion regarding City Council meeting schedule

The Council discussed the idea of amending its meeting schedule to allow work session meetings held on the second Tuesday of the month to begin at 5:30 p.m. Each Councilmember discussed their own personal schedules and a general discussion focused on the fact that a 5:30 p.m. start time may make it difficult for citizens to attend the meeting. The consensus was to maintain the current schedule and begin work sessions at 6:00 p.m. Councilmember Lisonbee suggested that the Council adhere to the time limits assigned to items on the work session agenda in order to streamline meetings. Councilmember Duncan added that some Council agenda may be too full and it is not possible to address all the items included. Mayor Palmer stated he will work on controlling the work session meeting to improve efficiency of the meeting in order to adjourn by 6:50 and begin the business meeting at 7:00 p.m.

8:13:15 PM

Council business

Each Councilmember briefly provided a report of meetings and activities they have participated in since the last Council meeting. Councilmember Johnson asked that staff direct the Planning Commission to take under advisement the alignment of the West Davis Corridor as well as the preferred design for interchanges and intersections with the road and provide a recommendation to the Council. He also asked that the Planning Commission consider amendments to Title Ten of the City Code relative to the density allowed in a Planned Residential Development (PRD).

The meeting adjourned at 8:29 p.m.

_____	_____
Terry Palmer	Cassie Z. Brown, CMC
Mayor	City Recorder

Date approved:

COUNCIL AGENDA

March 11, 2014

Agenda Item #**5** Public Hearing – Proposed resolution R14-12 adjusting the Syracuse City budget for the fiscal year ending June 30, 2014.

Factual Summation

- Any questions about this agenda item may be directed at Finance Director Stephen Marshall. See the attached PDF budget opening document as well as the capital project list summaries.

- We discussed the budget opening and potential changes at our last council meeting. I have included the same information on this document as discussed in our last meeting. As a refresher, each fiscal year I complete a mid-year review of our budget. I do this around the mid-point of the fiscal year to make recommendations on any needed changes to the current year budget. Along with this review, I have worked with Robert Whiteley in updating and revising our capital projects list for upcoming projects.

- I have revised one number in our culinary fund relating to culinary system maintenance. I am recommending increasing this amount from $70,000 in the approved budget to $100,000. This is primarily due to new home construction and installation of water meters. We have also replaced several water meters that have stopped working. This number is highlighted in red on the budget opening spreadsheet.

- I have included two separate spreadsheets on capital projects. The first sheet shows the approved projects that are currently in the budget. The second spreadsheet showed the proposed changes to our projects listing. We are proposing adding two new projects as well as changing a couple of projects from the previous list. The total cost of the new projects would be approximately $973,000. The good news is we have realized savings in our completed projects of approximately $720,000. The net increase in this proposal would be $253,000. These projects are needed with the new developments from Ivory homes on 700 South and the Trailside development along 2000 West south of the roundabout.

- Here is a rundown of some of the requested operational cost changes in this budget opening:

General Fund

- $10,000 increase for purchase of new copier, printer, scanner combo.
- $10,000 increase for telecommunications enhancement (IT Director can answer any questions associated with this item.)
- $25,000 increase for building maintenance (IT Director can answer any questions associated with this item.)
- $10,000 increase for vehicle maintenance for the police department.
- These increased costs will be offset with increased revenues from sales tax and other general fund revenues.

Other Funds

- Various changes in Utility accounts associated with proposed capital project revisions.
- Consolidation of Park Purchase and Park Development Funds.
- Street Light Participation costs = $15,000 (money given to City from developers to install new street lights.)
- Increases in the capital projects fund for offices supplies = $6,100, Professional & Technical = $7,600, and Culinary System maintenance = $30,000. These are all offset with revenue increases.
- Adjustment for growth numbers in our city with Utility revenues and expenses.

Recommendation:

I recommend adopting proposed resolution R14-12 adjusting the Syracuse City budget for the fiscal year ending June 30, 2014.

RESOLUTION R14-12

A RESOLUTION ADJUSTING THE SYRACUSE CITY BUDGET FOR FISCAL YEAR ENDING JUNE 30, 2014.

WHEREAS, the Uniform Budgetary Procedures set forth in State Statute 10-6-128 allow for amendments and increases to individual fund budgets; and

WHEREAS, on March 11, 2014, the City Council held a public hearing to allow interested persons in attendance an opportunity to be heard for or against the proposed budgetary changes; and

WHEREAS, the City Council has determined that approval of the budgetary amendments will promote the orderly operation of the City;

NOW, THEREFORE, BE IT ENACTED AND ORDAINED BY THE CITY COUNCIL OF SYRACUSE DAVIS COUNTY, STATE OF UTAH, AS FOLLOWS:

SECTION 1: Amendments. The following adjustments to the Syracuse City Budget are hereby made for the Fiscal Year 2014 operating budget.

- See attachment

SECTION 2. Severability. If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

SECTION 3. Effective Date. This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 11th DAY OF MARCH, 2014.

SYRACUSE CITY

ATTEST:

_____ By:_____

Cassie Z. Brown, City Recorder Jamie Nagle, Mayor

Syracuse City
FY2014 Mid Year Budget Adjustments

	Original Budget	Amended Budget	Increase / (Decrease)
General Fund:			
REVENUE ADJUSTMENTS:			
Sales Tax	2,950,000.00	3,000,000.00	50,000.00
Plan Check Review Fees	263,750.00	313,750.00	50,000.00
Court Fines	330,000.00	300,000.00	(30,000.00)
Sale of Post Office Supplies	-	4,000.00	4,000.00
Sundry Revenue	22,400.00	38,515.00	16,115.00
(Insurance Reimbursement for Police Department Basement and Motorcycle equipment reimbursement)			90,115.00
EXPENDITURE ADJUSTMENTS:			
City Council:			
Books, Subscriptions, Memberships	15,000.00	17,000.00	2,000.00
(EDC Utah Membership - Full Cost)			
Administration:			
Capital Outlay	20,000.00	30,000.00	10,000.00
(Request for new copier, printer, fax machine combo)			
Building Maintenance:			
Communications	36,000.00	46,000.00	10,000.00
(Upgrade to Comcast for higher speed and consolidation of services)			
Building & Ground Maintenance	75,000.00	100,000.00	25,000.00
(Maintenance Costs, Insurance Claims, etc)			
Police Department:			
Equipment Supplies and Maint.	40,750.00	48,865.00	8,115.00
Vehicle Maintenance	70,000.00	80,000.00	10,000.00
(Maintenance costs on older vehicles in fleet)			
Parks & Recreation			
Overtime Pay	6,000.00	10,000.00	4,000.00
(Payout for on call employees)			
			69,115.00

	Revenue	Expenses	
General Fund net change	90,115.00	69,115.00	21,000.00
Beginning fund deficit (approved in October of 2013)			(123,459.00)
Overall fund deficit to come from fund balance			(102,459.00)

Park Purchase Impact Fee Fund (Closeout of Fund)

EXPENDITURE ADJUSTMENTS:			
Transfer to Parks, Trails, & Rec. Impact F	-	1,950,553.01	1,950,553.01
(Close out Park Purchase Impact Fee Fund)			
	Revenue	Expenses	
Park Purchase Impact Fee Fund net change	-	1,950,553.01	(1,950,553.01)

Parks, Trails, & Recreation Impact Fee Fund

REVENUE ADJUSTMENTS:			
Transfer from Park Purchase Impact Fun	186,853.00	2,137,406.01	1,950,553.01
(Close out Park Purchase Impact Fee Fund)			
			1,950,553.01
EXPENDITURE ADJUSTMENTS:			

	Revenue	Expenses	
Parks, Trails, & Recreation Impact Fee Fund	1,950,553.01	-	1,950,553.01
Beginning fund overage			293,805.00
Overall fund overage contributed to fund balance			2,244,358.01

Street Lights Fund

REVENUE ADJUSTMENTS:			
Street Light Participation	25,000.00	40,000.00	15,000.00
(Developer payments for new street lights)			
			15,000.00
EXPENDITURE ADJUSTMENTS:			
Stree Light Installation	32,500.00	47,500.00	15,000.00
(Installation of new lights for subdivisions)			

	Revenue	Expenses	
Street Lights Fund net change	15,000.00	15,000.00	-
Beginning fund shortage			-
Overall Change			-

Class C Road Fund

REVENUE ADJUSTMENTS:			
Road Cut Permits	2,000.00	13,000.00	11,000.00
Sundry Revenues	-	20,250.00	20,250.00
			31,250.00
EXPENDITURE ADJUSTMENTS:			
Capital Projects	1,529,558.00	1,592,915.00	63,357.00

	Revenue	Expenses	
Class C Fund net change	31,250.00	63,357.00	(32,107.00)
Beginning fund shortage			(750,800.00)
Overall fund deficit to come from fund balance			(782,907.00)

Estimated Ending Fund Balance **$73,000**

Transportation Impact Fee Fund

EXPENDITURE ADJUSTMENTS:			
Capital Projects	985,000.00	1,088,114.00	103,114.00

	Revenue	Expenses	
TIF net change	-	103,114.00	(103,114.00)
Beginning fund shortage			(692,065.00)
Overall fund deficit to come from fund balance			(795,179.00)

Estimated Ending Fund Balance **$357,119**

Secondary Water Fund:

Expenditure adjustments:

Capital Outlay	630,500.00	532,563.00	(97,937.00)
Move to Balance Sheet	(630,500.00)	(532,563.00)	97,937.00
			-

	Revenue	Expenses	
Secondary Water Fund net change	-	-	-
Beginning fund shortage			(274,740.00)
Overall fund deficit to come from fund balance			(274,740.00)
Estimated Ending Cash Balance	**$304,574**		

Storm Water Fund:

Expenditure adjustments:

Capital Outlay	160,000.00	181,785.00	21,785.00
Move to Balance Sheet	(160,000.00)	(181,785.00)	(21,785.00)
			-

	Revenue	Expenses	
Storm Water Fund net change	-	-	-
Beginning fund shortage			(232,396.00)
Overall fund deficit to come from fund balance			(232,396.00)
Estimated Ending Cash Balance	**$199,046**		

Storm Water Impact Fee Fund:

Expenditure adjustments:

Capital Outlay	385,000.00	310,843.00	(74,157.00)
Move to Balance Sheet	(385,000.00)	(310,843.00)	74,157.00
			-

	Revenue	Expenses	
Storm Water Impact Fund net change	-	-	-
Beginning fund shortage			(67,500.00)
Overall fund deficit to come from fund balance			(67,500.00)
Estimated Ending Cash Balance	**$574,462**		

Culinary Water Fund:

Revenue adjustments:

Federal Grants	-	199,489.00	199,489.00
State Grant & Allotments	-	1,000.00	1,000.00
Sundry	300.00	28,800.00	28,500.00
(Trade in cost for Ditch Witch Trailer & Reimb. For Fire Hydrant)			228,989.00

Expenditure adjustments:

Capital Outlay	1,526,000.00	1,560,979.00	34,979.00
Move to Balance Sheet	(1,526,000.00)	(1,560,979.00)	(34,979.00)
Office Supplies	43,900.00	50,000.00	6,100.00
Professional Technical	62,400.00	70,000.00	7,600.00
Culinary Maintenance	70,000.00	100,000.00	30,000.00
(Increased cost for meter purchases and repair of fire hydrant)			43,700.00

	Revenue	Expenses	
Culinary Water Fund net change	228,989.00	43,700.00	185,289.00
Beginning fund shortage			(73,431.00)
Overall fund overage contributed to fund balance			111,858.00
Estimated Ending Cash Balance	**$1,202,112**		

Culinary Water Impact Fee Fund

EXPENDITURE ADJUSTMENTS:			
Capital Projects	88,000.00	376,465.00	288,465.00
			288,465.00
	Revenue	Expenses	
CWIF net change	-	288,465.00	(288,465.00)
Beginning fund surplus			75,510.00
Overall fund deficit to come from fund balance			(212,955.00)
Estimated Ending Cash Balance	**$47,295**		

Sewer Fund:

Revenue adjustments:			
Sewer Revenue	1,195,000.00	1,225,000.00	30,000.00
			30,000.00
Expenditure adjustments:			
Sewer Disposal Fees (NDSD)	794,400.00	820,000.00	25,600.00
Capital Outlay	426,000.00	359,772.00	(66,228.00)
Move to Balance Sheet	(426,000.00)	(359,772.00)	66,228.00
			25,600.00
	Revenue	Expenses	
Sewer Fund net change	30,000.00	25,600.00	4,400.00
Beginning fund shortage			(85,543.00)
Overall fund deficit to come from fund balance			(81,143.00)
Estimated Ending Cash Balance	**$850,089**		

Garbage Fund:

Revenue adjustments:			
Garbage Revenue	1,098,000.00	1,110,000.00	12,000.00
			12,000.00
Expenditure adjustments:			
Garbage Collection Expense	1,005,000.00	1,017,000.00	12,000.00
			12,000.00
	Revenue	Expenses	
Sewer Fund net change	12,000.00	12,000.00	-
Beginning fund shortage			(43.00)
Overall fund deficit to come from fund balance			(43.00)
Estimated Ending Cash Balance	**$360,000**		

CAPITAL IMPROVEMENT PROPOSED BUDGET SUMMARY FOR FISCAL YEAR 2014

PROPOSED

	204070	204044	501670	301670	401670	531670	21-40-70	51-1670	31-1670	41-1670	
Project	Class C Capital	Class C Ramps	Culinary	Secondary	Storm Drain	Sewer Capital	Road Impact Fee	Culinary Impact Fee	Secondary Impact Fee	Storm Drain Impact Fee	Project Total
1000 West Cul & Sec (2700 South To Bluff)	$23,028.82	-	$313,376.45	$195,960.07	-	-	-	-	$125,580.31	-	$657,945.65
1000 West Culinary (1700 S to Tank)	$45,510.63		$71,392.57					$91,465.31			$208,368.51
700 South 2500 West	$123,822.57		$31,894.80	$171,513.01		$39,596.09	$658,113.80			$75,842.63	$1,100,782.90
2400 West Road Project	$218,356.47										$218,356.47
Marilyn Acres Culinary Phase I	$38,607.30		$87,779.31								$126,386.61
Marilyn Acres Culinary Phase II	$162,027.53		$485,535.98	$16,089.84	$95,238.16	$20,175.70					$779,067.21
Doral Drive Road Project	$390,561.53	-	-	-	$49,546.63	-	-	-	-	-	$440,108.16
~~1525 West Street Culinary~~ Smedley Acres	$150,000.00	-	$400,000.00	-	$20,000.00	-	-	-	-	-	$570,000.00
Surface Treatments	$300,000.00	-	-	-	-	-	-	-	-	-	$300,000.00
~~Silver Lakes Land Drain Upsize~~	-	-	-	-		-	-	-	-	-	$0.00
3000 West Enviornmental/30% Design		-	-	-	-	-	$100,000.00	-	-	-	$100,000.00
Widen east half of 3000 W. from 2495 S. to 2700 S.										$135,000.00	$135,000.00
2700 South Storm Drain Outfall										$100,000.00	$100,000.00
Sliplining	-	-	-	-	-	$300,000.00	-	-	-	-	$300,000.00
2000 West / Roundabout / Trailside Road Widening	$129,000.00		$16,000.00	$93,000.00	$17,000.00		$155,000.00				$410,000.00
700 South Impr. - Ivory Development	$12,000.00		$30,000.00	$31,000.00			$175,000.00	$285,000.00			$533,000.00
Class C Ramps	-	$20,000.00	-	-	-		-	-	-	-	$20,000.00
Funding Source Total	$1,592,914.85	$20,000.00	$1,435,979.11	$507,562.92	$181,784.79	$359,771.79	$1,088,113.80	$376,465.31	$125,580.31	$310,842.63	$5,999,015.51
2013-2014 Approved Budget											$0.00
Remaining Budget Avaliable	-$1,592,914.85	-$20,000.00	-$1,435,979.11	-$507,562.92	-$181,784.79	-$359,771.79	-$1,088,113.80	-$376,465.31	-$125,580.31	-$310,842.63	

Beginning Cash Balance	$1,645,627.00	$ 20,000.00	$2,146,022.00	$ 651,877.00	$ 398,227.00	$ 990,558.00	$ 1,445,233.00	$ 423,760.00	$ 528,976.00	$ 885,305.00
Non Cash Depreciation Expense			$266,569.00	$ 160,260.00	$ (17,396.00)	$ 219,303.00	$ -	$ -	$ -	$ -
Reimbursements	$20,250.00		$225,500.00							
Cash Available	$ 1,665,877.00	$ 20,000.00	$ 2,638,091.00	$ 812,137.00	$ 380,831.00	$ 1,209,861.00	$ 1,445,233.00	$ 423,760.00	$ 528,976.00	$ 885,305.00
Capital Projects	$1,592,914.85	$20,000.00	$1,435,979.11	$507,562.92	$181,784.79	$359,771.79	$1,088,113.80	$376,465.31	$125,580.31	$310,842.63
Cash Balance Ending	$72,962.15	$0.00	$1,202,111.89	$304,574.08	$199,046.21	$850,089.21	$357,119.20	$47,294.69	$403,395.69	$574,462.37

Description of Color Scheme

Completed Project = Actual Cost

Budgeted Projected already approved by Council

Revised Budget Proposal

CAPITAL IMPROVEMENT PROPOSED BUDGET SUMMARY FOR FISCAL YEAR 2014

APPROVED

	204070	204044	501670	301670	401670	531670	21-40-70	51-1670	31-1670	41-1670	
Project	Class C Capital	Class C Ramps	Culinary	Secondary	Storm Drain	Sewer Capital	Road Impact Fee	Culinary Impact Fee	Secondary Impact Fee	Storm Drain Impact Fee	Project Total
1000 West Cul & Sec (2700 South To Bluff)	$45,000.00	-	$430,000.00	$290,000.00	-	-	-	-	$126,000.00	-	$891,000.00
1000 West Culinary (1700 S to Tank)	$50,000.00		$70,000.00					$88,000.00			$208,000.00
700 South 2500 West	$77,000.00		$33,000.00	$262,000.00		$126,000.00	$830,000.00			$150,000.00	$1,478,000.00
2400 West Road Project	$218,000.00										$218,000.00
Marilyn Acres Culinary Phase I	$38,000.00		$95,000.00								$133,000.00
Marilyn Acres Culinary Phase II	$123,000.00		$417,000.00	$5,500.00	$80,000.00						$625,500.00
Trailside Road Widening	$44,000.00		$16,000.00	$8,000.00	$2,000.00		$50,000.00				$120,000.00
Tranfser to Class C Roads - Various Projects	$224,558.00										$224,558.00
~~1525 West Street Culinary~~ Smedley Acres	-	-	$400,000.00	-	-	-	-	-	-	-	$400,000.00
Doral Drive Road Project	$310,000.00	-	-	-	-	-	-	-	-	-	$310,000.00
Surface Treatments	$300,000.00	-	-	-	-	-	-	-	-	-	$300,000.00
Silver Lakes Land Drain Upsize	-	-	-	-	$78,000.00	-	-	-	-	-	$78,000.00
3000 West Enviornmental/30% Design	$100,000.00	-	-	-	-	-	-	-	-	-	$100,000.00
Widen east half of 3000 W. from 2495 S. to 2700 S.							$105,000.00			$135,000.00	$240,000.00
2700 South Storm Drain Outfall										$100,000.00	$100,000.00
Sliplining	-	-	-	-	-	$300,000.00	-	-	-	-	$300,000.00
Class C Ramps	-	$20,000.00	-	-	-		-	-	-	-	$20,000.00
Funding Source Total	$1,529,558.00	$20,000.00	$1,461,000.00	$565,500.00	$160,000.00	$426,000.00	$985,000.00	$88,000.00	$126,000.00	$385,000.00	$5,746,058.00
2013-2014 Approved Budget											$0.00
Remaining Budget Avaliable	-$1,529,558.00	-$20,000.00	-$1,461,000.00	-$565,500.00	-$160,000.00	-$426,000.00	-$985,000.00	-$88,000.00	-$126,000.00	-$385,000.00	

Beginning Cash Balance	$1,626,258.00	$ 20,000.00	$ 2,146,022.00	$ 651,877.00	$ 398,227.00	$ 990,558.00	$ 1,445,233.00	$ 423,760.00	$ 528,976.00	$ 885,305.00
Non Cash Depreciation Expense			$ 391,569.00	$ 185,260.00		$ 219,303.00	$ -	$ -	$ -	$ -
Grant Reimbursement			$ 385,000.00							
Cash Available	$ 1,626,258.00	$ 20,000.00	$ 2,922,591.00	$ 837,137.00	$ 398,227.00	$ 1,209,861.00	$ 1,445,233.00	$ 423,760.00	$ 528,976.00	$ 885,305.00
Capital Projects	$1,529,558.00	$20,000.00	$1,461,000.00	$565,500.00	$160,000.00	$426,000.00	$985,000.00	$88,000.00	$126,000.00	$385,000.00
Cash Balance Ending	$96,700.00	$0.00	$1,461,591.00	$271,637.00	$238,227.00	$783,861.00	$460,233.00	$335,760.00	$402,976.00	$500,305.00

Monterey Estates Subdivision
To Install Curb & Gutter
Existing Curb & Gutter
Proposed Addition To Road Impact
Fee Budget Opening
Gailey Farm Subdivision
To Install Curb & Gutter
W 700 S
S 2000 W
W 775 S
W 770 S
In Current Budget Opening To
Improve South Side Of Road
Existing Curb & Gutter
Existing Curb & Gutter
W 750 S
S Banbury Dr
W Heritage Pkwy
S 1810 W
S 1760 W
S 1875 W
W 900 S
S 1525 W
W 870 S
S 1425 W
S 1350 W
W 925 S
W 925 S
W 975 S
W 1000 S
S 1480 W
W 1050 S
W 1050 S
W 1045 S
Driveway
S 1925 W
S 1775 W

COUNCIL AGENDA

March 11, 2014

Agenda Item **#6** Rezone Request-Matt Yeates, Compass Group.

Factual Summation

Please see the following attachments:

- Current General Plan/Zoning Map
- Piper Glenn Sketch Plat
- Proposed Ordinance 14-05

Any question regarding this agenda item may be directed at Sherrie Christensen, Community & Economic Development Director.

Item: Proposed Ordinance No. 14-05, amending the existing zoning map of Title Ten, "Syracuse City Zoning Ordinance", by changing from R-1 Residential to R-2 Residential on the parcel located at approximately 3231 S 1000 W (3.5 Acres)

Background

This property consists of 3.5 acres and is currently zoned R-1 Residential. The applicant has requested to rezone the property to R-2 Residential as designated on the City's General Plan. The applicant has indicated his intent is to develop a cul-de-sac of single family residential lots.

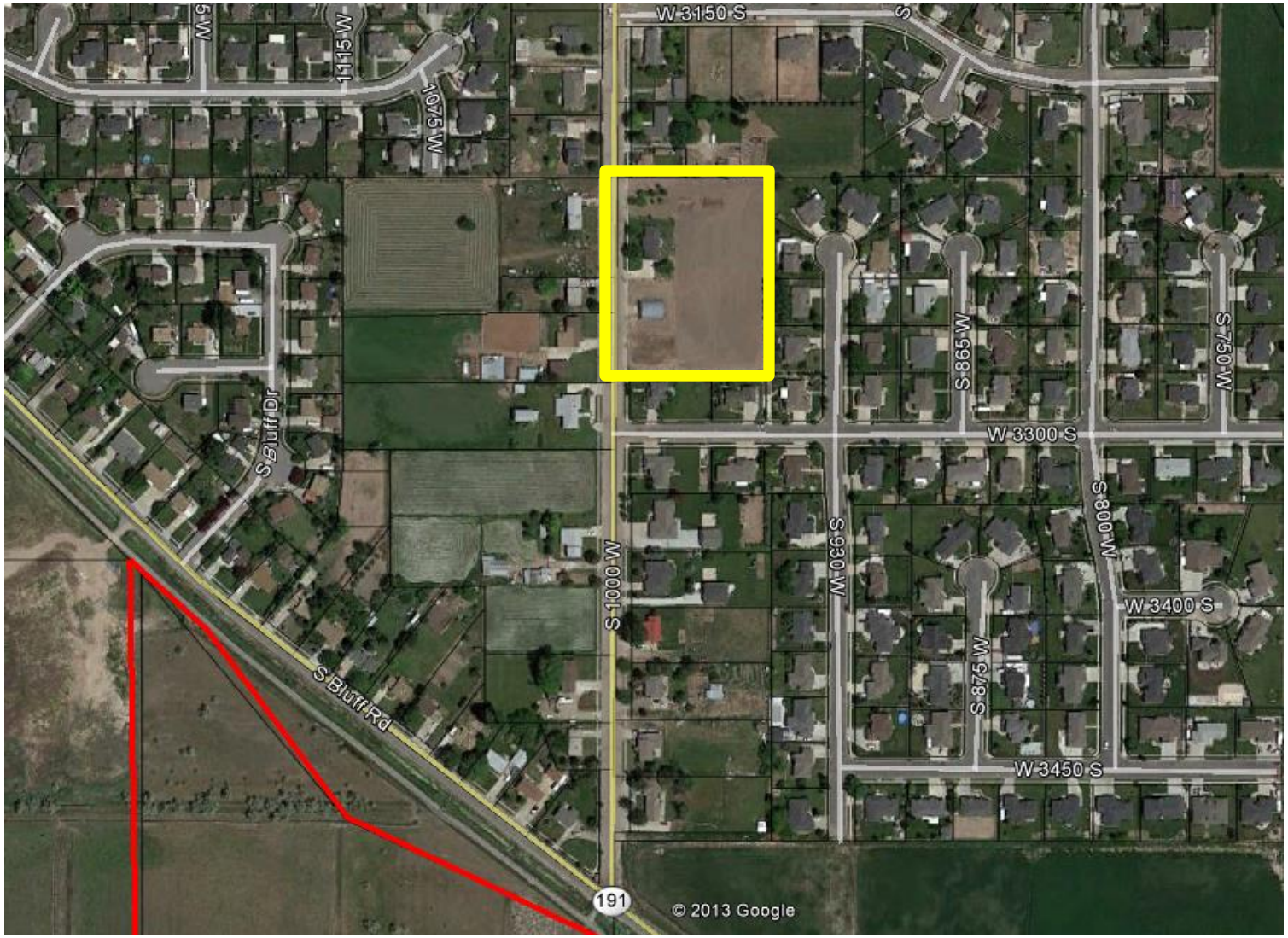
City staff has reviewed the application and finds that it is consistent with the City's General plan and that it is harmonious with the overall character of the surrounding development with no adverse effects, and it has adequate facilities to serve the property.

The Planning Commission held a public hearing on February 18, 2014 for rezone request on the above noted property. The property is 3.5 acres in size and is currently zoned R-1 Residential with a General Plan designation of R-2. The proposed zone change is in accord with the General Plan as amended.

Recommendation for City Council Approval of the Yeates Rezone Request

The Syracuse City Planning Commission hereby recommends that the City Council approve the rezone request, located at approx. 3231 S 1000 W, change from R-1 Residential to R-2 Residential.

Rezone, Matt Yeates, Compass Group
3231 S 1000 W

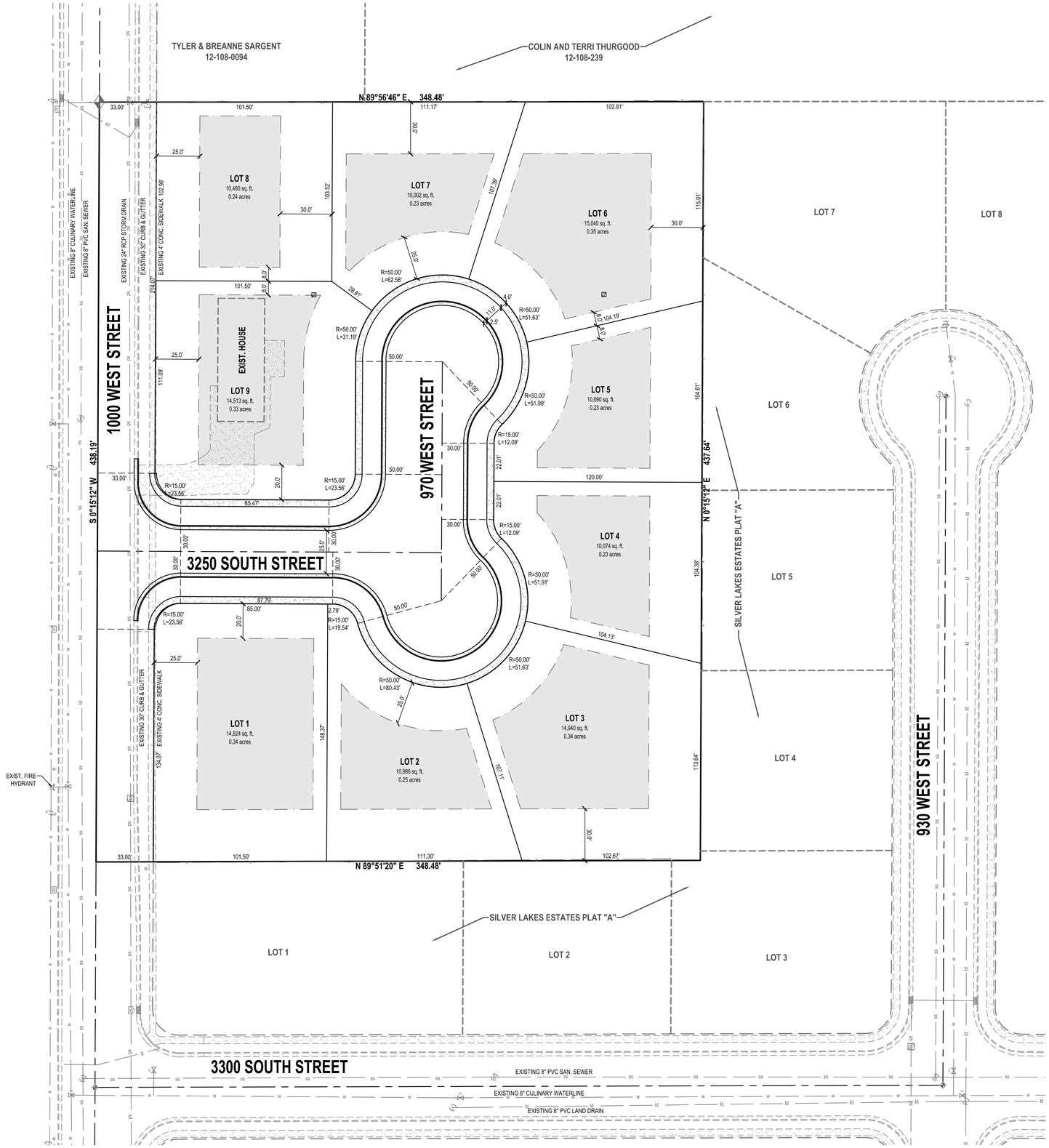


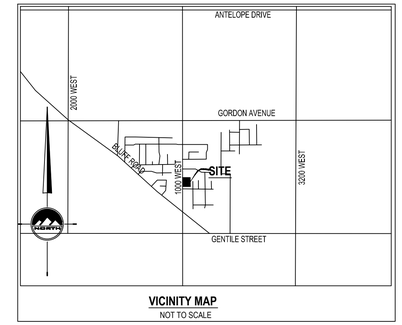
CALL BLUESTAKES @ 1-800-662-4111 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

WEST QUARTER CORNER OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 2 WEST, SLB&M

ELEVATION = 4261.34





VICINITY MAP
NOT TO SCALE

NOTE

1. TOTAL ACREAGE = 3.50 ACRES (152,601 S.F.)
2. TOTAL ACREAGE (AFTER 33' DEDICATED TO 1000 WEST) = 3.17 ACRES (138,141 S.F.)
3. CURRENT ZONE: R-1 RESIDENTIAL ZONE
4. DESIGN BASED UPON R-2 RESIDENTIAL ZONE WITH 10,000 S.F. LOTS AND 85 FEET ON THE FRONTAGE AT THE 20 FOOT FRONT SETBACK
5. SETBACKS:
   FRONT: 25 FEET
   SIDES: 8 FEET
   REAR: 30 FEET

LEGEND

- SECTION CORNER
- EXIST MONUMENT
- PRO MONUMENT
- EXIST REBAR AND CAP
- SET ENSIGN REBAR AND CAP
- EXIST WATER METER
- PRO WATER METER
- EXIST WATER MANHOLE
- PRO WATER MANHOLE
- EXIST WATER VALVE
- PRO WATER VALVE
- EXIST FIRE HYDRANT
- PRO FIRE HYDRANT
- EXIST SECONDARY WATER VALVE
- PRO SECONDARY WATER VALVE
- EXIST IRRIGATION VALVE
- PRO IRRIGATION VALVE
- EXIST SANITARY SEWER MANHOLE
- PRO SANITARY SEWER MANHOLE
- EXIST STORM DRAIN CLEAN OUT
- PRO STORM DRAIN CLEAN OUT
- EXIST STORM DRAIN CATCH BASIN
- PRO STORM DRAIN CATCH BASIN
- EXIST STORM DRAIN COMBO BOX
- PRO STORM DRAIN COMBO BOX
- EXIST UTILITY MANHOLE
- EXIST UTILITY POLE
- EXIST GAS VALVE
- EXIST COMMUNICATION BOX
- MINOR CONTOURS 1' INCREMENT
- MAJOR CONTOURS 5' INCREMENT
- EXIST BUILDING
- BUILDABLE AREA WITHIN SETBACKS
- EXISTING 30" CURB AND GUTTER
- PROPOSED 30" CURB AND GUTTER
- EXIST FENCE
- PRO FENCE
- EXIST SANITARY SEWER
- PRO SANITARY SEWER LINE
- EXIST STORM DRAIN LINE
- PRO STORM DRAIN LINE
- EXIST LAND DRAIN LINE
- PRO LAND DRAIN LINE
- EXIST WATER LINE
- PRO WATER LINE

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
HORZ: 1 inch = 30 ft.

LOCATED IN THE SOUTHWEST CORNER OF SECTION 23 TOWNSHIP 4 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN

ENSIGN

LAYTON
1485 West Hillfield Rd.
Suite 204
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.590.0187

WWW.ENSIGNUTAH.COM

FOR:
COMPASS HOLDINGS
920 WEST HERITAGE PARK BLVD
LAYTON, UT 84041

CONTACT:
MATT YEATES
PHONE: 801-390-0873
FAX:

PIPER GLENN SUBDIVISION

3250 SOUTH 1000 WEST
SYRACUSE, UTAH

PROFESSIONAL ENGINEER
No. 5049039
2-25-14
STATE OF UTAH
CHAMPION HESS PRESTON

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

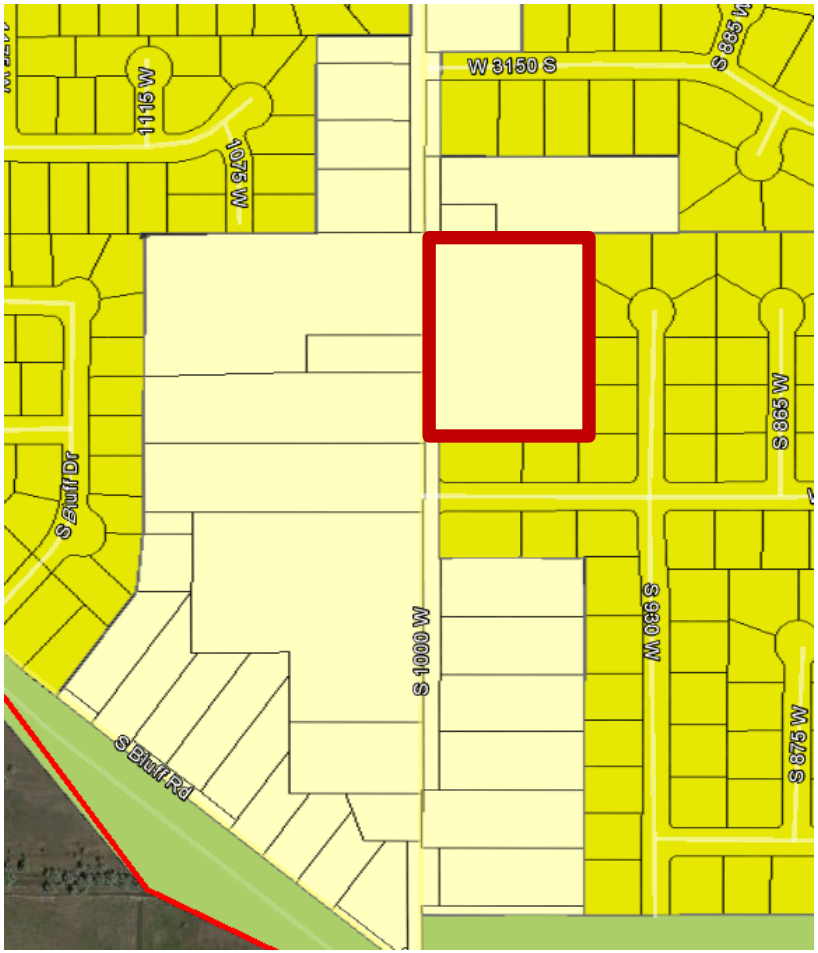
SKETCH PLAN

PROJECT NUMBER L2150	PRINT DATE 2/25/14
DRAWN BY C.PRESTON	CHECKED BY K.RUSSELL
PROJECT MANAGER C.PRESTON	

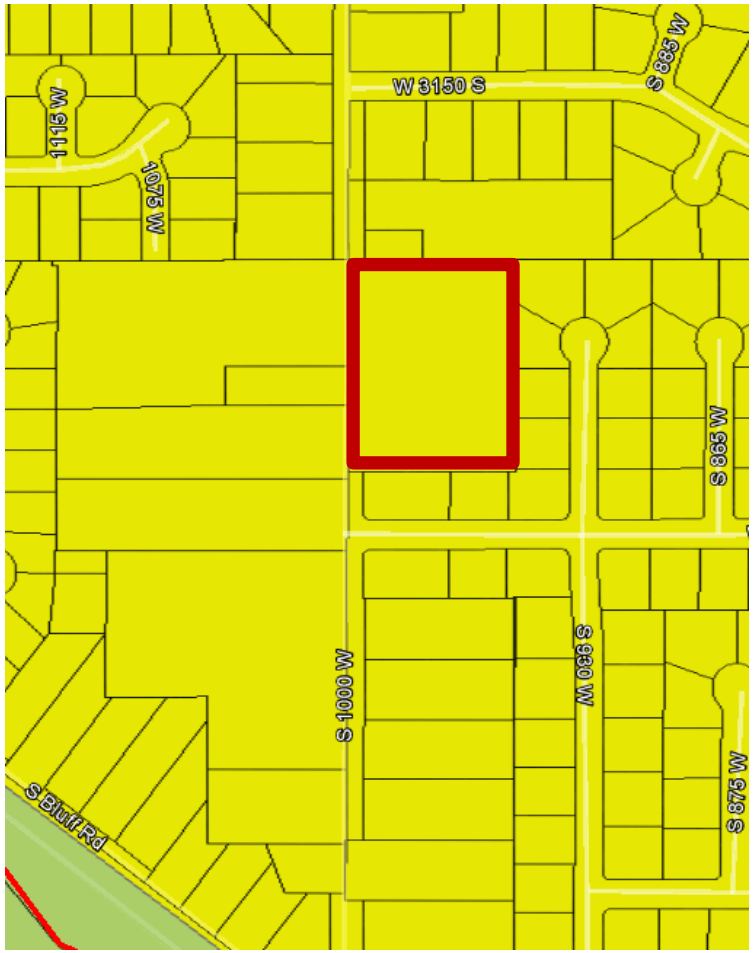
Rezone, Matt Yeates, Compass Group
3231 S 1000 W

N

Existing Zoning R-1 Residential



General Plan R-2 Residential



- Agriculture A-1
- R-1 (2.90 dwellings per net acre)
- R-2 (3.79 dwellings per net acre)
- R-3 (5.44 dwellings per net acre)
- PRD (8.0 dwellings per net acre)
- R-4 (14.52 dwellings per net acre)
- Professional Office

- Commercial II
- General Commercial Zone
- Industrial Zone
- Town Center Overlay Zone
- Sensitive Overlay Zone
- RDA & EDA Boundary

ORDINANCE NO. 14-05

AN ORDINANCE AMENDING THE EXISTING ZONING MAP OF TITLE X, "SYRACUSE CITY ZONING ORDINANCE", REVISED ORDINANCES OF SYRACUSE, 1971, BY CHANGING FROM RESIDENTIAL 1 (R-1) ZONE TO RESIDENTIAL 2 (R-2) ZONE ON THE PARCEL(S) OF REAL PROPERTY HEREIN DESCRIBED.

WHEREAS, the City has adopted a Zoning Ordinance to regulate land use and development within the corporate boundaries of the City; and

WHEREAS, Chapter Four of the Ordinance authorizes the City Council to amend the number, shape, boundaries, or any area of any zone; and

WHEREAS, a request for rezone has been made; the same has been recommended for approval by the Planning Commission; and a public hearing has been held with the proper notice having been given 10-days prior to the hearing date;

NOW, THEREFORE, BE IT ENACTED AND ORDAINED BY THE CITY COUNCIL OF SYRACUSE DAVIS COUNTY, STATE OF UTAH, AS FOLLOWS:

SECTION 1: That the following described real parcels of property in Residential 1 (R-1) Zone as shown on a zoning map are hereby amended and changed to Residential 2 (R-2) Zone accordingly:

BEG AT NW COR SW 1/4 SEC 23-T4N-R2W, SLM; TH S 300 FT; TH E 150 FT; TH N 300 FT; TH W 150 FT TO POB. CONT. 1.03 ACRES ALSO: BEG AT A PT 300 FT S OF NW COR SW 1/4 SEC 23-T4N-R2W, SLM; TH E 150 FT; TH N 300 FT; TH N 89^56'48" E 198.48 FT; TH S 0^15'12" W 437.64 FT; TH S 89^51'20" W 349.48 FT; TH N 138.19 FT, M/L, TO POB. CONT. 2.47 ACRES TOTAL ACREAGE 3.50 ACRES

Said property is located at approximately 3231 S 1000 W.

SECTION 2: Effective Date. This Ordinance shall become effective immediately upon publication or posting.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 11TH DAY OF MARCH, 2014.

SYRACUSE CITY

ATTEST:

_____ _____

Cassie Z. Brown, City Recorder Mayor Terry Palmer

Voting by the City Council:

	"AYE"	"NAY"
Councilmember Peterson	____	_____
Councilmember Lisonbee	____	_____
Councilmember Duncan	____	_____
Councilmember Johnson	____	_____
Councilmember Gailey	____	_____

COUNCIL AGENDA

March 11, 2014

Agenda Item #7 Rezone Request-KW Advisory Group.

Factual Summation

Please see the following attachments:

- Current General Plan/Zoning Map
- Aerial
- Gailey Farms Sketch Plat
- Proposed Ordinance 14-06

Any question regarding this agenda item may be directed at Sherrie Christensen, Community & Economic Development Director.

Item: Proposed Ordinance No. 14-06, amending the existing zoning map of Title Ten, "Syracuse City Zoning Ordinance", by changing from A-1 Agriculture, R-1 and R-2 Residential to R-3 Residential on the parcel located at approximately 750 S 2000 W (11.63 Acres)

Background

This property consists of 11.63 acres and is currently zoned Agriculture, R-1 & R-2 Residential. The applicant has requested to rezone the property to R-3 Residential as designated on the City's General Plan. The applicant has indicated his intent is to develop a cul-de-sac of single family residential lots.

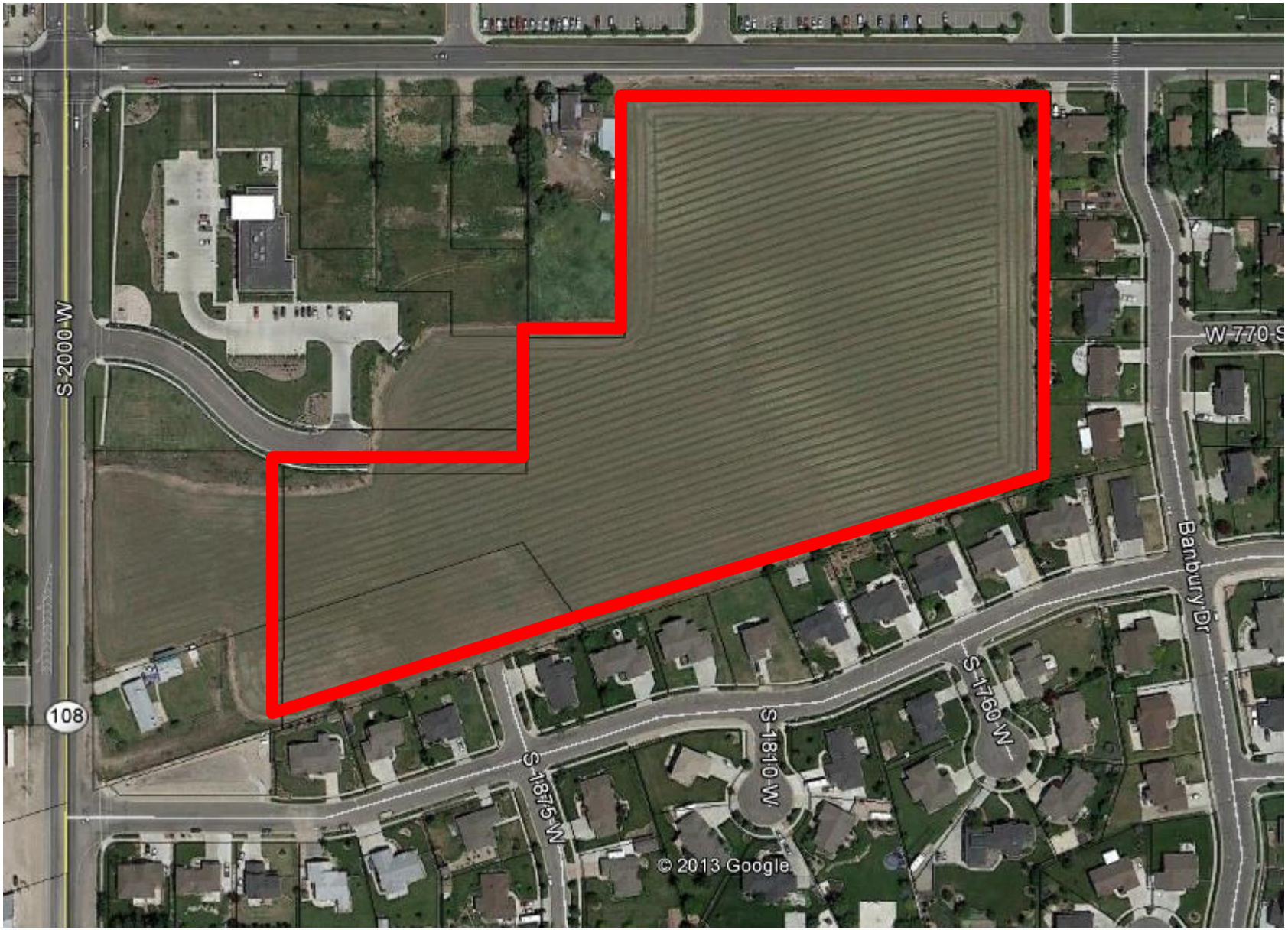
City staff has reviewed the application and finds that it is consistent with the City's General plan and that it is harmonious with the overall character of the surrounding development with no adverse effects, and it has adequate facilities to serve the property.

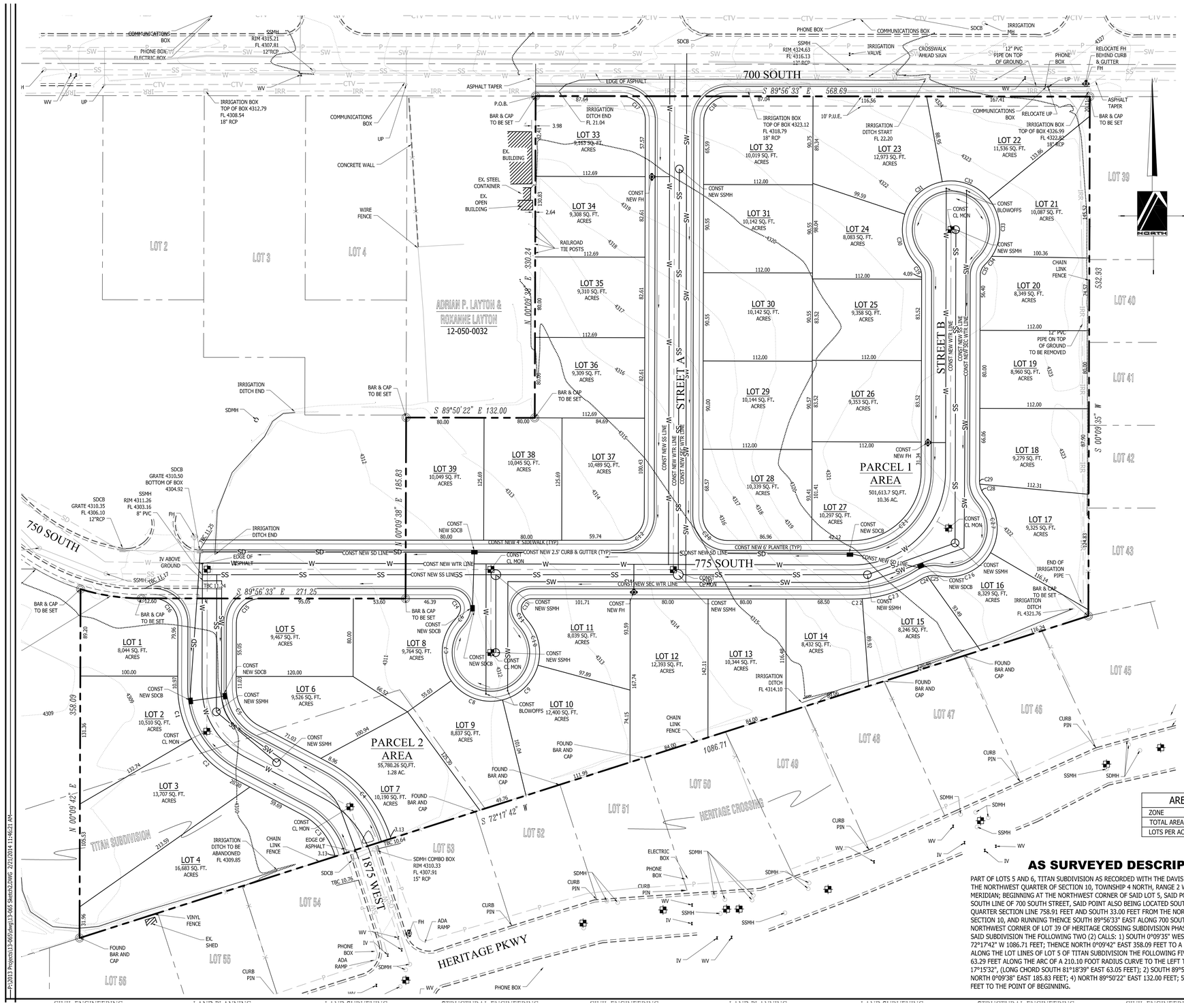
The Planning Commission held a public hearing on March 4, 2014 for rezone request on the above noted property. The property is 11.63 acres in size and is currently zoned Agriculture, R-1 & R-2 Residential with a General Plan designation of R-3. The proposed zone change is in accord with the General Plan as amended.

Recommendation for City Council Approval of the KW Advisory Group Rezone Request

The Syracuse City Planning Commission hereby recommends that the City Council approve the rezone request, located at approx. 750 S 2000 W, change from R-1 Residential to R-3 Residential.

Aerial
Sketch Plan, KW Advisory Group
Approx.750 S 2000 W





CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD
C1	55.76	105.00	30°25'27"	S15°03'01"E	55.10
C2	58.53	105.00	31°56'14"	S46°13'52"E	57.77
C3	54.16	70.00	44°19'59"	N40°01'59"W	52.82
C4	100.59	130.00	44°19'59"	N40°01'59"W	98.10
C5	48.98	45.00	62°21'41"	S31°01'08"E	46.60
C6	8.90	25.00	20°23'20"	N32°41'48"E	8.85
C7	68.34	50.00	78°18'26"	S03°44'14"W	63.14
C8	59.68	50.00	68°23'27"	S69°36'42"E	56.20
C9	53.33	50.00	61°06'56"	N45°38'07"E	50.84
C10	50.49	50.00	57°51'12"	N13°50'57"W	48.37
C11	8.90	25.00	20°23'20"	S32°34'54"E	8.85
C12	39.23	25.00	89°53'52"	N45°06'31"E	35.32
C13	19.63	10.00	112°26'41"	S33°50'07"W	16.62
C14	19.63	10.00	112°26'41"	N33°43'13"W	16.62
C15	39.22	25.00	89°53'45"	S45°06'35"W	35.32
C16	39.32	25.00	90°06'15"	N44°53'26"W	35.39
C17	39.31	25.00	90°06'08"	N44°53'29"W	35.39
C18	39.23	25.00	89°53'52"	S45°06'31"W	35.32
C19	12.09	15.00	46°11'13"	N22°56'01"W	11.77
C20	39.31	25.00	90°06'08"	S44°53'29"E	35.39
C21	109.83	70.00	89°53'52"	N45°06'31"E	98.91
C22	9.64	130.00	4°14'58"	N87°55'58"E	9.64
C23	64.23	130.00	28°18'38"	N71°39'10"E	63.58
C24	7.22	25.00	16°33'10"	S65°46'26"W	7.20
C25	11.93	25.00	27°19'54"	S87°42'58"W	11.81
C26	62.08	50.00	71°08'05"	N65°48'52"E	58.17
C27	62.08	50.00	71°08'05"	N05°19'12"W	58.17
C28	13.83	25.00	31°41'58"	S25°02'15"E	13.66
C29	5.32	25.00	12°11'05"	S03°05'44"E	5.31
C30	56.30	50.00	64°31'13"	S13°46'01"E	53.38
C31	53.33	50.00	61°06'56"	S49°03'03"W	50.84
C32	53.33	50.00	61°06'56"	N69°50'01"W	50.84
C33	63.31	50.00	72°32'42"	N03°00'12"W	59.16
C34	11.41	50.00	13°04'39"	N39°48'28"E	11.39
C35	12.09	15.00	46°11'13"	S23°15'11"W	11.77

DEED DESCRIPTION

PARCEL 1 : (12-735-0008)
LOT 5, TITAN SUBDIVISION, AMENDED, A SUBDIVISION OF A PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, IN THE CITY OF SYRACUSE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE DAVIS COUNTY RECORDER.

PARCEL 2: (12-735-0009)
LOT 6, TITAN SUBDIVISION, AMENDED, A SUBDIVISION OF A PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, IN THE CITY OF SYRACUSE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE DAVIS COUNTY RECORDER.

LESS AND EXCEPTING FROM BOTH PARCELS 1 AND 2 THE FOLLOWING DESCRIBED PARCEL
PART OF LOTS 5 & 6, TITAN SUBDIVISION, AMENDED ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DAVIS COUNTY, STATE OF UTAH.
DESCRIBED AS FOLLOWS:
PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; BEGINNING AT A POINT BEING SOUTH 89°56'33" EAST 55.00 FEET ALONG THE QUARTER SECTION LINE, SOUTH 0°09'42" WEST 443.42 FEET, NORTH 89°50'18" WEST 22.00 FEET AND SOUTH 0°09'42" WEST 75.45 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 10, (SAID POINT BEING THE SOUTHWEST CORNER OF LOT 1A, TITAN SUBDIVISION AMENDED) AND RUNNING THENCE SOUTH 89°56'33" EAST 214.53 FEET ALONG THE SOUTH LINE OF SAID LOT 1A; THENSE 50.35 FEET ALONG THE ARC OF A 210.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD SOUTH 65°48'32" EAST 50.23 FEET); THENCE SOUTH 0°09'42" WEST 358.09 FEET; THENCE SOUTH 72°17'42" WEST 273.60 FEET TO THE EAST LINE OF 2000 WEST STREET; THENCE NORTH 0°09'42" EAST 462.09 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

0 50 100 200
SCALE: 1"=50'

LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

- BOUNDARY LINE
- CENTERLINE
- SETBACK LINE
- EASEMENT LINE
- EX. IRRIGATION LINE
- EX. LAND DRAIN
- EX. OVERHEAD POWER LINE
- EX. STORM DRAIN
- EX. SANITARY SEWER
- EX. SECONDARY WATERLINE
- EX. TELEPHONE LINE
- EX. GAS LINE
- EX. CULINARY WATERLINE
- EX. FENCE
- P.O.B. POINT OF BEGINNING
- EX. EXISTING
- CL MON CENTERLINE MONUMENT
- SSMH SANITARY SEWER MANHOLE
- FH FIRE HYDRANT
- SDCB STORM DRAIN CATCH BASIN
- SD BOX STORM DRAIN BOX
- UP UTILITY POLE
- SECTION CORNER
- MONUMENT
- CONTROL POINT
- 4216.11 EX. SPOT ELEVATION
- 4250 EG CONTOUR LINE
- BAR & CAP OR NAIL & WASHER TO BE SET

AREA TABLE	
ZONE	R-3
TOTAL AREA	507,131 SF/11.63 AC.
LOTS PER ACRE	3.27 LOTS/ACRE

AS SURVEYED DESCRIPTION

PART OF LOTS 5 AND 6, TITAN SUBDIVISION AS RECORDED WITH THE DAVIS COUNTY RECORDED, A PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5, SAID POINT BEING LOCATED ON THE SOUTH LINE OF 700 SOUTH STREET, SAID POINT ALSO BEING LOCATED SOUTH 89°56'33" EAST ALONG THE QUARTER SECTION LINE 758.91 FEET AND SOUTH 33.00 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 10, AND RUNNING THENCE SOUTH 89°56'33" EAST ALONG 700 SOUTH 568.69 FEET TO THE NORTHWEST CORNER OF LOT 39 OF HERITAGE CROSSING SUBDIVISION PHASE 1; RUNNING THENCE ALONG SAID SUBDIVISION THE FOLLOWING TWO (2) CALLS: 1) SOUTH 0°09'35" WEST 532.93 FEET; 2) SOUTH 72°17'42" W 1086.71 FEET; THENCE NORTH 0°09'42" EAST 358.09 FEET TO A NON-TANGENT CURVE; THENCE ALONG THE LOT LINES OF LOT 5 OF TITAN SUBDIVISION THE FOLLOWING FIVE (5) CALLS: SOUTHEASTERLY 63.29 FEET ALONG THE ARC OF A 210.10 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 17°15'32", (LONG CHORD SOUTH 81°18'39" EAST 63.05 FEET); 2) SOUTH 89°56'33" EAST 271.25 FEET; 3) NORTH 0°09'38" EAST 185.83 FEET; 4) NORTH 89°50'22" EAST 132.00 FEET; 5) NORTH 0°09'38" EAST 330.24 FEET TO THE POINT OF BEGINNING.

PINNACLE

GAILEY FARMS SUBDIVISION
SKETCH PLAN

REVISION	BY	DATE
R1		
R2		
R3		

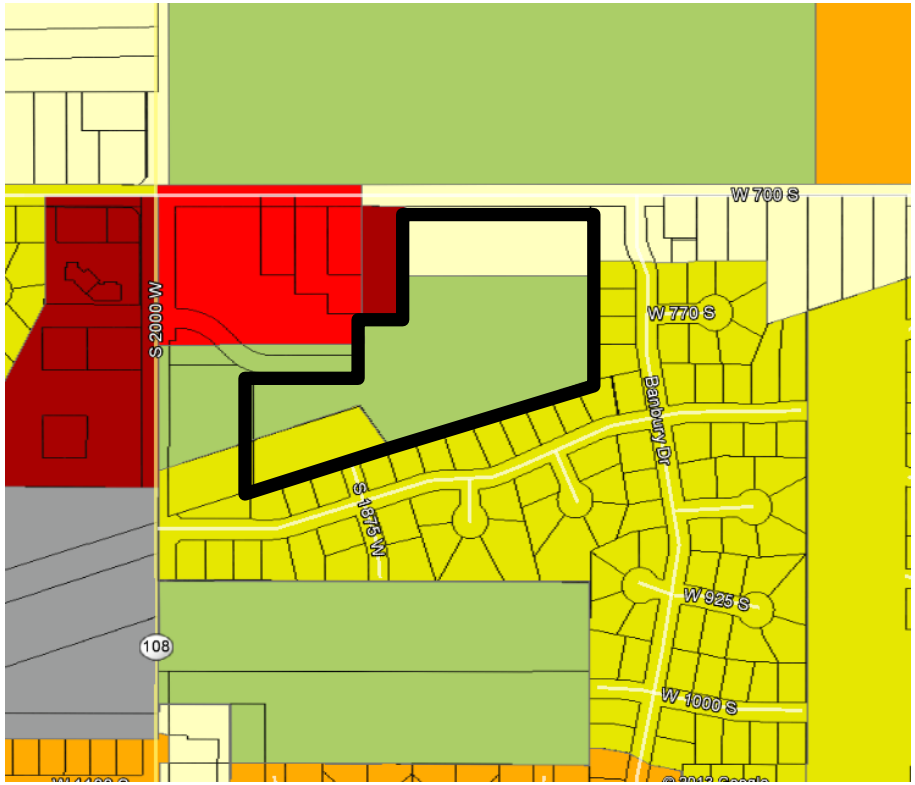
SURVEYED BY SMC 01/14/2014
DESIGNED BY
CALL BL
1-800-

P:\2013 Projects\13-065\dwg\13-065 Sketch2.DWG 2/21/2014 11:46:21 AM

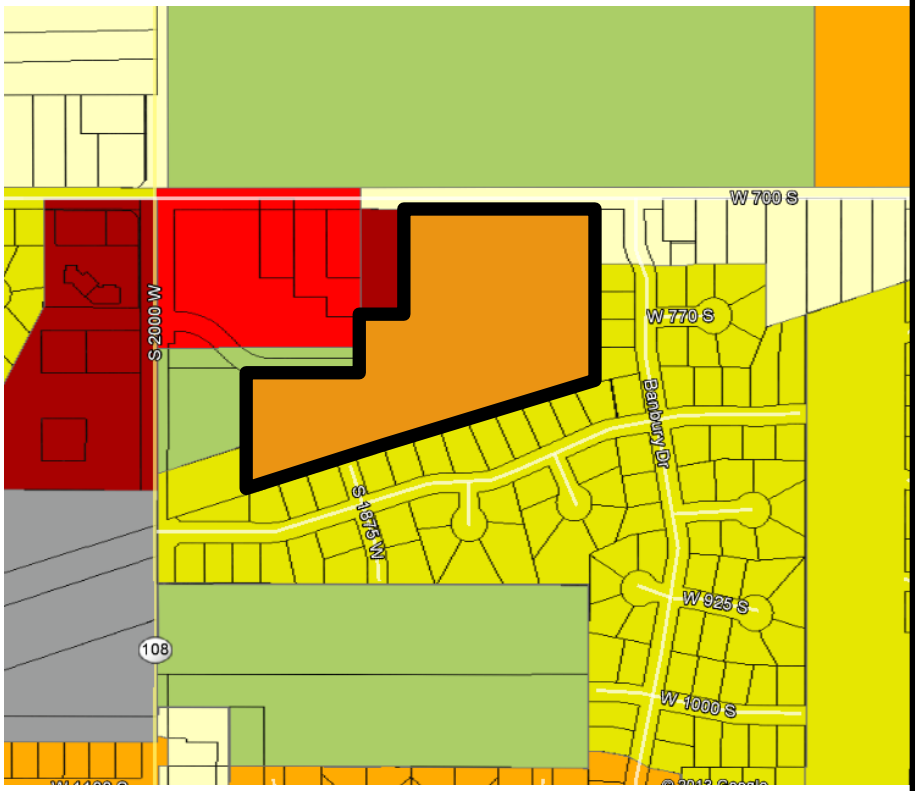
Zoning Map Amendment
Approx.750 S 2000 W
Change from A-1 Agriculture, R-1 & R-2 Residential to R-3 Residential

N

Existing Zoning Map



Proposed Zoning Amendment



- Agriculture A-1
- R-1 (2.90 dwellings per net acre)
- R-2 (3.79 dwellings per net acre)
- R-3 (5.44 dwellings per net acre)
- PRD (8.0 dwellings per net acre)
- R-4 (14.52 dwellings per net acre)
- Professional Office
- Commercial II
- General Commercial Zone
- Industrial Zone
- Town Center Overlay Zone
- Sensitive Overlay Zone
- RDA & EDA Boundary

ORDINANCE NO. 14-06

AN ORDINANCE AMENDING THE EXISTING ZONING MAP OF TITLE X, "SYRACUSE CITY ZONING ORDINANCE", REVISED ORDINANCES OF SYRACUSE, 1971, BY CHANGING FROM AGRICULTURE, RESIDENTIAL 1 (R-1), & RESIDENTIAL 2 (R-2) ZONES TO RESIDENTIAL 3 (R-3) ZONE ON THE PARCEL(S) OF REAL PROPERTY HEREIN DESCRIBED.

WHEREAS, the City has adopted a Zoning Ordinance to regulate land use and development within the corporate boundaries of the City; and

WHEREAS, Chapter Four of the Ordinance authorizes the City Council to amend the number, shape, boundaries, or any area of any zone; and

WHEREAS, a request for rezone has been made; the same has been recommended for approval by the Planning Commission; and a public hearing has been held with the proper notice having been given 10-days prior to the hearing date;

NOW, THEREFORE, BE IT ENACTED AND ORDAINED BY THE CITY COUNCIL OF SYRACUSE DAVIS COUNTY, STATE OF UTAH, AS FOLLOWS:

SECTION 1: That the following described real parcels of property in Agriculture, Residential 1 (R-1) & Residential 2 (R-2) Zones as shown on a zoning map are hereby amended and changed to Residential 3 (R-3) Zone accordingly:

DEED DESCRIPTION

PARCEL 1 : (12-735-0008)
LOT 5, TITAN SUBDIVISION, AMENDED, A SUBDIVISION OF A PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, IN THE CITY OF SYRACUSE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE DAVIS COUNTY RECORDER.

PARCEL 2: (12-735-0009)
LOT 6, TITAN SUBDIVISION, AMENDED, A SUBDIVISION OF A PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, IN THE CITY OF SYRACUSE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE DAVIS COUNTY RECORDER.

LESS AND EXCEPTING FROM BOTH PARCELS 1 AND 2 THE FOLLOWING DESCRIBED PARCEL
PART OF LOTS 5 & 6, TITAN SUBDIVISION, AMENDED ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DAVIS COUNTY, STATE OF UTAH.
DESCRIBED AS FOLLOWS:
PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; BEGINNING AT A POINT BEING SOUTH 89°56'33" EAST 55.00 FEET ALONG THE QUARTER SECTION LINE, SOUTH 0°09'42" WEST 443.42 FEET, NORTH 89°50'18" WEST 22.00 FEET AND SOUTH 0°09'42" WEST 75.45 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 10, (SAID POINT BEING THE SOUTHWEST CORNER OF LOT 1A, TITAN SUBDIVISION AMENDED) AND RUNNING THENCE SOUTH 89°56'33" EAST 214.53 FEET ALONG THE SOUTH LINE OF SAID LOT 1A; THENSE 50.35 FEET ALONG THE ARC OF A 210.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD SOUTH 65°48'32" EAST 50.23 FEET); THENCE SOUTH 0°09'42" WEST 358.09 FEET; THENCE SOUTH 72°17'42" WEST 273.60 FEET TO THE EAST LINE OF 2000 WEST STREET; THENCE NORTH 0°09'42" EAST 462.09 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

Said property is located at approximately 750 S 2000 W.

SECTION 2: Effective Date. This Ordinance shall become effective immediately upon publication or posting.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 11TH DAY OF MARCH, 2014.

SYRACUSE CITY

ATTEST:

_____ _____

Cassie Z. Brown, City Recorder Mayor Terry Palmer

Voting by the City Council:

	"AYE"	"NAY"
Councilmember Peterson	____	_____
Councilmember Lisonbee	____	_____
Councilmember Duncan	____	_____
Councilmember Johnson	____	_____
Councilmember Gailey	____	_____

COUNCIL AGENDA

March 11, 2014

Agenda Item **#8** Final Plat-Monterey Estates Subdivision

Factual Summation

Please see the following attachments:

- Final plat drawings
- City Engineer's review
- Planning Department's review
- Fire Department's review

Any question regarding this agenda item may be directed at Sherrie Christensen, Community & Economic Development Director.

Item: City Council Approval of the Monterey Estates Subdivision, Phase 1-5: Ivory Homes request for Final Subdivision approval located at approximately 1500 W 700 S, 140 lots, 39.8 Acres, Residential 3 (R-3) Zone

Background

The Planning Commission held a public meeting on March 4, 2014 for Final Plan approval of Monterey Estates Subdivision, Phase 1 to 5. All items noted in staff report have been addressed by the Planning Commission. All requirements of sketch, preliminary and final have been met.

Recommendation for City Council Approval of the Monterey Estates Subdivision, Phase 1 to 5

The Syracuse City Planning Commission hereby recommends that the City Council approve the final plat for the Monterey Estates Subdivision, Phase 1 to 5, located at approximately 1500 W 700 S, subject to meeting all requirements of the City's Municipal Codes and City staff reviews.

SYRACUSE CITY EST. 1935

Subdivision Final Plan Review

Subdivision: Monterey Estates **Date**: February 27, 2014

Completed By: Jenny Schow, City Planner

8-6-010: Final Plat:		**Planning Staff Review:**
1.	Proposed name of subdivision (to be approved by Planning Commission and County Recorder).	Yes
2.	Accurate angular and linear dimensions for all lines, angles and curves used to describe boundaries, streets, easements, areas reserved for public use, etc.	Yes
3.	Identification system for lots, blocks, and names of streets. Lot lines show dimensions in feet and hundredths.	Yes
4.	Street addresses shown for each lot as assigned by the City.	Yes
5.	True angles and distances to nearest street lines or official monuments as accurately described and shown by appropriate symbol.	Yes
6.	Radii, internal angles, points and curvatures, tangent bearings and the length of all arcs.	Yes
7.	Accurate location of all monuments to be Installed, shown by appropriate symbol.	Yes
8.	Dedication to City of all streets, highways and other public uses and easements included in the proposed subdivision.	Yes
9.	Street monuments shown on Final Plat as approved by City Engineer.	Yes
10.	Pipes or other iron markers shown on the plat.	Refer to City Engineer
11.	Accurate outlines and dimensions of any areas to be dedicated or reserved for public use, with the purposes indicated thereon, and any areas to be reserved by deed or covenant for common use of all property owners.	Yes
12.	All boundary, lot and other geometrics (bearings, distances, curve data etc.) on Final Plat accurate to not less than one part in five thousand (1/5000).	Refer to City Engineer
13.	Location, function, ownership and manner of maintenance of common open space not reserved or dedicated for public use.	N/A
14.	Legal boundary description of the subdivision and acreage included.	Yes
15.	Current inset City map showing location of subdivision.	Yes
16.	Standard signatures forms/boxes reflected on the Final Plat as designated by City Code	Yes

8-6-020: Final Plan and Profile	**See Engineer Review**

Other	
1.	None

Conditional Items of Final Plan Approval for Preconstruction	
1.	Construction Drawing Prints and PDF files
2.	Schedule a preconstruction meeting
3.	Bond estimate using the City template
4.	Final Inspection Fees as calculated in the approved bond estimate
5.	Offsite Improvement Agreement
6.	BMP Facilities Maintenance Agreement
7.	Streetlight Agreement
8.	SWPPP NOI
9.	SWPPP City Permit

Conditional Items of Final Plan Approval for Recording	
1.	Escrow Agreement
2.	Water Shares
3.	Title Report - must be dated within 30 days or recording
4.	Recording fees: $37/page +$1/lot and any common space as well as $1/land-owner signatures over two

Engineer Final Plan Review – Monterey Estates Subdivision
1525 West Street & 700 South Street

Completed by Brian Bloemen on February 28, 2013

Below are the engineering comments for the final plan review of the Monterey Estates Subdivision. Public Works recommends approval of the subdivision.

1. Per current ADA standards, the ramp down to the playground cannot exceed a 5% running slope without hand rails. Lengthen the ramp the decrease the slope to a 5% maximum.
2. Add to Note B: All ADA ramps shall meet current ADA standards and to contact the City prior to pouring the ramps.
3. Add a secondary air vac the station 14+37 on 1350 West Street.
4. Minimum city standard for local streets is 3" of asphalt on 10" of base.
5. Minimum city standard for collector streets is 4" of asphalt on 12" of base.
6. City standard for catch basins is the I-1803 Bicycle safe grates, not the hooded grates.
7. The secondary service for the park shall be stubbed in at the north west corner. Minimum gate valve size is 6" which can be reduced down to meet the required size for the park.
8. Fix the lot numbering.
9. Culinary water mains are to have a minimum of 4 feet of cover.

If you have any further comments or questions please feel free to contact me at 801-614-9682.

Sincerely,

Robert Whiteley
Public Works Director

TO: Community Development, Attention: Jenny Schow
FROM: Jo Hamblin, Fire Marshal
RE: Monterey Estates

DATE: February 27, 2013

I have reviewed the Monterey Estates Final Plat submitted on February 11, 2013 for the above referenced project. The Fire Prevention Division of this department has the following comments/concerns.

1. The minimum fire flow requirement is 1000 gallons per minute for 60 consecutive minutes for residential one and two family dwellings. Fire flow requirements may be increased for residential one and two family dwellings with a building footprint equal to or greater than 3,600 square feet or for buildings other than one and two family dwellings. Provide documentation that the fire flow has been confirmed through the Syracuse City Engineering Division, Water Model.

2. Fire hydrants and access roads shall be installed prior to construction of any buildings. All hydrants shall be placed with the 4 ½" connection facing the point of access for Fire Department Apparatus. Provide written assurance that this will be met.

3. Prior to beginning construction of any buildings, a fire flow test of the new hydrants shall be conducted to verify the actual fire flow for this project. The Fire Prevention Division of this department shall witness this test and shall be notified a minimum of 48 hours prior to the test.

4. Dead-end streets, which exceed one lot depth in length, shall have a temporary turn-around area at the end. The turnaround shall meet the Syracuse City's engineering standards and specifications.

5. If grades exceed 10%, approval from the City Engineer and the Fire Department is required.

These plans have been reviewed for Fire Department requirements only. The Fire Department has no concerns regarding fire protection or access, as long as the developer complies with the requirements listed above. Other departments must review these plans and will have their requirements. This review by the Fire Department must not be construed as final approval from Syracuse City.

Sincerely,

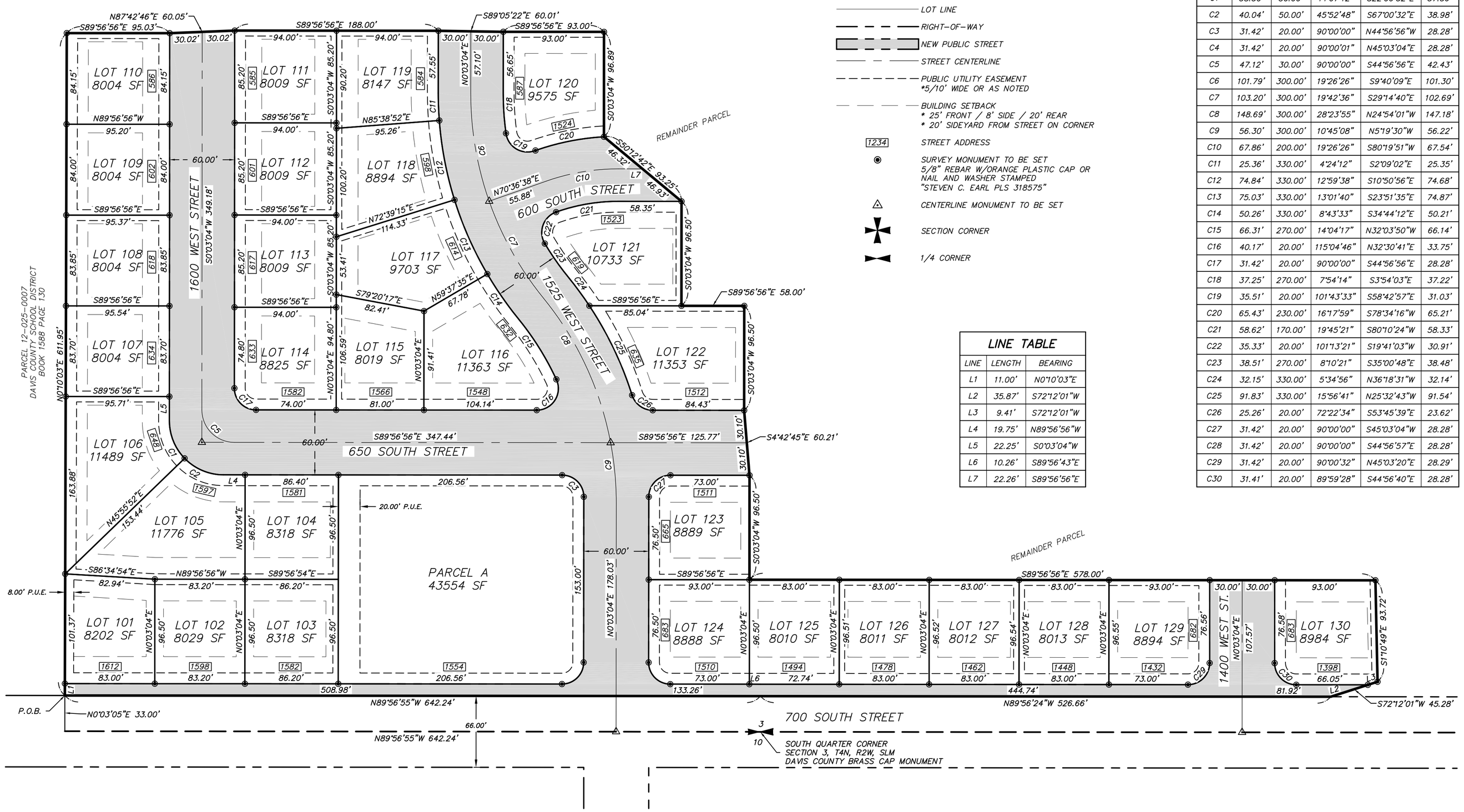
Jo Hamblin
Deputy Chief/ Fire Marshal
Syracuse City Fire Department

1869 South 3000 West, Syracuse, Utah 84075
801-614-9614 (Station)
801-776-1976 (Fax)

MONTEREY ESTATES PHASE 1

A PART OF THE SOUTH 1/2 OF SECTION 3, TOWNSHIP 4
NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN

SYRACUSE, UT



LEGEND

- SECTION LINE
- BOUNDARY
- LOT LINE
- RIGHT-OF-WAY
- NEW PUBLIC STREET
- STREET CENTERLINE
- PUBLIC UTILITY EASEMENT *5/10' WIDE OR AS NOTED
- BUILDING SETBACK * 25' FRONT / 8' SIDE / 20' REAR * 20' SIDEYARD FROM STREET ON CORNER
- 1234 STREET ADDRESS
- SURVEY MONUMENT TO BE SET 5/8" REBAR W/ORANGE PLASTIC CAP OR NAIL AND WASHER STAMPED "STEVEN C. EARL PLS 318575"
- CENTERLINE MONUMENT TO BE SET
- SECTION CORNER
- 1/4 CORNER

LINE TABLE

LINE	LENGTH	BEARING
L1	11.00'	N0°10'03"E
L2	35.87'	S72°12'01"W
L3	9.41'	S72°12'01"W
L4	19.75'	N89°56'56"W
L5	22.25'	S0°03'04"W
L6	10.26'	S89°56'43"E
L7	22.26'	S89°56'56"E

CURVE TABLE

CURVE	LENGTH	RADIUS	Δ	CH. BEARING	CHORD
C1	38.50'	50.00'	44°07'12"	S22°00'32"E	37.56'
C2	40.04'	50.00'	45°52'48"	S67°00'32"E	38.98'
C3	31.42'	20.00'	90°00'00"	N44°56'56"W	28.28'
C4	31.42'	20.00'	90°00'01"	N45°03'04"E	28.28'
C5	47.12'	30.00'	90°00'00"	S44°56'56"E	42.43'
C6	101.79'	300.00'	19°26'26"	S9°40'09"E	101.30'
C7	103.20'	300.00'	19°42'36"	S29°14'40"E	102.69'
C8	148.69'	300.00'	28°23'55"	N24°54'01"W	147.18'
C9	56.30'	300.00'	10°45'08"	N5°19'30"W	56.22'
C10	67.86'	200.00'	19°26'26"	S80°19'51"W	67.54'
C11	25.36'	330.00'	4°24'12"	S2°09'02"E	25.35'
C12	74.84'	330.00'	12°59'38"	S10°50'56"E	74.68'
C13	75.03'	330.00'	13°01'40"	S23°51'35"E	74.87'
C14	50.26'	330.00'	8°43'33"	S34°44'12"E	50.21'
C15	66.31'	270.00'	14°04'17"	N32°03'50"W	66.14'
C16	40.17'	20.00'	115°04'46"	N32°30'41"E	33.75'
C17	31.42'	20.00'	90°00'00"	S44°56'56"E	28.28'
C18	37.25'	270.00'	7°54'14"	S3°54'03"E	37.22'
C19	35.51'	20.00'	101°43'33"	S58°42'57"E	31.03'
C20	65.43'	230.00'	16°17'59"	S78°34'16"W	65.21'
C21	58.62'	170.00'	19°45'21"	S80°10'24"W	58.33'
C22	35.33'	20.00'	101°13'21"	S19°41'03"W	30.91'
C23	38.51'	270.00'	8°10'21"	S35°00'48"E	38.48'
C24	32.15'	330.00'	5°34'56"	N36°18'31"W	32.14'
C25	91.83'	330.00'	15°56'41"	N25°32'43"W	91.54'
C26	25.26'	20.00'	72°22'34"	S53°45'39"E	23.62'
C27	31.42'	20.00'	90°00'00"	S45°03'04"W	28.28'
C28	31.42'	20.00'	90°00'00"	S44°56'57"E	28.28'
C29	31.42'	20.00'	90°00'32"	N45°03'20"E	28.29'
C30	31.41'	20.00'	89°59'28"	S44°56'40"E	28.28'

SURVEY CERTIFICATE

I, STEVEN C. EARL, A PROFESSIONAL LAND SURVEYOR, HOLD CERTIFICATE NO. 318575-2201, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, WHICH IS ACCURATELY DESCRIBED THEREWITH, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS MONTEREY ESTATES PHASE 1, AND THAT THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

LEGAL DESCRIPTION

A PART OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, LOCATED IN THE CITY OF SYRACUSE, COUNTY OF DAVIS, STATE OF UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 3;
THENCE N89°56'55"W 642.24 FEET ALONG THE SOUTH LINE OF SAID SECTION;
THENCE N0°03'05"E 33.00 FEET TO THE POINT OF BEGINNING;
THENCE N0°10'03"E 611.95 FEET ALONG THE EAST LINE OF THE PROPERTY DESCRIBED IN THE DEED RECORDED IN ENTRY 1021678, BOOK 1588, PAGE 130;
THENCE S89°56'56"E 95.03 FEET;
THENCE N87°42'46"E 60.05 FEET;
THENCE S89°56'56"E 188.00 FEET;
THENCE S89°05'22"E 60.01 FEET;
THENCE S89°56'56"E 93.00 FEET;
THENCE S0°03'04"W 96.89 FEET;
THENCE S50°12'42"E 93.25 FEET;
THENCE S0°03'04"W 96.50 FEET;
THENCE S89°56'56"E 58.00 FEET;
THENCE S0°03'04"W 96.50 FEET;
THENCE S4°42'45"E 60.21 FEET;
THENCE S0°03'04"W 96.50 FEET;
THENCE S89°56'56"E 578.00 FEET;
THENCE S1°10'49"E 93.72 FEET;
THENCE S72°12'01"W 45.28 FEET ALONG THE NORTH LINE OF LOT 2, NINIGRET FIELD, TO THE NORTH LINE OF 700 SOUTH STREET;
THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO COURSES:
(1) N89°56'24"W 526.66 FEET;
(2) N89°56'55"W 642.24 FEET TO THE POINT OF BEGINNING.
CONTAINING 9.73 ACRES, MORE OR LESS.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS TO BE HEREAFTER KNOWN AS MONTEREY ESTATES PHASE 1, DO HEREBY DEDICATE TO THE PUBLIC THE STREETS AS SHOWN HEREON, AND DO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREETS.
WE ALSO OFFER AND CONVEY TO ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AND RIGHT-OF-WAY OVER, UNDER, ACROSS, AND THROUGH THOSE AREAS DESIGNATED ON THIS PLAT AS UTILITY EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, COMMUNICATIONS, NATURAL GAS, SEWER, WATER, IRRIGATION, AND DRAINAGE LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO, WHICH WOULD REQUIRE THAT NO SURFACE CONSTRUCTION BE ALLOWED WHICH WOULD INTERFERE WITH NORMAL UTILITY USE.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 2014.

BY: IVORY DEVELOPMENT, LLC

BY: _____
CHRISTOPHER P. GAMVROULAS, PRESIDENT

ACKNOWLEDGMENT

STATE OF UTAH
} §.
COUNTY OF _____

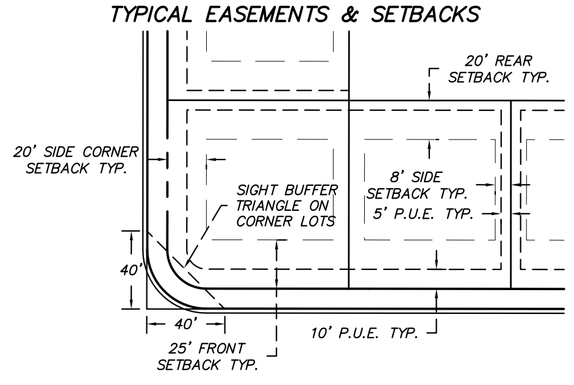
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2014, BY CHRISTOPHER P. GAMVROULAS, PRESIDENT OF IVORY DEVELOPMENT, LLC.

NOTARY PUBLIC _____

GENERAL NOTES

1. PARCEL "A" IS TO BE DEEDED TO THE CITY FOR USE AS A STORMWATER DETENTION POND AND ALSO AS A PUBLIC PARK.
2. NO PERMANENT STRUCTURES ALLOWED WITHIN PUBLIC UTILITY EASEMENTS UNLESS OTHERWISE APPROVED BY THE CITY.

TYPICAL EASEMENTS & SETBACKS



SW CORNER
SECTION 3, T4N, R2W, SLM
FOUND NAIL & WASHER

N89°56'55"W 2655.31'
(BASIS OF BEARINGS)

SOUTH QUARTER CORNER
SECTION 3, T4N, R2W, SLM
DAVIS COUNTY BRASS CAP MONUMENT

N

0 30 60 120 Feet
1:720

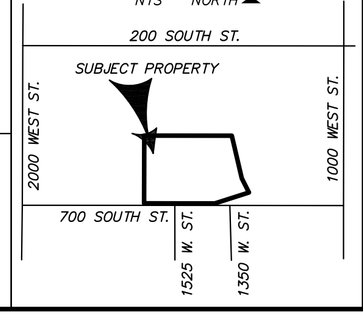
UTILITY COMPANIES

EASEMENTS ARE APPROVED AS SHOWN HEREON.

ROCKY MOUNTAIN POWER _____ DATE _____
CENTURY LINK _____ DATE _____
QUESTAR GAS _____ DATE _____

VICINITY MAP

NTS NORTH



COUNTY RECORDER

COUNTY RECORDER'S NO. _____

STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST

OF _____

DATE _____ TIME _____ FEE ____

INDEX _____
FILED IN: FILE OF PLATS

_____
COUNTY RECORDER

BY: _____
DEPUTY RECORDER

CITY ATTORNEY

APPROVED THIS _____ DAY OF _____, 2014 BY THE SYRACUSE CITY ATTORNEY.

_____
SYRACUSE CITY ATTORNEY

CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____, 2014 BY THE SYRACUSE CITY COUNCIL.

_____ SYRACUSE CITY RECORDER

_____ SYRACUSE CITY MAYOR

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 2014 BY THE SYRACUSE CITY PLANNING COMMISSION.

_____
SYRACUSE CITY PLANNING COMMISSION

ENGINEER'S CERTIFICATE

APPROVED THIS _____ DAY OF _____, A.D. 2014 BY THE SYRACUSE CITY ENGINEER.

_____
SYRACUSE CITY ENGINEER

LICENSED PROFESSIONAL LAND SURVEYOR
STEVEN C. EARL
318575-2201
3-03-14
STATE OF UTAH

FINAL PLAT

MONTEREY ESTATES
PHASE 1

SHEET DESCRIPTION:

Cache • Landmark
Engineers
Surveyors
Planners
1011 West 400 North
Suite 130
Logan, UT 84321
435.713.0099

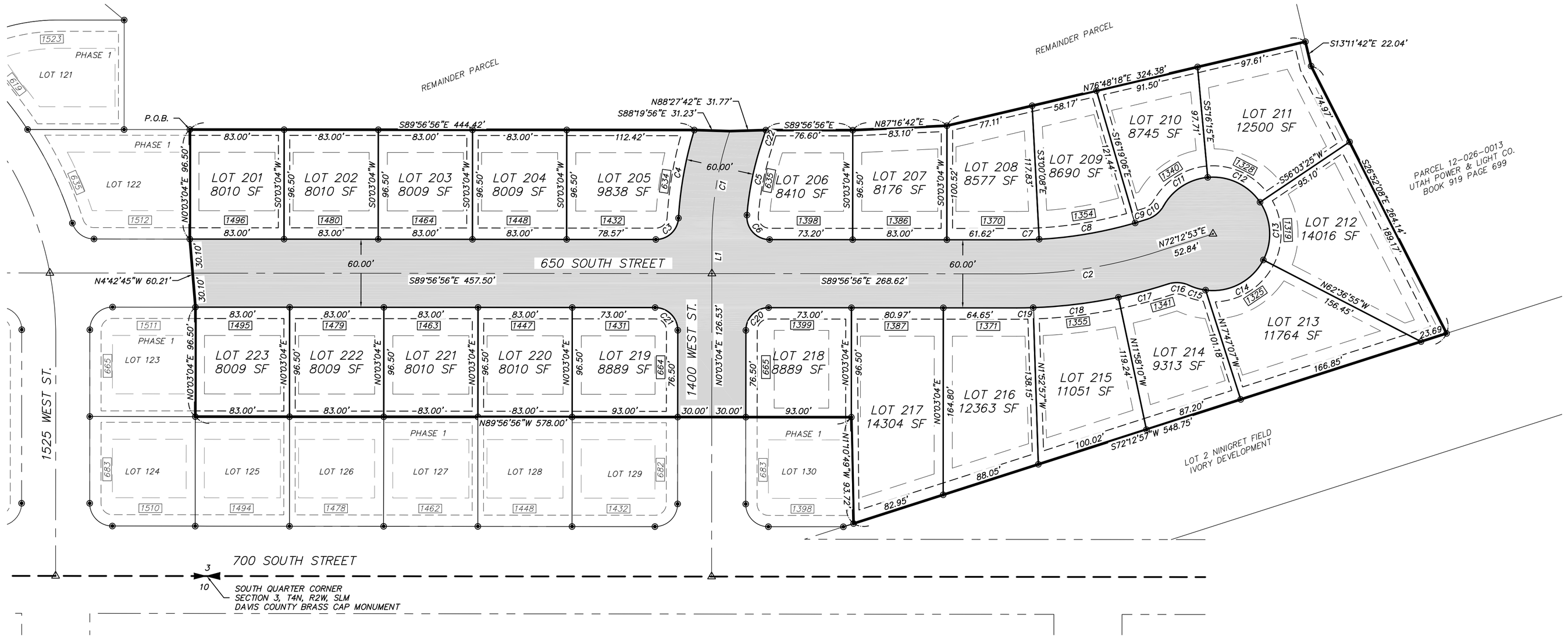
DATE:	3 MARCH 2014
SCALE:	1" = 60'
CALCULATED BY:	S. EARL
CHECKED BY:	S. CROOKSTON
APPROVED BY:	S. EARL
PROJECT NUMBER:	13009SYR

Z:\2013 Projects\13009SYR Ivory Homes Syracuse\Acad\Final Plat\13009SYR Monterey Estates Final Plat Phi (Current).dwg, 3/3/2014 9:00:49 AM

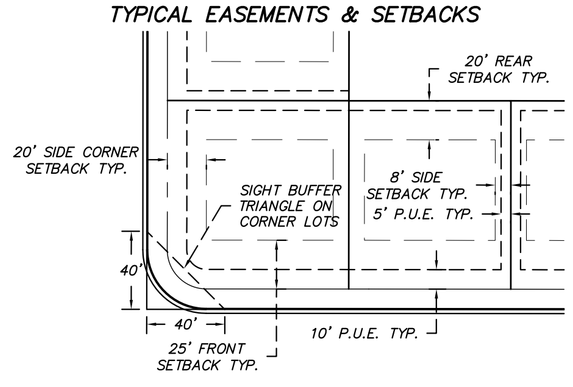
MONTEREY ESTATES PHASE 2

A PART OF THE SOUTH 1/2 OF SECTION 3, TOWNSHIP 4
NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN

SYRACUSE, UT



TYPICAL EASEMENTS & SETBACKS



LINE TABLE		
LINE	LENGTH	BEARING
L1	30.00'	N0°03'04"E

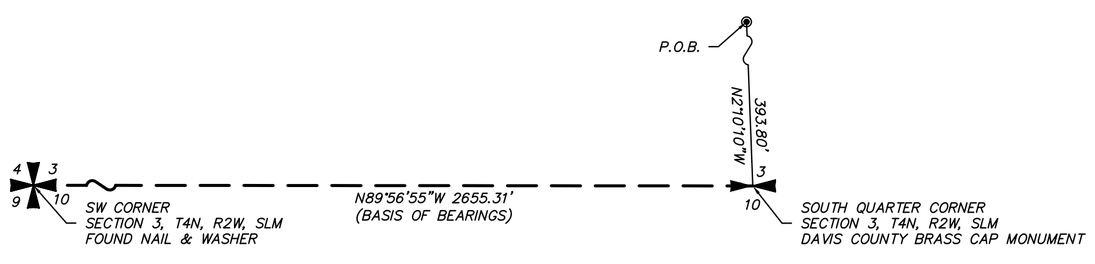
CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ	CH. BEARING	CHORD
C1	97.32'	300.00'	18°35'10"	S9°20'39"W	96.89'
C2	124.52'	400.00'	17°50'11"	N81°07'58"E	124.02'
C3	30.27'	20.00'	86°43'27"	N46°41'20"E	27.46'
C4	79.06'	330.00'	13°43'38"	S10°11'26"W	78.87'
C5	65.96'	270.00'	13°59'51"	S11°38'18"W	65.80'
C6	33.02'	20.00'	94°35'19"	S42°39'17"E	29.39'
C7	19.72'	370.00'	3°03'12"	N88°31'28"E	19.72'
C8	85.99'	370.00'	13°18'57"	N80°20'23"E	85.80'
C9	11.46'	370.00'	1°46'31"	N72°47'39"E	11.46'
C10	18.55'	25.00'	42°31'11"	N50°38'48"E	18.13'
C11	48.30'	50.00'	55°20'33"	S57°03'29"W	46.44'
C12	53.52'	50.00'	61°19'40"	N64°36'25"W	51.00'
C13	53.52'	50.00'	61°19'40"	N3°16'45"W	51.00'
C14	61.12'	50.00'	70°02'30"	N62°24'20"E	57.39'
C15	15.38'	50.00'	17°37'34"	S73°45'39"E	15.32'
C16	18.79'	25.00'	43°04'12"	N86°28'58"W	18.35'
C17	45.39'	430.00'	6°02'54"	N75°00'23"E	45.37'
C18	75.70'	430.00'	10°05'13"	N83°04'27"E	75.60'
C19	14.51'	430.00'	1°56'01"	N89°05'04"E	14.51'
C20	31.42'	20.00'	90°00'00"	S45°03'04"W	28.28'
C21	31.42'	20.00'	90°00'00"	N44°56'56"W	28.28'
C22	10.96'	330.00'	1°54'10"	N17°41'09"E	10.96'

LEGEND

- SECTION LINE
- BOUNDARY
- LOT LINE
- RIGHT-OF-WAY
- NEW PUBLIC STREET
- STREET CENTERLINE
- PUBLIC UTILITY EASEMENT *5/10' WIDE OR AS NOTED
- BUILDING SETBACK * 25' FRONT / 8' SIDE / 20' REAR * 20' SIDEYARD FROM STREET ON CORNER
- 5' LANDSCAPE BUFFER PER ZONING ORDINANCE
- 1234 STREET ADDRESS
- SURVEY MONUMENT TO BE SET 5/8" REBAR W/ORANGE PLASTIC CAP OR NAIL AND WASHER STAMPED "STEVEN C. EARL PLS 318575"
- CENTERLINE MONUMENT TO BE SET
- SECTION CORNER
- 1/4 CORNER

0 30 60 120 Feet
1:720

N



SURVEY CERTIFICATE

I, STEVEN C. EARL, A PROFESSIONAL LAND SURVEYOR, HOLD CERTIFICATE NO. 318575-2201, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, WHICH IS ACCURATELY DESCRIBED THEREWITH, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS MONTEREY ESTATES PHASE 2, AND THAT THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

LEGAL DESCRIPTION

A PART OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, LOCATED IN THE CITY OF SYRACUSE, COUNTY OF DAVIS, STATE OF UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 3;
THENCE N2°10'10"W 393.80 FEET TO THE POINT OF BEGINNING AT THE NORTHEAST CORNER OF LOT 122 OF MONTEREY ESTATES PHASE 1;
THENCE S89°56'56"E 444.42 FEET;
THENCE S88°19'56"E 31.23 FEET;
THENCE N88°27'42"E 31.77 FEET;
THENCE S89°56'56"E 76.60 FEET;
THENCE N87°16'42"E 83.10 FEET;
THENCE N76°48'18"E 324.38 FEET TO THE WEST LINE OF PARCEL 12-026-0013, DESCRIBED IN THE DEED RECORDED IN BOOK 919 PAGE 699 IN THE OFFICE OF THE RECORDER OF SAID COUNTY;
THENCE S13°11'42"E 22.04 FEET ALONG SAID WEST LINE;
THENCE S26°52'08"E 264.14 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF LOT 2 OF NINIGRET FIELD;
THENCE S72°12'53"W 548.75 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF LOT 130 OF SAID MONTEREY ESTATES PHASE 1;
THENCE ALONG THE BOUNDARY OF SAID MONTEREY ESTATES PHASE 1 THE FOLLOWING FIVE COURSES:

1. N1°10'49"W 93.72 FEET;
2. N89°56'56"W 578.00 FEET;
3. N0°03'04"E 96.50 FEET;
4. N4°42'45"W 60.21 FEET;
5. N0°03'04"E 96.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.68 ACRES, MORE OR LESS,

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS TO BE HEREAFTER KNOWN AS MONTEREY ESTATES PHASE 2, DO HEREBY DEDICATE TO THE PUBLIC THE STREETS AS SHOWN HEREON, AND DO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREETS.
WE ALSO OFFER AND CONVEY TO ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AND RIGHT-OF-WAY OVER, UNDER, ACROSS, AND THROUGH THOSE AREAS DESIGNATED ON THIS PLAT AS UTILITY EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, COMMUNICATIONS, NATURAL GAS, SEWER, WATER, IRRIGATION, AND DRAINAGE LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO, WHICH WOULD REQUIRE THAT NO SURFACE CONSTRUCTION BE ALLOWED WHICH WOULD INTERFERE WITH NORMAL UTILITY USE.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 201_.

BY: IVORY DEVELOPMENT, LLC

BY: _____
CHRISTOPHER P. GAMVROULAS, PRESIDENT

ACKNOWLEDGMENT

STATE OF UTAH } §.
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 201_, BY CHRISTOPHER P. GAMVROULAS, PRESIDENT OF IVORY DEVELOPMENT, LLC.

NOTARY PUBLIC _____

GENERAL NOTES

1. PARCEL "A" IS TO BE DEEDED TO THE CITY FOR USE AS A STORMWATER DETENTION POND AND ALSO AS A PUBLIC PARK.
2. NO PERMANENT STRUCTURES ALLOWED WITHIN PUBLIC UTILITY EASEMENTS UNLESS OTHERWISE APPROVED BY THE CITY.

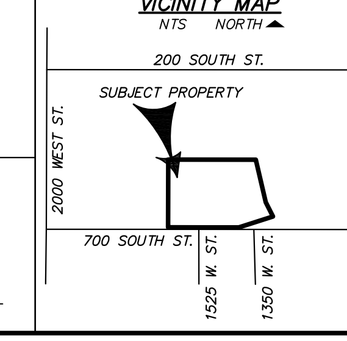
UTILITY COMPANIES

EASEMENTS ARE APPROVED AS SHOWN HEREON.

ROCKY MOUNTAIN POWER _____ DATE _____
CENTURY LINK _____ DATE _____
QUESTAR GAS _____ DATE _____

VICINITY MAP

NTS NORTH



COUNTY RECORDER

COUNTY RECORDER'S NO. _____

STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST OF _____

DATE _____ TIME _____ FEE ____

INDEX _____
FILED IN: FILE OF PLATS

COUNTY RECORDER

BY: _____
DEPUTY RECORDER

CITY ATTORNEY

APPROVED THIS _____ DAY OF _____, 201_ BY THE SYRACUSE CITY ATTORNEY.

SYRACUSE CITY ATTORNEY

CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____, 201_ BY THE SYRACUSE CITY COUNCIL.

SYRACUSE CITY RECORDER SYRACUSE CITY MAYOR

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 201_ BY THE SYRACUSE CITY PLANNING COMMISSION.

SYRACUSE CITY PLANNING COMMISSION

ENGINEER'S CERTIFICATE

APPROVED THIS _____ DAY OF _____, A.D. 201_ BY THE SYRACUSE CITY ENGINEER.

SYRACUSE CITY ENGINEER

PROFESSIONAL LAND SURVEYOR
STEVEN C. EARL
318575-2201
3-03-14
STATE OF UTAH

SHEET DESCRIPTION:

FINAL PLAT

MONTEREY ESTATES
PHASE 2

Cache • Landmark
Engineers
Surveyors
Planners
1011 West 400 North
Suite 130
Logan, UT 84321
435.713.0099

DATE:	3 MARCH 2014
SCALE:	1" = 60'
CALCULATED BY:	S. EARL
CHECKED BY:	S. CROOKSTON
APPROVED BY:	S. EARL
PROJECT NUMBER:	13009SYR

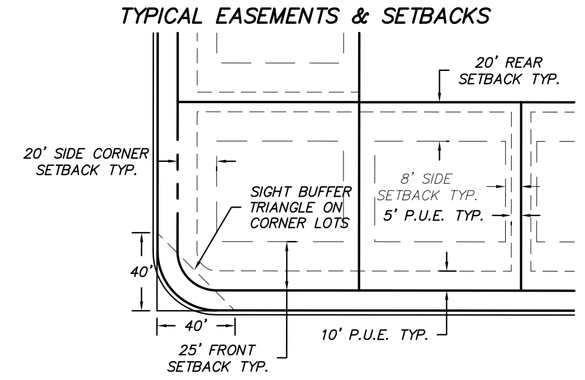
1 / 1

Z:\2013 Projects\13009SYR Ivory Homes Syracuse\Vicat\Final Plats\13009SYR Monterey Estates Final Plat Ph2 (Current).dwg, 3/3/2014 8:57:41 AM

MONTEREY ESTATES PHASE 3

A PART OF THE SOUTH 1/2 OF SECTION 3, TOWNSHIP 4
NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN

SYRACUSE, UT



LEGEND

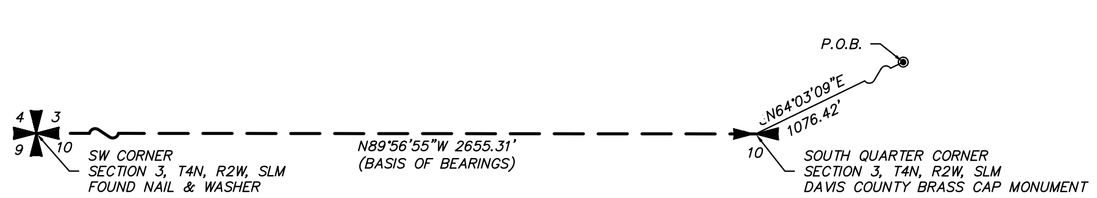
- SECTION LINE
- BOUNDARY
- LOT LINE
- RIGHT-OF-WAY
- NEW PUBLIC STREET
- STREET CENTERLINE
- PUBLIC UTILITY EASEMENT *5/10' WIDE OR AS NOTED
- BUILDING SETBACK * 25' FRONT / 8' SIDE / 20' REAR * 20' SIDEYARD FROM STREET ON CORNER
- 5' LANDSCAPE BUFFER PER ZONING ORDINANCE
- 1234 STREET ADDRESS
- SURVEY MONUMENT TO BE SET 5/8" REBAR W/ORANGE PLASTIC CAP OR NAIL AND WASHER STAMPED "STEVEN C. EARL PLS 318575"
- CENTERLINE MONUMENT TO BE SET
- SECTION CORNER
- 1/4 CORNER

LINE TABLE

LINE	LENGTH	BEARING
L1	3.38'	S76°48'18"W
L2	12.02'	S76°48'18"W
L3	31.76'	N0°03'04"E

CURVE TABLE

CURVE	LENGTH	RADIUS	Δ	CH. BEARING	CHORD
C1	69.36'	300.00'	13°14'46"	N83°25'41"E	69.20'
C2	109.96'	70.00'	90°00'00"	N31°48'18"E	98.99'
C3	93.77'	70.00'	76°45'14"	N51°34'19"W	86.92'
C4	9.12'	330.00'	1°34'59"	S17°50'45"W	9.12'
C5	67.87'	270.00'	14°24'09"	N11°26'09"E	67.69'
C6	32.88'	20.00'	94°11'01"	N42°51'26"W	29.30'
C7	31.42'	20.00'	90°00'00"	N45°03'04"E	28.28'
C8	31.42'	20.00'	90°00'00"	N44°56'56"W	28.28'
C9	31.42'	20.00'	90°00'00"	N45°03'04"E	28.28'
C10	31.42'	20.00'	90°00'00"	N44°56'56"W	28.28'
C11	35.50'	100.00'	20°20'20"	N79°46'46"W	35.31'
C12	64.70'	100.00'	37°04'18"	N51°04'27"W	63.58'
C13	33.76'	100.00'	19°20'36"	N22°52'00"W	33.60'
C14	27.82'	100.00'	15°56'14"	N5°13'35"W	27.73'
C15	65.99'	100.00'	37°48'36"	N21°38'50"E	64.80'
C16	63.27'	100.00'	36°15'10"	N58°40'43"E	62.22'
C17	63.38'	330.00'	11°00'13"	N82°18'24"E	63.28'
C18	12.92'	330.00'	2°14'33"	N88°55'47"E	12.92'
C19	30.37'	20.00'	87°00'47"	S46°32'40"W	27.54'
C20	78.89'	330.00'	13°41'48"	N9°53'11"E	78.70'
C21	31.42'	20.00'	90°00'00"	S44°56'56"E	28.28'
C22	14.90'	270.00'	3°09'42"	N88°28'13"E	14.90'
C23	47.52'	270.00'	10°05'04"	N81°50'50"E	47.46'
C24	62.83'	40.00'	90°00'00"	N31°48'18"E	56.57'
C25	53.58'	40.00'	76°45'14"	N51°34'19"W	49.67'
C26	31.42'	20.00'	90°00'00"	S45°03'04"W	28.28'
C27	97.32'	300.00'	18°35'10"	N9°20'39"E	96.89'



N

0 30 60 120 Feet
1:720

SURVEY CERTIFICATE

I, STEVEN C. EARL, A PROFESSIONAL LAND SURVEYOR, HOLD CERTIFICATE NO. 318575-2201, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, WHICH IS ACCURATELY DESCRIBED THEREWITH, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS MONTEREY ESTATES PHASE 3, AND THAT THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

LEGAL DESCRIPTION

A PART OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, LOCATED IN THE CITY OF SYRACUSE, COUNTY OF DAVIS, STATE OF UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 3;
THENCE N64°03'09"E 1076.42 FEET TO THE POINT OF BEGINNING AT THE NORTHERNMOST CORNER OF LOT 211 OF MONTEREY ESTATES PHASE 2;
THENCE ALONG THE BOUNDARY OF SAID MONTEREY ESTATES PHASE 2 THE FOLLOWING SIX COURSES:
1. S76°48'18"W 324.38 FEET;
2. S87°16'42"W 83.10 FEET;
3. N89°56'56"W 76.60 FEET;
4. S88°27'42"W 31.77 FEET;
5. N88°19'56"W 31.23 FEET;
6. N89°56'56"W 87.42 FEET;

THENCE N0°03'04"E 96.50 FEET;
THENCE N10°42'36"E 61.05 FEET;
THENCE N0°03'04"E 603.00 FEET TO THE GRANTOR'S NORTH LINE;
THENCE S89°56'56"E 454.12 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF PARCEL 12-026-0013, DESCRIBED IN THE DEED RECORDED IN BOOK 919 PAGE 699 IN THE OFFICE OF THE RECORDER OF SAID COUNTY;
THENCE S13°11'42"E 699.77 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

CONTAINING 9.19 ACRES, MORE OR LESS.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS TO BE HEREAFTER KNOWN AS MONTEREY ESTATES PHASE 3, DO HEREBY DEDICATE TO THE PUBLIC THE STREETS AS SHOWN HEREON, AND DO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREETS.
WE ALSO OFFER AND CONVEY TO ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AND RIGHT-OF-WAY OVER, UNDER, ACROSS, AND THROUGH THOSE AREAS DESIGNATED ON THIS PLAT AS UTILITY EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, COMMUNICATIONS, NATURAL GAS, SEWER, WATER, IRRIGATION, AND DRAINAGE LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO, WHICH WOULD REQUIRE THAT NO SURFACE CONSTRUCTION BE ALLOWED WHICH WOULD INTERFERE WITH NORMAL UTILITY USE.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 201_.

BY: IVORY DEVELOPMENT, LLC

BY: _____
CHRISTOPHER P. GAMVROULAS, PRESIDENT

ACKNOWLEDGMENT

STATE OF UTAH
} §.
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 201_, BY CHRISTOPHER P. GAMVROULAS, PRESIDENT OF IVORY DEVELOPMENT, LLC.

NOTARY PUBLIC _____

GENERAL NOTES

1. PARCEL "A" IS TO BE DEEDED TO THE CITY FOR USE AS A STORMWATER DETENTION POND AND ALSO AS A PUBLIC PARK.
2. NO PERMANENT STRUCTURES ALLOWED WITHIN PUBLIC UTILITY EASEMENTS UNLESS OTHERWISE APPROVED BY THE CITY.

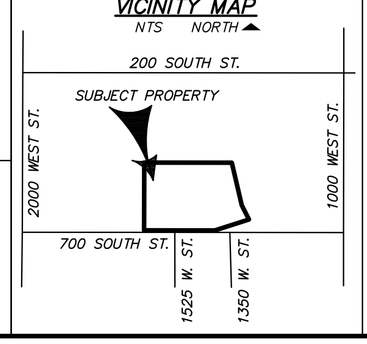
UTILITY COMPANIES

EASEMENTS ARE APPROVED AS SHOWN HEREON.

ROCKY MOUNTAIN POWER _____ DATE _____
CENTURY LINK _____ DATE _____
QUESTAR GAS _____ DATE _____

VICINITY MAP

NTS NORTH



COUNTY RECORDER

COUNTY RECORDER'S NO. _____

STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST OF _____

DATE _____ TIME _____ FEE ____

INDEX _____
FILED IN: FILE OF PLATS

_____
COUNTY RECORDER

BY: _____
DEPUTY RECORDER

CITY ATTORNEY

APPROVED THIS _____ DAY OF _____, 201_ BY THE SYRACUSE CITY ATTORNEY.

_____
SYRACUSE CITY ATTORNEY

CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____, 201_ BY THE SYRACUSE CITY COUNCIL.

_____ SYRACUSE CITY RECORDER

_____ SYRACUSE CITY MAYOR

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 201_ BY THE SYRACUSE CITY PLANNING COMMISSION.

_____
SYRACUSE CITY PLANNING COMMISSION

ENGINEER'S CERTIFICATE

APPROVED THIS _____ DAY OF _____, A.D. 201_ BY THE SYRACUSE CITY ENGINEER.

_____
SYRACUSE CITY ENGINEER

PROFESSIONAL LAND SURVEYOR
STEVEN C. EARL
318575-2201
3-03-14
STATE OF UTAH

SHEET DESCRIPTION:
FINAL PLAT

MONTEREY ESTATES
PHASE 3

Cache • Landmark
Engineers
Surveyors
Planners
1011 West 400 North
Suite 130
Logan, UT 84321
435.713.0099

DATE:	3 MARCH 2014
SCALE:	1" = 60'
CALCULATED BY:	S. EARL
CHECKED BY:	S. CROOKSTON
APPROVED BY:	S. EARL
PROJECT NUMBER:	13009SYR

Z:\2013 Projects\13009SYR Ivory Homes Syracuse\Acad\Final Plat\13009SYR Monterey Estates Final Plat Ph3 (Current).dwg, 3/3/2014 8:56:49 AM

MONTEREY ESTATES PHASE 4

A PART OF THE SOUTH 1/2 OF SECTION 3, TOWNSHIP 4
NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN

SYRACUSE, UT

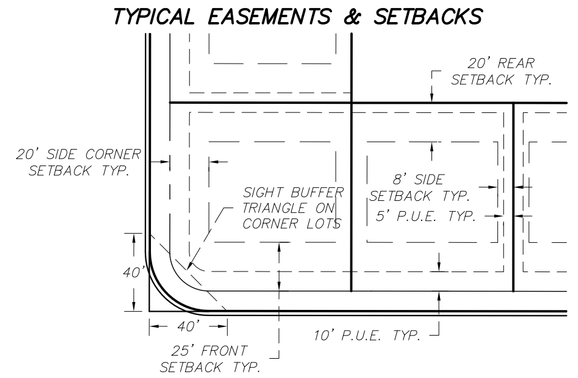
LEGEND

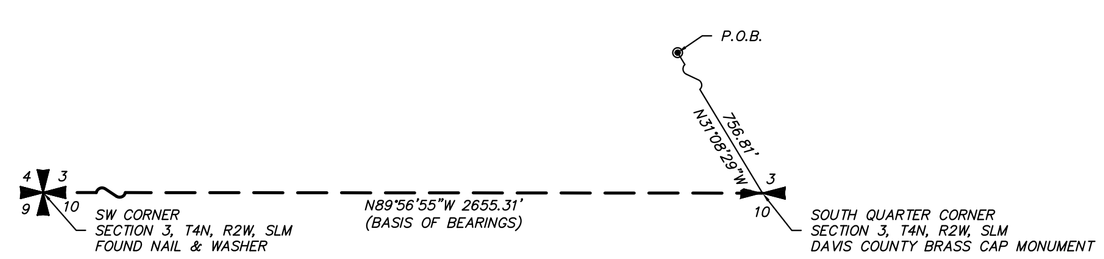
- SECTION LINE
- BOUNDARY
- LOT LINE
- RIGHT-OF-WAY
- NEW PUBLIC STREET
- STREET CENTERLINE
- PUBLIC UTILITY EASEMENT *5/10' WIDE OR AS NOTED
- BUILDING SETBACK * 25' FRONT / 8' SIDE / 20' REAR * 20' SIDEYARD FROM STREET ON CORNER
- 1234 STREET ADDRESS
- SURVEY MONUMENT TO BE SET 5/8" REBAR W/ORANGE PLASTIC CAP OR NAIL AND WASHER STAMPED "STEVEN C. EARL PLS 318575"
- CENTERLINE MONUMENT TO BE SET
- SECTION CORNER
- 1/4 CORNER

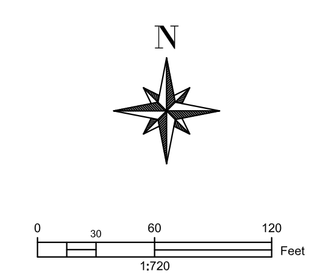
CURVE TABLE

CURVE	LENGTH	RADIUS	Δ	CH. BEARING	CHORD
C1	31.42'	20.00'	90°00'00"	S44°56'56"E	28.28'
C2	31.42'	20.00'	90°00'00"	S45°03'04"W	28.28'
C3	13.37'	230.00'	3°19'49"	S88°23'10"W	13.37'

TYPICAL EASEMENTS & SETBACKS







SURVEY CERTIFICATE

I, STEVEN C. EARL, A PROFESSIONAL LAND SURVEYOR, HOLD CERTIFICATE NO. 318575-2201, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, WHICH IS ACCURATELY DESCRIBED THEREWITH, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS MONTEREY ESTATES PHASE 4, AND THAT THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

LEGAL DESCRIPTION

A PART OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, LOCATED IN THE CITY OF SYRACUSE, COUNTY OF DAVIS, STATE OF UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 3;
THENCE N31°08'29"W 756.81 FEET TO THE POINT OF BEGINNING AT THE NORTHEAST CORNER OF LOT 111 OF MONTEREY ESTATES PHASE 1;
THENCE N0°03'04"E 255.60 FEET;
THENCE S89°56'56"E 94.00 FEET;
THENCE S86°36'38"E 60.10 FEET;
THENCE S89°56'56"E 591.00 FEET TO THE NORTHWEST CORNER OF LOT 304 OF MONTEREY ESTATES PHASE 3;
THENCE ALONG THE BOUNDARIES OF PHASES 3, 2, AND 1 OF MONTEREY ESTATES THE FOLLOWING TEN COURSES:

1. S0°03'04"W 349.50 FEET;
2. S10°42'36"W 61.05 FEET;
3. S0°03'04"W 96.50 FEET;
4. N89°56'56"W 415.00 FEET;
5. N0°03'04"E 96.50 FEET;
6. N50°12'42"W 93.25 FEET;
7. N0°03'04"E 96.89 FEET;
8. N89°56'56"W 93.00 FEET;
9. N89°05'22"W 60.01 FEET;
10. N89°56'56"W 94.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.99 ACRES, MORE OR LESS,

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS TO BE HEREAFTER KNOWN AS MONTEREY ESTATES PHASE 4, DO HEREBY DEDICATE TO THE PUBLIC THE STREETS AS SHOWN HEREON, AND DO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREETS.
WE ALSO OFFER AND CONVEY TO ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AND RIGHT-OF-WAY OVER, UNDER, ACROSS, AND THROUGH THOSE AREAS DESIGNATED ON THIS PLAT AS UTILITY EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, COMMUNICATIONS, NATURAL GAS, SEWER, WATER, IRRIGATION, AND DRAINAGE LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO, WHICH WOULD REQUIRE THAT NO SURFACE CONSTRUCTION BE ALLOWED WHICH WOULD INTERFERE WITH NORMAL UTILITY USE.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 201_.

BY: IVORY DEVELOPMENT, LLC

BY: _____
CHRISTOPHER P. GAMVROULAS, PRESIDENT

ACKNOWLEDGMENT

STATE OF UTAH } §.
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 201_, BY CHRISTOPHER P. GAMVROULAS, PRESIDENT OF IVORY DEVELOPMENT, LLC.

NOTARY PUBLIC _____

GENERAL NOTES

1. PARCEL "A" IS TO BE DEEDED TO THE CITY FOR USE AS A STORMWATER DETENTION POND AND ALSO AS A PUBLIC PARK.
2. NO PERMANENT STRUCTURES ALLOWED WITHIN PUBLIC UTILITY EASEMENTS UNLESS OTHERWISE APPROVED BY THE CITY.

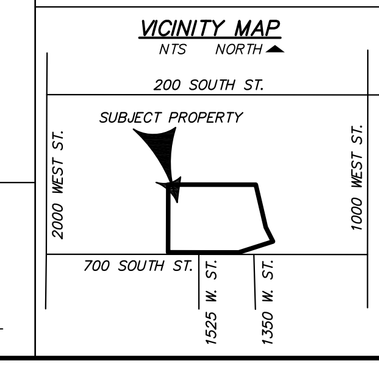
UTILITY COMPANIES

EASEMENTS ARE APPROVED AS SHOWN HEREON.

ROCKY MOUNTAIN POWER _____ DATE _____
CENTURY LINK _____ DATE _____
QUESTAR GAS _____ DATE _____

VICINITY MAP

NTS NORTH



COUNTY RECORDER

COUNTY RECORDER'S NO. _____

STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST OF _____

DATE _____ TIME _____ FEE ____

INDEX _____
FILED IN: FILE OF PLATS

COUNTY RECORDER

BY: _____
DEPUTY RECORDER

CITY ATTORNEY

APPROVED THIS _____ DAY OF _____, 201_ BY THE SYRACUSE CITY ATTORNEY.

SYRACUSE CITY ATTORNEY

CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____, 201_ BY THE SYRACUSE CITY COUNCIL.

SYRACUSE CITY RECORDER SYRACUSE CITY MAYOR

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 201_ BY THE SYRACUSE CITY PLANNING COMMISSION.

SYRACUSE CITY PLANNING COMMISSION

ENGINEER'S CERTIFICATE

APPROVED THIS _____ DAY OF _____, A.D. 201_ BY THE SYRACUSE CITY ENGINEER.

SYRACUSE CITY ENGINEER

PROFESSIONAL LAND SURVEYOR
STEVEN C. EARL
318575-2201
3-03-14
STATE OF UTAH

SHEET DESCRIPTION:

FINAL PLAT

MONTEREY ESTATES
PHASE 4

Cache • Landmark
Engineers
Surveyors
Planners
1011 West 400 North
Suite 130
Logan, UT 84321
435.713.0099

DATE:	3 MARCH 2014
SCALE:	1" = 60'
CALCULATED BY:	S. EARL
CHECKED BY:	S. CROOKSTON
APPROVED BY:	S. EARL
PROJECT NUMBER:	13009SYR

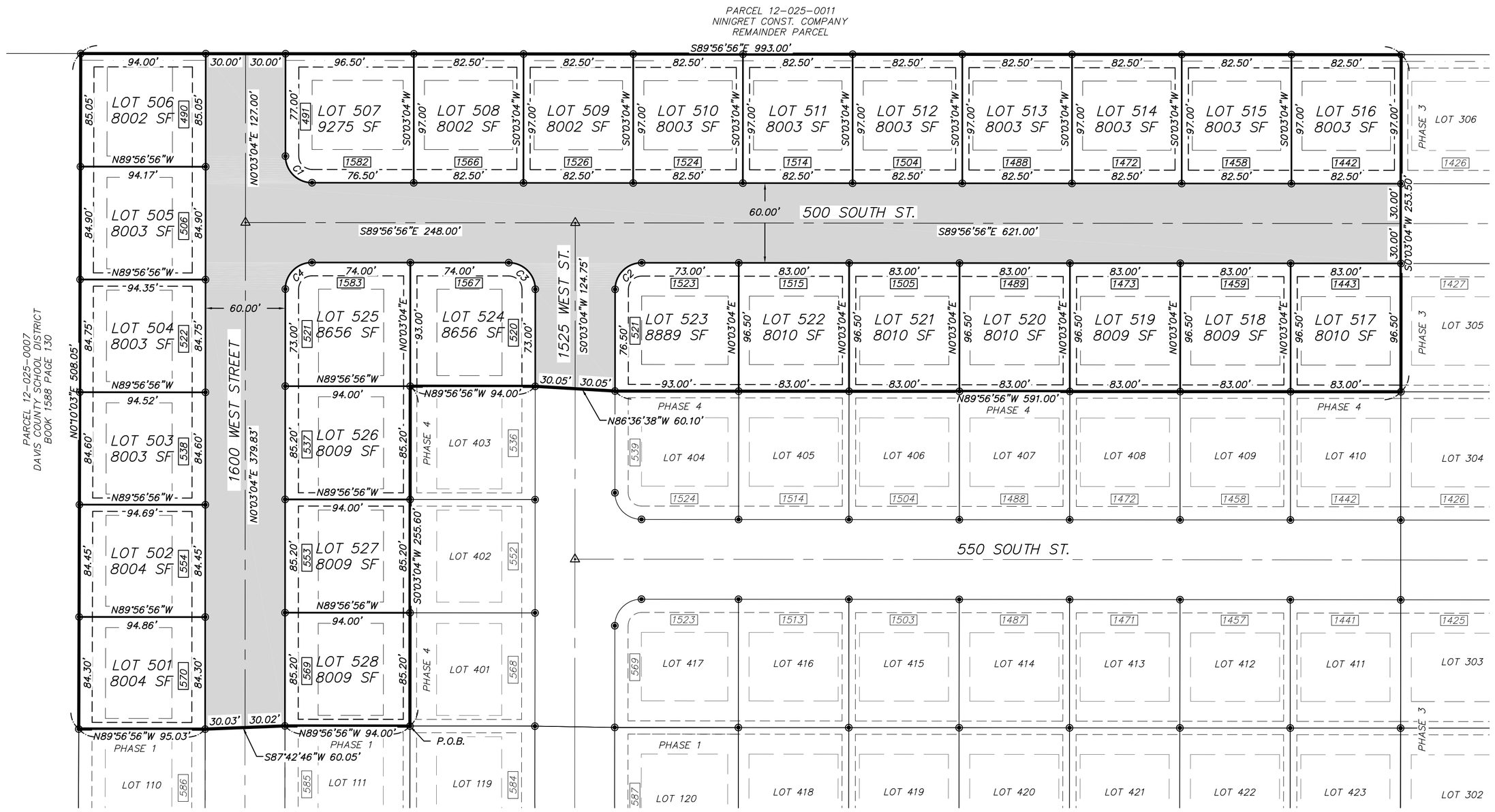
1 / 1

Z:\2013 Projects\13009SYR Ivory Homes Syracuse\Acad\Final Plats\Archive\13009SYR Monterey Estates Final Plat Ph4 (Backup 140301).dwg, 3/3/2014 8:56:04 AM

MONTEREY ESTATES PHASE 5

A PART OF THE SOUTH 1/2 OF SECTION 3, TOWNSHIP 4
NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN

SYRACUSE, UT



SURVEY CERTIFICATE

I, STEVEN C. EARL, A PROFESSIONAL LAND SURVEYOR, HOLD CERTIFICATE NO. 318575-2201, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, WHICH IS ACCURATELY DESCRIBED THEREWITH, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS MONTEREY ESTATES PHASE 5, AND THAT THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

LEGAL DESCRIPTION

A PART OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, LOCATED IN THE CITY OF SYRACUSE, COUNTY OF DAVIS, STATE OF UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 3;
THENCE N31°08'29"W 756.81 FEET TO THE POINT OF BEGINNING AT THE NORTHEAST CORNER OF LOT 111 OF MONTEREY ESTATES PHASE 1;
THENCE ALONG THE BOUNDARY OF SAID MONTEREY ESTATES PHASE 1 THE FOLLOWING THREE COURSES:

1. N89°56'56"W 94.00 FEET;
2. S87°42'46"W 60.05 FEET;
3. N89°56'56"W 95.03 FEET TO THE EAST LINE OF PARCEL 12-025-0007, DESCRIBED IN THE DEED RECORDED IN BOOK 1588 PAGE 130 IN THE OFFICE OF THE RECORDER OF SAID COUNTY;

THENCE N0°10'03"E 508.05 FEET TO THE NORTHEAST CORNER OF SAID PARCEL;
THENCE S89°56'56"E 993.00 FEET ALONG THE GRANTOR'S NORTH LINE TO THE NORTHWEST CORNER OF LOT 306 OF MONTEREY ESTATES PHASE 3;
THENCE ALONG THE BOUNDARY OF MONTEREY ESTATES PHASES 3 AND 4 THE FOLLOWING FIVE COURSES:

1. S0°03'04"W 253.50 FEET;
2. N89°56'56"W 591.00 FEET;
3. N86°36'38"W 60.10 FEET;
4. N89°56'56"W 94.00 FEET;
5. S0°03'04"W 255.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.22 ACRES, MORE OR LESS.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS TO BE HEREAFTER KNOWN AS MONTEREY ESTATES PHASE 5, DO HEREBY DEDICATE TO THE PUBLIC THE STREETS AS SHOWN HEREON, AND DO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREETS.
WE ALSO OFFER AND CONVEY TO ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AND RIGHT-OF-WAY OVER, UNDER, ACROSS, AND THROUGH THOSE AREAS DESIGNATED ON THIS PLAT AS UTILITY EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, COMMUNICATIONS, NATURAL GAS, SEWER, WATER, IRRIGATION, AND DRAINAGE LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO, WHICH WOULD REQUIRE THAT NO SURFACE CONSTRUCTION BE ALLOWED WHICH WOULD INTERFERE WITH NORMAL UTILITY USE.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 201_.

BY: IVORY DEVELOPMENT, LLC

BY: _____
CHRISTOPHER P. GAMVROULAS, PRESIDENT

ACKNOWLEDGMENT

STATE OF UTAH
} §.
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 201_, BY CHRISTOPHER P. GAMVROULAS, PRESIDENT OF IVORY DEVELOPMENT, LLC.

NOTARY PUBLIC _____

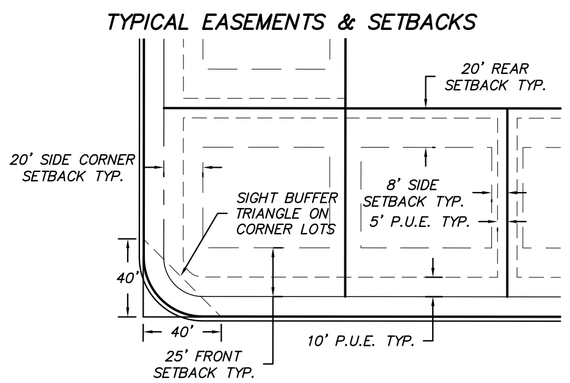
GENERAL NOTES

1. PARCEL "A" IS TO BE DEEDED TO THE CITY FOR USE AS A STORMWATER DETENTION POND AND ALSO AS A PUBLIC PARK.
2. NO PERMANENT STRUCTURES ALLOWED WITHIN PUBLIC UTILITY EASEMENTS UNLESS OTHERWISE APPROVED BY THE CITY.

CURVE TABLE

CURVE	LENGTH	RADIUS	Δ	CH. BEARING	CHORD
C1	31.42'	20.00'	90°00'00"	S44°56'56"E	28.28'
C2	31.42'	20.00'	90°00'00"	S45°03'04"W	28.28'
C3	31.42'	20.00'	90°00'00"	N44°56'56"W	28.28'
C4	31.42'	20.00'	90°00'00"	S45°03'04"W	28.28'

TYPICAL EASEMENTS & SETBACKS



N

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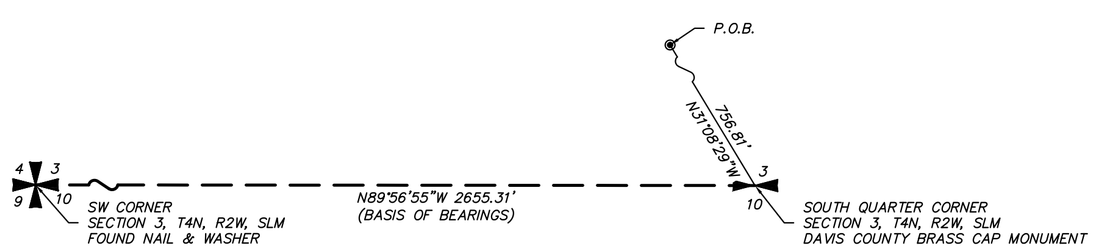


LEGEND

- SECTION LINE
- BOUNDARY
- LOT LINE
- RIGHT-OF-WAY
- NEW PUBLIC STREET
- STREET CENTERLINE
- PUBLIC UTILITY EASEMENT *5/10' WIDE OR AS NOTED
- BUILDING SETBACK
  * 25' FRONT / 8' SIDE / 20' REAR
  * 20' SIDEYARD FROM STREET ON CORNER
- 5' LANDSCAPE BUFFER PER ZONING ORDINANCE
- 1234 STREET ADDRESS
- SURVEY MONUMENT TO BE SET 5/8" REBAR W/ORANGE PLASTIC CAP OR NAIL AND WASHER STAMPED "STEVEN C. EARL PLS 318575"
- CENTERLINE MONUMENT TO BE SET
- SECTION CORNER
- 1/4 CORNER

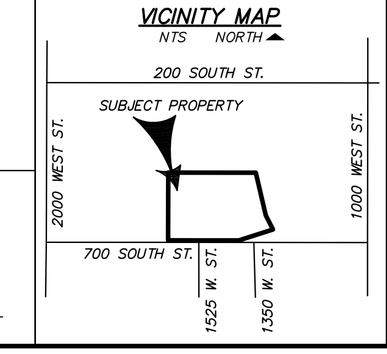
UTILITY COMPANIES

EASEMENTS ARE APPROVED AS SHOWN HEREON.

ROCKY MOUNTAIN POWER _____ DATE _____
CENTURY LINK _____ DATE _____
QUESTAR GAS _____ DATE _____

VICINITY MAP

NTS NORTH



COUNTY RECORDER

COUNTY RECORDER'S NO. _____

STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST OF _____

DATE _____ TIME _____ FEE ____

INDEX
FILED IN: FILE OF PLATS

COUNTY RECORDER

BY: _____
DEPUTY RECORDER

CITY ATTORNEY

APPROVED THIS _____ DAY OF _____, 201_ BY THE SYRACUSE CITY ATTORNEY.

SYRACUSE CITY ATTORNEY

CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____, 201_ BY THE SYRACUSE CITY COUNCIL.

SYRACUSE CITY RECORDER SYRACUSE CITY MAYOR

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 201_ BY THE SYRACUSE CITY PLANNING COMMISSION.

SYRACUSE CITY PLANNING COMMISSION

ENGINEER'S CERTIFICATE

APPROVED THIS _____ DAY OF _____, A.D. 201_ BY THE SYRACUSE CITY ENGINEER.

SYRACUSE CITY ENGINEER

PROFESSIONAL LAND SURVEYOR
STEVEN C. EARL
318575-2201
3-03-14
STATE OF UTAH

FINAL PLAT

SHEET DESCRIPTION:

MONTEREY ESTATES
PHASE 5

Cache • Landmark
Engineers
Surveyors
Planners
1011 West 400 North
Suite 130
Logan, UT 84321
435.713.0099

DATE: 3 MARCH 2014
SCALE: 1" = 60'
CALCULATED BY: S. EARL
CHECKED BY: S. CROOKSTON
APPROVED BY: S. EARL
PROJECT NUMBER: 13009SYR

Z:\2013 Projects\13009SYR Ivory Homes Syracuse\Acad\Final Plats\13009SYR Monterey Estates Final Plat Ph5 (Current).dwg, 3/3/2014 8:54:34 AM

COUNCIL AGENDA

March 11, 2014

Agenda Item # **9** General Plan Amendments-Wright Development

Factual Summation

Please see the attached:

a. General Plan Ordinance
b. Aerial
c. General Plan Map

Any question regarding this agenda item may be directed at Sherrie Christensen, Community & Economic Development Director.

Background

The Planning Commission held a public hearing on March 4, 2014 on the proposed General Plan Amendment for Gary Wright, Wright Development requested change from General Commercial to R-3 Residential. Mr. Wright has indicated his intent to develop single family housing that is consistent with the residential zoning and character of the surrounding developments to the west and the south.

Recommendation for City Council Approval of Ordinance 14-04, Amending the General Plan for Wright Development as presented.

The Syracuse City Planning Commission hereby recommends that the City Council approve the adoption of Ordinance 14-04, Amending the Syracuse City General Plan.

ORDINANCE NO. 14-04

AN ORDINANCE AMENDING THE SYRACUSE CITY GENERAL PLAN ADOPTED IN 1976, AS AMENDED.

WHEREAS, in 1967 a Syracuse Preliminary Master Plan was prepared for the Syracuse Planning Commission as a part of the Davis County Master Plan Program, said preliminary plan being prepared by R. Clay Allred and Associates, Planning Consultants; and

WHEREAS, in 1976 a Comprehensive Plan for Syracuse was prepared by the Davis County Planning Commission with assistance of Architects/Planners Alliance Planning Consultants and Wayne T. Van Wagoner and Associates, Traffic and Transportation Consultants which plan was financially aided by a grant from the Department of Housing and Urban Development through the Utah State Department of Community Affairs; and

WHEREAS, the 1976 Comprehensive Plan was amended in 1988 and the title changed to the Syracuse City Master Plan; and

WHEREAS, The Syracuse City General Plan was again amended in 1996, 1999, 2003, 2006, 2009, 2011, 2012 and 2014 to incorporate appropriate and necessary changes to the General Plan as approved at that time; and

WHEREAS, public hearings have been held by the Planning Commission to receive public input regarding proposed changes; and

WHEREAS, the Planning Commission has recommended amendments to the General Plan that provide development objectives with respect to the most desirable use of land within the City for residential, recreational, agricultural, commercial, industrial, and other purposes, and which residential areas shall have the most desirable population density in the planning districts of the City to benefit the physical, social, economic, and governmental development of the City and to promote the general welfare and prosperity of its residents;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. General Plan Map. That the Syracuse City General Plan, attached and reflected hereto as Exhibits A, is hereby adopted and any ordinances or resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 2. Severability. If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Resolution shall be severable.

Section 3. Effective Date. This Ordinance shall become effective immediately upon its passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 11th DAY OF MARCH, 2014.

SYRACUSE CITY

ATTEST:

_____ _____

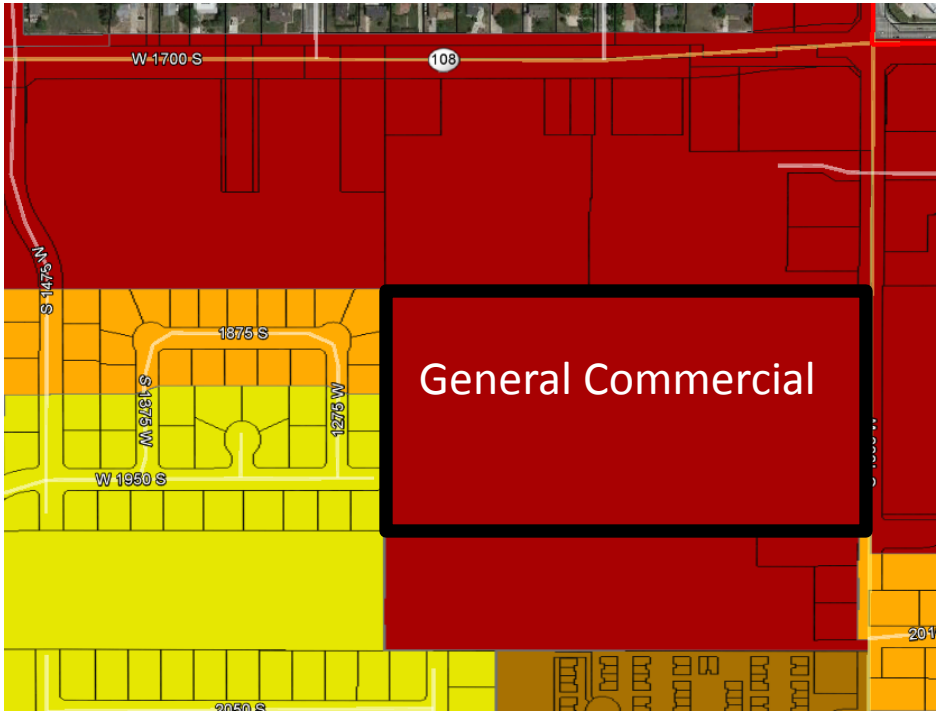
Cassie Z. Brown, City Recorder Terry Palmer, Mayor

General Plan Amendment
1000 W 1900 S
Wright Development Group

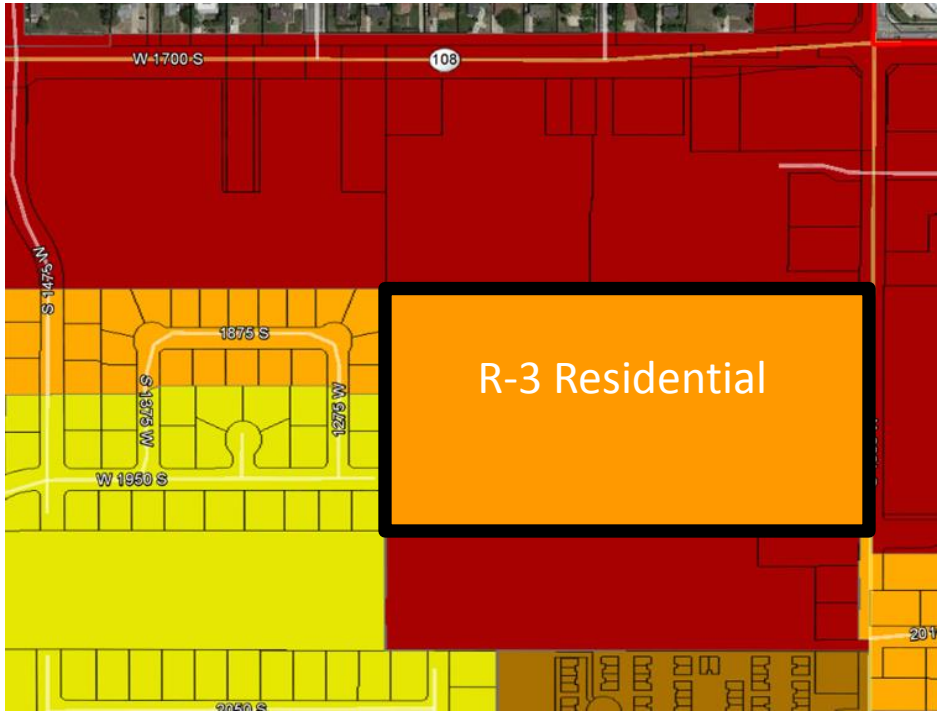
General Plan Amendment
1000 W 1900 S
Wright Development Group

N

Current General Plan



Proposed General Plan



- Agriculture A-1
- R-1 (2.90 dwellings per net acre)
- R-2 (3.79 dwellings per net acre)
- R-3 (5.44 dwellings per net acre)
- PRD (8.0 dwellings per net acre)
- R-4 (14.52 dwellings per net acre)
- Professional Office
- Commercial II
- General Commercial Zone
- Industrial Zone
- Town Center Overlay Zone
- Sensitive Overlay Zone
- RDA & EDA Boundary

COUNCIL AGENDA

March 11, 2014

Agenda Item **#10** Title X Amendments-Duplex, Basement Apartments, Accessory Apartments

Factual Summation

Please see the attached:

a. Proposed Ordinance 14-01, amendment to Title X
b. Redline Title X

Any question regarding this agenda item may be directed at Sherrie Christensen, Community & Economic Development Director, or City Planner Jenny Schow.

Background

The Planning Commission has been reviewing Title X for the past few months regarding Duplexes, Basement Apartments and Accessory Apartments. The proposed amendments provide limits and regulations for duplexes that have previously been allowed in all residential zones. These amendments will demonstrate compliance with State of Utah requirements to address moderate income housing in our City. The proposed ordinance reflects the recommended changes from the Planning Commission.

The Planning Commission held a public hearing on the proposed amendments on January 21, 2014. At a public meeting that same night the Planning Commission recommended to the City Council the adoption of the proposed amendments.

Summary of Amendments

Section 10-02-040	Adds definition of an accessory dwelling unit, clarifies definition of multi-family dwelling and dwelling.
Section 10-11-030	Adds accessory dwelling as a conditional use in the A-1 zone
Section 10-12-030	Deletes Two-family dwellings (duplexes) and replaces with accessory dwelling as a conditional use in the R-1 zone.
Section 10-13-030	Deletes Two-family dwellings (duplexes) and replaces with accessory dwelling as a conditional use in the R-2 zone.
Section 10-14-030	Add accessory dwelling as a conditional use in the R-3 zone and changes Two-Family Dwellings to a minor conditional use in the R-3 zone.

Section 10-6-020(D) Provides regulations for two-family dwellings in the R-3 zone with the following requirements:

- Increases the lot size requirement for duplex lot from 8,000 sq. ft. to 11,000 sq. ft. and lot width/frontage from 80 feet to 100 feet.
- Restricts rental of dwelling to long term rental, not nightly or weekly rentals.
- Provides design guidelines that restrict the look and feel of the structure, so that that the structure appears similar to a single family dwelling and has a lesser visual impact on the neighborhood.

Section 10-06-020(E) Provides regulations for accessory dwellings (currently permitted as two-family dwellings) in residential zones with the following requirements:

- Requires one unit to be owner occupied.
- Limits 1 accessory unit per lot
- Provides for increased setback requirement for new accessory unit construction, which is detached from the main dwelling.
- Provides for required increased lot size by 3,000 sq. ft. for accessory units in detached structures and prohibits them in Cluster Subdivisions.
- Restricts nightly rentals.
- Restricts home occupations in accessory unit
- Requires increased setback if windows are placed on walls adjacent to abutting properties.
- Provides size restrictions for minor CUP:
  - Basement or attic 50% gross sq. ft.
  - Attached 650 sq. ft.
  - Detached 650 sq. ft.
- Provides major Cup process for units greater than 650 sq. ft. up to 50% of gross floor area of main dwelling.
- Requires parking based upon the number of bedrooms in the accessory unit.
- Requires entrance to accessory unit from the side or 20’ to the rear of main dwelling entrance.
- Requires detached structure to be compatible architecture and materials of main dwelling.

Recommendation for City Council Approval of Ordinance 14-01, Various Sections, Title X

The Syracuse City Planning Commission hereby recommends that the City Council approve the adoption of Ordinance 14-01, Amending Title X.

ORDINANCE NO.14-01

AN ORDINANCE AMENDING VARIOUS SECTIONS OF TITLE X OF THE SYRACUSE CITY MUNICIPAL CODE PERTAINING LAND USE.

WHEREAS, due to the pace of growth in the City there are from time to time smallproposed changes to various City ordinances that are warranted; and

WHEREAS, these small proposed changes come to the attention of the Planning Commission through varied means including but not limited to questions, concerns or complaints from the general public and or from developers that are seeking clarification on the language in the City code; and

WHEREAS, the Planning Commission takes each question or concern under consideration and addresses it on case-by-case basis in a fair and judicious manner paying specific attention to the reasonableness and legality of the request as well as the reasonableness and legality of the City'sown ordinances; and

WHEREAS, after such consideration Planning Commission will either support and sustain current ordinances as adopted or in other cases have staff research and address each proposed change and put forth amendments to existing ordinances; and

WHEREAS, the Planning Commission now hereby wishes to amend various sections of Title X to address suchproposed changes.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF SYRACUSECITY, STATE OF UTAH, AS FOLLOWS:

Section 1. **Amendment.** The following sections of Syracuse City Municipal Code are hereby amended as follows:

10-2-040 DEFINITIONS

DWELLING:A building or portion thereof designed and used for residential occupancy, including single-family, two- (2) family, and multi-family, ~~but~~ doesnot include boarding, rooming, or lodging houses, tents, yurts, trailers, motels, cottage camps, or similar structures designed and used primarily for transient residential uses. (Ord. 11-02)

DWELLING, SINGLE-FAMILY: A building designed with accommodations for and occupied by one (1) family only.

DWELLING, TWO (2)-FAMILY: A building under single ownership containing two (2) dwelling units, designated for occupancy by not more than two (2) families. (Ord. 11-10)

DWELLING, TWO (2) FAMILY (DUPLEX/TWIN HOME): A single-family dwelling attached to another single-family dwelling by a common wall or floor with both dwellings located on the same lot. (Ord. 11-02)

DWELLING, MULTI-FAMILY: A building containing ~~not less~~more than two (2) dwelling units. (Ord. 03-08) (Ord. 08-07)

DWELLING GROUP: A group of two (2) or more detached buildings used as ~~residences~~ dwellings located on a parcel of land under one (1) ownership and having a yard or court in common.

DWELLING UNIT: A building or portion thereof that provides separate and independent living, cooking, sleeping, eating, and sanitation facilities for one (1) family.

DWELLING, ACCESSORY: Additional living quarters on a single-family lot that is independent of the primary dwelling unit. The accessory dwelling unit shall be a complete housekeeping unit with a shared or separate entrance, separate kitchen, sleeping area, closet space, and bathroom facilities.

(A-1 Zone)

10-11-030: CONDITIONAL USES. The following, and no others, may be conditional uses permitted after application and approval as specified in Section 10-4-080 of this Title. (Ord. 08-07) (Ord. 10-02)

(A) Accessory Uses and Buildings (two hundred [200] square feet or greater) [Minor] (Ord. 11-10)

(B) Cluster Subdivisions [Major] (Ord. 11-10)

(C) Day Care Centers [Major] (Ord. 11-10)

(D) Dog Kennels [Minor] (Ord. 11-10)

(E) Dwelling, Accessory [Minor]

(~~E~~F) Educational Services, Private [Minor](Ord. 08-07) (Ord. 11-10)

(~~F~~G) Greenhouses [Minor] (Ord. 11-10)

(~~G~~H) Home Occupations [Major](Ord. 10-02) (Ord. 11-10)

(~~H~~I) Private Parks and Recreational Activities [Minor] (Ord. 11-10)

(~~I~~J) Public and Quasi-Public Buildings [Major] (Ord. 11-10)

(~~J~~K) Sewage Treatment Plants [Major] (Ord. 11-10)

(~~K~~L) Stables, Public [Minor] (1991) (Ord. 11-10)

(~~L~~M) Temporary Commercial Uses (see Section 10-7-050) [Minor] (Ord. 11-10)

(R-1 ZONE)

10-12-030: CONDITIONAL USES. The following, and no others, may be conditional uses permitted after application and approval as specified in Section 10-4-080 of this Title. (Ord. 08-07) (Ord. 10-02)

(A) Accessory Uses and Buildings (two hundred [200] square feet or greater) [Minor] (Ord. 11-10)

(B) Apiaries [Minor] (Ord. 11-10)

(C) Cluster Subdivisions [Major] (Ord. 11-13)

(D) Day-Care Centers [Major] (Ord. 11-10)

(E) Dog Kennels [Minor] (Ord. 11-10)

(F) ~~Dwellings, Two- [2] Family [Major] (Ord. 11-10)~~Dwelling, Accessory [Minor]

(G) Dwelling Groups [Major] (Ord. 11-10)

(H) Greenhouses [Minor] (Ord. 11-10)

(I) Home Occupations [Major] (Ord. 10-02) (Ord. 11-10)

(J) Private Parks and Recreational Activities [Minor] (Ord. 11-10)

(K) Temporary Commercial Uses (see Section 10-7-050) [Minor] (Ord. 11-10)

(L) Temporary Use of Buildings (See Section 10-6-100)(A)(9) [Minor] (Ord. 11-02) (Ord. 11-10)

(R-2 ZONE)

10-13-030: CONDITIONAL USES. The following, and no others, may be conditional uses permitted after application and approval as specified in Section 10-4-080 of this Title. (Ord. 08-07) (Ord. 10-02)

(A) Accessory Uses and Buildings (two hundred [200] square feet or greater) [Minor] (Ord 06-27) (Ord. 11-10)

(B) Apiaries (Ord. 11-04) [Minor] (Ord. 11-10)

(C) Day-Care Centers [Major] (Ord. 11-10)

(D) Dog Kennels (Ord. 06-27) [Minor] (Ord. 11-10)

(E) Dwellings, ~~Two- [2] Family [Major] (Ord. 11-10)~~Accessory [Minor]

(F) Dwelling Groups [Major] (Ord. 11-10)

(G) Home Occupations [Major] (Ord. 10-02) (Ord. 11-10)

(H) Temporary Commercial Uses (see Section 10-7-050) [Minor] (Ord. 11-10)

(I) Temporary Use of Buildings (see Section 10-6-100)(A)(9) [Minor] (Ord. 11-02) (Ord. 11-10)

(R-3 ZONE)

10-14-030: CONDITIONAL USES. The following, and no others, may be conditional uses permitted after application and approval as specified in Section 10-4-080 of this Title.(1991) (Ord. 08-07) (Ord. 10-02)

(A) Accessory Uses and Buildings (two hundred [200] square feet or greater) [Minor] (Ord. 11-10)

(B) Apiaries (Ord. 11-04) [Minor] (Ord. 11-10)

(C) Day-Care Centers [Major] (Ord. 11-10)

(D) Dwellings, Accessory [Minor]

(~~D~~E) Dwellings, Two- [2] Family [~~Major~~Minor] (Ord. 11-10)

(~~E~~F) Home Occupations [Major] (Ord. 10-02) (Ord. 11-10)

(~~F~~G) Temporary Commercial Uses (see Section 10-7-050) [Minor] (Ord. 11-10)

(~~G~~H) Temporary Use of Buildings (see Section 10-6-100)(A)(9) [Minor] (Ord. 11-02) (Ord. 11-10)

(CHAPTER 6, GENERAL LAND USE REGULATIONS)

10-6-020: REGULATIONS FOR BUILDINGS AND STRUCTURES. Buildings or structures, where allowed, shall comply with the following regulations specific to each type of structure:

(D) Dwellings, Two-[2] Family. Two-Family dwelling units as defined in this title shall be subject to the following:

1. Two-Family dwelling units are only permitted as a minor conditional use in the following residential zones:R-3 , subject to theprovisions of this section.

2. One two-family dwelling unit is permitted per residential lot.

3. Underlying Zoning Applies: Unless specifically provided otherwise in this section, two-family dwelling units are subject to the regulations for a principal building of the underlying zoning district with regard to lot standards, such as building and wall height, setbacks, yard requirements and building coverage.

4. Minimum lot area. The minimum lot size for a two-family dwelling shall be that of the underlying zone district, plus an additional 3,000 sq. ft.

5. Minimum frontage. The minimum frontage for a two-family dwelling shall be that of the underlying zone district, plus an additional twenty (20) feet.

6. Building Code Compliance: Two family dwelling units are subject to compliance with current building code at the time of permit approval.

7. Two family dwellings shall be required to have separate utility services for each unit.

8. Nightly Rental: Neither dwelling unit may be used for nighty/weekly rental.

9. Parking: Parking shall be provided such that each unit of a two family dwelling is equal to that parking requirement of a single family dwelling.

10. Conditional Use Permit Required: A conditional use permit shall be required for an accessory dwelling unit in compliance with the standards of review set forth in this code as a minor conditional use permit. Applications which do not meet the minimum standards set forth herein and have been denied by the Zoning Administrator may be appealed to the Planning Commission for review.

11. Occupancy. No two family dwelling shall be occupied until the property owner has obtained a building permit and certificate of final occupancy from the city.

12. Design Guidelines: Two-family homes shall be designed such that the structure has the appearance of a single family dwelling from the street. To achieve this all new two-family homes shall conform to the following design guidelines:

    a. Only one units garage doors(s) may face each street for which the structure obtains access from, unless single wide tandem parking garages are utilized and are side by side (see figure 1c below).

    b. A shared driveway shall be utilized when both units obtain street access from the same street.

    c. At least one main entryway should be visible from the front of the structure.

    d. Entrances shall be visible and approaches to the front entrance of each dwelling unit should be clearly delineated by improved walkways and landscaping.

    e. There shall be a variation in the wall plane on all facades visible from a public street or public view.

    f. Architectural elements, such as balconies, porches, overhangs, grellises, projections, awnings, insets, materials and textures shall be used to create shadow patterns that contribute to a buildings character and visual interest.

    g. Rooflines shall be broken at intervals no greater than 50 feet long by changes in height or stepbacks.

This: Not This:

Figure 1a

Figure 2a

Figure 1b (rear side garage)

Figure 2b(garage prominence)

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Figure 1c (single car wide garages)

Figure 2c (garage forward)

(E) Dwelling, Accessory. Accessory dwelling units as defined in this title shall be subject to the following:

1. Internal, Attached, or Detached: Accessory dwelling units may be built internal to, attached to, or as a separate unit detached from the principal dwelling on a lot where a single family dwelling exits, in accordance to the standards set forth in this section. Accessory dwelling units are allowed in the following residential zone districts: R-1, R-2, & R-3 subject to the provisions of this section.

2. Owner Occupant Requirement: Accessory dwelling units shall only be permitted when an owner occupant lives on the property within either the principal dwelling or accessory dwelling unit. Owner occupancy shall not be required when:
   a. The owner has a bona fide, temporary absence of three (3 years or less for activities such as military service, temporary job assignments, sabbaticals, or voluntary service (indefinite periods of absence from the dwelling shall not qualify for this exception); or
   b. The owner is placed in a hospital, nursing home, assisted living facility or other similar facility that provides regular medical care, excluding retirement living facilities or communities.

3. Deed Restriction: A lot approved for developmentwith an accessory dwelling unit shall have a deed restriction, the form of which shall be approved by the City Attorney, filed with the county recorder's office indicating such owner occupied requirement of the property prior to issuance of a building permit for the accessory dwelling unit by the city. Such deed restriction shall run with the land until the accessory dwelling unit is discontinued, abandoned or revoked.

4. One accessory dwelling unit is permitted per single family residential lot.

5. Underlying Zoning Applies: Unless specifically provided otherwise in this section, accessory dwelling units are subject to the regulations for a principal building of the underlying zoning district with regard to lot standards, such as building and wall height, setbacks, yard requirements and building coverage.
   a. An existing accessory structure whose setbacks do not meet the minimum requirements for a principal building may be converted into an accessory dwelling unit, but any noncomplying setbacks may not become more noncomplying.
   b. New construction for an accessory dwelling unit, not contained within the principal building, shall meet the minimum standards for accessory structures, but shall be set back from the rear and side property lines a minimum distance of 5 feet (including eaves) and shall meet all applicable fire separation requirements.

6. Existing Development On Lot: A single-family dwelling shall exist on the lot or will be constructed in conjunctionwith the accessory dwelling unit.

7. Minimum Lot Area: Within permissible zoning districts, the minimum lot area required for an accessory dwelling unit shall be:

a. Internal: For accessory dwelling units located within the principal single family dwelling, the minimum lot size shall be that of the underlying zone district.
b. Attached: For accessory dwelling units located with an addition to the single-family dwelling, the minimum lot size shall be that of the underlying zone district.
c. Detached: For accessory dwelling units located within a detached structure, the minimum lot size shall be that of the underlying zone district, plus an additional 3,000 sq. ft.
d. Cluster Subdivisions: Detached accessory dwelling units shall be prohibited on single-family lots withless than 10,000 square feet.

8. Building Code Compliance: Accessory dwelling units are subject to compliance with current building code.

9. Separate Utility Connections: Separateutility connections shall not be permitted for internal accessory dwelling units. Owners of lots with an accessory dwelling unit shall be charged for two city utility connections, regardless of shared connection.

10. Not a Unit of Density: Accessory dwelling units are not considered a unit of density and therefore are not included in the density calculation for residential property.

11. Nightly Rental: Neither dwelling unit may be used for nighty/weekly rental.

12. Home Occupations: Home occupations [minor] in accessory dwelling units shall only be permitted for those businesses where no clientele visits are made to the property in order to maintain the residential nature of the dwelling unit.

13. Windows: In a detached accessory dwelling unit, the placement of windows within the accessory dwelling unit shall not be allowed within ten feet (10') of a side yard or rear yard property line.

14. Methods of Creation: An accessory dwelling unit may only be created through one or more of the following methods:
a. Conversion of existing living area within a principal structure, such as a basement or attic space;
b. Addition of floor area to a principal structure;
c. Construction of a new single family structure with an internal or detached accessory dwelling unit;
d. Conversion or addition onto an existing accessory structure on a lot, such as to a garage or other outbuilding, where no required parking for the principal dwelling is eliminated by the accessory dwelling unit; or
e. Construction of a new accessory dwelling unit with a separate detached structure in compliance with applicable lot coverage regulations.

15. Size of Accessory Dwelling Unit:
a. Internal accessory dwelling units (basement or attic) shall not exceed fifty percent of the gross square footage of the principal dwelling unit.

b. Attached accessory dwelling units shall not exceed fifty percent of the gross square footage of the principal dwelling unit or six hundred fifty (650) square feet, whichever is less.

c. Detached accessory dwelling units (minor conditional use) shall not exceed fifty (50) percent of the gross square footage of the principal dwelling unit or six hundred fifty (650) square feet, whichever is less.

d. Detached accessory dwelling units which exceed six hundred fifty (650) square feet, but are less than fifty (50) percent of the footprint of the main dwelling, excluding the garage, may be permitted as a major conditional use permit and approved by the Planning Commission.

e. The minimum size of an accessory dwelling unit is that size specified and required by the adopted building code of the city.

16. Ownership: An accessory dwelling unit shall not be sold separately or subdivided from the principal dwelling unit or lot.

17. Number of Residents: The total number of residents that may reside in an accessory dwelling unit may not exceed the number that is allowed for a "family" as defined in this code.

18. Parking:

a. An accessory dwelling unit that contains a studio or single bedroom shall require one additional on-site parking space.

b. An accessory dwelling unit that contains two (2) or more bedrooms shall require two (2) additional on-site parking spaces. Parking may be provided in tandem for accessory unit only, when sufficient on street parking is also available and the lot is not located within a cul-de-sac.

19. Location of Entrance to Accessory Dwelling Unit:

a. Internal of Attached Units: Accessory dwelling units that are internal to or attached to a principal dwelling may take access from an existing entrance on a street-facing front façade of the principal dwelling. No new street facing entrances may be added to the principal dwelling for an accessory dwelling unit unless such access is located at least twenty feet (20') behind the front façade of the principal dwelling unit.

b. Detached Units: Accessory dwelling units that are detached from the principal dwelling may utilize an existing street-facing façade as long as the entrance is located at minimum of twenty feet (20') behind the front façade of the principal dwelling, or install a new entrance to the existing or new detached structure for the purpose of serving the accessory dwelling unit as long as the entrance facing the rear or side of the lot.

c. Corner Lots: On corner lots, existing entrances on the street-facing sides may be used for an accessory dwelling unit, but any new entrance shall be located facing toward the rear property line or interior side yard, or toward the back of the principal dwelling.

20. Exterior Design: Accessory dwelling units shall be regulated by the following exterior design standards:

a. The maximum height of a detached accessory structure containing an accessory dwelling unit shall not exceed the height of the principal structure;

b. An accessory dwelling unit shall be designed and constructed to be compatible with the principal structure and shall meet the minimum standards set forth for the principal dwelling in Section 10-6-020(B) of this code.

21. Conditional Use Permit Required: A conditional use permit shall be required for an accessory dwelling unit in compliance with the standards of review set forth in this code as a minor conditional use permit. Applications which do not meet the minimum standards set forth herein and have been denied by the Zoning Administrator may be appealed to the Planning Commission for review.

22. Building Permit: A building permit is required for the proposed accessory dwelling unit, regardless of method of creation.

23. Occupancy. No accessory dwelling unit shall be occupied until the property owner has obtained a building permit and certificate of final occupancy from the city.

Section 2. **Severability.** If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 3. **Effective Date.** This Ordinance shall become effective immediately after publication or posting.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 11th DAY OF February, 2014.

SYRACUSECITY

ATTEST:

_____ _____

Cassie Z. Brown, City Recorder Mayor Terry Palmer

Voting by the City Council:

	"AYE"	"NAY"
Councilmember Peterson		_____
Councilmember Lisonbee		_____
Councilmember Duncan		_____
Councilmember Johnson		_____
Councilmember Gailey		_____

ORDINANCE NO.14-01

AN ORDINANCE AMENDING VARIOUS SECTIONS OF TITLE X OF THE SYRACUSE CITY MUNICIPAL CODE PERTAINING LAND USE.

WHEREAS, due to the pace of growth in the City there are from time to time smallproposed changes to various City ordinances that are warranted; and

WHEREAS, these small proposed changes come to the attention of the Planning Commission through varied means including but not limited to questions, concerns or complaints from the general public and or from developers that are seeking clarification on the language in the City code; and

WHEREAS, the Planning Commission takes each question or concern under consideration and addresses it on case-by-case basis in a fair and judicious manner paying specific attention to the reasonableness and legality of the request as well as the reasonableness and legality of the City'sown ordinances; and

WHEREAS, after such consideration Planning Commission will either support and sustain current ordinances as adopted or in other cases have staff research and address each proposed change and put forth amendments to existing ordinances; and

WHEREAS, the Planning Commission now hereby wishes to amend various sections of Title X to address suchproposed changes.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF SYRACUSECITY, STATE OF UTAH, AS FOLLOWS:

Section 1. **Amendment.** The following sections of Syracuse City Municipal Code are hereby amended as follows:

10-2-040 DEFINITIONS

DWELLING:A building or portion thereof designed and used for residential occupancy, including single-family, two- (2) family, and multi-family, ~~but~~ doesnot include boarding, rooming, or lodging houses, tents, yurts, trailers, motels, cottage camps, or similar structures designed and used primarily for transient residential uses. (Ord. 11-02)

DWELLING, SINGLE-FAMILY: A building designed with accommodations for and occupied by one (1) family only.

DWELLING, TWO (2)-FAMILY: A building under single ownership containing two (2) dwelling units, designated for occupancy by not more than two (2) families. (Ord. 11-10)

DWELLING, TWO (2) FAMILY (DUPLEX/TWIN HOME): A single-family dwelling attached to another single-family dwelling by a common wall or floor with both dwellings located on the same lot. (Ord. 11-02)

DWELLING, MULTI-FAMILY: A building containing ~~not less~~more than two (2) dwelling units. (Ord. 03-08) (Ord. 08-07)

DWELLING GROUP: A group of two (2) or more detached buildings used as ~~residences~~ dwellings located on a parcel of land under one (1) ownership and having a yard or court in common.

DWELLING UNIT: A building or portion thereof that provides separate and independent living, cooking, sleeping, eating, and sanitation facilities for one (1) family.

DWELLING, ACCESSORY: Additional living quarters on a single-family lot that is independent of the primary dwelling unit. The accessory dwelling unit shall be a complete housekeeping unit with a shared or separate entrance, separate kitchen, sleeping area, closet space, and bathroom facilities.

(A-1 Zone)

10-11-030: CONDITIONAL USES. The following, and no others, may be conditional uses permitted after application and approval as specified in Section 10-4-080 of this Title. (Ord. 08-07) (Ord. 10-02)

(A) Accessory Uses and Buildings (two hundred [200] square feet or greater) [Minor] (Ord. 11-10)

(B) Cluster Subdivisions [Major] (Ord. 11-10)

(C) Day Care Centers [Major] (Ord. 11-10)

(D) Dog Kennels [Minor] (Ord. 11-10)

(E) Dwelling, Accessory [Minor]

(~~E~~F) Educational Services, Private [Minor](Ord. 08-07) (Ord. 11-10)

(~~F~~G) Greenhouses [Minor] (Ord. 11-10)

(~~G~~H) Home Occupations [Major](Ord. 10-02) (Ord. 11-10)

(~~H~~I) Private Parks and Recreational Activities [Minor] (Ord. 11-10)

(~~I~~J) Public and Quasi-Public Buildings [Major] (Ord. 11-10)

(~~J~~K) Sewage Treatment Plants [Major] (Ord. 11-10)

(~~K~~L) Stables, Public [Minor] (1991) (Ord. 11-10)

(~~L~~M) Temporary Commercial Uses (see Section 10-7-050) [Minor] (Ord. 11-10)

(R-1 ZONE)

10-12-030: CONDITIONAL USES. The following, and no others, may be conditional uses permitted after application and approval as specified in Section 10-4-080 of this Title. (Ord. 08-07) (Ord. 10-02)

(A) Accessory Uses and Buildings (two hundred [200] square feet or greater) [Minor] (Ord. 11-10)

(B) Apiaries [Minor] (Ord. 11-10)

(C) Cluster Subdivisions [Major] (Ord. 11-13)

(D) Day-Care Centers [Major] (Ord. 11-10)

(E) Dog Kennels [Minor] (Ord. 11-10)

(F) ~~Dwellings, Two- [2] Family [Major] (Ord. 11-10)~~Dwelling, Accessory [Minor]

(G) Dwelling Groups [Major] (Ord. 11-10)

(H) Greenhouses [Minor] (Ord. 11-10)

(I) Home Occupations [Major] (Ord. 10-02) (Ord. 11-10)

(J) Private Parks and Recreational Activities [Minor] (Ord. 11-10)

(K) Temporary Commercial Uses (see Section 10-7-050) [Minor] (Ord. 11-10)

(L) Temporary Use of Buildings (See Section 10-6-100)(A)(9) [Minor] (Ord. 11-02) (Ord. 11-10)

(R-2 ZONE)

10-13-030: CONDITIONAL USES. The following, and no others, may be conditional uses permitted after application and approval as specified in Section 10-4-080 of this Title. (Ord. 08-07) (Ord. 10-02)

(A) Accessory Uses and Buildings (two hundred [200] square feet or greater) [Minor] (Ord 06-27) (Ord. 11-10)

(B) Apiaries (Ord. 11-04) [Minor] (Ord. 11-10)

(C) Day-Care Centers [Major] (Ord. 11-10)

(D) Dog Kennels (Ord. 06-27) [Minor] (Ord. 11-10)

(E) Dwellings, ~~Two- [2] Family [Major] (Ord. 11-10)~~Accessory [Minor]

(F) Dwelling Groups [Major] (Ord. 11-10)

(G) Home Occupations [Major] (Ord. 10-02) (Ord. 11-10)

(H) Temporary Commercial Uses (see Section 10-7-050) [Minor] (Ord. 11-10)

(I) Temporary Use of Buildings (see Section 10-6-100)(A)(9) [Minor] (Ord. 11-02) (Ord. 11-10)

(R-3 ZONE)

10-14-030: CONDITIONAL USES. The following, and no others, may be conditional uses permitted after application and approval as specified in Section 10-4-080 of this Title.(1991) (Ord. 08-07) (Ord. 10-02)

(A) Accessory Uses and Buildings (two hundred [200] square feet or greater) [Minor] (Ord. 11-10)

(B) Apiaries (Ord. 11-04) [Minor] (Ord. 11-10)

(C) Day-Care Centers [Major] (Ord. 11-10)

(D) Dwellings, Accessory [Minor]

(~~D~~E) Dwellings, Two- [2] Family [~~Major~~Minor] (Ord. 11-10)

(~~E~~F) Home Occupations [Major] (Ord. 10-02) (Ord. 11-10)

(~~F~~G) Temporary Commercial Uses (see Section 10-7-050) [Minor] (Ord. 11-10)

(~~G~~H) Temporary Use of Buildings (see Section 10-6-100)(A)(9) [Minor] (Ord. 11-02) (Ord. 11-10)

(CHAPTER 6, GENERAL LAND USE REGULATIONS)

10-6-020: REGULATIONS FOR BUILDINGS AND STRUCTURES. Buildings or structures, where allowed, shall comply with the following regulations specific to each type of structure:

(D) Dwellings, Two-[2] Family. Two-Family dwelling units as defined in this title shall be subject to the following:

1. Two-Family dwelling units are only permitted as a minor conditional use in the following residential zones:R-3 , subject to theprovisions of this section.

2. One two-family dwelling unit is permitted per residential lot.

3. Underlying Zoning Applies: Unless specifically provided otherwise in this section, two-family dwelling units are subject to the regulations for a principal building of the underlying zoning district with regard to lot standards, such as building and wall height, setbacks, yard requirements and building coverage.

4. Minimum lot area. The minimum lot size for a two-family dwelling shall be that of the underlying zone district, plus an additional 3,000 sq. ft.

5. Minimum frontage. The minimum frontage for a two-family dwelling shall be that of the underlying zone district, plus an additional twenty (20) feet.

6. Building Code Compliance: Two family dwelling units are subject to compliance with current building code at the time of permit approval.

7. Two family dwellings shall be required to have separate utility services for each unit.

8. Nightly Rental: Neither dwelling unit may be used for nighty/weekly rental.

9. Parking: Parking shall be provided such that each unit of a two family dwelling is equal to that parking requirement of a single family dwelling.

10. Conditional Use Permit Required: A conditional use permit shall be required for an accessory dwelling unit in compliance with the standards of review set forth in this code as a minor conditional use permit. Applications which do not meet the minimum standards set forth herein and have been denied by the Zoning Administrator may be appealed to the Planning Commission for review.

11. Occupancy. No two family dwelling shall be occupied until the property owner has obtained a building permit and certificate of final occupancy from the city.

12. Design Guidelines: Two-family homes shall be designed such that the structure has the appearance of a single family dwelling from the street. To achieve this all new two-family homes shall conform to the following design guidelines:

    a. Only one units garage doors(s) may face each street for which the structure obtains access from, unless single wide tandem parking garages are utilized and are side by side (see figure 1c below).

    b. A shared driveway shall be utilized when both units obtain street access from the same street.

    c. At least one main entryway should be visible from the front of the structure.

    d. Entrances shall be visible and approaches to the front entrance of each dwelling unit should be clearly delineated by improved walkways and landscaping.

    e. There shall be a variation in the wall plane on all facades visible from a public street or public view.

    f. Architectural elements, such as balconies, porches, overhangs, grellises, projections, awnings, insets, materials and textures shall be used to create shadow patterns that contribute to a buildings character and visual interest.

    g. Rooflines shall be broken at intervals no greater than 50 feet long by changes in height or stepbacks.

This: Not This:

Figure 1a Figure 2a

Figure 1b (rear side garage) Figure 2b(garage prominence)

Figure 1c (single car wide garages) Figure 2c (garage forward)

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(E) Dwelling, Accessory. Accessory dwelling units as defined in this title shall be subject to the following:

1. Internal, Attached, or Detached: Accessory dwelling units may be built internal to, attached to, or as a separate unit detached from the principal dwelling on a lot where a single family dwelling exits, in accordance to the standards set forth in this section. Accessory dwelling units are allowed in the following residential zone districts: R-1, R-2, & R-3 subject to the provisions of this section.

2. Owner Occupant Requirement: Accessory dwelling units shall only be permitted when an owner occupant lives on the property within either the principal dwelling or accessory dwelling unit. Owner occupancy shall not be required when:
   a. The owner has a bona fide, temporary absence of three (3 years or less for activities such as military service, temporary job assignments, sabbaticals, or voluntary service (indefinite periods of absence from the dwelling shall not qualify for this exception); or
   b. The owner is placed in a hospital, nursing home, assisted living facility or other similar facility that provides regular medical care, excluding retirement living facilities or communities.

3. Deed Restriction: A lot approved for developmentwith an accessory dwelling unit shall have a deed restriction, the form of which shall be approved by the City Attorney, filed with the county recorder's office indicating such owner occupied requirement of the property prior to issuance of a building permit for the accessory dwelling unit by the city. Such deed restriction shall run with the land until the accessory dwelling unit is discontinued, abandoned or revoked.

4. One accessory dwelling unit is permitted per single family residential lot.

5. Underlying Zoning Applies: Unless specifically provided otherwise in this section, accessory dwelling units are subject to the regulations for a principal building of the underlying zoning district with regard to lot standards, such as building and wall height, setbacks, yard requirements and building coverage.
   a. An existing accessory structure whose setbacks do not meet the minimum requirements for a principal building may be converted into an accessory dwelling unit, but any noncomplying setbacks may not become more noncomplying.
   b. New construction for an accessory dwelling unit, not contained within the principal building, shall meet the minimum standards for accessory structures, but shall be set back from the rear and side property lines a minimum distance of 5 feet (including eaves) and shall meet all applicable fire separation requirements.

6. Existing Development On Lot: A single-family dwelling shall exist on the lot or will be constructed in conjunctionwith the accessory dwelling unit.

7. Minimum Lot Area: Within permissible zoning districts, the minimum lot area required for an accessory dwelling unit shall be:

a. Internal: For accessory dwelling units located within the principal single family dwelling, the minimum lot size shall be that of the underlying zone district.
b. Attached: For accessory dwelling units located with an addition to the single-family dwelling, the minimum lot size shall be that of the underlying zone district.
c. Detached: For accessory dwelling units located within a detached structure, the minimum lot size shall be that of the underlying zone district, plus an additional 3,000 sq. ft.
d. Cluster Subdivisions: Detached accessory dwelling units shall be prohibited on single-family lots withless than 10,000 square feet.

8. Building Code Compliance: Accessory dwelling units are subject to compliance with current building code.

9. Separate Utility Connections: Separateutility connections shall not be permitted for internal accessory dwelling units. Owners of lots with an accessory dwelling unit shall be charged for two city utility connections, regardless of shared connection.

10. Not a Unit of Density: Accessory dwelling units are not considered a unit of density and therefore are not included in the density calculation for residential property.

11. Nightly Rental: Neither dwelling unit may be used for nighty/weekly rental.

12. Home Occupations: Home occupations [minor] in accessory dwelling units shall only be permitted for those businesses where no clientele visits are made to the property in order to maintain the residential nature of the dwelling unit.

13. Windows: In a detached accessory dwelling unit, the placement of windows within the accessory dwelling unit shall not be allowed within ten feet (10') of a side yard or rear yard property line.

14. Methods of Creation: An accessory dwelling unit may only be created through one or more of the following methods:
a. Conversion of existing living area within a principal structure, such as a basement or attic space;
b. Addition of floor area to a principal structure;
c. Construction of a new single family structure with an internal or detached accessory dwelling unit;
d. Conversion or addition onto an existing accessory structure on a lot, such as to a garage or other outbuilding, where no required parking for the principal dwelling is eliminated by the accessory dwelling unit; or
e. Construction of a new accessory dwelling unit with a separate detached structure in compliance with applicable lot coverage regulations.

15. Size of Accessory Dwelling Unit:
a. Internal accessory dwelling units (basement or attic) shall not exceed fifty percent of the gross square footage of the principal dwelling unit.

b. Attached accessory dwelling units shall not exceed fifty percent of the gross square footage of the principal dwelling unit or six hundred fifty (650) square feet, whichever is less.

c. Detached accessory dwelling units (minor conditional use) shall not exceed fifty (50) percent of the gross square footage of the principal dwelling unit or six hundred fifty (650) square feet, whichever is less.

d. Detached accessory dwelling units which exceed six hundred fifty (650) square feet, but are less than fifty (50) percent of the footprint of the main dwelling, excluding the garage, may be permitted as a major conditional use permit and approved by the Planning Commission.

e. The minimum size of an accessory dwelling unit is that size specified and required by the adopted building code of the city.

16. Ownership: An accessory dwelling unit shall not be sold separately or subdivided from the principal dwelling unit or lot.

17. Number of Residents: The total number of residents that may reside in an accessory dwelling unit may not exceed the number that is allowed for a "family" as defined in this code.

18. Parking:

a. An accessory dwelling unit that contains a studio or single bedroom shall require one additional on-site parking space.

b. An accessory dwelling unit that contains two (2) or more bedrooms shall require two (2) additional on-site parking spaces. Parking may be provided in tandem for accessory unit only, when sufficient on street parking is also available and the lot is not located within a cul-de-sac.

19. Location of Entrance to Accessory Dwelling Unit:

a. Internal of Attached Units: Accessory dwelling units that are internal to or attached to a principal dwelling may take access from an existing entrance on a street-facing front façade of the principal dwelling. No new street facing entrances may be added to the principal dwelling for an accessory dwelling unit unless such access is located at least twenty feet (20') behind the front façade of the principal dwelling unit.

b. Detached Units: Accessory dwelling units that are detached from the principal dwelling may utilize an existing street-facing façade as long as the entrance is located at minimum of twenty feet (20') behind the front façade of the principal dwelling, or install a new entrance to the existing or new detached structure for the purpose of serving the accessory dwelling unit as long as the entrance facing the rear or side of the lot.

c. Corner Lots: On corner lots, existing entrances on the street-facing sides may be used for an accessory dwelling unit, but any new entrance shall be located facing toward the rear property line or interior side yard, or toward the back of the principal dwelling.

20. Exterior Design: Accessory dwelling units shall be regulated by the following exterior design standards:

a. The maximum height of a detached accessory structure containing an accessory dwelling unit shall not exceed the height of the principal structure;

b. An accessory dwelling unit shall be designed and constructed to be compatible with the principal structure and shall meet the minimum standards set forth for the principal dwelling in Section 10-6-020(B) of this code.

21. Conditional Use Permit Required: A conditional use permit shall be required for an accessory dwelling unit in compliance with the standards of review set forth in this code as a minor conditional use permit. Applications which do not meet the minimum standards set forth herein and have been denied by the Zoning Administrator may be appealed to the Planning Commission for review.

22. Building Permit: A building permit is required for the proposed accessory dwelling unit, regardless of method of creation.

23. Occupancy. No accessory dwelling unit shall be occupied until the property owner has obtained a building permit and certificate of final occupancy from the city.

Section 2. **Severability.** If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 3. **Effective Date.** This Ordinance shall become effective immediately after publication or posting.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS 11th DAY OF February, 2014.

SYRACUSECITY

ATTEST:

_____ _____

Cassie Z. Brown, City Recorder Mayor Terry Palmer

Voting by the City Council:

	"AYE"	"NAY"
Councilmember Peterson		_____
Councilmember Lisonbee		_____
Councilmember Duncan		_____
Councilmember Johnson		_____
Councilmember Gailey		_____

COUNCIL AGENDA

March 11, 2014

Agenda Item # **11** General Plan Amendments-relating to the C-2 Zones

Factual Summation

Please see the attached:

a. General Plan Ordinance & Text Amendments
b. General Plan Map District 1
c. General Plan Map District 2
d. General Plan Map District 9

Any question regarding this agenda item may be directed at Sherrie Christensen, Community & Economic Development Director.

Background

Last July the Planning Commission and City Council met for a joint work session to discuss recommended General Plan amendments regarding the C-2 zone. At the conclusion of that meeting staff was directed to bring forward General Plan amendments related to the Ninigret property to be changed to the R-3 zone and a text amendment to the C-2 zone, limiting the maximum density in that zone. Along with those changes the Planning Commission would begin work to do a comprehensive General Plan update. The recommended changes from the Planning Commission for the C-2 zone were not placed back on a Council agenda. Mayor Palmer has requested these items to be placed back on the agenda for final action by the Council.

Summary of Amendments

- District 1-recommended change of the Ninigret and PRI property from C-2 zoning to General Commercial and Industrial.
- District 1-recommended change of the IHC/Lindquist Mortuary properties from C-2 zoning to Professional Office.
- District 2-Town Center area from 2000 West to 2500 West (North side of 1700 South) from C-2 zoning to General Commercial.
- District 9-recommended change of the property located at Bluff and Gentile from C-2 zoning to General Commercial.

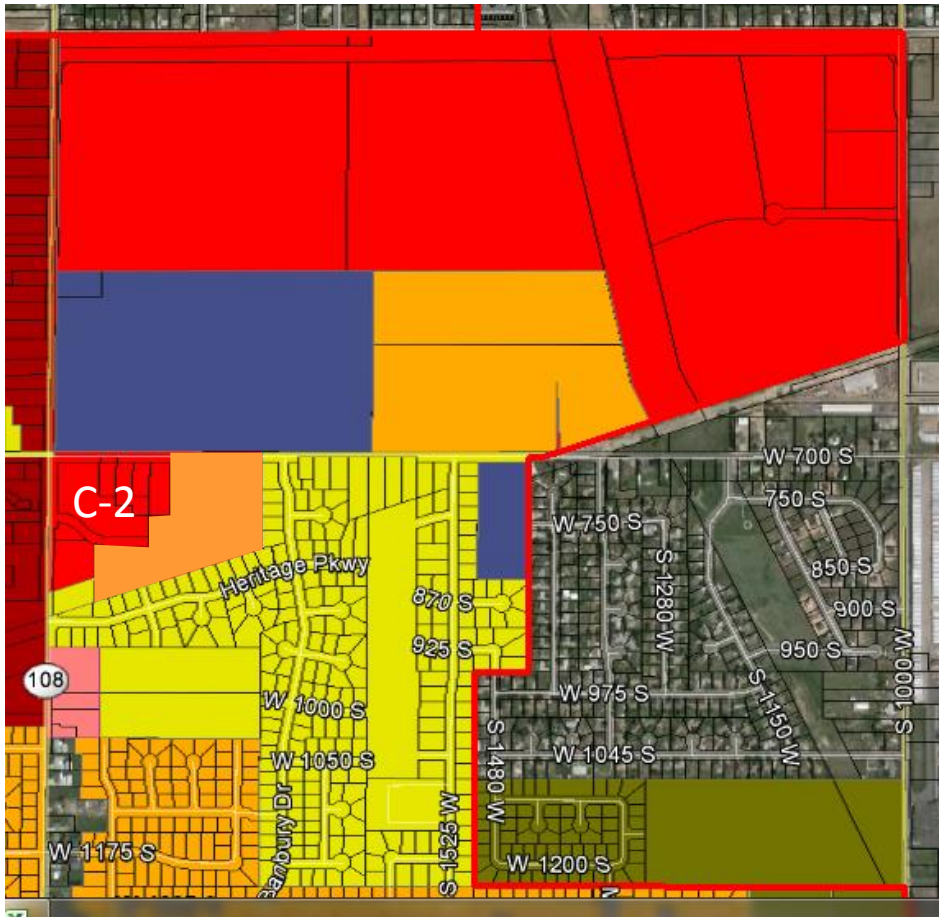
Recommendation for City Council Approval of Ordinance 14-03, Amending the General Plan for Districts 1, 2, & 9 as presented.

The Syracuse City Planning Commission hereby recommends that the City Council approve the adoption of Ordinance 14-03, Amending the Syracuse City General Plan.

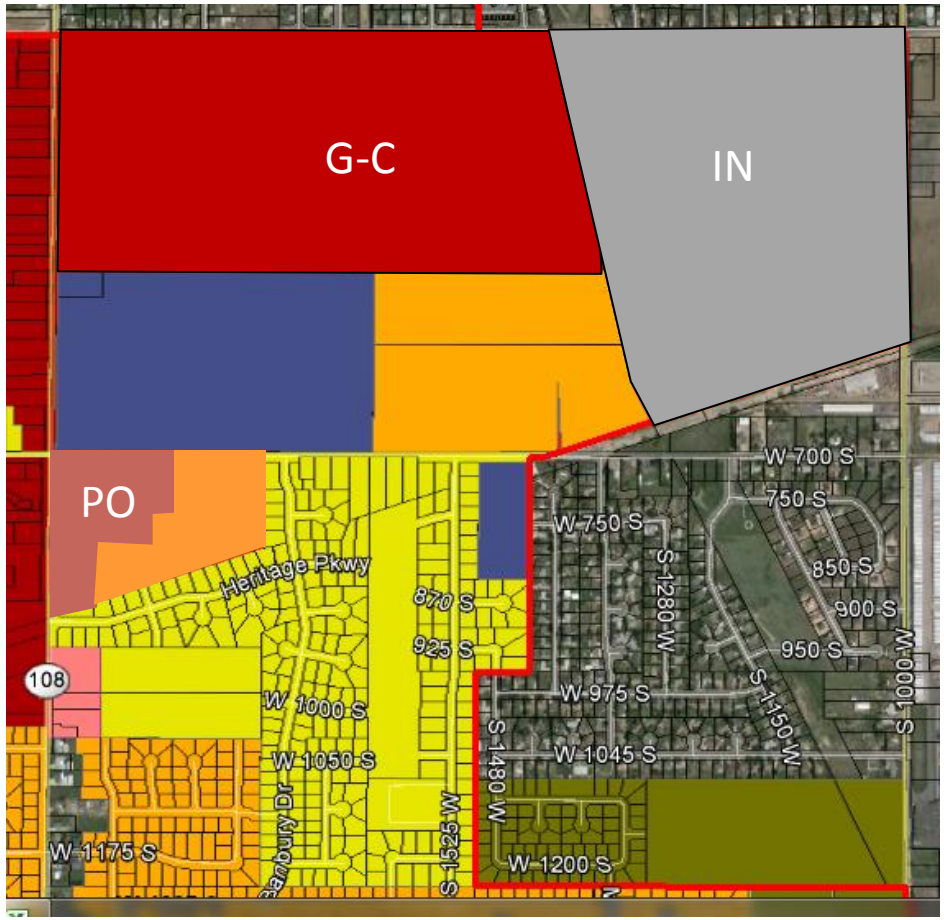
General Plan District 1
Proposed Changes

N

Current General Plan



Proposed General Plan

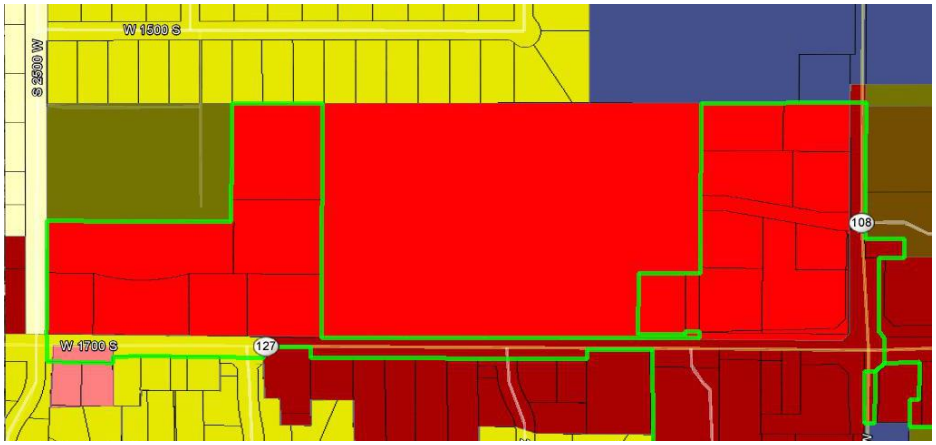


- Agriculture A-1
- R-1 (2.90 dwellings per net acre)
- R-2 (3.79 dwellings per net acre)
- R-3 (5.44 dwellings per net acre)
- PRD (8.0 dwellings per net acre)
- R-4 (14.52 dwellings per net acre)
- Professional Office
- Commercial II
- General Commercial Zone
- Industrial Zone
- Town Center Overlay Zone
- Sensitive Overlay Zone
- RDA & EDA Boundary

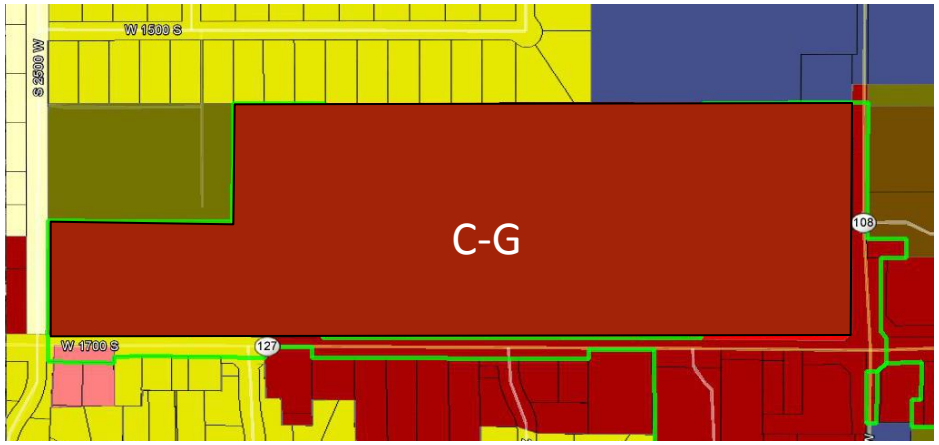
General Plan District 2
Proposed Changes

N

Current General Plan



Proposed General Plan



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- Professional Office
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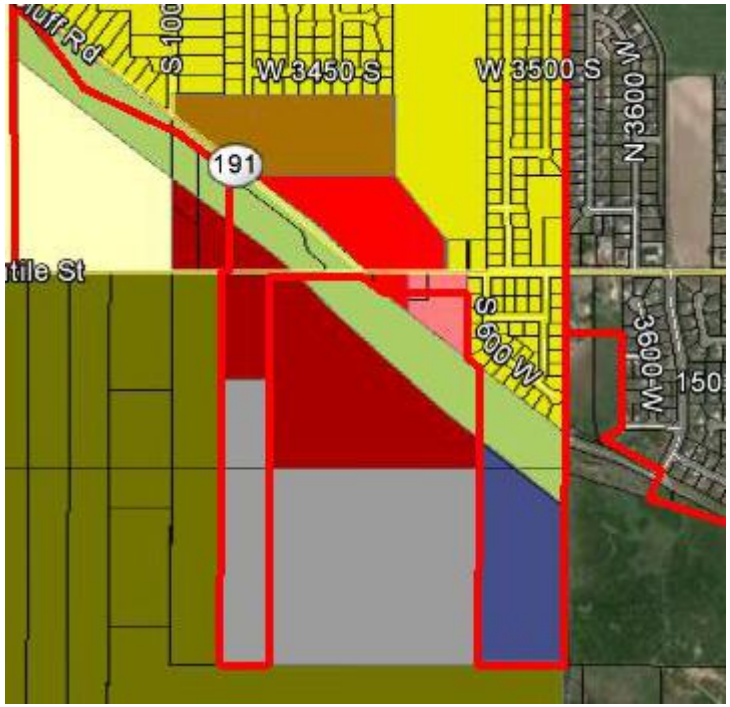
- Sensitive Overlay Zone
- RDA & EDA Boundary

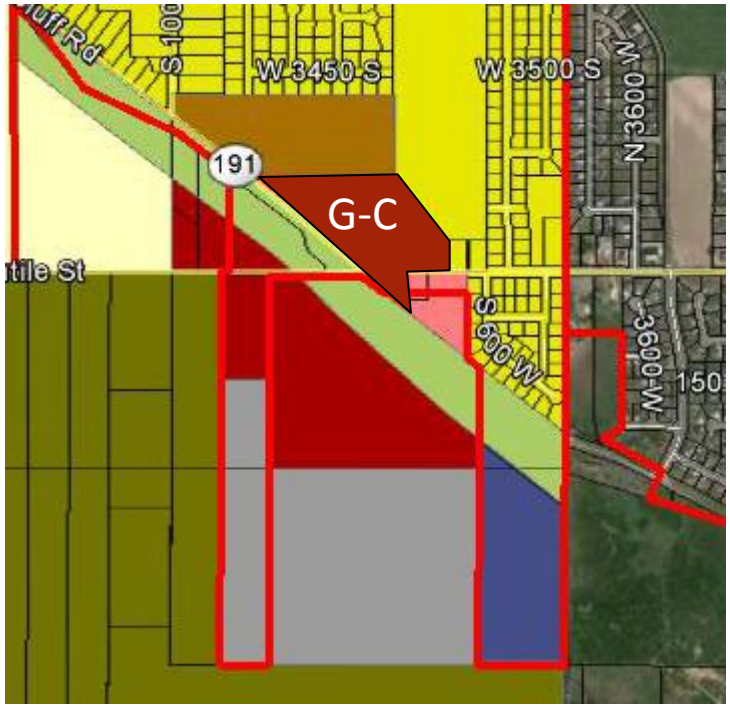
General Plan District 9
Proposed Changes

N

Current General Plan



Proposed General Plan



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SyracuseCity General Plan

MISSION STATEMENT:

"To provide quality, affordable services for it's citizens, while promoting community pride, fostering economic development and managing growth."

Updated 3/11/14

SYRACUSE
EST. CITY 1935

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ORDINANCE 14-03

AN ORDINANCE AMENDING THE SYRACUSE CITY GENERAL PLAN ADOPTED IN 1976, AS AMENDED.

WHEREAS, in 1967 a Syracuse Preliminary Master Plan was prepared for the Syracuse Planning Commission as a part of the Davis County Master Plan Program, said preliminary plan being prepared by R. Clay Allred and Associates, Planning Consultants; and

WHEREAS, in 1976 a Comprehensive Plan for Syracuse was prepared by the Davis County Planning Commission with assistance of Architects/Planners Alliance Planning Consultants and Wayne T. Van Wagoner and Associates, Traffic and Transportation Consultants which plan was financially aided by a grant from the Department of Housing and Urban Development through the Utah State Department of Community Affairs; and

WHEREAS, the 1976 Comprehensive Plan was amended in 1988 and the title changed to the Syracuse City Master Plan; and

WHEREAS, The Syracuse City General Plan was again amended in 1996, 1999, 2003, 2006, 2009, 2011 and 2012 to incorporate appropriate and necessary changes to the General Plan as approved at that time; and

WHEREAS, the Syracuse City Planning Commission has opted to review the Syracuse City General Plan in parts and has established a cycling calendar that allows the Planning Commission to review specific districts within the overall General Plan for the City; and

WHEREAS, the Syracuse City Planning Commission efforts for Districts 2 and 8 have been completed; and

WHEREAS, public hearings have been held by the Planning Commission to receive public input regarding proposed changes; and

WHEREAS, the Planning Commission has proposed amendments to the General Plan Districts 1, 2 and 8 that provide development objectives with respect to the most desirable use of landwithin the City for residential, recreational, agricultural, commercial, industrial, and other purposes, and which residential areas shall have the most desirable population density inthe planning districts of the City to benefit the physical, social, economic, and governmental development of the City and to promote the general welfare and prosperity of its residents;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF SYRACUSECITY, STATE OF UTAH, AS FOLLOWS:

Section 1. General Plan District 1Master Plan. That the Syracuse City General Plan District 1Master Plan Map and accompanying text amendments, March 2014 revision, attached hereto, is hereby adopted and any ordinances or resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 2. General Plan District 2 Master Plan. That the Syracuse City General Plan District 2 Master Plan Map and accompanying text amendments, March 2014 revision, attached hereto, is hereby adopted and any ordinances or resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 2. General Plan District 8 Master Plan. That the Syracuse City General Plan District 8 Master Plan Map and accompanying text amendments, March 2014 revision, attached hereto, is hereby adopted and any ordinances or resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 3. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Ordinance shall be severable.

Section 4. Effective Date. This Ordinance shall become effective immediately upon its passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SYRACUSE CITY, STATE OF UTAH, THIS11thDAY OF MARCH 2014.

SYRACUSECITY

ATTEST:

_____By:_____

Cassie Z. Brown, City Recorder Terry Palmer, Mayor

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POPULATION PROJECTIONS **2**

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SYRACUSE CITY GENERAL PLAN

Amended by Syracuse City Council Ordinance 09-08 and 11-06
May 26th, 2009 and July 26th, 2011

GENERAL PLAN HISTORY AND PROCESS

In 1976 the first Syracuse City Master plan was developed by the Syracuse PlanningCommissionusing professional consultants for data gathering, analysis, conductingcitizen participationsessions, and preparing maps and the text. This Master Plan wasupdated in 1989 after many changes had been experienced in Syracuse and it becameclear that the old plan was obsolete. Upon reviewing the 1988 Plan and conditions inthe City, the Planning Commission and City Council felt it had become necessary toupdate the plan again, and this was done in 1996.

Taking recommendations from the Planning commission, in late 1993, the City Council formed a citizens committee to review the Master Plan and make recommended changes. This new committee known as the Syracuse General Plan Committee met over a period of more than a year discussing and making recommendations, which at the time reflected the goals and ideals of the community. In April 1995, the Committee finalized their recommendations and forwarded them to the Planning Commission in the form of a draft General Plan. The Planning Commission and City Council adopted revisions at the recommendation of the committee. Since that time there have been minor revisions to the General Plan with the most recent revision in early 2004. Two years later the Syracuse Planning Commission initiated an update of the plan to better address current conditions in the City. The 2006 general plan update represented nearly two years of work by many dedicated individuals who selflessly volunteered their time to this planning process. During the numerous meetings and hearings pertaining to the general plan, it became evident that there were several general principles that were part of that General Plan that crossedthe boundaries of individual chapters in the document. These general principles of identity, beauty, livability, balance, economic prosperity, and sustainability all became universal values of the City and helped to establish a foundation for future iterations of the Syracuse City General plan.

Because of the rapid growth the City has experienced during the past six to eight years, together with expanding commercial development, the Planning Department, together with the Planning Commission and City Council, have made recommendations to revise portions of the General Plan. Updating the General Plan enables the City to modify existing policies, establish new policies, react to recent growth and transportation planning efforts and trends all while upholding the universal values mentioned above. Updates were needed in many areas of the General Plan including the transportation master planland use designations and various zoning requirements. These areas represent the main catalysts for amendments to the General Plan in 2009.

The General Plan as presently constituted in this documentreflects the general growth and development goals and policies for SyracuseCityat this time and for at least 5 years from the date of adoption of this document. It is recommended that this plan be reviewed by the City Planning staff as necessary from time to time, and changes recommended as deemed necessary with a full review of the General Plan at an interval of no greater than five (5) years.

Currently, for the purpose of creating a manageable plan, the City's General Plan is subdivided into ten (10) planning districts. Each of these planning districts is approximately six-hundred and forty (640)acres in size and each is uniquely addressed in this document. These districts are identified on the map associated with this plan.

It should be noted that 1700 South in SyracuseCity is referred to by many names depending on the context of the reference. Some citizens know this road as 'Syracuse Road', while others refer to it '1700 South'. As it is also a state highway, the highway designation is Stare Road 108. For the purposes of this document,

this road is referred to simply as 1700 South in order to place it in context to other SyracuseCity streets that are identified on an ordinal grid.

MASTER GOAL

To begin any task or any process it is important to first establish the final goal. Once this goal is identified it is possible to map a route, which will eventually take you to that goal. The goal gives you direction. It is the same with the production of a general plan for a community. A master goal has been established for SyracuseCityso that various aspects of the General Plan could be evaluated with respect to it. The General plan can be used to ask the question 'Does it or doesn't it take the City closer to its goal?' This goal is a reflection of the values of the residents of SyracuseCity. The master goal that has been created forSyracuseCity has evolved through much discussion and is based on many years of experience in observing the City and its development. The Master Goal for SyracuseCityis as follows:

> *The City of Syracuse is a community of many special qualities, which make it a unique and pleasant place to live. Low population density, various housing types, enjoyable and tranquil neighborhoods, expanding and attractive commercial services and agriculture surroundings are the driving qualities for people to locate in Syracuse. These qualities create a distinctive feel of accepting neighborhoods, friendly people and spaciousness and openness that is desired by the residents of Syracuse. A strong sense of community identity and community pride is necessary in developing a place where residents feel safe and welcome. The geographical location of SyracuseCity and the open space near the shoreline provides for magnificent views of the Great Salt Lake and AntelopeIsland to the west, and the WasatchMountains to the east. There are few unsightly places in the community and no environmentally hazardous sites.*

These qualities meld together to form a pleasant, harmonious community atmosphere and tend to produce and attract friendly people to that community. It is the goal of SyracuseCity to preserve and perpetuate these qualities and this way of life. The residents of the community would prefer Syracuse City remain the way it is and wish to preserve these stated qualities, especially in the face of tremendous growth. However, as SyracuseCity continues to develop and grow as part of a larger region, there is a balance that needs to be maintained in order for residents both new and old to remain satisfied that the City is upholding these qualities and values.In thisongoing effort to maintain the highest quality community atmosphere, values and standards for every member of the community, it is necessary that the contents of this document be revisited from time to time and any necessary changes made accordingly.The City should also be mindful of relationships that inherently affect the quality of the growth that occurs, namely:

- Relationships to the region
- Relationship to the city as a whole
- Relationship to local neighborhoods and communities

POPULATION PROJECTIONS

The Syracuse City General Plan is not based on an anticipated City population but rather on the goals and desires of City residents and local decision-makers. However, through the General Plan amendment process the City will regularly monitor and evaluate population changes and modify and redirect actions, priorities, and implementation policies to achieve the goals of the City's General Plan. Until the late 1990's, Syracuse's history was still rooted in a small active farming community. Currently, the population is increasing at a fairly rapid pace. The time has now come when the population growth is having a dramatic affect on the City. City services, transportation, schools and quality of life will be impacted by the strain of this rapid growth. The following table shows the growth of Syracuse over the past 45 years:

Year	Population	% Change
1960	1,061	-

1970	1,843	42.43%
1980	3,702	50.22%
1990	4,781	22.57%
1994	5,456	12.37%
1998	8,219	33.62%
2000	9,398	12.55%
2001	11,007	14.62%
2002	12,639	12.91%
2003	14,377	12.09%
2004	16,368	12.16%
2005	17,916	8.64%
2006	19,562	8.41%
2007	21,198	7.72%

From 1990 through 1992 the City grew at a rate of 2.06% annually. From 1992 through 1994 the annual growth rate was 6.25%. From 1995 to 2005 the yearly growth rate has averaged nearly 12% annually. As the city has grown, the rate of growth annually has slowed as well, but at more than has still remained well above the average for the State of Utah (2.2%) and the nation (1.2%).While it is projected that SyracuseCitywill continue to grow at a relatively higher rate until projected build-out of 36,000 in 2030, year-over-year projections may not ever get back to double-digit growth. At one time it was projected thatSyracuseCity would not experience significant growth rates until such time as larger surrounding communities reached a build-out status. However, in light of the past five years ofgrowth, it is felt that Syracuse will continue to see higher rates of development, and this despite a recent downturn in economic conditions. In 2007 Syracuse experienced a growth rate of nearly 8% while in the same year building permits declined more than 22% over the previous year. This indicates that the SyracuseCity population is structured such that it will most likely continue to grown despite regional or national economic conditions.

Given the estimated population projectionsSyracuseCity will still need to strive to provide varied, high quality housing options in order to continue to meet the goals and desires of City residents as outlined above. The City will need to continue to work with property owners to project availability and potential uses of remaining developable land in SyracuseCity.

The Davis County Vacant Land and Population Study done by the Davis County Planning Department in 1990 indicated at that time there were still 4,236 acres projected for residential development within Syracuse and its expected growth area. The study projected that when all of that acreage is developed the City would have a population of 35, 100. If the City continues to grow at the conservative rate of 6.25% annually, the population would expand as shown in the following table:

Year	Population
2010	22,522
2015	30,636
2020	34,776
2025	36,526
2030	37,941

At 6.25% annual growth rate, Syracuse will reach a population of 35,000, sometime near the year 2020. If the growth rate continues at the current pace, build out will likely occur earlier than projected. This accelerated growth rate presents some difficult challenges for infrastructure and City services. A means of managing growth with its associated impacts upon City services is to quantify the impacts of annexing additional land into the existing boundaries of Syracuse. The City shall follow its adopted annexation policy plan with prudence to avoid untimely annexations through evaluation of the City's ability to provide services to new residents without burdening existing residents and City resources.

POPULATION DENSITY

Low population density has traditionally been identified as one of the most attractive aspects of Syracuse. It is the reason many residents cite forhaving moved to this community. While this remains one of the most important community attributes toSyracuse and every effort has been made to preserve it, the community still continues to grow at a rapid pace. This situation represents a common paradox of growth in small attractive suburban communities. The paradox being that the first residents in the community enjoy the benefits of a low population and open, small-town, rural atmosphere. Then those first residents are joined by more and more people seeking the same low population and rural atmosphere. As the population begins to increase, land values begin to rise and pressure builds on the owners of any remaining open land to sell to builders and developers and eventually the population grows to a point that begins to diminish the original features that attracted the first residents. A goal of this plan is to minimize the diminishment of these original qualities while still recognizing and planning for the growththat will inevitably continue to occur.

Many communities regulate development based on lot sizes in the various zones. This allows a developer to configure development for the maximum yield of building lots within the zone. Syracuse, however, has adopted zoning ordinances that regulate density rather than strictly lot size. Density is calculated on the allowable number of homes per net acre. This approach to zoning addresses the number of homes that can be built within the City while meeting the goals of residential density for the City.

Dwelling Unit Net Density* Definitions

R-4 Residential	Not to exceed 14.52 Dwelling Units/Net Acre**
R-3 Residential	Not to exceed 5.44 Dwelling Units/Net Acre
R-2 Residential	Not to exceed 3.79 Dwelling Units/Net Acre
R-1 Residential	Not to exceed 2.90 Dwelling Units/Net Acre
PRD Residential	Not to exceed 8.0 Dwelling Units/Net Acre
Agricultural	Not to exceed .5 Dwelling Units/Net Acre A cluster subdivision as a conditioned use in this zone allowsup to 2.5 dwelling units per net acre.

* Density is defined as the number of single-family residential building lots or dwelling units per net acre

** Net Acre is defined as the total land area for residential development after 20% is excluded for roads, otherpublic rights-of-way or easements

It is clear that in order to achieve an overall moderate to low population density within the City it will be necessary to have some significant amounts of low and very low density residential development as well as significant open spaces. Following are some recommendations designed to encourage the maintenance of the recommended density:

1. The City should adopt zoning regulations that will encourage planning districts to develop with the land uses and residential densities described for each planning district in this document and on the Syracuse General Plan Map.

2. Development regulations should be amended or adopted that will make it economically feasible to develop at low and very low residential densities while still meeting any federally or state mandated affordable housing criteria.

3. Dedicated public open spaces should be encouraged within developed and developing areas. (See Recreation Section)

4. Incentive overlay zoning ordinances should be considered that utilize more flexible development policies in order to increase housing opportunities for buyers and renters. For example, the Plan specifies minimum lot densities but also allows "clustering" or "planned residential developments."

COMMUNITY PRIDE/IDENTITY

The residents of Syracuse have established that they highly value the sense of community pride, which is present within the City. They strongly identify with Syracuse as their home. SyracuseCity is a community that highly values the preservation of quality of life. This goal is of utmost importance to residents and business owners. Residents of SyracuseCity have chosen to live here because they enjoy the current quality of life, aesthetics, trails and recreational opportunities, mix of land uses, and patterns of development that the City provides. These community values should be nurtured. It is an essential element to the unity of the residents of the City. Following are some objectives to meet this goal of preserving and strengthening community pride/identity:

1. The appearance of the City is important to community pride. In order to help keep a good appearance, the City's weed and nuisance ordinances should be vigorously enforced. The City should employ a Code Enforcement Officer to provide essential and beneficial code compliance ensuring the quality of neighborhoods, maintaining property values, and eliminating negative land use activities by residents. As population density, economic constraints and technology place ever greater pressures on the community, the need and demand for updatedCode Enforcement Policies and Code Enforcement Officers continue to rise.

2. Ordinances should disallow unsightly or hazardous land use elements in any prominent locations and should ensure visual and physical buffers when such land uses are necessary.

3. Attractive entryway signs with landscaped plots should be located at main entrances to the City. Moreover, efforts to landscape and otherwise improve the appearance of main city streets should also be pursued. Uniform identification signs located at various points throughout the City should be considered.

4. The City has been able to improve its image by the construction of city hall, public safety building, library, community center, fire station, post office,development of the town center plan, and the SyracuseMuseum. The City has also improved open space amenities with the creation of the JensenNaturePark and associated trail systems. The City has developed a master plan for the TownCenterarea. This plan identifies design principles and standards for this area and incorporates commercial, residential, and community service developments in a harmonious manner. Efforts to continue with the development of the Town Center Master Plan should be pursued and continued attention given to the way this area is developed.The City should continue work with UDOT to ensure the development of a harmonious streetscape design for all state roads within the city and especially the intersection design at 1700 south and 2000 west. Other municipal services and cultural facilities should also become part of a NewCity Hallcampus area south of the Library.

5. Commercial development of the intersection of 3700 south and Bluff Road and land along the 200 South corridor should be master planned using overlay zones with a vision toward the character of the development as well as creating themes that will provide a pleasing sense of place to strengthen and beautify the southeast and northeast quadrant entryways into the community. Each of these areas should have a clearly identified and definitive development standards, formal landscape use, exceptional design criteria and careful integration of land uses while buffering existing single family residential areas.

AGRICULTURAL CHARACTER

Agriculture and the agricultural way of life are the foundation upon which Syracuse was built. This foundation is still important to the community but now must be addressed in a different way from traditionaluses. Agricultural activity, while still present in the community has been reduced in scale from the once dominant industry of the community. It has become more important to the community as a whole for the character it represents, the life style it promotes, and the future opportunities for open space that it offers. It is this agricultural setting which has attracted many people to Syracuse even though they do not wish to farm themselves. As mentioned earlier in this document, this attraction to agricultural and open space and attendant in-migration represent a common paradox of growth in small suburban communities. As this growth in population has reduced the remaining open land, this attraction has worked against the persistence of agriculture. SyracuseCity will alwayshonor and welcome the traditional agricultural activities and heritage in the community, but the City must face the reality of the population growth. The City must strive to do it's best to preserve thehistorical nature and characterof the community while at the same time respecting the property rights of those agricultural landowners who no longer wish to use their land for agricultural purposes. One option the City may consider would be a program that would transfer development rights to the City, allowing a farmer to receive a financial benefit, as if he were to sell his property for development while allowing the City to place the agricultural property in a perpetual open space status. This approach may be limited in scope, inasmuch as the City has finite resources for the purchase and preservation of any land and there have already been considerable amounts of agricultural property sold for residential and commercial development.

There are still many agricultural and open spaces remaining in the City that have continued to provide Syracuse with its agricultural atmosphere. These areas are gradually being filled in with residential and commercial development. While the City would prefer to preserve as many of these remnants of the agricultural property remaining in the City, the City also recognizes that agricultural property owners may choose to not continue to use the land for agricultural purposes. Accordingly, the remaining agricultural land in these districts has been planned for the highest and best use of any agricultural property that is converted for residential land use. If the City wishes to preserve any agricultural land for the continuity of a "rural atmosphere".The Citymust anticipate the purchase, either publicly or privately,of such targeted agricultural land directly in order to ensure the preservation of large open space and any agricultural character. At this time the City has no plans for the purchase of agricultural property for the sole purpose of preserving the "agricultural character" of the community; however the City will continue to work with property owners, builders and developers to encourage and sustain the Master Goals for Syracuse as outlined in this document.

As agriculture as an industry in Syracuse diminishes,other types of uses should be considered to replace it. Industries such as an environmental research park or a water treatment research

centeror similar uses would be appropriate industries to consider. Hobby farms and horse enthusiasts provide other options; but 1/2 to 1 acre “ranchette” type lots will not provide a reasonable nor sustainable solution to preserving agricultural character. Other open space preservation programs must be explored,such as Cluster sub development, transfer of development rights programs, or private land preservation groups, such as the Nature Conservancy, that has purchased large tracts of land south of 3700 South Street.

LAND USEELEMENTS &MAP

Purpose

The text and policies of the Land Use Element, and the General Plan Map provide the physical framework for future development of the City. The map designates the proposed general location, distribution and extent of future land uses. Land use classifications, shown on the Land Use Map, specify a range for population densities and commercial building intensity for each type of designated land use. The Land Use Element provides a basis for determining future impacts of growth conditions and the need for capital facilities, such as street improvements, parks and utilities.

LAND USE - RESIDENTIAL

The majority of the existing land use and development in SyracuseCityis single-family residential use. Other recommendations for the General Plan regarding residential uses are as follows:

1. Any efforts to expand the corporate limits of the City should coincide with the currently adopted annexation policy plan. However, the City should follow its adopted annexation policy plan with prudence to avoid untimely annexations and therebyhinder the City's ability to provide services to new residents without burdening existing residents and existing City resources.

2. Single family residential should remain the predominant residential land use in the city. As the United States prepares for the largest generation of retirees in U.S. history, the Baby Boom generation, the PRD zone should be used to provide areas for the types of homes many retirees may desire.., Many will desire a smaller, low-maintenance home on a single level. Clustered developments of this type of housing will be in high demand.

3. Multi-family residential developmentshould be planned and approved in accordance with provisions identified on the General Plan Map and as outlined in the Zoning Ordinance and applicable overlay zones.

4. The current practice of density driven development limits the number of dwelling units that could be built on any given parcel, based on the net acreage. The City should continue to limit the number of units within a multifamily complexstructure to four.

5. SyracuseCity shall strive to achieve a balanced, well-planned community that offers proportioned housing throughout the economic spectrum. Design standards have been developed and incorporated by the City to insure quality growth; however, other design standards should be explored to encourage sustainable quality housing options.

6. SyracuseCity should consider adopting a Rental Licensing Discount Program, also known as a “Good Landlord” program that would include requirements for multi-familyhousingowners in orderto promote safe, crime free dwellings for residents. Such voluntary programs for property owners facilitate and improve the reliability and responsibility of tenants for the participating landlords and increased the value of rental properties. These types of programs represent the foundation of a good partnership between the city, landlords and neighborhoods.

Residential Moderate Income Housing

Between 1992 and 1997, Utah led the nation in house price appreciation, increasing by a rate of approximately 70%. In response, the State Legislature passed H.B. 295 in 1996, which required municipalities to adopt affordable housing plans by December 31, 1998. These plans were to "afford a reasonable opportunity for a variety of housing, including moderate income housing, to meet the needs of people desiring to live there" (HB 295, 1996 General Session). In accordance with Section 10-9-307, Utah Code Annotated, SyracuseCity is providing reasonable opportunities for a variety of housing, including housing, which would be considered moderate-income housing. Moderate-income housing is defined in the Utah Code as housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income of the metropolitan statistical area for households of the same size. According to this definition, any dwelling occupied by an individual or family with income equal to or less than 80% of the median income of the area would qualify as moderate income housing, regardless of the circumstances under which the dwelling is occupied. For instance, it could be that the house was inherited and though valued at something far more than a family of moderate income could afford to purchase; it is nevertheless, occupied by a family whose income is below 80% of the regional median. That house, therefore, is a moderate-income house by definition. The same could be said for homes that have been in the same ownership for a long time and for which the mortgage was established prior too many years of inflation and rising housing costs. These occupants might be able to afford what, if mortgaged today, would be far out of their financial reach.

These being the case, it would be necessary to determine the actual gross income of every household in SyracuseCity to determine how many of them fallwithin the moderate income category. In addition, if such a survey were done, it would not be of great significance in providing moderate income housing, for it is housing which can be purchased or rented today that is most significance in providing for moderate income housing.

In SyracuseCity the median annual income, according to updates of the 2000 U.S. Census in 2007 was $75,165. Eighty percent of the median income is then $60,132. Information extrapolated from the Utah Affordable Housing Manual indicates that a household with this income level could afford to purchase a dwelling that has a maximum purchase price of 3. 1 times the annual income. In the case of SyracuseCity that translates to a maximum purchase price of $186,409. The same manual indicates that 27% of the monthly income could be spent on rent, which would mean a maximum monthly rent of $1,353.

There are primarily three areas in which SyracuseCity can significantly affect the cost of housing and subsequently meet the mandated requirements of providing moderate income housing opportunities while preserving the character and values of the community as outlined in this document.

Lot Size Requirements

The cost of land is one of the major factors affecting the cost of housing. Land prices along the Wasatch Front have increased dramatically in recent years with the resultant increase in housing costs.The cost to construct large lot, single family developments are high due to the extensive infrastructure that must be installed to serve them. The size of lots required by the City hasa direct affect on the average cost of housing. Requiring large lots in all development would decrease the

opportunities to provide moderate income housing as required by the State within the City. However, a proliferation of small lots and high-density residential developmentis contrary to other stated goals of this plan. Moderate lot density is the one stated goal of this plan thatthe City should strive to reach at build out status.

Zoning

SyracuseCity's residential zoning ordinance is density driven and offers developers clear direction concerning all potential housing options. For instance, agriculture areasmay receive bonus densitieswith a Cluster Subdivision. This clustering tool is designed to help preserve agriculture open areas. The City has also identified within the General Plan areas in the City where R-4 residential would be best situated in order to meet the needs of the community and the goals of the General Plan.;R-4 zoning offers a density of 14.52 dwelling units per net acre.Other examples of constructive zoning practices include the identification of areas adjacent to commercial developments that have beenplanned for R-3 residential dwelling units (5.44 units/net acre),or Planned Residential Developments (PRD)which allows for up to 8.00 dwelling units per net acre.

Impact Fees

Impact fees on residential developments isa tool that City uses to cover the anticipated cost of impacts each new residential development has on the City's infrastructure. The City administers these fees and adjusts them periodically according to the projected future costs of impacts. These fees, however, are there as a direct result of the impacts that development has on certain vital systems that the City is responsible to maintain in a state of efficiency. These systems, such as the water system, storm drains, sewer system, roads, and parks, are just as necessary for residents living in moderate income housing as for those in more expensive housing. Furthermore, the impacts of a moderate-income house on these systems are comparable to those impacts of more expensive housing.

January 2009 Zoning Inventory

	Undeveloped	Total Acres
R-1	947 Acres	2,022 Acres
R-2	226Acres	2,039 Acres
R-3	9 Acres	355 Acres
R-4	0 Acres	31 Acres
PRD	47 Acres	65 Acres
A-1	N/A	1,099 Acres
GC & C-II	585 Acres	819Acres
PO	41Acres	54 Acres

* NOTE: These figures include area yet to be annexed

The exact number of moderate income housing units recommended for any community by the Utah Affordable Housing Manual depends on a number of variables, including household income levels, which are not available for SyracuseCity. It might, therefore, be of value to analyze the existing housing and income situation using available information and come to some reasonable conclusions as to need.

Number of Dwelling Units, 2007	5,339
2007 Population Estimate	19,315
Persons Per Household	3.85

Median Annual Household Income, 2007	$75,165
Moderate Annual Household Income, 2007	$60,132

Once again, by extrapolating from information contained in the Utah Affordable Housing Manual, we find that a household with this income level could afford a mortgage of approximately 3. 1 times the annual income or could afford to spend 27% of monthly income on rent.

Maximum Purchase Price	$60,132 x 3.1 =$186,409
Maximum Monthly Rent	$60,132/12 = $5,011 x .27 = $1,353

Many of the older residences within the City would fall under the maximum purchase price of a moderate-income family. Based on a recent review of the assessed value report provided by the Davis County Assessor, more than 1,650 of the homes currently within the City meet the moderate-income housing needs. This currently represents 44 percent of the homes within the City. Recommendations: It is apparent that the City currently exceeds the demands for moderate income housing and with the availability of existing homes already exceeds the requirement for moderate income housing at build out.

LAND USE – COMMERCIAL

As the population of SyracuseCity continues to grow, the residents will need more access to a variety of services within their community. Such services may includegrocery, medical, banking, automotive as well as a host of other needs must be serviced by local commercial developments. Growing communities also need a variety of municipal and government services including but not limited toelementary, junior high and high schools, water and sewer infrastructure, parks and recreation facilities, road construction and maintenance, and police and fire protection. The provision of these services are generally paid for through local taxes such as property and sales taxes. Many studies have shown that residential properties alone generally do not generate the amount of property tax revenue needed to sustain the most basic and necessary municipal services. Much of the needed revenue to provide the highest quality service to the community comes from commercial property assessments as well as sales taxes generated from local commercial retail establishments. To assist in the provision of revenues for the highest quality of local services, and to provide commercialand professional business services, Syracuse City should provide for the establishment and viability of robust commercial and professional services in well planned commercial districts as determined by traffic and density studies.

Over the last few years as the city has grown, it has focused on increasing its commercial and retail base in an effort to maintain low property tax rates. This focus has been primarily along 1700 South (1700 South) from 500 West to 2500 West. Additional commercial zones should be considered based on road expansions, traffic studies and ease of access for maximum exposure to these other potential areas.

Syracuse established the 1700 South Street Redevelopment district in April of 1993; however, the actual legal recordation of this district did not occur until 2004. The District covers an area around the intersection of 1700 South St. and 2000 West St. (See General Plan Land Use Map). This district was created to take advantage of certain tax incentives as identified in the Utah State Code.The district boundaries were outlined in orderto encourage and enhance business opportunities in what the elected officials identified as the center, or down town of Syracuse City. The District will be in effect for a 15-year period from date of recordation. This redevelopment district is just one of the steps the City can employ in order to promote commercial development.The City, in cooperation with the District, has worked to take full advantage of the District's legal benefits and has since attracted many quality commercial businesses. In looking forsimilar successes, theCity continuallyworks to expand and diversify its tax base in other parts of the community as well. The City should continue to work toward establishing major general commercial areas with some smaller more specialized commercial areas that would take advantage of future opportunities related to planned land uses. Based on this continuing effort toward promoting and sustaining successful commercial growth in targeted areas of the City, the City hereby recommends the following planning areas for focused commercial growth.

The TownCenter

The City should continue to support and sustain the development of the Town Center Master Plan. The physical location of the TownCenter has been identified as the general area surrounding the intersection of 1700 South 2000 West. This Master Plan should be used not only to continue attracting commercial development but also to continue to create an identifiable downtown area for the City. As the City continues to grow and more commercial districts are developed, the need

for a unique and distinct downtown district will become more critical. If the design standards and development criteria that have been established in the Town Center Master Plan are not strictly adhered to, the potential exists that the unique character of the Town Center could be eroded and leave the City with just another commercial shopping area. All commercial development in the TownCenter should continue to be subject to review by the Architectural Review Committee and all developments should be checked against the Town Center Master Plan document for strict compliance.

1700 South

1700 South, between 1000 West and 2000 West is currently planned for improvements that will dramatically increase traffic movement through the city. Land areas on both the north and south side along this section of 1700 South should be viewed and utilized as "prime" commercial real estate areas. These areas will allow commercial establishments to take advantage of the future high traffic volumes while providing necessary services and commercial opportunities for residents as well as those who may be traveling through the City to visit AntelopeIsland. As 1700 South is improved and widenedto the west of 2000 West, this corridorwill evolve as a major commercial corridor in the City, eventually connecting the TownCenter with the future North Legacy Parkway. Particular attention should be given to the quality and type of commercial development that occurs along this section of 1700 South as it will be become a new gateway to the City and AntelopeIslandvia Legacy Parkwayat Bluff and 1700 South.

Intersection of the Future North Legacy Parkway&1700 South

SyracuseCityidentifies itself as the gateway toAntelopeIsland and the Great Salt Lake. That gateway is now represented by 1700 South as it leads west from Interstate-15. The City should plan to take advantage of any current tourist-related commercial opportunities that may arise along this corridor but should also be planning for the eventual connection of 1700 South to the future North Legacy Parkway (near Bluff Road). Once this connection is completed, these tourist-related opportunitiesmayexpand to include ahotel or other specific auto-traveler related amenities. These types of commercial and touristservices should be specifically concentrated near that intersection.In addition to the tourist and traveler amenities, this intersection will create excellent opportunities for high profile commercial and Class 'A' office developers seeking high visibility and a high volume of vehicular traffic. The City should work to ensure that this intersection is well planned and that any commercial developments meet the highest quality commercial design standards.

200 South Corridor

The corridor along 200 South in Syracusebetween 1000 West and the future North Legacy Parkway (approximatelyBluff Road)represents an area with the highest future potential for commercial development within the City. In a first phase, UDOT plans to widen(to 100') 200 South between I-15 and 2000 West sometime around 2011. As the time of completion of this roadway project draws near, the land along the south side of 200 South between 1000 West and 2000 West will become increasingly attractive to commercial developers. The City should maintain its current plan for a General Commercialland use along most of this corridor. This land use will allow the greatest flexibility of development. A key focal point for retail locations along this corridor should be the corner of 2000 West and 200 south. UDOT is also planning for the widening of 2000 West from 1700 South all the way to WeberCounty,thus making this intersection a highly attractive location for future commercial activity.

Commercial development is also proposed along the city's shared boundary with ClearfieldCity along 1000 West between 200 South and 700 South. This location represents yet another commercial opportunity to Syracuse as this area is located adjacent to the FreeportCenter. The opportunities in this area are commercial developments that are compatible or would support the large industrial enterprises that are typical of the Freeport Center.

SyracuseCity is also aware of the planned commercial development in neighboring communities along this corridor. SyracuseCity should make every effort to coordinate planning along this corridor with neighboring cities in order to ensure that the basic infrastructure needs are not in conflict. SyracuseCity should make every effort to position itself to take advantage of the commercial opportunities that will arise from potential projects in neighboring cities.

As the entire 200 South corridor is improved between I-15 and the future Legacy Highway, all of the attending commercial development pressures will eventually follow. The City should anticipate these eventual pressures and work with property owners and developers to ensure that the development of this corridor evolves in an orderly and sustainable manner. The City should also ensure that this corridor is developed in accordance with the standards and values established in this document.

Intersection of 700 South & 2000 West

As mentioned above, UDOT is planning for the eventual widening (to 110') of 2000 West all the way from 1700 South in Syracuse through to WeberCounty in the north. The section of 2000 West between 1700 South and 200 South represents a major arterial connection between 1700 South and 200 South. This connection will provide for a high volume of vehicular traffic and high visibility for commercial establishments along this corridor. While Syracuse High School currently occupies the north east corner of the intersection of 700 South and 2000 West, the remaining three corners of this particular intersection have been identified by the City as areas for future commercial development. This area should be planned for commercial developments that are congruent with the local residential communities as well as the high school.

The City should anticipate the eventual widening of 2000 Westand also plan for any potential traffic related issues that may present themselves if this corner is developed as a commercial hub in the city.

Intersection of Future North Legacy Parkway&Gentile Street

A commercial area has been identified on the General Plan map at the intersection of Bluff Road and Gentile Street. While the future North Legacy Parkway will pass through this area, there is no planned intersection or off-ramp for this intersection. However, due to the proximity of the intersection to the future North Legacy Parkway and the associated visibility, the City has identified this particular intersection as a future commercial hub. New Roads or extensions of existing roads such as Bluff Road and Hill Field Road will eventually provide robust connections betweenSyracuseCityandLaytonCity creating volumes of traffic that will potentially pass through this intersection. This traffic will create unique opportunities for Syracuse commercial development.

Due to the anticipated volume of ancillary traffic that will be generated by the confluence of these roads, any new commercial development should be carefully planned in order to maintain a sustainable level of vehicular movement through the area.

LAND USE –INDUSTRIAL

SyracuseCityrecognizes that industrial land uses are needed and desirable to have within the City. A variety of industries in a community not only provides necessary economic support and jobs for residents, but also while these industries contribute the tax base generally they require a fewer public services than residential land uses.. Industrial uses also further the concepts of sustainable communities and smart growth. It is important, however, that these uses are carefully planned for and that the City work to identify businesses and industries that will fit within the community without unduly burdening the infrastructure (i.e. roads, traffic, utilities etc.) while contributing the highest and best value to the community as a whole and to conserve the quality and charter outlined in this document.

There are several areas within the City limits that have been identified for the location of such light industrial land uses.

Legacy & Gentile Street

On the General Plan map, the southeast corner of Planning District 10 has been identified as a future industrial zone. This location has been identified because of its proximity to the future North Legacy Parkway. This is considered to become a prime candidate for light industrial use should Legacy Highway be constructed and should be protected for such a use.

Any efforts to annex the business in the eastern portion of District 1, which currently is within ClearfieldCity, should be supported.

The western portion of Planning District 5 near the North Davis Sewer District is considered to become a joint use development of research facilities and dual use with academia for water research facilities, environmental research, and green waste recycling facilities. The City should seek outside sources of funding, joint development cooperation or agreements and State and regional assistance to develop research facilities in this new zone. Close planning coordination with North Davis Sewer District would obviously benefit the district and the City for this endeavor.

200 South & 1000 West

On the General Plan map, the northeast corner of Planning District 1 has been identified as industrial zoning, east of the Rocky Mountain Power Corridor. The property is under development for light industitrial development. This location has been identified because of its proximity to the existing Freeport Center in Clearfield as well as for the proximity to the newly constructed SR-193 with easy access to Interstate 15, as well as rail service.

Land Use – Professional Office

The purpose of this zone is to provide appropriate locations for the development, maintenance, and protection of professional and administrative establishments. The regulations of this zone have been developed in order to promote a quiet environment for business administration, professional/medical, and government activities, free from the congestion and traffic of the usual commercial business district. The zone is intended to provide a buffer or transition along minor or major collector streets adjoining residential neighborhoods.

In addition to well paying jobs, Professional Office land uses provide a solid base for the provision of basic services (i.e. medical, legal, dental, real estate etc.) that are all necessary as part of a growing community. It is important that these varied but related professional services are located strategically in areas of the City that do not consume valuable commercial areas from which the City gains needed sales tax revenue. Professional Office land uses should be considered, where appropriate, in conjunction with the location of research parks and other similar professional employment centers. Some professional office uses that operate at a low intensity are suitable for locating in residential structures that border commercial areas. For instance four corners of the intersection of 1000 West and 2700 South has been identified as such a location. While the area is predominantly show on the General Plan map as R-2 residential land use, the corners of this intersection present an excellent opportunity to provide lower density professional office uses while still maintaining the character and quality of the surrounding residential neighborhoods.

Appropriate attention should be paid to the proposed development details of all professional offices in all areas of city. Care should be taken to ensure that the goals of the City as outlined in this document are met while providing the best opportunities for professional office developments of the highest quality and design standards.

TRANSPORTATION

In 1996 the City employed Horrocks Engineers to develop a Transportation Master Plan. Based on Horrocks recommendations and input from the citizens of SyracuseCity, a final copy of the City's Master Transportation Plan was presented. At that time it was determined that the plan should be updated when the General Plan is reviewed to account for changes in the City's growth, land use, and transportation demands.

In 2005, the Romney Institute of Public Management at Brigham Young University conducted a study and published a report on the need for future services and facilities based on the City's ultimate build out population in 2030 (approximately 45,000). It was determined in that report that traffic congestion from the population growth would be a major quality of life concern to residents.

The most critical component of the development of the master transportation plan is to analyze theanticipated traffic generated within SyracuseCityand surrounding area. The City should modelthe overall traffic patterns as well astraffic that will pass through the community. This analysis should be done for all streets within the City including local, minor-major collectors and major arterial streets.

TheCity should continue to work closely with the WasatchFront Regional Council (WFRC) which is thelocal Metropolitan Planning Organization (MPO), inorder to plan for anticipated growth in and around Syracuseand provide input into the regional transportation plan (RTP). The RTP serves as the templatefor transportation development forboth highways and public transit in the Wasatch Front Region through the year 2030.The City should actively participate in all planning efforts with the MPO organization in orderto promote thedevelopment ofimproved transportation facilities in the City and surrounding region.

The following are recommendations that are intended to improve the safety and convenience of City streets and to plan for anticipated future traffic demands. Design Criteria

Setbacks

Enforcement of the clear view ordinance as well as the enforcement of setback distances from all major collector and arterial roads shouldbe provide for in all planned future widening when necessary.

Curb & Gutter

It is becoming increasingly more important, for reasons of safety and storm drainage control, that the City continue to install curb, gutter, and sidewalk along existing streets. There are many children walking to school along roads without these facilities. The City has installed curb and gutter along all major collector roads in an area bounded by 1000 West Street on the east, Bluff Road and 3000 West Street on the west, 700 South Street on the north and 2700 South Street on the south. In the case of sidewalks, those districts include as many benefactors of the sidewalk as possible, not just the adjacent property owners. Funding for transportation improvements outlined in the Transportation Master Plan should be funded

through impact fees collected from new development. The city should also seek support from Utah Department of Transportation to require curb, gutter, and sidewalk for new homes being built along the State highways.

North Legacy Parkway

The construction of the 14-mi. Parkway connecting Salt Lake City on the south with FarmingtonCity on the northern end was completed in 2008. The next phase of this project, North Legacy Parkway, is a proposed to extend from Farmington through the north-western side of Weber and Davis counties. At this time, the plans for this project are on UDOT's long-range plan with construction at least 10 to 20 years away. In 2001 WFRC and UDOT conducted a study on the North Legacy Parkway project inDavis and WeberCounties in order to identify alternative planning corridors, recommend a preferred corridor to assess and preserve environmental concerns and other issues. Currently, a more detailed environmental study of the area is planned to begin sometime in 2009. This study will include a public hearing process, to help finalize project details such as a final alignment, interchange locations and impacts to the surrounding environment and communities.

While no final alignment or interchange location decisions have been made, SyracuseCitydid participate in the 2001 study with UDOT and WFRC and did preliminarily determined a preferred alignment for the future roadway as well as preferred interchange locations. These interchange locations were identified at Gentile Street in Layton, 1700 South in Syracuse and approximately 700 South in West Point. Syracusehas participated and will continue to participate with UDOT in all of the planning, design and construction phases of this project. This corridor represents the largest impact to land use in the City in the next 30 years. Planning must be done now and land uses identified that will maintain all of the principles, values and goals for SyracuseCity as established in this document.

Arterial Improvements

1700 South

Congestion problems currently exist along 1700 South and future population increases as well as increasing tourist traffic to the Great Salt Lake will only increase this congestion as time passes. While improvements are planned in 2009-10 for the section of 1700 South between 1000 West and 2000 West, the City should work withUDOT to study and evaluate the widening of 1700 South from 2000 West to the Bluff Road, The City should plan to protect a minimum 100-foot wide right-of-way from 2000 west to the Davis County Causeway for future road expansion.In order to be recognized as the route to AntelopeIsland, 1700 South should also be known as Antelope Drive, to be consistent with the eastern portion of the road.

Hill Field Road

A new arterial street, Hill Field Road, providing access from SyracuseCityto Interstate 15 is planned as part of the RTP and has been partially constructed into west Layton. Syracuse should continue to work with UDOT and WFRC to plan ultimate extension ofthis street, which will terminate in the vicinity east of 500 West. SyracuseCityshould coordinate with LaytonCityon this planning and development including the continuation and widening of 500 West.

Bluff Road

The extension ofBluff Roadin a southeasterly direction in order to connect to 700 South Street in Layton should be considered. This improvement would provide an alternate route to a newly planned I-15 interchange as well as the commuter rail station in Layton. SyracuseCity has already established an inter-local agreement with LaytonCityregarding both the Bluff Road and 500 West connections to LaytonCity and completion of these improvements in conjunction with this agreement should continue.

200 South

With all of the growth that has occurred in north westDavisCounty over the last ten years, UDOT has identified the 200 South corridor between I-15 (700 South interchange in Clearfield) and the future Legacy Highway as a key component of traffic management in the region. UDOT is currently conducting the environmental study and evaluation of this corridor. This corridor would benefit all adjoining communities and SyracuseCity should continue to support the study and eventual construction of this roadway.

Two north/south minor collector roads designed at a 72-foot width right-of-way should be constructed to connect the future 200 south corridor to 700 South Street at approximately 2500 west and 1500 west. These improvements would provide access to the major east/west route of 200 South Street for Syracuse residents and supply access to new commercial areas on the City's north boundary line with West Point.

700 South

Since the construction of SyracuseHigh School, traffic along 2000 West and 700 South has increased dramatically. The City should continue to work closely with UDOT to look at improved traffic control options, including improvements to the signalization of 2000 West and 700 South. As UDOT moves forward with plans to widen 2000 West to the proposed 110-foot right-of-way the City should continue to participate with UDOT to ensure the widening of 2000 West proceeds in a timely, coordinated and safe manner.

1000 West

Once development of the adjacent land along 1000 West occurs, this street should be connected southward to 3700 South Street. Traffic control improvements at the southend of 1000 West, near the intersection of Bluff road and 1000 West should also be considered

Collector Streets

1700 South1700 SouthMarilyn Drive

Once the improvements to 1700 South between 1000 West and 2000 West are completed, Syracusein coordination with UDOT has identified the intersection of Marilyn Drive (1475 West Street) with 1700 South as the site of a signalized intersection. Once the intersection meets warrant criteria established by UDOT, this signal should be constructed immediately. This new traffic signal will benefit the planned commercial land use proposed for the area and provide a safer means of pedestrian and vehicle access into the Marilyn Acres subdivision. As part of these improvements, the City has also planned for the truncation and

construction of a cul-de-sac at the northern end of Allison Way1700 South immediately adjacent to 1700 South. The City should also consider ways to connect the Banbury Subdivision to Marilyn Drive (1475 West Street) to promote greater traffic safety for vehicle turning movements onto 1700 South.

Trail System Master Plan

See Appendix 1.

PUBLIC SERVICES AND CAPITAL FACILITIES

The City should continue to refine its Capital Improvement Plan in order to prioritize development of infrastructure and other capital improvement projects. The City should continue to use the Capital Improvement Plan to make annual expenditures to implement the City's General Plan. In practice, preparing or updating a Capital Improvement Plan may expose inadequacies in the City's planning efforts and should be reconciled accordingly. The linkage between capital improvement projects and land-use planning is very important in a fast growing community such as Syracuse. The high percentage of growth in the City should promote an aggressive CIP implementation. The plan should include projection for five years for each major service function of the City and should be reviewed annually with the City Council during budgetary planning. The City Council should budget accordingly for consulting and engineering services to review the Capital Improvement Plan with City staff and implement changes according to provided recommendations.

Recreation

With the continued growth within the community, recreational needs continue to impact revenue sources of the City. As Syracuse grows recreational needs along with funding for those needs will grow proportionately. As the annual City budget allows, the City should plan to:

1. Maintain area in major city parks at a minimum rate of 7.2 acres per 1000 population. These parks should be spread throughout the community and should be located in accordance with the City’s Parks Master Plan and in conjunction with the development of schools in the city where possible to mutually benefit the City and the School District.

2. Present satisfying and challenging leisure-time opportunities and programs for people of all ages, interests and abilities by organizing and implementing recreation programs designed to meet the recreation needs of the community.

3. Continuously seek to improve the efficiency and quality of park operations to provide for expanded and developed recreation programs, open space and trail areas.

4. Pursue an aggressive land acquisition program to secure properties for future open space development. As the City continues to look for park property, efforts should be made to purchase available property in locations that would provide recreation accessibility for residents throughout the City.

5. Continue to support the existing EquestrianPark and related equestrian use facilities in Syracuse.

6. The City should continue to pursue the development of JensenNaturePark as a major regional and local recreational and sports activity facility.

7. The City should continue to look for opportunities to develop regional and local scaled recreational complexes appropriate for the City. They should also work with the school district on the possibility of joint use of recreational facilities.

8. One locally significant phenomenon is the exponential growth of soccer programs in the Syracuse area over the past several years. The City should continue to pursue the development of aregional soccer complex. This facility would be used by residents of the community but also promote SyracuseCity as a regional soccer focal point.

Recreational Trails

Maintain the trail system in order to be well designed and constructed and where possible link the major parks throughout the city together. This trail system should be correlated with DavisCounty and surrounding municipalities to provide for connections to their trail systems. Trail use by pedestrian, rollerblading and bicycles will continue to grow with the development of trails and pathways. The City should continue to secure outside sources of funding to expand trail development.

The City should follow the adopted Trails Master Plan map. The Trails Master Plan map outlines inter-linking development of recreation trails and pathways within community and future development. The City should make access connection points constructed of asphalt to the Old Emigration Trail based upon the adopted trails master plan map and cooperation with local residential and commercial sub-development.

SyracuseCity should work to provide and maintain an inter-linking network of recreational asphalt trails for walking and bicycling; minimizing the cost of the trail system by encouraging the use of drainage channels, irrigation pipeline easements, existing trails, public lands, excess street rights-of-way, and major utility rights-of-way. The Recreational Trails Master Plan identifies the location of existing and proposed recreational trails throughout the City and establishes trail improvement, maintenance and management standards. The master plan calls for the development of additional new trails that, together with the existing trails, will provide an extensive citywide trail system. The proposed trail system, when complete, should provide non-motorized routes to connect parks, open space, schools and major community facilities for a variety of recreational and healthyexercise users.

Culinary Water

The City has followed closely recommendations of culinary water master plan. This plan identifies deficiencies in the system and recommendations for upgrading to meet demands at build out. The majority of these recommendations have been met; however, several miles of water lines are still in need of upgrade. It is recommended that the City engineer review and update the culinary water master plan to insure that it meets changes in the development of the City. Storage capacity and delivery pipelines will be needed with increased demand caused by residential growth. To this end it is recommended that the City evaluate the culinary water impact fee from time to time to insure that it covers the cost of future expansion and storage capacity ofthe system. The City should continue to protect and acquire water rights that could be used to meet culinary water needs at build out. In addition, the City has a few culinary water wells that may be extended deeper into the earth to supplement existing water resources. Extending the existing culinary water wells will also provide legal shelter for existing water use rights controlled by SyracuseCity.

Secondary Water

The City's pressurized secondary water system has recently been upgraded with a major expansion of storage capacity with the construction of JensenNaturePark storage pond. However, in order to meet future irrigation water needs in the City, a new transmission pipeline originating from the Jensen Pond along Bluff Road should be designed and capitalized. The City has a secondary water master plan that sets forth planned improvements that would meet the City's needs at build out. It is expected that the best funding alternative would be through the collection of impact fees. Current policy allows a maximum of one and a half acres in any lot with a home to be watered with secondary water. The current practice of requiring developers to contribute water shares for development should be continued. Moreover, the City should explore alternative sources of secondary water, as well as the use of water collected through the City's land drain system.

Storm Water

Storm water continues to be a challenge for the City to manage. However, the storm drain master plan has provided a valuable resource for storm drain planning as development has occurred. Due to rapid development over the past few years, as well as General Plan updates the City must update the storm water master plan to be sure the overall system will be sufficient for future storm flows. DavisCounty requires the City to provide storm water detention for development of the land. In order to control drainage of large storm events, the City is interested in regionalizing detention facilities wherever possible, rather than creating numerous small detention basins spread throughout the City. Regional detention creates a more efficient system for storm flows, as well as, to maintain and operate. Part of the Storm Water Plan should create regional detention sending areas with associated cost/benefit impact fees. Recent changes imposed on storm water discharge by the Environmental Protection Agency will substantially increase the cost of storm water pollution prevention. Implementation of discharge requirements should be accomplished so as to comply with the requirements outlined by the Federal government. The City imposed a storm drain utility fee to assist in funding a storm water management program and the implementation of "Best Management Practices" to properly maintain a functioning and clean storm water collection system.

Sanitary Water

Sanitary sewer lines are currently adequate for the population of the City, but there will be a need to upsizeCity lines as population increases and to provide for full time maintenance and cleaning activities performed by the City. The cost of this ongoing need can best be borne by development and associated impact fees.

Public Safety

The City has full-time and reserve police officers, as well as a limited number of full-time fire fighters. The City should continue to hire police officers and fire fighters to meet the needs of the city as population increases. The City has adopted a public safety impact fee that will benefit the community by funding the construction of public safety facilities due to growth of the resident population.

The City Fire and Planning Departments should begin to investigate a possible location for a third fire sub-station to accommodate the new commercial and residential growth. Land

purchase for the site now could save the citizens of Syracuse significant money to purchase the land sooner than later.

Street Lights

It shall be the policy of SyracuseCity to establish and maintain a system of streetlights, which are adequate for the safety, and security of the residents of the City. To meet that end, it shall be the policy of the City to locate street lights at all street intersections or every 800 feet if intersections are more than 800 feet apart. Locations of streetlights every 800 feet may not be necessary where development along the street is sparse. It shall also be the policy to locate streetlights at the end of the cul-de-sac streets where they are 400 feet or more from a street intersection. Development should be required to cover the cost of installing street lamps within new subdivisions. Streetlights should be of a design to reduce light pollution.

Tail/Waste Water

Though not a service of the City, the handling of tail water or agriculture wastewater is an important issue related to irrigation of land which lie next to developed properties. To help reduce the potential for flooding and other problems associated with development at the low end of irrigated properties, the City should make every effort to see that developers of properties with the potential for such problems take appropriate measures to convey tail water to a reasonable place and facility that will avoid such problems.

Land Drains

A land drainage master plan should be created and adopted by the City to address current and future sub surface land drainage needs of the City. The boundary of this plan should follow the City's future annexation areas and include existing land drain facilities currently being maintained by the City. The proposed land drain pipelines and collection systems within such master plan should include the construction and maintenance of land drain systems and the creation of major collection pipelines that may route collected water to storage facilities for use within the City's pressurized irrigation system or for recreational use within City parks. The existing land drain system maintained by the City is designed to relieve residential sub-surface flooding problems. A master plan should be developed to include estimates of facility capacity, use of collected water, pipe sizes, facility locations, and cost of improvements.

The land drain master plan should contain several functional objectives. First, the plan should provide a guide for the development of future land drain systems. Second, provide an estimate of costs to develop and maintain land drain collection systems. This plan should be used by the City to determine yearly Capital Improvement Project expenditures for the land drain system. Third, guide the City in utilizing existing water rights for the collection of sub-surface land drain water. Finally, the plan should be used to establish impact fees for new residential growth within the community, which would prevent existing City residents from having to shoulder the burden of land drain development impacts.

Cemetery

The City currently has enough capacity with the land owned and operated as the CityCemetery. The City also purchased 20 additional acres for future expansion of the

cemetery(see Planning District 1 below). While the City is not in immediate need of the land for expansion of the cemetery at this time, the City should continue to pursue negotiations with ClearfieldCity for the eventual annexation of this land into SyracuseCity.

PLANNING DISTRICTS

In order to permit a more detailed description of the plans for various geographic areas of Syracuse, the City has been divided into ten (10) planning districts. The following section includes a description of each district, which, together with the accompanying Syracuse General Plan Land Use Map, provides a comprehensive set of recommendations for future land use within the City. These plans and recommendations provide the specific details of the plan as identified in the broader goals and objectives stated in this document.

District 1

This district is located in the far northeast corner of the City. The northern boundary of this district is 200 South and on the south by 1700 South. To the east,the district boundary is the same as the municipal boundary between Clearfield and Syracuse. The westernboundary of the district is 2000 West. As shown on the accompanying map, this district has deliberately includeda portion of ClearfieldCity. As Syracusewas evaluating the available land for its existing cemetery located at 1030 W 1290 South it was determined that based on the projected population growth, the City would eventually require additional land for its cemetery. The City has purchased the additional land adjacent to the existing cemetery for a planned future expansion, but the land that was purchased is part of ClearfieldCity.While the City is not in immediate need of the land for expansion of the cemetery at this time, Syracuse should continue to pursue negotiations with ClearfieldCity for the eventual annexation of this land into SyracuseCity.

There are several general planning areas that are part of this district and each is described briefly below.

Residential Areas

More than two-thirds of the landin District 1 is currently identified for residential development. primarilyR-2 and R-3 single-family residential uses and most of the residential land identified in this area has been developed in accordance with this plan. The City should continue to follow the current development patterns as outlined in this document and according to the General Plan Land Use map.

2000 West & 700 South Commercial Area

The location of SyracuseHigh Schoolon the northeast corner of the intersection of 2000 West and 700 South has created specialized commercial opportunities such as restaurants and other retail and commercial activities. The City has anticipated these opportunities and has identified the majority of the land on all four corners of this intersection as either General Commercial or Professional Office. There is also a section of land located south of this intersection along 2000 West, on the east side of this roadway, that is anticipated to be utilized as a Neighborhood Services (NS) zone as homes along 2000 West are redeveloped for other uses.

200 South Corridor Commercial Area

The area of land between 200 South and 700 South and from 2000 West east to 1000 West has been identified as a future General Commercial zone and Business Park. There are more than 100 acres of land currently in use as agricultural property but it is anticipated that as the 200 South corridor is widened by UDOT (see 'Land Use – Commercial') this area has been identified for future development which includes, retail, commercial, housing and professional office uses. Planning tools such as commercial design guidelines should be developed and the area should be treated as a district similar to that created for the City's Town Center. Such a small area plan would allow the City to guide and implement distinctive and enhanced development options for commercial development in the northeast corner of the City.

1700 South Commercial Corridor

Part of another large commercial zone has been identified in this district; it is located along 1700 South. The land along the north side of 1700 South from 1000 West to the corner of 1700 South and 2000 West is planned for future General Commercial and Neighborhood Services development. This particular corridor represents the gateway to SyracuseCity and ultimately leads to the SyracuseTownCenter.

The northwest corner of 1700 South and 1000 West represents part of what can be considered the "gateway" to SyracuseCity. Three of the corners at this intersection are located within the City boundaries. Two of these corners have been developed with General Commercial businesses in accordance with this plan. In order to put the best commercial image forward to the public, the development of this corner should replicate the type and quality of development that has occurred on the southwest and southeast corners of this intersection. Professional office zoning has also been identified as a future land use along 1700 south from approximately 1100 West to Marilyn Drive.

UDOT is moving forward withimprovements and widening of this particular stretch of 1700 South. As 1700 South is a high traffic arterial class road, commercial enterprises that serve both local and region wide needs should be encouraged to develop here. This type of development will provide the necessary services and commodities for the City while enhancing the sales tax base.

FoundersPark, a City owned and operated park,is located in this district immediately east of the SyracuseElementary school. The plan identifies all of the land in the park to remain as 'Open Space/Recreational" but an eastern portion of the park may also be considered in future for retail and commercial development.Any proceeds from the sale of this land for such commercial development would be used for the purchase and development of other park lands elsewhere in the City. Also located just south of this park is a small general commercial area that has been identified as part of the TownCenter. The northeast corner of 1700 South and 2000 West should be considered as part of the TownCenter and the standards established in the Town Center Master Plan should apply in this area.

The widening of 1700 South along this corridor will provide much needed relief to traffic congestion that has existed for many years.Care should continue to in order to prevent unnecessary traffic conflicts as this commercial district area develops further. In addition, sidewalks should be required and provided along 1700 South as shown on the Master Transportation Plan.

District 2

This district is located in the far northwest corner of the city (east of Bluff Road) and is bounded on the north by the 200 South and on the south by 1700 South. Its eastern boundary is 2000 West Street and its western border is the Bluff Roadand approximately 3500 West.

Residential Areas

This district is comprised of a number different zone types, but the majority of land area is identified as R-1 and R-2 residential use... Generally, the portion of the district west of 2500 Westand South of 700 South should continue to develop as planned with R-1 residential. The eastern half of the district, east of 3500 Westshould continue to develop primarily as R-2 residential use with other uses as shown on the Syracuse future Land Use Map.

State Road 193Corridor Commercial Area

Commercial activities should be oriented and planned along this corridor in a similar way that the 200 South Corridor is planned for development in District 1 above. This commercial corridor will be critical to providing an auxiliary commercial district to supplement the 1700 South corridor. TheState Road 193 corridor east of 2000 West is planned primarily for commercial development andshould also be planned to serve both local retail and service needs as well as similar needs of tourist traffic passing through the City headed toward Antelope Island. The City should also be aware of the future land uses that are planned on the north side of the State Road 193 Corridorin the City of West Point. In all cases any planned commercial developments should be scrutinized using the principles outlined in this document to ensure the highest quality of commercial, retail development and minimization of associated traffic congestion/safety problems to the surrounding residential communities.

2000 West Commercial Corridor

UDOT is currently planning for the widening of 2000 West through SyracuseCity from 1700 South north to 200 South. This will be a 110’ wide, arterial class road, similar in size and character to 1700 South. The west side of 2000 West between 700 South and 200 South has been identified as General Commercial(CG) zone that is planned across the street. This corridor should be planned and developed in the same fashion as the land across the street to the east, and where possible, any mixed-use developments should complement each other and appear as part of an overall well-planned mixed-use development.

Coordination and anticipation of traffic conditions related to planned developments and any road widening projects should be a priority. Specifically traffic volumes and potential conflicts with Syracuse Junior High and SyracuseElementary School should be anticipated and prevented where possible.

1700 South &TownCenter Commercial Area

A large portion of the Syracuse Town Center Plan is within this district fronting 1700 South between 2500 West and 2000 West. Enforcement of the Town Center Master Plan guidelines and recommended design standards should continueto be upheld by the City in order to ensure that a unique, attractive TownCenteridentity continues to evolve.

Both sides of the road along the 1700 Southcorridor between 2000 West and Bluff Road represents a future commercial district that will become more prominent once the extension of the North Legacy Parkway is completed through Syracuse City. The corridor will have a similar "gateway" character to the Town Center as travelers will now be able to enter the City via an interchange at North Legacy Parkway and 1700 South. The City should pursue development of commercial and professional office land uses in this corner of District 2, paying particular attention to the land on the northeast corner of Bluff Road and 1700 South. When the North Legacy Parkway interchange is completed at this location, the four corners of this interchange will become highly attractive properties to commercial developers and the City should work to ensure that any development that occurs presents the City in the best way to travelers on the Parkway that may or may not exit to enter the City..

District 3

This district is located in the northwest corner or the City (west of Bluff Road) extends from the current West PointCity south boundary line at 700 South Street to 1700 south to the south, and from the Bluff Road on the east to 4000 West on the west.

Residential Golf Course Community

Approximately half of this district has been developed as a residential golf course community (PRD and R-2 land usessurrounding a golf course). The development of this type of golf course community is consistent with the recommendations of this Plan. There are a few parcels of undeveloped land remaining in the northwestern corner of this district that have been identified for development as R-1 residential housing. This also is consistent with the overall planning goals as set forth in this document.

1700 South & Bluff Road

As mentioned in the description of District 2 above, the future interchange of North Legacy Parkway and 1700 South will create a new commercial dynamic in this area. The potential for high visibility and high drive-by tourist traffic volumes will make the corridor between North Legacy Parkway and AntelopeIsland an attractive location for commercial developers.The intersection just west of this future interchange (1700 South and 3000 West) therefore has been identified as future General Commercial zone.

The proposed alignment of the future Legacy Parkway extends immediately along thewest of Bluff Road. It is critical that the City continue with the current efforts to protect and preserve a minimum 320-foot widecorridor of land in this area, including part of the LaytonCanal right-of-way, the future Parkway. Bluff Road will eventually become a frontage road to the east of the future Parkway highway and provide vehicular access to the properties and developments along the east of the bluff. There is currently a pedestrian trail that has been developed just west of Bluff Road and connects SyracuseCityto West Pointin the north. The future Legacy Parkway is anticipated to include a trail as part of its design and this future trail shall replace the existing Bluff Road trail. However, the City should work to ensure that the quality of any new trail in this area meets the objectives and goals as outlined in the Trails section of this document. The City should continue to support the improvement and development of trails and connection points into the trail system and in the event that any existing or new trail system is in conflict with future development, it must be reconstructed in an agreeable location and fashion.

Sensitive Overlay Zone

This whole district is identified on the Future Land Use Map as being contained in what is referred to as a "Sensitive Overlay Zone". It is an area that requires sensitivity with respect to new development due to unique natural terrain, drainage, slopes, or other conditions not conducive or compatible for development. The City should continue to support the criteria for development in this zone by requiring that developers adhere to more detailed and specific information and construction standards to adequately address soil and water conditions prior to approval and construction of a development within the area.. More detailed and specific information and construction standards are identified in zone types found in Title X of the Syracuse City Code.

District 4

District four is located on the far western boundary of the City bounded on the north by the West PointCity boundary, on the south by 2700 South, on the east by 4000 West Street, and on the west by the Great Salt Lake. The majority of the district is identified on the Future Land Use Map as being located in a "Sensitive Overlay Zone" due to unique natural terrain, drainage, slopes, or other conditions not conducive or compatible for development. More detailed and specific information and construction standards should be required to insure that soil and water conditions can be adequately addressed prior to approval and construction of any development.

Agriculture & Open Space

The lands adjacent to the shore of the Great Salt Lake in this district have been identified as "Open Space/Recreation" on the Land Use Map. This land should continue to be preserved as open space, and the City should try to closely follow the Davis County Shorelands Plan in this area. Nearly all of the area south of 1700 South has been purchased by the North Davis Sewer district as a buffer for the sewer plant and to have space where sludge from the plant can be disposed of as agricultural fertilizer. The City should pursue an the opportunity of a dual partnership with North Davis Sewer District on discharge water re-use and joint composting efforts with the district utilizing yard waste material (green waste) with sewagebyproducts.

R-1 Residential

District four is primarily comprised of agricultural land uses with some R-1 and future Planned Residential Development usesin the northeast corner of the district. The area of this district that has been identified for residential development is planned for R-1 residential land use. Approximately half of the R-1 land in this district has been developed. The remaining R-1 land in this district should continue to be developed primarily as R-1 residential land use.

District 5

This district is located in the western-central portion of the city. It consists of an area between 1700 South on the north, 2700 South Street on the south, 3000 West Street on the east, and 4000 West Street on the west. Currently more than fifty percent of the land use in this district is agriculture. The balance of the land is currently developed with R-1 residential dwelling units.

R-1 Residential

The General Plan identifies approximately three-quarters of this district to develop in the future as R-1 residential land use. The development of R-1 land uses is consistent with the stated goals of this plan.

SewerDistrictResearchPark

SyracuseCity and the North Davis Sewer District have partnered in planning a joint land use in this district. The land use is a planned academic ResearchPark zone on the far western boundary of this district east of 4000 west between 1700 south and 2700 south. This site would be the location of future research park facility constructed to support higher education in waste management technologies in and formulating job creation. The project would be developed through a cooperative effort between the North Davis Sewer District, Syracuse, and state agencies.

Commercial

There is a small area planned for General Commercial on the south side of 1700 South 1700 South near the intersection of 3000 West 1700 South. See "1700 South & Bluff Road" description in District 4 above for more details on this zone.

Sensitive Overlay Zone

The entire district is identified on the Future Land Use Map as being contained in what is referred to as a "Sensitive Overlay Zone". It is an area that requires sensitivity with respect to new development due to unique natural terrain, drainage, slopes, or other conditions not conducive or compatible for development. The City should continue to support the criteria for development in this zone by requiring that developers adhere to more detailed and specific information and construction standards to adequately address soil and water conditions prior to approval and construction of a development within the area.. More detailed and specific information and construction standards are identified in zone types found in Title X of the Syracuse City Code.

District 6

District 6 is a small district located in the geographic center of the city, just west of Bluff Road. The boundaries are 1700 South on the north, 2700 South Street on the south, Bluff Road on the east, and 3000 West Street on the west.

R-1 Residential

More than three-quarters of the land in this district has been identified on the General Plan Map as R-1 residential land use. Of the land identified for R-1 residential land use, half of that land has already been developed. While the development of R-1 land uses in this district is consistent with the stated goals of this plan, , there are issues related to utility infrastructure, specifically the management of sewer and water, which have been presented in the development of the current and proposed residential communities. The City should ensure that a high level of engineering scrutiny be employed in any future residential development in this area so that there is no unforeseen burden placed on the City's ability to provide these basic utility services.

Future Legacy Parkway

On the north end of this district there is the same commercial opportunity adjoining districts 2, 3 and 7. As mentioned in the description of District 2 above, the future interchange of North Legacy Parkway and 1700 South will create a new commercial dynamic in this area. The potential for high visibility and high drive-by tourist traffic volumes will make the corridor between North Legacy Parkway and AntelopeIsland an attractive location for commercial developers.As stated earlier, it is critical that the City continue with the current efforts to protect and preserve a minimum 320-foot wide corridor of land in this area,

Parks& Trail

FremontPark is located just south of 1700 South and east of 3000 West. The City has planned forthe development of FremontPark as a regional park that will be used to serve the community as a recreational park andtournament caliber soccer complex. This park will be connected to other parks inthe City through the planned trail network. The future Legacy Parkway is anticipated to include a trail as part of its design and this future trail may replace the existing Bluff Road trail. However, the City should work to ensure that the quality of any new trail in this area meets the objectives and goals as outlined in the Trails section of this document. The City should continue to support the improvement and development of trails and connection points into the trail system and in the event that any existing or new trail system is in conflict with future development, it must be reconstructed in an agreeable location and fashion.

1700 South Commercial Corridor

There is a small area planned for General Commercial on the south side of 1700 South near the intersection of 3000 West 1700 South. See “1700 South & Bluff Road” description in District 4 above for more details on this zone.

Sensitive Overlay Zone

The entire district is identified on the Future Land Use Map as being contained in what is referred to as a “Sensitive Overlay Zone”. It is an area that requires sensitivity with respect to new development due to unique natural terrain, drainage, slopes, or other conditions not conducive or compatible for development. The City should continue to support the criteria for development in this zone by requiring that developers adhere to more detailed and specific information and construction standards to adequately address soil and water conditions prior to approval and construction of a development within the area.. More detailed and specific information and construction standards are identified in zone types found in Title X of the Syracuse City Code.

District 7

District 7 is a small district located in the geographic center of the city, just east of Bluff Roadand the boundaries are1700 South on the north, 2000 West Street on the east and Bluff Road on the west.

R-2 Residential

More than ninety percent of this district is planned for R-2 residential land use. All of the R-2 residential land in the district is now developed and the City should plan to provide the necessary

improvements to public infrastructure in order to ensure that these residential communities remain an asset and contribute to the stated goals and objectives of this plan.

1700 South Commercial Corridor

The northern boundary of this district includes the 1700 South commercial corridor as well as part of the TownCenter. See "1700 South & Town Center Commercial Area" as described in District 2 above for more details.

District 8

District 8 is located in the eastern and central part of the city and consists of all the area from 1700 South on the north to Bluff Road on the south, and from 1000 West Street on the east to 2000 West Street on the west.

R-2 Residential

Approximately ninety-percent of the land in this district has been identified on the General Plan Map as R-2 residential land use. The development of R-2 land uses in this district is consistent with the stated goals of this plan.The City should plan to provide the necessary improvements to public infrastructure in this district in order to ensure that these existing residential communities remain an asset and contribute to the stated goals and objectives of this plan.

R-3 Residential

Located between the existing R-2 residential land uses and the commercial corridor along 1700 south are some parcels identified as R-3 residential land uses. There are also additional R-3 residential locations at 1901 West and 2250 South and at 2150 South and 1100 West.

Planned Residential Development

This district contains one area identified as Planned Residential Development (PRD). The PRD area is at 1000 West and approximately 2050 South. The PRD type of development is residential, subject to PRD standards consistent with the stated goals of this Plan. A PRD may have an allowance of up to 12 units per net acre subject to the development design as a transitional residential buffer to commercial, industrial, and/or retail zones as established in the General Plan as well as other requirements found in Title 10, the Land Use Ordinance.

1700 South Commercial Corridor

The northern boundary of this district includes the 1700 South commercial corridor as well as part of the TownCenter. See "1700 South & Town Center Commercial Area" as described in District 2 and "1700 South Commercial Corridor" as described in District 1above for more details

Public & Municipal Uses

This district is also the location of the municipal functions of the City. City Hall, Public Safety, the City museum, Community Center, Post Office and the DavisCountylibrary are all located within the TownCenter in the northwest corner of this district. The City has also identified this area as the location for other potential public improvements on adjacent City owned land. These

other improvements could include an amphitheater, recreation facility, parks etc. and should be pursued in order to continue to develop the area as outlined in the Town Center Plan.

Other Commercial Zones

There are three other small yet viable commercial zones located in this district. This zone is home to a number of small, well established retail and service oriented businesses that each contributes to the small-town feel of the community as a whole. One zone is located just east of 2000 West on 2250 Southand has been designated for Neighborhood Services zoning. As a complement to this area, another Neighborhood Services zone is located on the corner of 2700 South and Allison Way. Additionally, General eCommercial zoning is applied at the location of one of Syracuse City's oldest retail establishments, R. C. Willey. While situated in the midst of a largely residential area, the City feels that it is vital that this business be protected, supported and sustained. When the West Davis Corridor is completed near Bluff Road, the increased vehicular traffic to this area will ensure the continued success of this well established Utah business. The extension of Bluff Road to the proposed West Davis Corridor interchange near the southeast corner of the City must be preserved as a simple and conspicuous access

Professional Office

Theintersection of 1000 West and 2700 South has potential to sustain and support a small pocket of professional offices and services (i.e. dental, legal, medical, therapy etc.). Based on existing and project traffic volumes and other existing non-residential land uses, this area has been identified on the General Plan Map as Professional Office land use.

District 9

District 9 is located in the central part of the city along the eastern City boundary. It is a long and narrow geographic area that is bordered on the north by 1700 South, on the south by Bluff Road, on the east by the City boundary at 500 West and on the west by 1000 West Street.

1700 South Commercial Corridor

The northern boundary of this district is 1700 South. See "1700 South Commercial Corridor" as described in District 1 above for more details.

Gentile Street & Bluff Road Commercial District

Along the north side of 3700 South near Bluff Road the General Plan Map has identified C-Gcommercial.

Planned Residential Development

This Districtcontains two areas that have been identified as Planned Residential Developments (PRD). One is located just south of 1700 South and east of 1000 West. This parcel will become an "Independent Senior Living" development. This type of development is consistent with the stated goals of this plan. The other PRD zone is located near the intersection of 1000 West and Bluff Road. Recognizing that the pending baby-boom generation is nearing retirement and will have a need for low-maintenance, independent living lifestyle dwellings, this area should be

considered for more development similar in purpose to the Senior Living development located at the north end of this district.

R-2 & R-3 Residential

More than eighty-percent of the land in this district has been identified on the General Plan Map as R-2 residential land use. There is a small portion of the land in the district that has also been identified as R-3 residential land use. Of the land identified for R-2 residential land use, nearly all of that land has already been developed. The development of R-2 land uses in this district is consistent with the stated goals of this plan. The City should plan to provide the necessary improvements to public infrastructure in this district in order to ensure that these existing residential communities remain an asset and contribute to the stated goals and objectives of this plan.

Professional Office

A small professional office zone is planned south of and along 3700 south. Coordination will be needed with Layton on transportation infrastructure as development occurs along the city's border.

Arterial Roadway Development

Three of four future main East/West arterial roadway corridors are located inside the southern portion of this district. It is recommended that the City plan accordingly to create attractive entryways with City identification signage and landscaped plots as indicated in the community pride section of this document. While the convergence of these roads into this area will promote future commercial growth potential for the City, the City should manage the projected traffic impacts accordingly so that the residential areas located adjacent to these corridors are not negatively impacted.

District 10

Located in the far southwestern corner of the City, this district is the largest of the planning districts, containing about 5.75 square miles. Itextends from 2700 South Street on the north to the Great Salt Lake on the south andfrom Bluff Road on the east to the shore of theGreat Salt Lake on the west.

Agriculture& Open Space

This district is predominatelyagricultural land uses, most of which lie outside the incorporated boundaries of SyracuseCity. The nearby shore of the Great Salt Lake provides not only scenic value but wildlife habitat for waterfowl and shore birds; development in this area carries adverse environmental impacts from encroachment and the potential for the required use of septic tank systems. The area along the shores of the Great Salt Lake should be preserved as open space that is buffered by adjoining agriculture uses as identified in the Davis County Shorelands Master Plan. This land is largely in an active wetland status with very little topographical relief. The area is not serviceable by gravity type sewer or land drain systems and has soils which are not suitable for development or use of septic tank sewage systems.

Lack of underground utilities and narrow transportation roadways adversely affect the development potential of the southwestern portion of the district. However, over time utilities and transportation provisions may occur that may improve development potential. The majority of the land in the district is located on the far western boundaries of the City and therefore any development will impose very costly infrastructure improvements. The City should be aware of these costs as agricultural land is made available for development and take them into consideration in any approval process.

EquestrianPark & SyracuseCity Public Works

This district contains the City's EquestrianPark located at 2400 West and approximately 3000 South, which provides much needed equestrian training and stabling facilities in the area. It is recommended that the City continue to support further expansion and improvement of public equestrian facilities with the goal of developing a rodeo grounds and associated amenities. Linking this facility into the city's master trails plan should also be pursued. In addition to equestrian facilities this district is also home to JensenNaturePark and its future expansion will serve as a regional park to the community as well as helping to preserve open space.

This area is also home to the City's Public Works facilities, just south of the EquestrianPark. The Public Works facilities should be planned accordingly for future expansion as residential and commercial growth demand necessitates additional services from the department.

Sensitive Overlay Zone

The entire district is identified on the Future Land Use Map as being contained in what is referred to as a "Sensitive Overlay Zone". It is an area that requires sensitivity with respect to new development due to unique natural terrain, drainage, slopes, or other conditions not conducive or compatible for development. The City should continue to support the criteria for development in this zone by requiring that developers adhere to more detailed and specific information and construction standards to adequately address soil and water conditions prior to approval and construction of a development within the area.. More detailed and specific information and construction standards are identified in zone types found in Title X of the Syracuse City Code.

Gentile Street & Bluff Road Commercial District

Along the south side of 3700 South and west of Bluff Road the General Plan Map has identified a general commercial zone.

North Legacy Parkway

The proposed alignment of the future Legacy Parkway is located adjacent to the west side of Bluff Road. It is critical that the City continue with the current efforts to protect and preserve a minimum 320-foot wide corridor of land in this area, including part of the LaytonCanal right-of-way, for the future Parkway. Bluff Road will eventually become a frontage road to the east of the future Parkway and provide vehicular access to the properties and developments along the east of the bluff. There is currently a pedestrian trail that has been developed just west of Bluff Road and connects SyracuseCity to West Point in the north. The future Legacy Parkway is anticipated to include a trail as part of its design and this future trail shall replace the existing Bluff Road trail.

However, the City should work to ensure that the quality of any new trail in this area meets the objectives and goals as outlined in the Trails section of this document.

GENERAL PLAN IMPLEMENTATION

As the General Plan is written, care is taken to ensure it is in harmony with the values, goals, and objectives of the residents of SyracuseCity. The General Plan is most influential when specific implementation policies are written and when land use decisions abide by those policies. Implementation policies can involve changes or additions to ordinances, zoning, and City policy.

POLICY TOOLS FOR PLAN IMPLEMENTATION

The General Plan details developmental goals and policies which promote land use patterns adopted by the City Council. General guidelines necessary to accomplish the objectives of the plan are given. However, in the end, the impacts of this plan are dependent upon its usage in day-to-day planning decisions relating to development and land use. The General Plan is carried out by tools designed to help the City Council, Planning Commission, and the Community Development staff. These tools include land use ordinances, subdivision regulations, capital improvements program, and periodic comprehensive review and updates (as necessary) of the General Plan.

LAND USE ORDINANCES

Land Use ordinances are adopted and enacted for the purpose of promoting the health, safety, morals, prosperity, convenience, and general welfare of the present and future inhabitants of SyracuseCity. Furthermore, the purpose ofthe Land Use ordinance is to:

1. Encourage and facilitate the orderly growth and development of the city;

2. Provide adequate open space for light and air, air quality, to prevent overcrowding of the land, and to lessen congestion on the streets;

3. Secure economy in municipal expenditures, to facilitate adequate provision for public services such as culinary water, sewage, schools, parks, secondary water, transportation, and other public facilities and services;

4. Preserve and create a more desirable environment for the citizens of SyracuseCity;

5. Secure safety from fire, crime, and other dangers;

6. Stabilize and improve property values resulting from the orderly growth of the City;

7. Enhance the economic and cultural well being of the inhabitants of SyracuseCity;

These objectives are achieved through regulation and control of types and patterns of land uses, building densities in residential areas, regulation of commercial and industrial areas, and the arrangement and size of buildings through setback and height regulations. In addition to periodic reviews and updates to the General Plan, the Land Use ordinancesshould also be periodically reviewed and, when necessary, revised in order to assure agreement and compatibility with the General Plan. Neither the General Plan nor its implementation tools should be considered static. Ideally, the Land Use ordinance is used in conjunction with the General Plan and is used as a tool for implementation of the plan and its objectives.

SUBDIVISION REGULATIONS

Subdivision regulations provide the basic, minimum design standards for new streets, utilities, land divisions and other public infrastructure in the City. They also enable the community to require developers to construct utility lines, roads, curbs, and other necessary infrastructure according to the impacts of their developments and in compliance with adopted City standards. Subdivision regulations are important to the General Plan because of the orderly regulation of development they provide and should be crafted in a way that is complimentary to the General Plan. All new subdivisions of land must meet the subdivision regulations or they cannot be approved for development. To ignore or abandon the rules outlined in the subdivision ordinances undermines the city's ability to grow and mature according to the values, goals and objectives outlined in the General Plan.

CAPITAL IMPROVEMENTS PROGRAM

The Capital Improvements Program (CIP) should be the single most important tool in executing the development guidelines of the General Plan. The CIP should be used to plan and schedule financing for the construction of all major non-recurring community facilities and infrastructure such as streets, utilities, public buildings, acquisition of land, etc. The capital improvements plan should be based on an analysis of the community's financial capability in order to reconcile proposed expenditures with fiscal reality. This presents the opportunity for planning finances for the developments proposed in the General Plan. The capital improvements program enables the City to:

1. Relate physical planning to financial planning;

2. Obtain maximum value from the expenditure of public funds;

3. Ensure the City's financial ability to meet future demands for public service;

4. Devote adequate time to the study and development of capital improvement projects.

MINOR GENERAL PLAN REVISIONS

Minor revisions to the General Plan may be made without formally opening the General Plan provided that all of the following conditions exist:

1. The property to be changed must be a designated parcel ofland that is five (5) acres or smaller.
2. A neighboring property must be currently zoned the same zone as the property to be changed.
3. The indicated neighboring property must have a shared property line of 100 feet or greater.

PERIODIC REVIEW OF THE GENERAL PLAN

The City Planning Commission should evaluate the GeneralPlan periodically asmentioned in the introduction ofthis plan and Title II Chapter 1 of the SyracuseCityordinance. Comprehensive updates to the General Plan should be considered at least every three (3) years and not more than every (5) years. Updates to the General Plan should take into consideration the time elapsed since

the previous update, the growth that the City has experienced since the last update as well as theinvolvement for accomplishing the update as required for the City staff, elected officials,and citizens involvement. The primary objective in consideration of updates to the General Plan should be the ability for the City to function and have a stable plan for a sufficient period oftime to allow the adopted policies to effectively work in the community.

COUNCIL AGENDA

March 11, 2014

Agenda Item **#12** Authorize Administration to Execute Solid Waste Collection Agreement with Robinson Waste Services.

Factual Summation

- Any questions about this agenda item may be directed at Finance Director Stephen Marshall. See the attached garbage RFP bid summary sheet and supporting documentation.

- Our solid waste contract with Robinson Waste was scheduled to expire at the end of March 2014. Therefore, administration has put out a request for proposal (RFP) to allow for solid waste haulers to bid on a new 5 year contract term. The bid was publicly noticed and was open from February 1 through February 28th. We placed the bid for our solid waste cans and also our green waste cans.

- We currently have 6,848 black cans, 3,048 second black cans, and 1,398 green waste cans in our city. In addition, we contract for waste services on 11 dumpsters at our city buildings and our parks.

- We had 4 companies bid on the contract. Waste Management, Ace Disposal, Republic Services, and Robinson Waste. I have attached the summary of the bids in your packet. I have calculated an estimated 5 year cost for the city. A couple of notes on my calculations:

    - I did not increase the number of cans over the 5 year window. I did this for ease of comparison between years and haulers. The cost to the city will be greater that displayed for all four haulers if you take into account new growth. It is just hard to predict what growth we will see in the next five years.

    - All haulers have a fuel surcharge clause in their bid with the exception of Ace Disposal. This means that if diesel fuel goes over a certain price per gallon, the City is required to pay a portion of the cost over that amount. I did not calculate the fuel surcharge in this estimate because I did not have all of the facts to perform the calculation.

- The only scenario in which the fuel surcharge could have an effect on the low bidder is if diesel fuel prices shot up to $4.75 cents per gallon and stayed there consistently for a five year period of time. I have attached a sheet showing the price of diesel over the last 7 years. As you can see, the price has not gone over $4.75 with maybe an exception of a few months in 2008. The price per gallon has stayed consistently around $4.00 per gallon over the past 2 years. Based on this information, it is highly unlikely that diesel fuel with stay above $4.75 for the next five years.

- The low bidder for the contract is Robinson Waste. They are our current hauler and so we know their performance history. Based on these results, I recommend that we award the contract to Robinson Waste for a 5 year period. Staff is working on assembling a contract and is asking that the City Council authorize administration to execute this contract based on the parameters set forth in the bid documents.

Recommendation:

I recommend that we award the contract to Robinson Waste for a 5 year period. Staff is working on assembling a contract and is asking that the City Council authorize administration to execute this contract based on the parameters set forth in the bid documents.

Syracuse City Solid Waste RFP
Proposal Comparison

	Solid Waste 1st Can = 6,848 Cans	Solid Waste 2nd Can = 3,038 Cans	Green Waste per can = 1,398 Cans	TOTAL	Fuel Surcharge	City Facilities	COLA	Additional Benefits	Total Estimated 5 Year Cost
WASTE MANAGEMENT	$3.92	$1.75	$3.75	**$9.42**	To be negotiated on an annual basis depending on Department of Energy index	No charge - weekly collection	Requested at the beginning of the second year of the contract and then each year afterward; based on CPI.		$2,333,643.77
ACE DISPOSAL	$3.95	$1.85	$4.00	**$9.80**	No fuel surcharge	No charge - weekly collection	n/a	Free Curbside Christmas Tree Collection Program.	$2,295,714.00
REPUBLIC SERVICE / ALLIED WASTE	$4.35	$1.50	$3.90	**$9.75**	To be negotiated on an annual basis depending on Department of Energy index	No charge - weekly collection. Extra Dumps = $50 per dump	Requested at the beginning of the second year of the contract and then each year afterward; based on CPI.		$2,482,560.79
ROBINSON WASTE	3.73	1.25	3.5	**$8.48**	25% over a base of $4.00 per gallon if diesel prices exceed $4.00 per gallon	$225.00 Per Month	n/a	- Document Shred Day - E-waste Recyling Day - Free Curbside Christmas Tree Program - Special Events	$2,067,512.40

WASTE MANAGEMENT

	Year 1	Year 2	Year 3	Year 4	Year 5	Total Cost
1st Can	$ 322,129.92	$ 328,379.24	$ 335,080.86	$ 341,782.47	$ 348,484.09	$ 1,675,856.58
2nd Can	$ 63,798.00	$ 65,035.68	$ 66,150.58	$ 67,265.48	$ 68,752.01	$ 331,001.74
GW Can	$ 62,910.00	$ 64,130.45	$ 65,327.56	$ 66,524.66	$ 67,892.77	$ 326,785.44
City Facilities	$ -	$ -	$ -	$ -	$ -	$ -
Fuel Surcharge						$ -
Total Cost by Year	$ 448,837.92	$ 457,545.38	$ 466,558.99	$ 475,572.61	$ 485,128.87	$ 2,333,643.77

Average CPI over last 5 years = 1.94% per year

1st Can Cost	$3.92	$4.00	$4.08	$4.16	$4.24
2nd Can Cost	$1.75	$1.78	$1.81	$1.85	$1.89
GW Can Cost	$3.75	$3.82	$3.89	$3.97	$4.05

ACE DISPOSAL

	Year 1	Year 2	Year 3	Year 4	Year 5	Total Cost
1st Can	$ 324,595.20	$ 324,595.20	$ 324,595.20	$ 324,595.20	$ 324,595.20	$ 1,622,976.00
2nd Can	$ 67,443.60	$ 67,443.60	$ 67,443.60	$ 67,443.60	$ 67,443.60	$ 337,218.00
GW Can	$ 67,104.00	$ 67,104.00	$ 67,104.00	$ 67,104.00	$ 67,104.00	$ 335,520.00
City Facilities	$ -	$ -	$ -	$ -	$ -	$ -
Fuel Surcharge	$ -	$ -	$ -	$ -	$ -	$ -
Total Cost by Year	$ 459,142.80	$ 459,142.80	$ 459,142.80	$ 459,142.80	$ 459,142.80	$ 2,295,714.00

Fixed Rate over 5 year contract

1st Can Cost	$3.95	$3.95	$3.95	$3.95	$3.95
2nd Can Cost	$1.85	$1.85	$1.85	$1.85	$1.85
GW Can Cost	$4.00	$4.00	$4.00	$4.00	$4.00

REPUBLIC SERVICES

	Year 1	Year 2	Year 3	Year 4	Year 5	Total Cost
1st Can	$ 357,465.60	$ 364,400.43	$ 371,102.05	$ 378,641.37	$ 386,180.69	$ 1,857,790.14
2nd Can	$ 54,684.00	$ 55,744.87	$ 56,859.77	$ 57,974.66	$ 59,089.56	$ 284,352.86
GW Can	$ 65,426.40	$ 66,695.67	$ 68,063.79	$ 69,431.90	$ 70,800.02	$ 340,417.79
City Facilities	$ -	$ -	$ -	$ -	$ -	$ -
Fuel Surcharge						$ -
Total Cost by Year	$ 477,576.00	$ 486,840.97	$ 496,025.61	$ 506,047.94	$ 516,070.27	$ 2,482,560.79

Average CPI over last 5 years = 1.94% per year

1st Can Cost	$4.35	$4.43	$4.52	$4.61	$4.70
2nd Can Cost	$1.50	$1.53	$1.56	$1.59	$1.62
GW Can Cost	$3.90	$3.98	$4.06	$4.14	$4.22

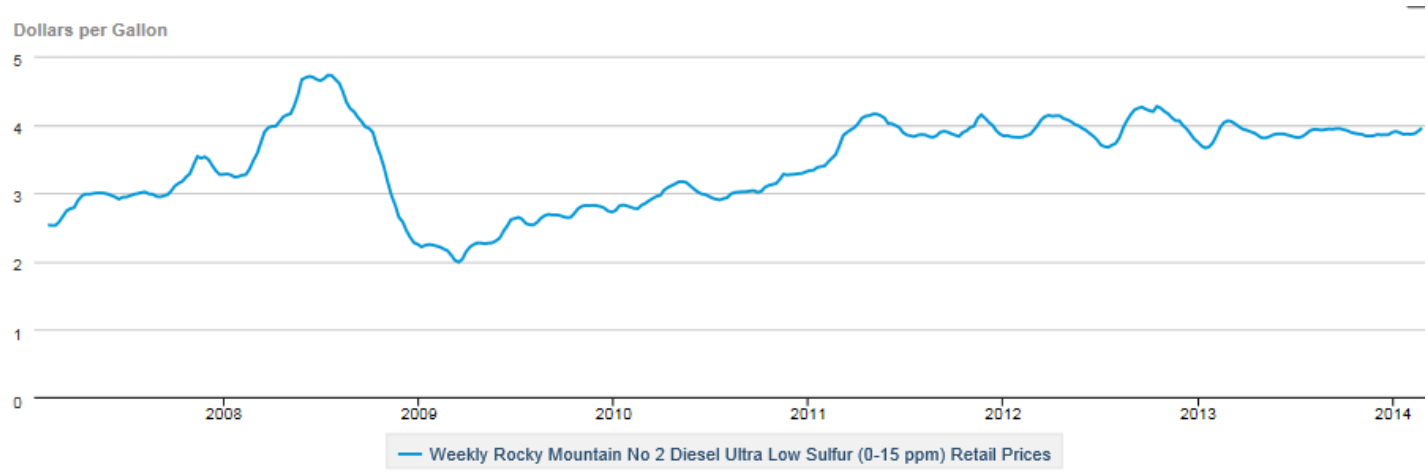
ROBINSON WASTE

	Year 1	Year 2	Year 3	Year 4	Year 5	Total Cost
1st Can	$ 306,516.48	$ 306,516.48	$ 306,516.48	$ 306,516.48	$ 306,516.48	$ 1,532,582.40
2nd Can	$ 45,570.00	$ 45,570.00	$ 45,570.00	$ 45,570.00	$ 45,570.00	$ 227,850.00
GW Can	$ 58,716.00	$ 58,716.00	$ 58,716.00	$ 58,716.00	$ 58,716.00	$ 293,580.00
City Facilities	$ 2,700.00	$ 2,700.00	$ 2,700.00	$ 2,700.00	$ 2,700.00	$ 13,500.00
Fuel Surcharge						$ -
Total Cost by Year	$ 413,502.48	$ 413,502.48	$ 413,502.48	$ 413,502.48	$ 413,502.48	$ 2,067,512.40

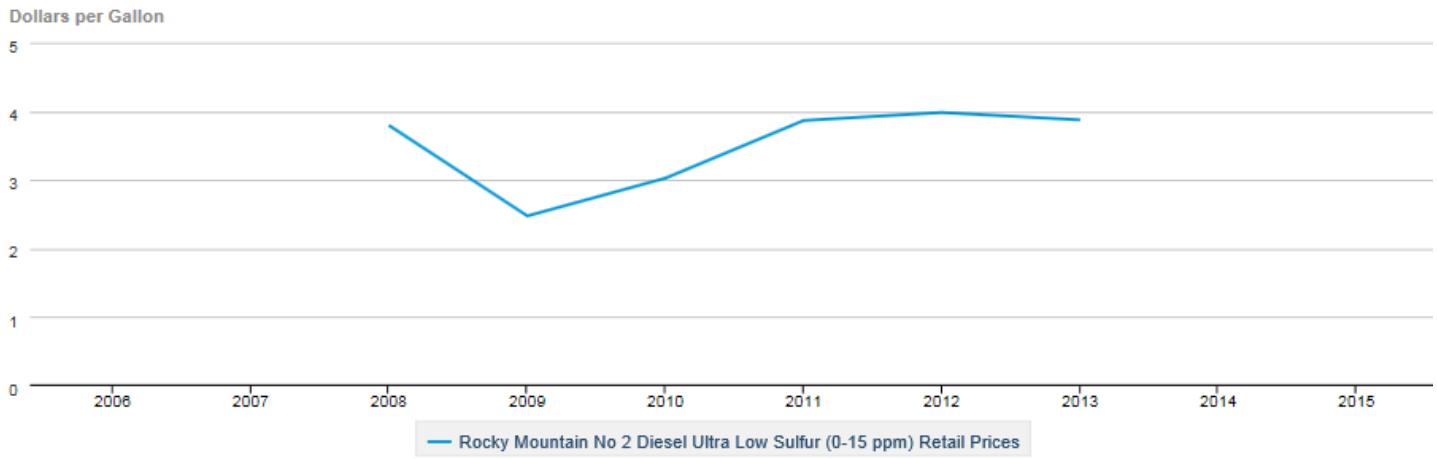
Fixed Rate over 5 year contract

1st Can Cost	$3.73	$3.73	$3.73	$3.73	$3.73
2nd Can Cost	$1.25	$1.25	$1.25	$1.25	$1.25
GW Can Cost	$3.50	$3.50	$3.50	$3.50	$3.50

Year-Month	Week 1		Week 2		Week 3		Week 4		Week 5	
	End Date	Value	End Date	Value	End Date	Value	End Date	Value	End Date	Value
2010-Jan	01/04	2.744	01/11	2.813	01/18	2.826	01/25	2.816		
2010-Feb	02/01	2.796	02/08	2.779	02/15	2.775	02/22	2.825		
2010-Mar	03/01	2.850	03/08	2.890	03/15	2.923	03/22	2.953	03/29	2.967
2010-Apr	04/05	3.043	04/12	3.081	04/19	3.109	04/26	3.136		
2010-May	05/03	3.166	05/10	3.169	05/17	3.156	05/24	3.107	05/31	3.061
2010-Jun	06/07	3.020	06/14	2.989	06/21	2.980	06/28	2.955		
2010-Jul	07/05	2.927	07/12	2.911	07/19	2.902	07/26	2.920		
2010-Aug	08/02	2.937	08/09	2.991	08/16	3.011	08/23	3.016	08/30	3.019
2010-Sep	09/06	3.021	09/13	3.031	09/20	3.037	09/27	3.014		
2010-Oct	10/04	3.024	10/11	3.085	10/18	3.112	10/25	3.128		
2010-Nov	11/01	3.141	11/08	3.199	11/15	3.278	11/22	3.265	11/29	3.272
2010-Dec	12/06	3.276	12/13	3.285	12/20	3.290	12/27	3.311		
2011-Jan	01/03	3.332	01/10	3.334	01/17	3.374	01/24	3.388	01/31	3.396
2011-Feb	02/07	3.459	02/14	3.511	02/21	3.568	02/28	3.698		
2011-Mar	03/07	3.845	03/14	3.888	03/21	3.925	03/28	3.959		
2011-Apr	04/04	4.017	04/11	4.097	04/18	4.126	04/25	4.134		
2011-May	05/02	4.156	05/09	4.156	05/16	4.134	05/23	4.101	05/30	4.020
2011-Jun	06/06	4.015	06/13	3.988	06/20	3.959	06/27	3.885		
2011-Jul	07/04	3.851	07/11	3.838	07/18	3.827	07/25	3.848		
2011-Aug	08/01	3.855	08/08	3.851	08/15	3.826	08/22	3.815	08/29	3.839
2011-Sep	09/05	3.890	09/12	3.903	09/19	3.892	09/26	3.867		
2011-Oct	10/03	3.846	10/10	3.828	10/17	3.885	10/24	3.909	10/31	3.959
2011-Nov	11/07	3.978	11/14	4.093	11/21	4.144	11/28	4.094		
2011-Dec	12/05	4.035	12/12	3.991	12/19	3.913	12/26	3.861		
2012-Jan	01/02	3.836	01/09	3.843	01/16	3.823	01/23	3.817	01/30	3.816
2012-Feb	02/06	3.817	02/13	3.841	02/20	3.857	02/27	3.919		
2012-Mar	03/05	3.986	03/12	4.069	03/19	4.119	03/26	4.136		
2012-Apr	04/02	4.125	04/09	4.129	04/16	4.129	04/23	4.090	04/30	4.072
2012-May	05/07	4.047	05/14	4.004	05/21	3.987	05/28	3.948		
2012-Jun	06/04	3.919	06/11	3.873	06/18	3.832	06/25	3.779		
2012-Jul	07/02	3.705	07/09	3.680	07/16	3.672	07/23	3.701	07/30	3.729
2012-Aug	08/06	3.813	08/13	3.958	08/20	4.062	08/27	4.149		
2012-Sep	09/03	4.217	09/10	4.242	09/17	4.256	09/24	4.228		
2012-Oct	10/01	4.205	10/08	4.194	10/15	4.268	10/22	4.243	10/29	4.195
2012-Nov	11/05	4.160	11/12	4.104	11/19	4.059	11/26	4.057		
2012-Dec	12/03	3.989	12/10	3.938	12/17	3.866	12/24	3.791	12/31	3.746
2013-Jan	01/07	3.688	01/14	3.661	01/21	3.678	01/28	3.736		
2013-Feb	02/04	3.844	02/11	3.964	02/18	4.032	02/25	4.057		
2013-Mar	03/04	4.047	03/11	4.010	03/18	3.971	03/25	3.935		
2013-Apr	04/01	3.922	04/08	3.899	04/15	3.882	04/22	3.846	04/29	3.810
2013-May	05/06	3.804	05/13	3.822	05/20	3.848	05/27	3.863		
2013-Jun	06/03	3.866	06/10	3.865	06/17	3.848	06/24	3.836		
2013-Jul	07/01	3.819	07/08	3.811	07/15	3.829	07/22	3.866	07/29	3.913
2013-Aug	08/05	3.931	08/12	3.930	08/19	3.920	08/26	3.927		
2013-Sep	09/02	3.937	09/09	3.934	09/16	3.941	09/23	3.943	09/30	3.927
2013-Oct	10/07	3.915	10/14	3.889	10/21	3.875	10/28	3.865		
2013-Nov	11/04	3.857	11/11	3.836	11/18	3.836	11/25	3.837		
2013-Dec	12/02	3.858	12/09	3.851	12/16	3.852	12/23	3.853	12/30	3.889
2014-Jan	01/06	3.901	01/13	3.886	01/20	3.860	01/27	3.863		
2014-Feb	02/03	3.860	02/10	3.868	02/17	3.905	02/24	3.950		



Rocky Mountain No 2 Diesel Ultra Low Sulfur (0-15 ppm) Retail Prices



Source: U.S. Energy Information Administration

COUNCIL AGENDA

March 11, 2014

Agenda Item **#13** Authorize Administration to Execute Agreements for the Smedley Acres Culinary Waterline Project Phase One with Leon Poulsen Construction Company and HD Supply Waterworks.

Factual Summation

- Please see supporting document of this recommendation as provided by Public Works Director Whiteley. Any questions about this agenda item may be directed at Mr. Whiteley.

March 4, 2014

Mr. Brody Bovero, City Manager
Syracuse City Corporation
1979 West 1900 South
Syracuse, Utah 84075

Re: Recommendation for Award of Contract
Smedley Acres Culinary Waterline Project Phase I

Dear Brody:
Enclosed is the bid tabulation for the bids opened March 4, 2014 for the above referenced project. This project will replace the old undersized culinary water main in 2400 South, 1950 West, 2350 South, 1800 West and 2175 South. Full width asphalt replacement will be performed on these streets. This project will abandon old asbestos cement culinary mains.

Ferguson Waterworks was the low bidder on Schedule B, but withdrew their bid. Mountain States Supply was second lowest but their bid was rejected by the City as being incomplete. The lowest responsible bidder for Schedule B is HD Supply Waterworks.

The recommended low bidders and bid amount are as follows:

SCHEDULE A
Low Bidder: Leon Poulsen Construction Company, Inc.
1675 South 1900 West
Ogden, UT 84401
Telephone: (801)-514-1103
Bid Amount: $399,987.34

SCHEDULE B
Low Bidder: HD Supply Waterworks
2457 South 1620 West
Ogden, UT 84401
Telephone: (801)-621-6668
Bid Amount: $80,812.65

Total Project Amount: $480,799.99
Engineer's Probable Cost Opinion For Total Project: $600,000.00

We have reviewed the submitted bid from all bidders and recommend awarding schedule A to Leon Poulsen Construction Company, Inc. and schedule B to

Sincerely,

Robert Whiteley
Public Works Director

MEMORANDUM

To: Mayor and City Council
From: Public Works Department
Date: March 4, 2014
Subject: Bid Award for Smedley Acres Culinary Waterline Project Phase I

Background:

This culinary waterline project is one that was identified on our list presented to city council as a high priority due to the age, pipe material and restrictions the existing 6" lines place on the system. This project will involve the replacement of an existing 6" culinary main with an 8" main along with full width asphalt repaving at the following locations:

2400 South from 2000 West to 1950 West
1950 West from 2428 South to 2250 South
1800 West from 2350 South to 2194 South
2350 South
2175 South from 2000 West to 2043 West

In an effort to reduce costs, this project was bid out with a Schedule A which includes furnishing some materials and installation and a Schedule B which includes furnishing materials. Public Works is pleased with the bid results and recommends approval of this project.

Schedule:

The construction will begin as soon as contract documents are in place and will be completed by summer of 2014.

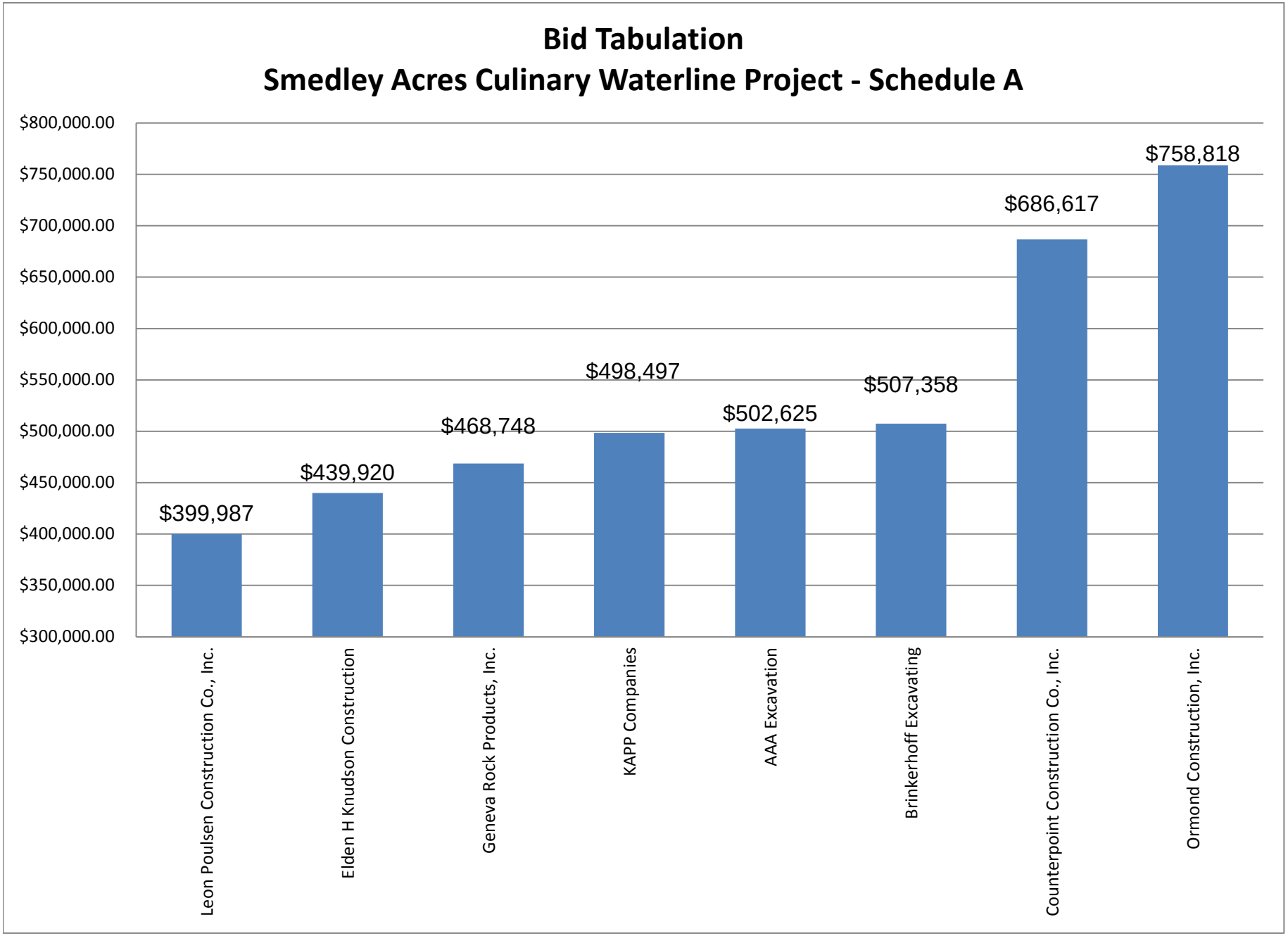
Cost:

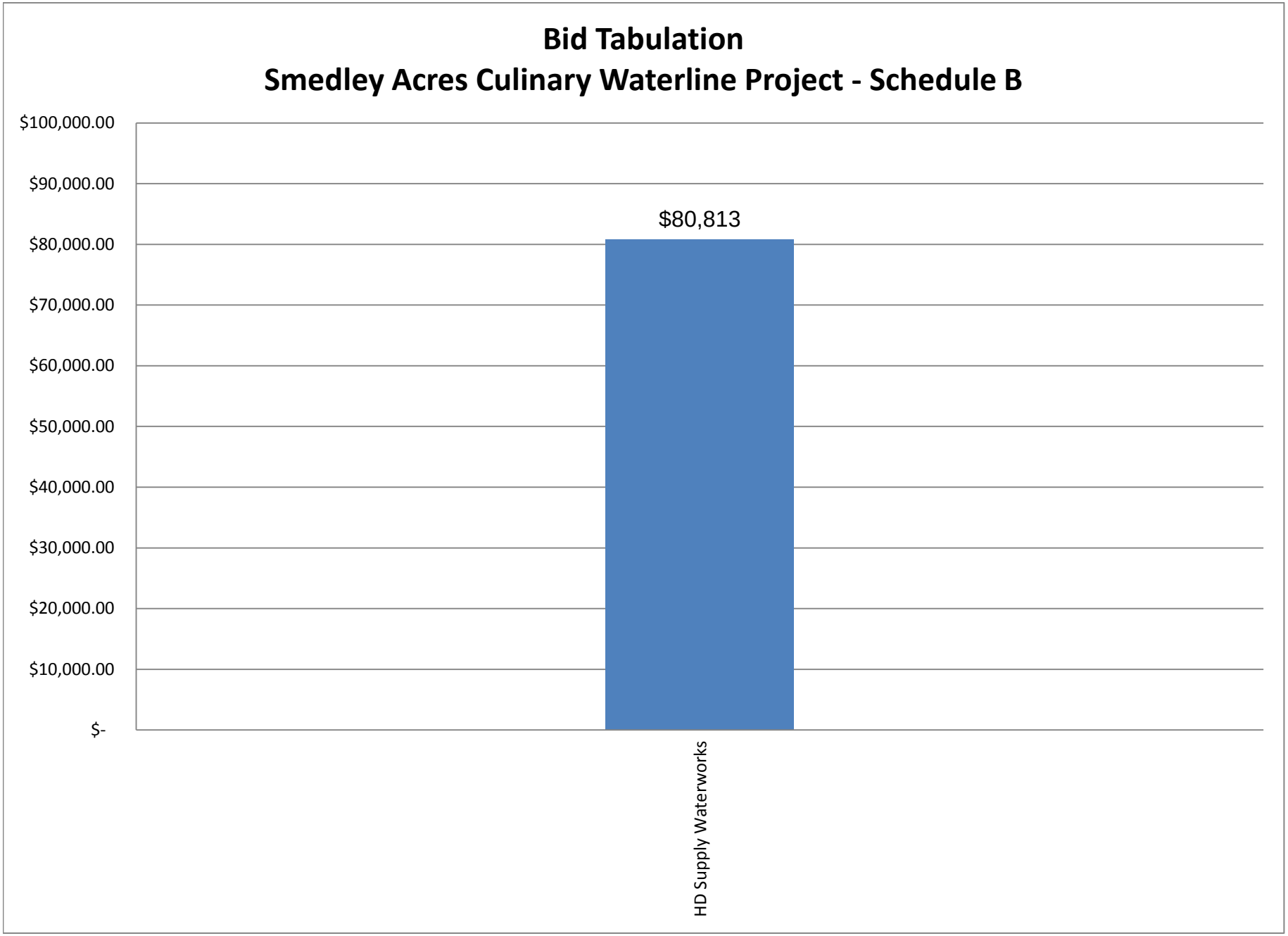
The bid amount for the total project is $480,799.99 and the funding breakdown is as follows:

	Culinary Capital	Class C	Storm Drain Capital	Sewer Capital	
Total	$328,473.18	$118,974.42	$9,068.00	$24,284.40	$480,799.99
Budget	$400,000.00	$150,000.00	$20,000.00	$30,000.00	$600,000.00
Difference	$71,526.83	$31,025.59	$10,932.00	$5,715.60	$119,200.01

Recommendation:

We recommend that bid Schedule A be awarded to Leon Poulsen Construction, Inc. and that bid Schedule B bid be awarded to HD Supply Waterworks.


Bid Tabulation
Smedley Acres Culinary Waterline Project - Schedule A
$800,000.00
$750,000.00
$700,000.00
$650,000.00
$600,000.00
$550,000.00
$500,000.00
$450,000.00
$400,000.00
$350,000.00
$300,000.00
$399,987
$439,920
$468,748
$498,497
$502,625
$507,358
$686,617
$758,818
Leon Poulsen Construction Co., Inc.
Elden H Knudson Construction
Geneva Rock Products, Inc.
KAPP Companies
AAA Excavation
Brinkerhoff Excavating
Counterpoint Construction Co., Inc.
Ormond Construction, Inc.


Bid Tabulation
Smedley Acres Culinary Waterline Project - Schedule B
$100,000.00
$90,000.00
$80,000.00
$70,000.00
$60,000.00
$50,000.00
$40,000.00
$30,000.00
$20,000.00
$10,000.00
$-
$80,813
HD Supply Waterworks

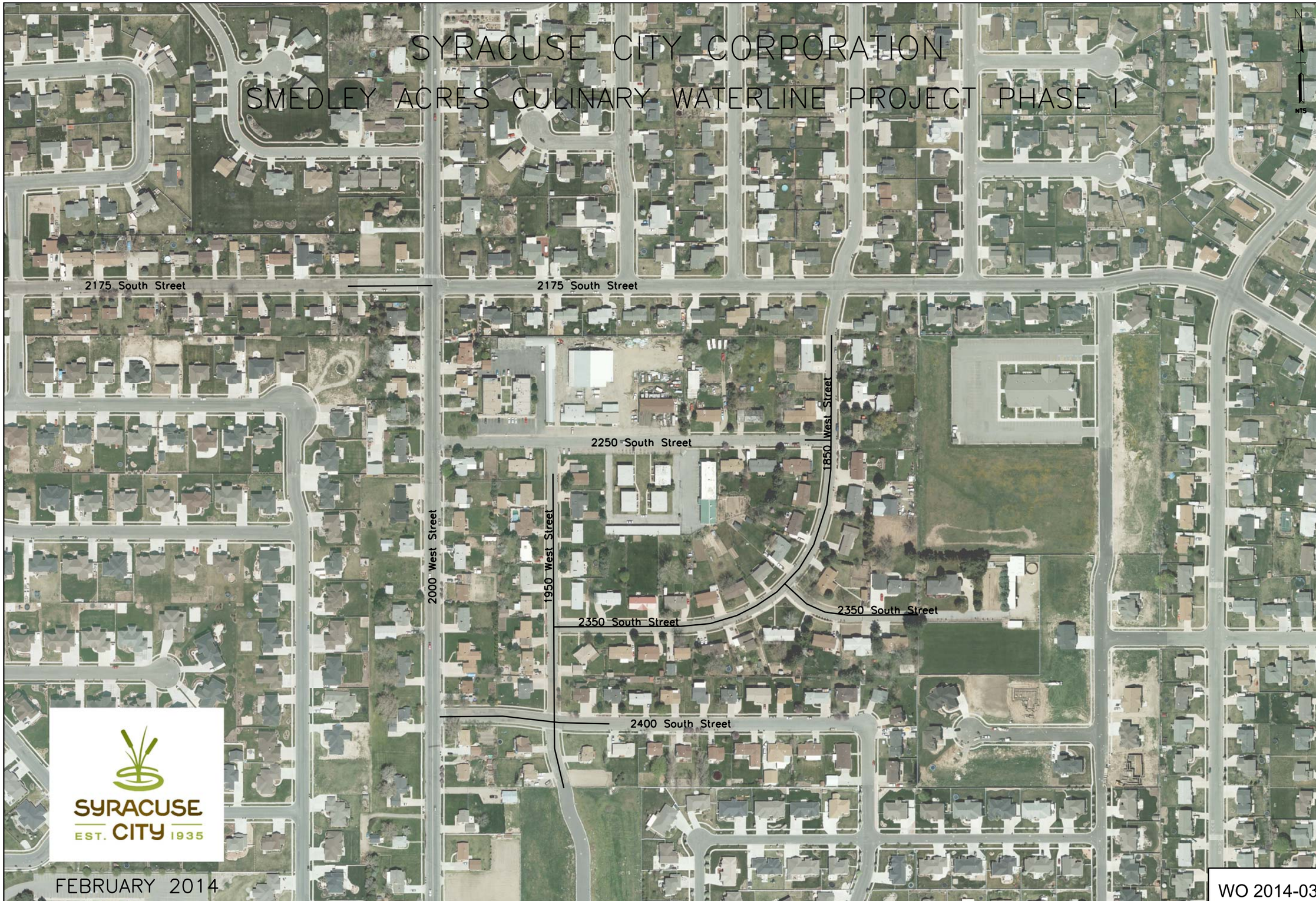
Smedley Acres Culinary Waterline Project Phase I
Funding Sources

Item No	Bid Item	Unit	Quantity	Unit Price	Extended Price	Culinary Capital 501671		Class C 204070		Storm Drain Capital 401671		Sewer Capital 531670		
1	Mobilization, Demobilization & SWPP	LS	1	$ 12,500.00	$ 12,500.00	0.62	$7,750.00	0.30	$3,750.00	0.02	$250.00	0.06	$750.00	
2	Traffic Control	LS	1	$ 9,900.00	$ 9,900.00	0.62	$6,138.00	0.30	$2,970.00	0.02	$198.00	0.06	$594.00	
3	Saw Cut Asphalt (Full Depth)	LF	311	$ 1.26	$ 391.86	136	$171.36	135	$170.10		$0.00	40	$50.40	
4	10" DR-18 C-900 PVC(Install Only)	LF	240	$ 18.50	$ 4,440.00	240	$4,440.00		$0.00		$0.00		$0.00	
5	8" DR-18 C-900 PVC(Install Only)	LF	3147	$ 10.50	$ 33,043.50	3,147	$33,043.50		$0.00		$0.00		$0.00	
6	6" DR-18 C-900 PVC(Install Only)	LF	100	$ 21.00	$ 2,100.00	100	$2,100.00		$0.00		$0.00		$0.00	
7	Hot Tap Existing 10" Main (Install Only)	EA	2	$ 1,310.00	$ 2,620.00	2	$2,620.00		$0.00		$0.00		$0.00	
8	10" FLxMJ Gate Valve (Install Only)	EA	1	$ 380.00	$ 380.00	1	$380.00		$0.00		$0.00		$0.00	
9	8" FLxMJ Gate Valve (Install Only)	EA	13	$ 350.00	$ 4,550.00	13	$4,550.00		$0.00		$0.00		$0.00	
10	8" DI FL Cross (Install Only)	EA	1	$ 195.00	$ 195.00	1	$195.00		$0.00		$0.00		$0.00	
11	8" DI FL Tee (Install Only)	EA	3	$ 195.00	$ 585.00	3	$585.00		$0.00		$0.00		$0.00	
12	10"x8" DI MJxFL Tee (Install Only)	EA	1	$ 205.00	$ 205.00	1	$205.00		$0.00		$0.00		$0.00	
13	8" DI FLxMJ Adapter (Install Only)	EA	2	$ 195.00	$ 390.00	2	$390.00		$0.00		$0.00		$0.00	
14	8" 45° DI MJ Bend (Install Only)	EA	4	$ 180.00	$ 720.00	4	$720.00		$0.00		$0.00		$0.00	
15	8" 22.5° DI MJ Bend (Install Only)	EA	12	$ 180.00	$ 2,160.00	12	$2,160.00		$0.00		$0.00		$0.00	
16	6" 45° DI MJ Bend (Install Only)	EA	8	$ 180.00	$ 1,440.00	8	$1,440.00		$0.00		$0.00		$0.00	
17	10"x6" DI MJ Reducer (Install Only)	EA	1	$ 145.00	$ 145.00	1	$145.00		$0.00		$0.00		$0.00	
18	8"x6" DI MJ Reducer (Install Only)	EA	2	$ 145.00	$ 290.00	2	$290.00		$0.00		$0.00		$0.00	
19	1" Combination Air Vac	EA	1	$ 3,000.00	$ 3,000.00	1	$3,000.00		$0.00		$0.00		$0.00	
20	Eclipse 88 Sampling Station	EA	1	$ 1,880.00	$ 1,880.00	1	$1,880.00		$0.00		$0.00		$0.00	
21	Cap Existing Main (All Types & Sizes)	EA	17	$ 255.00	$ 4,335.00	17	$4,335.00		$0.00		$0.00		$0.00	
22	New Fire Hydrant Assembly (Install Only	EA	9	$ 905.00	$ 8,145.00	9	$8,145.00		$0.00		$0.00		$0.00	
23	Remove Existing Fire Hydrant	EA	3	$ 500.00	$ 1,500.00	3	$1,500.00		$0.00		$0.00		$0.00	
24	3/4" Culinary Water Service	EA	47	$ 795.00	$ 37,365.00	47	$37,365.00		$0.00		$0.00		$0.00	
25	3/4" Copper Service Line	LF	1242	$ 17.00	$ 21,114.00	1,242	$21,114.00		$0.00		$0.00		$0.00	
26	Connect To Existing 8" Main	EA	3	$ 1,335.00	$ 4,005.00	3	$4,005.00		$0.00		$0.00		$0.00	
27	Connect To Existing 6" Main	EA	4	$ 1,145.00	$ 4,580.00	4	$4,580.00		$0.00		$0.00		$0.00	
28	Adjust Manhole To Grade & Install Conc	EA	15	$ 324.00	$ 4,860.00		$0.00	3	$972.00		$0.00	12	$3,888.00	
29	Remove & Replace 6" Thick Concrete	SF	174	$ 5.65	$ 983.10	174	$983.10		$0.00		$0.00		$0.00	
30	ADA Ramp Per Detail 2	EA	2	$ 1,640.00	$ 3,280.00		$0.00	2	$3,280.00		$0.00		$0.00	
31	ADA Ramp Frog Style Per Detail 2	EA	4	$ 1,860.00	$ 7,440.00		$0.00	4	$7,440.00		$0.00		$0.00	
32	ADA Ramp w/ 1 Panel	EA	2	$ 1,250.00	$ 2,500.00		$0.00	2	$2,500.00		$0.00		$0.00	
33	ADA Ramp w/ 2 Panels	EA	2	$ 1,380.00	$ 2,760.00		$0.00	2	$2,760.00		$0.00		$0.00	
34	ADA Ramp Frog Style w/ 1 Panel	EA	4	$ 1,650.00	$ 6,600.00		$0.00	4	$6,600.00		$0.00		$0.00	
35	Sanitary Sewer Manhole #1	EA	1	$ 2,085.00	$ 2,085.00		$0.00		$0.00		$0.00	1	$2,085.00	
36	Sanitary Sewer Manhole #2	EA	1	$ 2,085.00	$ 2,085.00		$0.00		$0.00		$0.00	1	$2,085.00	
37	Sanitary Sewer Manhole #3	EA	1	$ 3,700.00	$ 3,700.00		$0.00		$0.00		$0.00	1	$3,700.00	
38	Sanitary Sewer Manhole #4	EA	1	$ 2,095.00	$ 2,095.00		$0.00		$0.00		$0.00	1	$2,095.00	
39	8' Wide Valley Gutter	LF	114	$ 62.00	$ 7,068.00		$0.00	114	$7,068.00		$0.00		$0.00	
40	Remove Existing Catch Basin & Install C	EA	2	$ 2,575.00	$ 5,150.00		$0.00		$0.00	2	$5,150.00		$0.00	
41	Remove Existing Catch Basin & Install N	EA	1	$ 1,900.00	$ 1,900.00		$0.00		$0.00	1	$1,900.00		$0.00	
42	Install New Catch Basin	EA	1	$ 1,570.00	$ 1,570.00		$0.00		$0.00	1	$1,570.00		$0.00	
43	Type A1 Foundation Material	TON	400	$ 18.75	$ 7,500.00	100.00	$1,875.00		$0.00		$0.00	300	$5,625.00	
44	Bedding Material	TON	3145	$ 4.25	$ 13,366.25	2,845.00	$12,091.25		$0.00		$0.00	300	$1,275.00	
45	Type A2 Agg. Base Material	TON	1264	$ 19.50	$ 24,648.00	632.00	$12,324.00	632	$12,324.00		$0.00		$0.00	
46	3" Hot Bituminous Asphalt	SF	70724	$ 1.37	$ 96,891.88	35,312.00	$48,377.44	35,312	$48,377.44		$0.00	100	$137.00	
47	4" Hot Bituminous Asphalt	SF	23729	$ 1.75	$ 41,525.75	11,864.5	$20,762.88	11,864.5	$20,762.88		$0.00		$0.00	
				Schedule A Total		$249,660.53		$118,974.42		$9,068.00		$22,284.40		$399,987.34

Item No	SCHEDULE B - Bid Item	Unit	Quantity	Unit Price	Extended Price	Culinary Capital 501671		Class C 204070		Storm Drain Capital 401671		Sewer Capital 531670		
1	Furnish 10" DR-18 C-900 PVC	LF	240	$ 11.10	$ 2,664.00	240.00	$2,664.00		$0.00		$0.00		$0.00	
2	Furnish 8" DR-18 C-900 PVC	LF	3147	$ 7.65	$ 24,074.55	3,147.00	$24,074.55		$0.00		$0.00		$0.00	
3	Furnish 6" DR-18 C-900 PVC	LF	100	$ 4.26	$ 426.00	100.00	$426.00		$0.00		$0.00		$0.00	
4	Furnish 10"x10" Hot Tap Tee (For C-900	EA	1	$ 1,035.59	$ 1,035.59	1.00	$1,035.59		$0.00		$0.00		$0.00	
5	Furnish 10"x8" Hot Tap Tee (For C-900 M	EA	1	$ 606.12	$ 606.12	1.00	$606.12		$0.00		$0.00		$0.00	
6	Furnish 10" FLxMJ Gate Valve	EA	1	$ 1,584.87	$ 1,584.87	1.00	$1,584.87		$0.00		$0.00		$0.00	
7	Furnish 8" FLxMJ Gate Valve	EA	13	$ 1,036.41	$ 13,473.33	13.00	$13,473.33		$0.00		$0.00		$0.00	
8	Furnish 8" DI FL Cross	EA	1	$ 524.42	$ 524.42	1.00	$524.42		$0.00		$0.00		$0.00	
9	Furnish 8" DI FL Tee	EA	3	$ 427.11	$ 1,281.33	3.00	$1,281.33		$0.00		$0.00		$0.00	
10	Furnish 10"x8" DI MJxFL Tee	EA	1	$ 535.76	$ 535.76	1.00	$535.76		$0.00		$0.00		$0.00	
11	Furnish 8" DI FLxMJ Adapter	EA	2	$ 178.01	$ 356.02	2.00	$356.02		$0.00		$0.00		$0.00	
12	Furnish 8" 45° DI MJ Bend	EA	4	$ 215.23	$ 860.92	4.00	$860.92		$0.00		$0.00		$0.00	
13	Furnish 8" 22.5° DI MJ Bend	EA	12	$ 212.70	$ 2,552.40	12.00	$2,552.40		$0.00		$0.00		$0.00	
14	Furnish 6" 45° DI MJ Bend	EA	8	$ 152.91	$ 1,223.28	8.00	$1,223.28		$0.00		$0.00		$0.00	
15	Furnish 10"x6" DI MJ Reducer	EA	1	$ 231.03	$ 231.03	1.00	$231.03		$0.00		$0.00		$0.00	
16	Furnish 8"x6" DI MJ Reducer	EA	2	$ 169.33	$ 338.66	2.00	$338.66		$0.00		$0.00		$0.00	
17	Furnish New Fire Hydrant Assembly	EA	9	$ 3,004.93	$ 27,044.37	9.00	$27,044.37		$0.00		$0.00		$0.00	
18	Furnish 30" Manhole Ring & Vented Cove	EA	10	$ 200.00	$ 2,000.00		$0.00		$0.00		$0.00	10	$2,000.00	
				Schedule B Total		$78,812.65		$0.00		$0.00		$2,000.00		$80,812.65
				Project Total		$328,473.18		$118,974.42		$9,068.00		$24,284.40		$480,799.99
				Budget		$400,000.00		$150,000.00		$20,000.00		$30,000.00		$600,000.00
				Remaining Funds		$71,526.83		$31,025.59		$10,932.00		$5,715.60		$119,200.01

SYRACUSE CITY CORPORATION

SMEDLEY ACRES CULINARY WATERLINE PROJECT PHASE I



FEBRUARY 2014

LAST UPDATED: JANUARY 10, 2014

DRAWN BY: BB

SMEDLEY ACRES CULINARY WATERLINE PROJECT PHASE I

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SHEET: 1 OF 19